

IN THIS ISSUE

Business with Bosse Goes to Caffe Roma 4



Not Today Cancer Hosts the Second Annual Run of the Stars 6



“Reboot” – Again Please 8



Courier Calendar 2

News 4

Community 6

Arts & Entertainment 8

Birthdays 12

Fun & Games 14

Police Blotter 16

Classifieds 21

THE WEATHER, BEVERLY HILLS

☁ Friday	76° 62°
☁ Saturday	75° 60°
☁ Sunday	76° 63°
☀ Monday	78° 63°
☀ Tuesday	80° 64°
☁ Wednesday	81° 65°
☁ Thursday	81° 66°

Bosse Delivers State of City Address to Record Crowd



Photo courtesy City of Beverly Hills

Bosse gave her State of the City address on Sept. 28.

BY BIANCA HEYWARD

Beverly Hills Mayor Lili Bosse took to the podium in front of a sold-out audience on Sept. 28 to deliver this year’s State of the City Address at “An Evening with the Mayor” sponsored by the Chamber of Commerce. With the elegant Greystone Mansion gardens serving as a backdrop, Bosse shared her vision for the city and progress at the halfway mark of her third term as Mayor.

At her installation in April, Bosse unveiled a new Real Time Watch Center

that uses state-of-the-art technology to monitor the city’s sprawling surveillance network 24/7, which includes CCTV cameras and automatic license plate readers. “I am bringing our safety to a whole new level,” Bosse said in her speech. “We do not defund police; we fund our police!” The city is actively recruiting new police officers, and recently augmented salaries to ensure its officers are the highest paid in Southern California.

In addition to the Real Time Watch
See State of City, page 10

City Hall Illuminated for Mahsa Amini

BY OMAR REYES BENÍTEZ

On Sept. 29, City Hall was illuminated with the message “Justice for Mahsa Amini,” in honor of the life and legacy of a 22-year-old Iranian woman who died in police custody in Iran.

On Sept. 13, Amini was with her family at a train station in Tehran when she was approached by the Guidance Patrol, also described as the morality police. That unit is in charge of enforcing a strict Islamic code which prohibits wearing tight clothing and loose headscarves. They detained Amini, accusing her of violating clothing regulations and took her to a detention center. On Sept. 16, Amini later died in the hospital after falling into a coma. The official explanation was that Amini died of a heart attack after collapsing at the detention center, but witnesses and family believe that she was brutally beaten to death by officers. Iran’s President Ebrahim Raisi has vowed to investigate.

In the two weeks following her death, public outrage has spread beyond Amini’s Kurdish hometown of Saqez and across the entire world. In Iran, protesters have
See Amini, page 15

The Candidates Speak to the Courier | Part One of Two

Rick Caruso on Why He Should Lead Los Angeles

BY ANA FIGUEROA

The race for Mayor of Los Angeles is in its final stages, with ballots for the Nov. 8 election expected in the mail in early October. Developer Rick Caruso and Rep. Karen Bass are maintaining a packed schedule of campaign events as each vies to become the first new Mayor of the City of Angels in nearly a decade.

In two exclusive interviews, the Courier spoke with both Caruso and Bass about key issues resonating for all Southland residents. Part One of this series will spotlight Caruso. Part Two will appear in the Oct. 7 issue of the Courier and feature Karen Bass.

See Caruso, page 15



Photo courtesy Caruso for Mayor

Rick Caruso

Dr. Deepak Chopra Shares ‘Happiness Formula’

BY BIANCA HEYWARD

On Sep. 23, on the steps outside Beverly Hills City Hall, Dr. Deepak Chopra led hundreds of community members in a guided meditation for the third installment of the Mayor’s Mental Wellness Series presented by Mayor Lili Bosse. The bestselling author, pioneer in alternative medicine, and leading figure in the mindfulness movement discussed creating a pandemic of joy, overall wellness, and what he calls the “happiness formula.” At the event, Bosse presented Chopra with a resolution from the city declaring each Sep. 23 “Deepak Chopra Day.”

“We’re in a different place now than we were these last few years, but I still feel that
See Chopra, page 11

Shana Tova **Yom Kippur** *Have an Easy Fast*
Day of Atonement
 BEVERLY HILLS COURIER

Courier Calendar

SEPT. 30
LOS ANGELES COUNTY
DEPARTMENT OF BEACHES AND
HARBORS: "DANCE MDR: SALSA"
7-10 P.M.

Los Angeles County Department of Beaches and Harbors presents the next evening in its September "Dance MDR" series. The event features L.A.'s best dance teachers and DJs, providing lessons for beginners to gain new dance moves. Each Friday night in September has a different theme. For Sept. 30, the theme is "Salsa." Gourmet food trucks will be onsite from 6:30-9:30 p.m. Community art activities will also be featured. Salsa lessons with Leslie are scheduled for 7-7:30 p.m. and 8:30-9 p.m. DJ sets are from 7:30-8:30 p.m. and 9-10 p.m. All festivities are located at Burton Chace Park, 13650 Mindanao Way, Marina del Rey.
beaches.lacounty.gov

NOW - OCT. 16
LATINO THEATRE CO. AND NATIVE
VOICES AT THE AUTRY: "DESERT
STORIES FOR LOST GIRLS"
THURS., FRI., SAT. 8 P.M.
SUN. 4 P.M.

Latino Theatre Company partners with Native Voices at the Autry to present the production of "Desert Stories for Lost Girls." The play, written by Lily Rushing, is a haunting and lyrical rumination on identity, family, and colonialism over generations. The story focuses on 18-year-old Carrie, who moves in with her grandmother. Subsequently, she is thrown into a mysterious world that unearths her family's Genízaro identity, exposing a dark, bloody, and little-known period in the history of the American Southwest. Native Voices at the Autry is the only Actors' Equity theater company in the country dedicated to developing and producing

new plays by Native artists. Showings are held at the Los Angeles Theatre Center, 514 S. Spring St., Los Angeles. Tickets are \$58 on opening night (Sept. 30), \$48 on subsequent Saturdays, \$10 on Thursdays, and \$22 for students, seniors, and veterans.
latinotheatreco.org

NOW - MAY 21, 2023
LACMA: "CONVERSING IN CLAY:
CERAMICS FROM THE LACMA
COLLECTION"
LACMA presents "Conversing in Clay: Ceramics from the LACMA Collection." The exhibit explores the medium of ceramics through 14 case studies. These historical pieces are in visual dialogue with contemporary works to illustrate the technical achievements, symbolism, and resonances throughout time. Through references to the past and clay's materiality, the exhibit also includes how artists today relate to international artistic traditions of ceramics. "Conversing in Clay: Ceramics from the LACMA Collection" features recent acquisitions, including works by Nicholas Galanin, Steven Young Lee, Courtney Leonard, Roberto Lugo, Mineo Mizuno, Elyse Pignolet, and more.
lacma.org

OCT. 1
PALACE THEATER: "TEASE, IF YOU
PLEASE!"
8:30 P.M.
In celebration of the 9-year anniversary of the show, "TEASE, if you please!" returns for one evening on Oct. 1. The show features showgirls, burlesque artists, cirque performers, and comedic mayhem from the master of ceremonies. The show presents a blend of glamour, high-end production value, and titillating acts to illuminate the audience.

Tickets range from \$20-\$125. The performance will be held at the Palace Theater in Downtown Los Angeles at 630 S. Broadway.
teaseifyouplease.com

OCT. 2
THE BRAID: "JEWISH CLOWNS: A
HIDDEN HISTORY"
11 A.M.
The Braid presents the next installment of its Sunday Morning with The Braid series, "Jewish Clowns: a Hidden History." This talk is hosted by educator, journalist, and self-proclaimed Jewish clown Danielle Levisky. She will discuss the ancient tradition of clowning, especially its surprising Jewish history with moderator and Braid staff member David Chiu. The roots of clowning in Ancient Rome, to the Middle Ages, all the way to the modern day will all be explored. The discussion weaves popular holidays with Kabbalistic lore, along with Levisky's own perspective as a Soviet Jew to shed light on clowning's practice and history. Attendance to this free online discussion is free, but attendees may choose to support The Braid and future programming by purchasing a virtual ticket.
the-braid.org

OCT. 6
HOLOCAUST MUSEUM LA:
HOLOCAUST SURVIVOR TALK:
CLAIRE SHEFTEL
11 A.M.
The Holocaust Museum LA presents the next installment of its Holocaust Survivor Talk series, which seeks to give Holocaust survivors of the community an opportunity to share their personal experiences and stories of courage, resilience, and hope to preserve their memories and messages. This talk features survivor Claire Sheftel.

This webinar is free with registration available online.
holocaustmuseum.org

OCT. 6 - 7
BROADSTAGE: NATIONAL
GEOGRAPHIC LIVE: "MESOAMERICA
ILLUMINATED"
7:30 P.M.
National Geographic Live and BroadStage present the first in the National Geographic Live speaker series, "Mesoamerica Illuminated." The speaker for this event is art historian and microarchaeologist Dr. Diana Magaloni-Kerpel. Her studies include the uncovering of millennia-old murals and sculptures throughout Mexico and Central America, and the subsequent study of their colors, textures, and techniques to reveal new information about the ancient cultures that made them. Topics of the talk include the creation of the Olmec heads of Mexico, the true meaning of the Teotihuacan pyramids, and insight into the culture and daily life in the Mayan city of Chichén-Itzá. The talk will be held in The Eli and Edythe Broad Stage at the Santa Monica Performing Arts Center, 1310 11th St., Santa Monica. Parking is free. Tickets start at \$50.
broadstage.org

OCT. 7 - 22
FAIRPLEX: OKTOBERFEST
FRI.-SAT. 6-11 P.M.
Fairplex presents Oktoberfest from Oct. 7-22. The event features Bavarian music, authentic German food, chicken dances, games and prizes, and beer many times over. Featured foods include bratwurst, kockwurst, sweet corn, potato pancakes, and potato salad. Entertainment includes The Rheinlanders, a traditional German "Oom-Pah" band, DJ TBD (Danze Halle), and tribute bands for No Doubt, Blink 182, and Foo Fighters. No outside cups, containers, or beer steins are allowed. Last call is at 10:30 p.m. Attendees must be 21 and older with valid ID or passport. Tickets range from \$10-\$15. Fairplex is located at 1101 W. Mckinley Ave., Pomona.
fairplex.com

OCT. 16
CHAMBER MUSIC AT ALL
SAINTS' CHURCH
5 P.M.
All Saints' Church presents German Romantic Trios playing the music of Brahms and Mendelssohn. Violinist Andrew Words will make his first live appearance at All Saints' Church, joined by cellist John Walz and pianist Tim Durkovic. The trio will play Romantic masterworks from two of the greatest German composers of the 19th century. Suggested donation is \$20 for adults and \$10 for students and seniors. All Saints' Church is located at 504 N. Camden Drive, Beverly Hills.
allsaintsbh.org



Photo courtesy of BroadStage

Ancient Mesoamerican structures will be discussed in the National Geographic Live talk "Mesoamerica Illuminated" at BroadStage.

Anyone could manage our family Trust but he earned our family's trust.



Scout always made Pop Pop smile and smiles were hard to come by at the end. We wanted him to be happy but the hospital said, "Absolutely no dogs allowed." I don't know what Tim said or did, but he arranged for us to bring Scout in before Pop Pop passed. I've never seen him happier and more at peace than when he was sitting with his beloved dog. Tim could make us millions of dollars managing our portfolio, and he has, but he'll never give us anything more valuable than that moment because true worth is in **the little things**.

— David, Santa Barbara



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Business with Bosse Goes to Caffe Roma



Photo courtesy of City of Beverly Hills

The morning after her State of the City speech highlighted the business-friendly atmosphere of Beverly Hills, Mayor Lili Bosse was meeting and greeting residents at the latest installation of her Business with Bosse event. The Sept. 29 espresso-fueled gathering took place at Caffe Roma on Canon Drive.

Commissioners Approve Galpin Lotus Dealership on Wilshire

BY MATTHEW BLAKE

The Planning Commission voted 4-0 at its Sept. 22 meeting to approve an electric vehicle dealership at 9777 Wilshire Boulevard to be operated by Galpin Motors. Commissioner Peter Ostroff did not attend the hearing.

The dealer will feature cars by Lotus, the British sports car maker that last year announced it was pouring the equivalent of \$2.8 billion into producing electric vehicles.

Galpin has leased out the ground floor of the Wilshire Boulevard space, according to Jeff Skobin, chief marketing officer and vice president of business operations for the Van Nuys-based company. Skobin did not specify when the dealership would open.

Galpin Lotus dealership approval comes four weeks after commissioners let Faraday Future occupy the ground floor of 464 North Beverly Drive to show and sell its own electric vehicles. It also arrives four weeks after the California Air Resource Board's landmark announcement banning gas-powered car sales in California, beginning in 2035.

"We are starting to get these EV [electric

vehicle] dealerships, which are unique in that they are fully indoors," said Timothea Tway, the city's director of planning and community development at the meeting. "They can be located in more traditional retail areas."

At the Faraday Future meeting, commissioners questioned the viability of a company that has been around for eight years but has yet to produce a consumer-ready car.

Lotus appears more established. The brand has been around since 1948, and announced in March custom deliveries of electric car models including the Evija, which Lotus dubbed an "all-electric British hypercar."

Lotus makes "hero-type vehicles" Skobin told commissioners, which retail for about \$150,000 each.

Galpin already has a dealership on the 9700 block of Wilshire, Polestar of Los Angeles. The dealership's inventory includes electrically-charged convertibles.

Galpin Lotus is entering into
See Commissioners, page 10



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25th Class of Team Beverly Hills Announced



Beverly Hills firefighters teach participants how to pry open a car door using “Jaws of Life” hydraulic tools.

BY OMAR REYES BENÍTEZ

After a two-year, pandemic-related hiatus, the city has announced participants in the 25th annual Team Beverly Hills (Team BH) program. The new Team BH members will have the opportunity to explore several aspects of local government through presentations, field trips and interactive demonstrations.

Introduced in 1996, Team BH is designed to keep residents, business owners and other community members informed, while allowing them hands-on experience with internal city functions. Previous members have gone on police ride-alongs, ridden up bucket trucks and have had lessons in using hydraulic rescue tools to open vehicles.

See Team BH, page 10

‘Beverly Hills Cop 4’ Filming Closes N. Crescent Drive



Photo courtesy of the City of Beverly Hills

On Sept. 24, North Crescent Drive between North and South Santa Monica Boulevards was closed, so that crews could film scenes for the upcoming film, “Beverly Hills Cop 4.” A helicopter dramatically soared over City Hall as part of the production, circling the building, threading between the rustling palm trees and surrounding structures. “Beverly Hills Cop 4” will continue filming in the city through November.

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MUSEUM LA**

14th Annual Gala

Thursday / October 20 / 2022
Saban Theatre Beverly Hills, CA*
5:00 PM Cocktails | 6:30 PM Program

Hosted by **Melissa Rivers**

Honoring Three Generations of Survivors
David* and Sheryl Wiener
Tom Teicholz
Kelly Goldberg

Social Impact Storytelling award and conversation with
Mike Medavoy, **Eric Esraillian**, and **Terry George**,
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Moderated by **Dr. Kori Street**, of USC Shoah Foundation.

*Virtual Livestream Available *Holocaust Survivor

Special thanks to



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Mann Productions at 424.832.7434 or mann@mannproductions.net

JULY 6, 2022 ANTISEMITIC HATE CRIMES IN CALIFORNIA INCREASE BY 32%, REPORT SHOWS JUNE 28, 2022 ANTI-BLACK, GAY, ASIAN BIAS FUEL CALIFORNIA CRIME SURGE JUNE 21, 2022 RACIST AND ANTISEMITIC FLYERS FOUND IN WESTWOOD JUNE 15, 2022 BUFFALO SHOOTING SUSPECT CHARGED WITH FEDERAL HATE CRIMES JUNE 14, 2022 FILIPINO FAMILY TAUNTED, ATTACKED OUTSIDE OF NORTH HOLLYWOOD MCDONALD'S MAY 22, 2022 TRUCK COVERED IN ANTISEMITIC GRITTES IN WEST HOLLYWOOD POLICE INVESTIGATES AS HATE INCIDENT MAY 21, 2022 HISTORIC LEVELS OF HATE CRIMES ARE A THREAT TO DEMOCRACY, LIPSTADT SAYS MAY 15, 2022 5 WOUNDED AT TAIWANESE RESTAURANT IN ORANGE COUNTY MARCH 30, 2022 MAN SHOT IN HOSPITAL AFTER BRUTAL ATTACK ON SUBWAY BY MAN SHOUTING ANTI-GAY SLURS JANUARY 15, 2022 HOSTAGES TAKEN AT CONGREGATION BETH

Not Today Cancer Hosts the Second Annual Run of the Stars

BY OMAR REYES BENÍTEZ

On Sept. 25, runners and walkers of all ages gathered at Roxbury Park to participate in the second annual Beverly Hills Run of the Stars Marathon. The 5k was sponsored by Not Today Cancer, a local nonprofit organization dedicated to raising funds for cancer research.

Beverly Hills residents JJ Duncan and Stacey Book are the founders of Not Today Cancer. The married couple has been dedicated to the fight against cancer since their own son and former student at Horace Mann Elementary School, Mason, was diagnosed with T-Cell acute lymphoblastic leukemia at 9 years old. Mason was able to fight off his cancer for nearly two years before passing away. He is celebrated by his family and community for his strength and unrelenting optimism. “People often say someone lost their battle with cancer, but I don’t think Mason lost,” Duncan said at the marathon. “Look at all these people. We’re all out here raising money for pediatric cancer research. Mason’s mission continues; he did not lose. We are all warriors together.”



Photo by Omar Reyes Benítez

The Run of the Stars Marathon took place on Sept. 25

On the day of the marathon, participants eagerly readied themselves under the banner at the start line. Some participants dressed up in silly costumes, while others

wore high-performance gear. The air horn sounded and the army of runners was off, on their way to cover over three miles of Beverly Hills on foot. Everyone went at

their own pace, most were smiling and many were laughing. Community members were excited and enthusiastic about standing together for such a demanding cause. “We are stronger together,” said Andrea Rosenfeld, Beverly Hills resident and returning runner of the marathon. “We can unite around a common cause and when we find something that needs to be supported, everybody comes together to do that.”

Not Today Cancer, donors and participants successfully raised nearly \$50,000 as of the day of the event. Book was ecstatic to see the crowd of supporters but expected nothing less of her community. “There were remarkable things we learned going through pediatric cancer with Mason and one of them is that this community is amazing,” said Book. “When we say we’re going to save lives and Not Today Cancer is going to save lives, it is a big mission, but this community can do it.”

At the finish line, participants were met with cheers, hugs and high-fives before receiving their medals of completion. Valon Xharra was the first to complete the 5k, followed closely by Artur Feoktystov.

Beverly Hills
Art Show
October 15 & 16

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225 artists on 4 blocks in Beverly Gardens Park
1300 Park Way, Beverly Hills, CA 90210

beverlyhills.org/artshow
#bhartshow #bhartsandculture

Police Officers Benevolent Fund Holds Reimagined Gala



Photos courtesy of the BHPOA

Mayor Lili Bosse and BHPOA Board President Officer Joshua Cudworth conducting the Live Auction

On Sept. 22, the Beverly Hills Police Officers (BHPO) Benevolent Fund celebrated the Beverly Hills Police Reimagined Gala at Jean-Georges at Waldorf Astoria Beverly Hills. The annual event brings the community together to recognize members of the Beverly Hills Police for their exemplary public service. The sold-out gala featured a cocktail and hors d'oeuvres reception, live auction

and awards presentation. Beverly Hills Police Department (BHPD) Chief Mark Stainbrook presented nine awards recognizing BHPD personnel, as well as community members. Mayor Lili Bosse and BHPO Association Board President Joshua Cudworth led the live auction, which raised record amounts for exclusive BHPD experiences. The list of award winners follows:



Officer Joel Givens receiving the Clinton H. Anderson Award from Chief Mark Stainbrook

Clinton H. Anderson Award

Officer Joel Givens

Marvin D. Iannone Award

Communications Dispatcher Deanne Lewis

Allen H. Karlin Award

Officer Detective Aaron Goff

Lawrence I. Shapir Award

DCS Member Pamela Meadow

Albert H. Lightfoot Award

Reserve Officer Ron Derderian

Gabriel A. Coyoca Award

Councilmember Lester J. Friedman

Explorer of the Year Award

Itay Zander and Jonah Nazarian

Chief's Core Values Award

Sergeant Matthew Stout, Retired

Detective Abe Ashabi, Detective Mark

Schwartz and Administrative Assistant

Paula Neri

Lifesaving Medals

Officer Alfred o Eudave, Officer Gabrielle

Macklin, Detective Marcus Moloznik,

Officer Jason Cooke, Detective Eric

Bender

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455 N Rexford Dr. Beverly Hills, CA 90210	To watch: beverlyhills.org/live	for more information, visit beverlyhills.org/LiveWithLili

Let's come together as a community!



Photo courtesy of Michael Desmond/Hulu

Jim Hanna (Photographer), Keegan-Michael Key (Reed), Calem Worthy (Zack), Johnny Knoxville (Clay) and Judy Greer (Bree) star in “Reboot”

“Reboot” – Again Please

BY NEELY SWANSON

“Reboot,” from the deviously clever mind of Steven Levitan (“Modern Family”), is one laugh out loud moment after another, played in front of the curtain of Hollywood and behind the wall of family dysfunction. And it all works!

Ostensibly about the making, or rather remaking, of a popular early 2000s sitcom, we are given an inside glimpse of how TV gets made with all the high stakes elevated. It is a hilarious production about a Hulu-produced show that will be shown on Hulu, that is actually a Hulu produced show that will be shown on Hulu. Talk about meta!

Levitan is pretty straightforward about how a show gets made, from the directors and backstage crew, to the stars as they behave on and off screen, to the studio execs (Hulu) who are skewered for their lack of insight, venal behavior, and vindictiveness, all in the name of fun. But no one is left unscathed – singed slightly, but not unscathed.

Hannah, whose latest independent film shot from a lesbian perspective, is at the studio to pitch her idea for a reboot of “Step Right Up,” a hit sitcom from the early 2000s that went off the air when the lead, Reed Sterling, left to pursue a features career (a series of clips indicate how poorly that went). She nervously presents her idea to the head of the studio and his team of yes-men

and women. She posits the question, “What if we continue ‘Step Right Up’ as all those characters would be today?” The problems they face in the 2020s would be vastly different than those of 2000 with the son Zack all grown up but even now living at home with mom, stepdad, and interfering dad still sticking his nose in everything. They could have real world problems and try to navigate them without always looking for the punchline. Not entirely understanding this modern-day concept, Daniel, the studio exec, decides that the brand identification is strong enough to give this a try provided all the original actors are available, and costs are kept to a minimum. They are, and all of them are desperate to do the show, albeit for different reasons.

Bree (the original mom), after leaving the show, married royalty in some unknown icy duchy north of Norway. That marriage is on the iceberg and she’s broke. Clay, the interfering ex-husband, is not only broke but also trying to get sober after years of out of control behavior that was never as funny as he thought it was. Reed Sterling, the former lead, is still as pretentious as ever. The features career didn’t pan out as he’d hoped and Broadway work was restricted to minor, experimental shows way way Off Broadway. He loves the “grittiness” of this new show and is eager to get back. Zach, the son, has had the most successful career of any of them, having starred in innumerable



Photo courtesy of Michael Desmond/Hulu

Kimia Behpoornia (Azmina), and Rachel Bloom (Hannah)

TV movies aimed at the Nickelodeon crowd. His life lessons have all been learned from these insipid films, the titles of which, all hilarious, are quoted incessantly.

Complicating the dynamics are the previous personal relationships between the stars, Bree and Sterling, who had a hot and heavy on-set romance but haven’t spoken for 15 years.

So on with the show! Everyone is excited to use actual acting skills that never came to play in the original. It seems too good to be true because it is. All the air is let out of the room when they discover that the original creator of the series, a man who has never met a low-brow gag he didn’t love, is now running the show. Out went Hannah and in came Gordon, who still holds the rights. It



Photo courtesy of Hulu

Paul Reiser (Gordon) and Rachel Bloom (Hannah)



Photo courtesy of Michael Desmond/Hulu

Johnny Knoxville (Clay), Calum Worthy (Zach), Paul Reiser (Gordon)

is more complicated than that, but we don't want to spoil the reveal.

The number of past series about making a television show are numerous. One of the most recent is the fabulous Showtime series, "Episodes," created by David Crane, co-creator of "Friends," and writer Jeffrey Klarik. Other comic insider series were "Beggars and Choosers" and "Action." None had

the kind of viewership that their excellent writing and production values warranted.

"Reboot" at its heart (and soul) is about relationships, both on and off screen. It's father and daughter drama; it's about recovery and becoming better; it's about past loves and present ones; and it does this with a great deal of humor. Everyone can relate to the human aspects on full

display. "Reboot" is about character with some insider Hollywood thrown in. As exaggerated as everything might seem, from the executives, to the crew, to the actors, there's enough reality here for it to ring true.

In addition to outstanding writing, great direction, and terrific production values, "Reboot" has a remarkable cast. Levitan found actors who are perfect for the roles.

Leading the group is Keegan-Michael Key as Sterling. He walks a fine line between pretentious and sincere, but pretentious is a lot funnier and he always finds the right self-impressed note.

Playing opposite him as the rambunctious, inappropriate good old boy is Johnny Knoxville as Clay Barber who, in the original series, ruined more takes from his drunken escapades than an undisciplined child. Clay, trying to walk a tightrope of good behavior, positively pops on screen. Knoxville actually does have more depth than "Jackass" would have led you to believe.

Judy Greer as Bree hits all the right notes and timing as the aging, needy, entitled female lead who, like the others, has made

more bad choices than good.

Calum Worthy as Zack is the perfect doofus. Rachel Bloom, late of "Crazy Ex-Girlfriend," is the writer personified: needy, arrogant, insecure, stubborn, and talented. Paul Reiser, in probably his best role since "Mad About You," is pitch perfect, able to straddle megalomaniac, entitled, stubborn, talented, and protective, sometimes all at once. The way his character and that of Rachel Bloom play off each other is a master class.

Levitan has created an in depth look at relationships, set against a backdrop of making a television show that finds the parallels between a fake family and a real one. Filmed on the Fox lot in Century City, an extra layer of reality is added, giving it a "you are there" feeling.

The only criticism I have is that these eight half-hour episodes are over too soon. I've already watched all the episodes twice and will probably watch again.

The first three episodes are now streaming on Hulu with episode three. ●



Neely Swanson spent most of her professional career in the television industry, almost all of it working for David E. Kelley. In her last full-time position as Executive Vice President of Development, she reviewed writer submissions and targeted content for adaptation. As she has often said, she did book reports for a living. For several years she was a freelance writer for "Written By," the magazine of the WGA West and was adjunct faculty at USC in the writing division of the School of Cinematic Arts. Neely has been writing film and television reviews for the "Easy Reader" for more than 10 years. Her past reviews can be read on Rotten Tomatoes where she is a tomato-approved critic.

State of City, from page 1



Photo by DVR Productions

Attendees mingle at the reception at Greystone Mansion.

Center, a new drone program is now in place, “keeping a watchful eye from the sky.” According to Bosse, the surveillance has already proven effective, helping law enforcement with the arrest last week of multiple suspects who were connected to a smash and grab robbery in March at a jewelry store on South Beverly Drive.

Bosse also spoke about Live 911. The new system allows officers to hear emergency calls live in the field as they come in, allowing for an immediate response without having to wait for instructions from dispatch. The BHPD alert text message system communicates information directly from the police department, and the public can sign up for notifications by texting BHPD alert to 888777.

“I know how difficult the last couple of years have been for all of us – and I know we’re grateful that we’re finally on the road to recovery,” she noted.

Bosse also highlighted new eateries like Sweetgreen and Erewhon and spoke about steps taken to continue to incentivize and attract new businesses.

“It’s not just about restaurants, the world’s top visionaries want to invest in Beverly Hills,” Bosse said. “The Mandarin Oriental Residences on Wilshire, Rosewood Residences at the former Friars Club site

and ONE Beverly Hills projects are offering world-class living – and the new extraordinary AMAN Hotel at ONE Beverly Hills will join our luxury class of hotels in our world-class city,” she noted.

“We all know the pandemic had a dramatic impact on our local businesses and our city’s finances,” Bosse said. “But we continue to see recovery and improvement in our big four tax revenues – property tax, sales tax, business tax and TOT (also known as hotel tax).”

According to Bosse, property values remained strong and even improved while citywide valuation rose 5.2%, sales tax and business tax have fully recovered to pre-pandemic levels. While hotel taxes have not yet fully recovered, they’re at about 85% of pre-pandemic levels. “With inflation, rising interest rates and some economic uncertainties, the city will continue to keep a proactive, watchful eagle eye and take action to protect our financial stability,” she added.

In her concluding remarks, Bosse promised that in the remaining months of her term she will “continue to put the safety and health of our community first, champion our local businesses and listen to you. You have my word and my heart, Beverly Hills.” ●

Commissioners, from page 4

33,708 square feet of space on Wilshire Boulevard in a 58-year-old building designed by Sidney Eisenshtat. The space has sat vacant for two years.

“Tenanted space is a lot better look than vacant space,” said Commissioner Terri Kaplan.

However, commissioners also expressed concern the space not be used too much.

Commissioner Jeff Wolfe and Planning Vice Chair Gary Ross noted that dealership hours were part of an operational plan, but had not been included in the official resolution commissioners were voting upon. These hours are 9 a.m. to 7 p.m. from Monday to Friday, 9 a.m. to 6 p.m. Saturday, and 10 a.m. to 6 p.m. Sunday.

But Tway successfully pushed back against codifying these hours of operation, explaining that Beverly Hills triangle businesses can operate at all hours.

“One thing I would encourage you to think about,” said Tway. “There has been a concerted effort by the city to allow businesses to stay open later.”

Meanwhile, Planning Commission Chair Myra Demeter focused on a statement from Skobin that Galpin Lotus might like to hold community events.

Your proposal “is for vehicle sales and

leasing,” Demeter said. “It’s not for events.”

“If you’re having an evening event, that doesn’t fit the time of operation,” Demeter added.

Tway assured Demeter that the resolution would change to say that Galpin Lotus shall obtain all necessary event permits from the city.

Other recent city planning developments of note:

- Hudson Pacific Company must redo its entitlement application for their sweeping redevelopment of the Saks building at 9600 Wilshire Boulevard.

Project information is “insufficient for a meaningful analysis,” as “key development information, such as floor areas of the various uses, are scattered throughout the narrative.”

- David Taban, the real estate investor Lexington Prime Real Estate LLC, has submitted revised plans for a mansion at 1510 Lexington Road. First proposed in 2016, commissioners tabled the development after a three-hour discussion in August that focused upon the developer cutting down trees without first seeking city permission, and wanting to build a bigger than usual basement.

The revised mansion plan will come before the commission again on Oct. 13. ●

Team BH, from page 5

The program also attempts to enhance the leadership skills of its participants, preparing them for any council, commission or committee roles they may want to pursue in the future. Throughout the 10 sessions of the program, members will interact with officials from the city’s government, business, education and service industries. For those already in a leadership position, the program provides a well-rounded and holistic look into the city they help manage. Over 70% of all elected officials and city commissioners are Team BH alums, along with City Treasurer Howard Fisher and all of the current City Council members.

Before the pandemic, Team BH had educated and instructed over 750 members. City Staff is excited towards the upcoming year and the return of Team BH. “We are thrilled to welcome Team Beverly Hills back to City Hall,” said Beverly Hills Chief Communications Officer Keith Sterling. “The program has been a fixture in Beverly Hills for decades and we look forward to this year’s class joining us!”

The application process to join Team BH is quite selective, only accepting a total of 54 members. The recruitment period opened in May and ran through the end of July. After the applications were submitted, the City Council members each selected six resident members and agreed on four business community members. Beverly Hills High School representatives selected two student participants and the remaining 18 were selected through a random lottery process.

This year’s accepted student and resident members are as follows: Aileen Asher, Jill Model Barth, Alix Boddin, David Broumandi, Michael Carbajal, Hilla Carrel, Anthony Castrilli, Frank Chechel, Alice Chung, Eli Cohen, Amy Conroy, Nancy Drobnis, Edith Ellenhorn, Janice Fox, Vlad Frants, Hadar Geller, Wesley Gibson, Jill Goldner, Jason Grant, Mathew Grubman, John Hoffhines, Sonal Kapur, Susan Kimura, HaRim Michaela Lee, Mallory Lee, Brigitte Lifson, Judith Manouchehri, Anavaldice Mayorkas, Givi Mchedlishvili, Frances Eisen Miller, Sarah Negar, Thomas Nykiel, Derrick Ontiveros, Ariel Ouziel, Rebecca Pynoos, Mojgan Rafeii, Aaron Reitman, Shirley Reitman, Tara Riceberg,

Ben Ritterbush, Delaram Peykar Ronen, Shelly Rosenfeld, Jessica Lori Samuel, Treva Brandon Scharf, Samuel Shaaya, Shellie Sigal, Linda Spiegel, Gian Franco Tordi, Jessica Varone and Mary N. Wells. The accepted business community members are Michael P. Broida of Heller, Broida & Eisenberg A/C Corp; Tiffany Davis of Quay Entertainment, Inc.; Richard Shamooilian of King’s Arch, Inc. and Alicia Shen of CORE Real Estate Group.

The Courier spoke to various members of this year’s class about their aspirations with Team BH.

Michael P. Broida has been a resident for 37 years and is a managing partner at Heller, Broida & Eisenberg, an accounting firm. As he gets closer to retirement, he’s looking forward to spending more time engaging with the City of Beverly Hills and believes that Team BH will give him the perfect pipeline to those opportunities. “I’m 74 years old and going to be slowing down with my business, so that would give me the time to serve on a commission,” said Broida. “As someone who deals with a lot of real estate, the Planning Commission is in my sights.”

Micheal Carbajal has been a member of Next Beverly Hills throughout the three years he’s been a resident. He has worked as a Senior Interactive Producer at NASA and currently works as a digital learning consultant. He is excited to join Team BH and develop relationships with more community members. “I’ve been involved almost since I stepped foot here,” said Carbajal. “I’d like to really have that structure to meet everyone officially and I like what Team Beverly Hills offers.”

Delaram Peykar Ronen has been a member of the Beverly Hills community since 1995 and graduated from Beverly Hills High School. She’s looking forward to deepening her connection to the city by understanding the technical processes that it consists of, as well as providing feedback. “I’m definitely interested in partaking in the activities they provide to get our opinions,” said Peykar. “My reason for doing this is to get more involved, learning more about the City Council, the city organizations and how they handle things.”

Team BH sessions will commence in November and conclude in March 2023. ●

Four Arrested in Connection with Home Burglary

On Sept. 25, police arrested four suspects for an attempted residential burglary that occurred on the 600 block of North Roxbury Drive.

At approximately 8:31 p.m., Beverly Hills Police Officers responded to a call of an attempted burglary. One suspect was arrested immediately upon arrival, while the remaining three fled the scene on foot.

A containment perimeter was set up around the surrounding neighborhood with the assistance of Beverly Hills Police K9 Units, Beverly Hills Police SWAT, Santa Monica Police Department, Culver City Police Department, UCLA Police Department, Los Angeles Police Department Air Support Division and Los Angeles County Sheriff’s Department Aero Bureau.

After approximately seven hours of searching, the remaining three suspects

were taken into custody. Authorities found the suspects hiding in rear yards near the home of the initial crime. BHPD Detectives impounded the vehicle believed to have been used by the suspects.

The suspects have been identified as 25-year-old Delontre Blaylock, 24-year-old Dontey Watkins, 19-year-old Damani Franklin and 22-year-old Russel Foreman. All suspects have been charged with residential burglary.

“Because of the vigilance of officers and the cooperation from our residents, four dangerous repeat offenders were taken off the streets of Beverly Hills,” said Beverly Hills Police Department Chief Mark Stainbrook in a statement. “Let this be a reminder to anyone thinking of committing a crime in Beverly Hills – we will catch you.” ●

Chopra, from page 1



Photo courtesy City of Beverly Hills

Mayor Lili Bosse with Dr. Deepak Chopra at the Sep. 23 Mayor's Mental Wellness Series.

many of us are still carrying so much of what we've been through," Bosse said. "And I feel that we're carrying it in our bodies, we're carrying it in our hearts, and we're carrying it in how we relate to one another...We've had to be isolated from each other, and I really wanted Dr. Chopra to give us tools for resilience, for hope, for connection, for love."

According to Chopra, the formula for happiness is $H = S + C + V$ (happiness equals the brain "set point" plus condition of living plus voluntary choices.)

"Unhappy people, no matter what the situation is...their first response is criticism, condemnation, complaint and playing the victim," Chopra said. "Basically, your happiness is determined by situations, circumstances, events, and people. And therefore, in a sense, you're at the mercy of every stranger on the street."

Chopra explained that each person's set point is determined by their parents, noting that if parents have a negative approach to life, a child grows up to adopt a similar mentality, which can result in growing up to be an unhappy person. "What kind of life is that?" Chopra asked. "Where you're at the mercy of every stranger on the street, every circumstance or every event or every relationship. By being a victim, you become a victim. And then that reinforces your victimhood."

For the past 30 years, Chopra has been on the scientific advisory board at Gallup, Inc., an analytics and advisory company that also collects data on well-being. According to Chopra, there are many facets of well-being: corporate well-being, social well-being, physical well-being and community well-being.

Chopra noted that thriving businesses have a shared vision, maximum diversity, a workforce that complements other's strengths, and an emotional and spiritual

connection.

"If you ignore an employee or somebody who works for you, as a leader, the disengagement goes up by 45%," Chopra said. "On the other hand, if you criticize them, it falls to 20%. Why? Because people need to feel that they exist. If you ignore somebody, for practical purposes, they don't exist. But if you criticize them, at least you notice them."

Chopra defined social well-being as having two or three people in your life who "will have your back, who will not judge you, and who will support you no matter what."

"And if you have even two such people in your life, you will be thriving," Chopra said.

"We need at least six hours of human interaction every day with other people," Chopra said. "And these days, even if that is text messaging, it's okay. If you send somebody an emoticon with a hug and a kiss, you will give them a dopamine hit."

The third pillar of well-being, physical well-being, includes sleep, stress management, exercise, mind body coordination, learning something new, relationships, and biological rhythms. As a way to measure physical well-being, Chopra posed one question: Do you have enough energy to do everything that you want to do?

For community well-being, Chopra said emphasized the importance of safety. "Are you feeling safe walking alone at night in your community," Chopra asked. "If you lose your wallet, do you think it will be returned to you?"

Chopra is a Clinical Professor of Family Medicine and Public Health at the University of California, San Diego and the founder of The Chopra Foundation, a non-profit for research on well-being and humanitarianism. Details on the next event in the Mayor's Mental Wellness Series were not available at press time. ●

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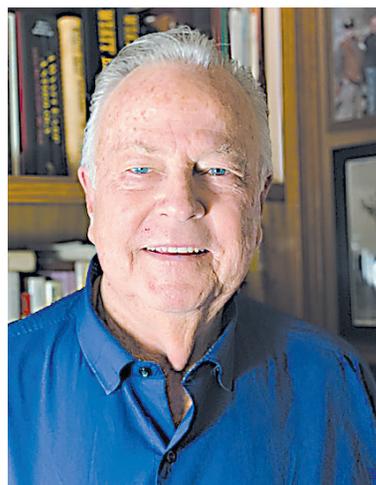


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Birthdays



Happy Belated Birthday
DAVE SNOWDEN
September 28



JULIE ANDREWS
October 1



STANLEY BLACK
October 3



GWEN STEFANI
October 3



JADE MILLS
October 5



MARILYN STAMBLER
October 5



LILI BOSSE
October 6

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Your attractive qualities shine. The people you're interested in are likely to be excited about your curiosity. Use this good luck by noticing what's missing in your social life and asking yourself, "Who do I want to know?"

TAURUS (April 20-May 20). Remember when that bit of life you expected would change everything just didn't? You can't always tell what's going to matter or how you're going to feel. All the worry and doubt might be for nothing. Just do the thing, then see.

GEMINI (May 21-June 21). Cheerleaders are nice to have, but if you don't have them, make sure you at least have competition. Nothing motivates you as much as a formidable opponent. When it comes to success, rivals are more essential than fans.

CANCER (June 22-July 22). The graceful balance you achieve between feeding your interests and serving the interests of others will contribute to your happiness. For

the inconvenient giving you do today you will receive a dose of joy.

LEO (July 23-Aug. 22). You'll witness impressive feats and get curious about how they do it. If you ask, they'll tell. But if you hang back and observe a while first, You'll see that the best questions aren't so obvious. You'll ask what matters and learn a lot more.

VIRGO (Aug. 23-Sept. 22). You'll respond best to work that's quantifiable and people who are clear in their intentions. Your mind wants to categorize things today. If a thing defies categorization, it may default to your mental trash can.

LIBRA (Sept. 23-Oct. 23). Things like hunger and desire are the enemy of intelligent strategy. It's easier to see which is the smart option when you don't need or want anything. How can you approach the game from a more neutral place?

SCORPIO (Oct. 24-Nov. 21). In music, the end of the song is not the point of the song. Likewise, the paycheck, trophy or prize is not the entire reason for your effort. If you're not enjoying the process, You'll go find work that is more fulfilling.

SAGITTARIUS (Nov. 22-Dec. 21). Some seem to have more of the good stuff. Whether it's actually true is irrelevant. Envy can teach you what you want. You'll extend your imagination to the fantasy and extract the motivation to work harder and smarter.

CAPRICORN (Dec. 22-Jan. 19). You've tried to move past some obstacles lately, and though it may have felt awkward, there's a kind of music created by all the challenge and disruption. It's the rocks that make the brook sing.

AQUARIUS (Jan. 20-Feb. 18). Strong feelings can be a gift, but immediately acting on them is often a mistake. Take the time to cool down and assess your position first so you can choose your next move from a place of calm.

PISCES (Feb. 19-March 20). You may not completely know what you offer the world yet, but it is valuable and may have mass appeal. Anyone who leads you to believe you are an acquired taste is seeding doubt to gain power. Don't be fooled.



This week's featured eligible puppy is Beam. He's an 8-week-old pomeranian mix, weighing in at 10 pounds. One of his back legs is malformed, but he walks fine, and the vet thinks he is not in pain. To meet Beam and potentially adopt him, please contact Shelter of Hope at 805-379-3538.

shelterhopepetshop.org

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SUDOKU
09/23/22 ISSUE

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SUDOKU ANSWERS
09/16/22 ISSUE

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PUZZLE ANSWERS
09/16/22 ISSUE

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FLAW	ERMA	POOR	RICHARD	
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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
09/30/22 ISSUE

BECAUSE I SAID SO!

BY KATIE HALE / EDITED BY WILL SHORTZ

Katie Hale is a stay-at-home mom and an assistant crossword editor in London. This is her fifth Sunday Times crossword since 2021. She works on puzzles when her girls, 6 and 9, are in school or after they've gone to bed. "I like to try and come up with themes during times when I might otherwise be mindlessly staring at my phone, like on the bus," she says. "I think the moments when I'm out in the world, hearing other people talk, but not directly to me, are the best times to find inspiration." — W.S.

ACROSS

- 1 Fish-tank buildup
- 6 Bog product
- 10 P.M. times
- 14 Suisse peak
- 18 Disney film with a titular heroine
- 19 Pricing word
- 20 Christmas color for Elvis
- 21 Pork cut
- 22 Mechanic's go-to parenting phrase?
- 26 Painter whose motifs include ants and eggs
- 27 Give the nod
- 28 "Check it out for yourself"
- 29 Mauna ____
- 31 French liver
- 33 Some remote power sources
- 35 Up to 11 meters for a pterodactyl
- 37 Personal trainer's go-to parenting phrase?
- 43 Like some restrictions
- 44 Stephen King's first published novel
- 45 Your and my relative?
- 46 Roof overhang
- 48 Horror star Chaney
- 49 In the past
- 50 Affectionate greeting
- 51 Arid

- 52 Small building block
- 55 Conductor's go-to parenting phrase?
- 63 Liquor in tiramisù
- 64 TV drama with spinoffs set in Hawaii and New Orleans
- 65 Cornerstone abbr.
- 66 Eightfold
- 69 Animal working in the D.M.V. in "Zootopia"
- 72 Texas politician Beto
- 74 It's a drag
- 75 Singer James
- 77 Share accommodations
- 79 Mathematician's go-to parenting phrase?
- 86 Emmy-winning Ward
- 87 Lemon ____
- 88 Insult
- 89 Hosp. area
- 90 Clean Air Act org.
- 92 "Star Wars" order
- 93 Word seen at the end of many Jean-Luc Godard movies
- 94 From where
- 97 From the get-go
- 100 Air traffic controller's go-to parenting phrase?
- 103 Accepts the facts
- 105 Her pronoun partner
- 106 Farmyard mamas
- 107 2003 Will Ferrell movie
- 108 Spooky
- 110 Lacking the resources

- 113 Not out of the running
 - 117 Librarian's go-to parenting phrase?
 - 121 Google ____ (Zoom alternative)
 - 122 Chemical suffixes
 - 123 Backless shoe
 - 124 Maybe one, maybe both
 - 125 GPS calculations, in brief
 - 126 "I did it!"
 - 127 Jabbers
 - 128 Jen ____, 2021-22 White House press secretary
- DOWN**
- 1 Surrounded by
 - 2 Tragic showgirl of song
 - 3 Chutzpah
 - 4 Like PETA
 - 5 ____ de vie
 - 6 Gift for writing
 - 7 Noshes
 - 8 Feel that gym session
 - 9 What something might appear out of or disappear into
 - 10 Epitome of simplicity
 - 11 Guam's features a sailboat and palm tree
 - 12 "The Burden of Proof" author
 - 13 Like many resorts
 - 14 Ingredient in homemade hand sanitizer
 - 15 Reed of the Velvet Underground

- 16 Sellers franchise, with "The"
- 17 Charm
- 23 Poker option
- 24 Solo
- 25 Baroque painter Guido
- 30 ____ port in a storm
- 32 Nail-polish brand with a "Tickle My France-y" shade
- 34 Part of a homemade Halloween costume
- 36 Animal that turns white in the winter
- 37 Large number
- 38 "I am not what I am" speaker
- 39 Pioneering sci-fi film that was snubbed for the Best Visual Effects Oscar for its use of computers
- 40 Road-trip determination
- 41 Decade in which many in Gen Z were born
- 42 Main ingredient in poi
- 47 Kind of diagram
- 50 In this matter
- 51 Arose
- 53 City on the Irtysh River
- 54 Parcel (out)
- 56 Elementary particle named for a Greek letter
- 57 Called a strike, say
- 58 Like some potato chips and language
- 59 Part of NATO: Abbr.

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- 60 Jardins d'enfants, par exemple
- 61 Tech-and-culture magazine since 1993
- 62 Has left the office, e.g.
- 66 Jay-Z and Kanye West song that samples "Try a Little Tenderness"
- 67 Pigeon coop
- 68 What a bad dancer is said to have
- 70 Large number
- 71 ____ Ledbetter, a.k.a. Lead Belly
- 73 Newswire co.
- 76 A4 automaker
- 78 "____ it!" (informal challenge)
- 80 Rock used to make ultramarine
- 81 Pretentious
- 82 Snack cakes with creamy swirls
- 83 It might be changed or made up
- 84 "Look!" in Latin
- 85 Took to court
- 91 Miscreant's record, maybe
- 92 Like a clear night
- 93 Rival you kind of like
- 94 "That's amazing!"
- 95 Color classification
- 96 Naval Academy grads
- 97 Basic personal information
- 98 "Spill it!"
- 99 Flow slowly
- 101 "Not gonna happen!"
- 102 Counts (on)
- 104 Tropical vine
- 109 "Brown ____ Girl"
- 111 Pool shade
- 112 Kind of discount
- 114 Nothin'
- 115 Words of reassurance
- 116 Actress Garr
- 118 Hot spot in England?
- 119 Airport inits.
- 120 Dance with a paradiddle step

ANSWERS FOUND IN NEXT WEEK'S PAPER...

Caruso, from page 1

BHC: Crime is on everyone's mind. Many areas are dealing with a frequency and type of crime they have not previously experienced. What measures and solutions are you proposing to combat these trends?

Caruso: I can speak from the point of view of Los Angeles, but it is translatable across any city. In Los Angeles, we've got some of the highest crime rates we've had in many, many years. Homicides are at a 15-year high. Hate crimes are up 180%. It's all going in the wrong direction.

Also in Los Angeles, we're 880 officers short. So, we've got a huge problem in just policing the streets and having enough manpower.

My plan is really pretty simple. It's a plan that has worked in the past, 20 years ago when I was Police Commissioner under Jimmy Hahn. That is, to bring in 1,500 more officers and institute a more community-based policing model. You put the senior lead officers actually on the sidewalk. You're walking beats. Officers get to know businesses; they get to know residents. That builds an enormous amount of trust.

What we saw 20 years ago is we dropped crime by 30%. We brought it back to levels of 1950. It works. That's what I plan to do as Mayor. More officers prevent crime. So, we need to focus on two things, preventing crime and holding criminals responsible.

That sounds good in theory. But we hear that it is difficult to recruit qualified people and train them. We're not in the same environment as we were before the pandemic.

There's no doubt it's a challenge. The challenge we're also facing in Los Angeles is that officers are frustrated because they haven't been able to actually be cops. There are so many restrictions on them now. So, if you're someone who wants to serve and protect, you're going to other agencies. Our last Academy class only had 23 people in it. You can't rebuild a department 23 at a time.

But that's a culture change that's going to shift when I'm Mayor. We have to change the culture and allow good people to be

officers and actually go out there to protect and serve.

Beverly Hills has employed private security services to enhance safety in the city. Is that something you see as an option for the greater Los Angeles area?

There are places where it probably does make sense, maybe not like Beverly Hills is doing it. But there are areas where you can have ambassadors on the street. You can have them connected by radio to officers. We have neighborhoods in Los Angeles that are putting in their own camera systems so that crime can be identified much quicker. I think there are a lot of measures that we can put into place, and I would certainly do so as Mayor. I was just in the Melrose area, and they've got a whole camera system that they are putting up privately up and down Melrose.

That leads to another big issue affecting security, and that is homelessness. Even before the pandemic, it was reaching crisis levels in Los Angeles. We see the unhoused everywhere we turn now. What solutions do you propose to tackle this complex problem?

If you look at Carusocan.com, you will see we have a very detailed plan. It's to build 30,000 beds, to immediately declare a state of emergency and hire 500 case workers. You've got to get people off the streets and into shelters. You can't provide services on the streets and have it be successful.

We've got to unbundle the overregulation, streamline and fast track the process for building affordable housing very quickly.

Where would you build the affordable housing?

There are more than enough areas. I'm a big believer that it is around transit corridors, so you are tying into mass transit. You are having people living and working and getting on rail lines very efficiently.

Speaking of mass transit, the Sepulveda Transit Corridor Project is a plan to

connect the San Fernando Valley and the Westside, but it has generated controversy along the route. What is your stance on this ambitious plan?

I completely agree with it in concept, which is getting people efficiently out of cars and getting them moved around this city. But I rode Metro a few weeks ago; it's horrifying. It's filthy, there are encampments in the subway systems. There's drug abuse down there. There are lots of great ideas to build it, but we have to do a better job operating what we have. As Mayor, I get four seats on the Metro Board, so it becomes a real priority.

You stepped away as CEO of Caruso, but how do you plan to steer clear of conflicts of interest if you are elected? The Caruso name is very entrenched in the fabric of Los Angeles real estate development. And, we've not had the greatest track record recently with businessmen holding political office.

Well, let me first say that we've had businessmen that have been great leaders. Franklin Roosevelt was a businessman, and he was a pretty good leader. Bloomberg was a good leader. Mitt Romney was a good leader. We've had one that has been pretty bad, but I would say he's more the exception to the rule.

I have stepped away from the company. As I said in the debate the other night, I have had very powerful positions under three very strong mayors, Tom Bradley, Jim Hahn and Dick Riordan. I was President of the Police Commission, President of DWP and served on the Coliseum Commission. I have never had one claim, one scandal, not an indicium of scandal in 40 years. My reputation is incredibly important to me. I protect it. I believe very strongly that you should operate with character and integrity. I've done it my whole life.

I have no interest of doing this job other than serving the public. That's why I'm doing it for \$1 a year.

I also have an ethics czar, and we have a corruption plan that we have issued. I'm not worried about things that I'm going to do. I want to stop corruption in City Hall. We have a very corrupt City Hall. I have a

very corrupt opponent. She doesn't have a corruption plan, which I can understand because it would probably eliminate her from her job. But I'm going to be incredibly careful and operate the way I've done for 40 years.

You are in the luxury hospitality business, in addition to your real estate ventures. We have some high-profile projects coming to Beverly Hills. There is also a proposed Bulgari Hotel in the Benedict Canyon area that you are on record opposing. Can you explain your position?

It's in a predominantly residential neighborhood. I think it's inconsistent with the nature of the neighborhood. It appears from renderings that I've seen they're trying to make it feel much more residential in scale. But the reality is that you're in a residential neighborhood and the street system wasn't designed for it.

That's my position. It's up to others to decide, but it's not something that I would support. I do think what LVMH is doing on Rodeo Drive is great, though.

Why is Karen Bass the wrong person for the job of Mayor of Los Angeles?

She has no experience. She's been a legislator. She's never operated a business. Even in Congress in the past 11 years, she's only sponsored and passed one bill and that's to change the name of a post office.

I don't think that's the leadership that we need with a city that's very complex. An \$11 billion budget, 80,000 employees, 50 departments and you've never operated anything.

She's going to be overwhelmed and lost. If you haven't made change in 20 years, why would anybody expect you to make change now. I think she's like most politicians; she's looking for a job.

She's not qualified for this job and she's under a cloud of corruption because of her taking a scholarship at USC. You can't lead when you're under a cloud of corruption. We've had that with Eric Garcetti for the last couple of years and we just continue to dig a bigger hole. ●

Amini, from page 1

relentlessly demonstrated against the morality police and their policies. Iranian forces have retaliated against demonstrators with gas, pellets and live ammunition. State TV has reported that at least 41 protesters and police have died since the demonstrations began, according to the Associated Press.

Political figures, celebrities and activists have shared their frustration with the wrongful death and problematic policies. Hilary Clinton, Nancy Pelosi, Dua Lipa and Justin Bieber are among the few to have commented on the issue.

As of press time, Councilmember Sharona Nazarian is scheduled to participate in a candlelight vigil for Amini in West Hollywood, hosted by the Iranian American Women Foundation. Nazarian is from Iran and looks forward to standing in solidarity with her community against the injustices happening in a place that was once home to her and her family. "As a mother, a daughter, a woman, it's appalling to me. These are



Photo courtesy peus/depositphotos

Global protests have taken place since Amini's death.

blatant attacks on women and girls and who is there to protect them? No one," Nazarian told the Courier. "It's 2022 and such despicable behavior still exists. We need to stand up as a global society to end these horrific acts."

"What happened to Mahsa Amini is a disgusting, heinous act that is inhumane and unbearable to comprehend," said Beverly

Hills Mayor Lili Bosse. "The Beverly Hills City Council strongly condemns this evil, cruel, and barbaric act and strongly supports that all women deserve to live a life without repression, brutal violence and restrictions on their basic human rights."

Beverly Hills City Hall will be illuminated through Oct. 2. ●

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Police Blotter

The following incidents of arson, assault, burglary, DUI arrest, motor vehicle theft, robbery, theft, vandalism have been reported. Streets are usually indicated by block numbers.



ARSON

9/24/2022, 5 a.m. at EL CAMINO DRIVE / CHARLEVILLE BLVD.

ASSAULT - AGGRAVATED

9/17/2022, 3:52 p.m. at 9500 Block of OLYMPIC BLVD.

9/14/2022, 3 p.m. at S. ROBERTSON BLVD. / CHARLEVILLE BLVD.

ASSAULT - SIMPLE

9/25/2022, 1:17 p.m. at 9900 Block of DURANT DRIVE

9/22/2022, 8:40 p.m. at 400 Block of N. PALM DRIVE

9/17/2022, 12:22 p.m. at 100 Block of S. REXFORD DRIVE

9/16/2022, 3:54 p.m. at 9400 Block of WILSHIRE BLVD.

9/16/2022, 2:13 p.m. at 100 Block of S. OAKHURST DRIVE

9/16/2022, 12:27 p.m. at 400 Block of S. ROXBURY DRIVE

9/16/2022, 12:16 p.m. at S. ROXBURY DRIVE / OLYMPIC BLVD.

BURGLARY - COMMERCIAL BUILDING

9/22/2022, 12:01 a.m. at 400 Block of S. BEVERLY DRIVE

9/19/2022, 2:35 a.m. at 200 Block of MORENO DRIVE

BURGLARY - FROM A MOTOR VEHICLE

9/15/2022, 10:03 p.m. at 400 Block of S. ROXBURY DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

9/19/2022, 12 p.m. at 300 Block of S. DOHENY DRIVE

9/16/2022, 11:45 a.m. at 1100 Block of SCHUYLER ROAD

9/15/2022, 7 p.m. at 700 Block of ALTA DRIVE

DUI ARREST

9/26/2022, 2:11 a.m. at BURTON WAY / S. SAN VICENTE BLVD.

9/25/2022, 4:26 a.m. at 100 Block of N. DOHENY DRIVE

9/21/2022, 10:39 p.m. at N. ROBERTSON BLVD. / WILSHIRE BLVD.

9/20/2022, 10:55 p.m. at S. LA CIENEGA BLVD. / WILSHIRE BLVD.

9/19/2022, 11:21 p.m. at N. REXFORD DRIVE / N. SANTA MONICA BLVD.

MOTOR VEHICLE THEFT

9/26/2022, 4:21 p.m. at 9000 Block of WILSHIRE BLVD.

9/26/2022, 1:19 p.m. at 9500 Block of WILSHIRE BLVD.

9/22/2022, 3 a.m. at 300 Block of N. CRESCENT DRIVE

9/14/2022, 7 p.m. at 400 Block of N. OAKHURST DRIVE

ROBBERY

9/14/2022, 6:35 p.m. at CHARLEVILLE BLVD. / S. ROBERTSON BLVD.

THEFT - GRAND

9/26/2022, 1:30 a.m. at 300 Block of SPALDING DRIVE

9/20/2022, 5:30 p.m. at 400 Block of N. CANON DRIVE

9/19/2022, 1:42 p.m. at 300 Block of N. RODEO DRIVE

9/18/2022, 6:05 p.m. at 200 Block of N. BEVERLY DRIVE

9/18/2022, 2 p.m. at 9500 Block of BRIGHTON WAY

9/17/2022, 5:30 p.m. at 300 Block of N. RODEO DRIVE

9/16/2022, 3 p.m. at 9700 Block of WILSHIRE BLVD.

THEFT - GRAND (FROM VEHICLE)

9/22/2022, 10:45 p.m. at 400 Block of WALKER DRIVE

THEFT - PETTY

9/26/2022, 12:25 p.m. at 9400 Block of OLYMPIC BLVD.

9/24/2022, 11:40 a.m. at 600 Block of N. CRESCENT DRIVE

9/22/2022, 8 p.m. at 400 Block of S. OAKHURST DRIVE

9/22/2022, 5 p.m. at 200 Block of N. REXFORD DRIVE

9/22/2022, 3 p.m. at 300 Block of N. CANON DRIVE

9/18/2022, 4:54 a.m. at 1200 Block of COLDWATER CANYON DRIVE

9/18/2022, 4:40 p.m. at 9600 Block of WILSHIRE BLVD.

9/18/2022, 3:05 p.m. at 9500 Block of WILSHIRE BLVD.

9/18/2022, 12:34 p.m. at 9800 Block of S. SANTA MONICA BLVD.

9/16/2022, 10:45 a.m. at 200 Block of N. CANON DRIVE

9/14/2022, 9:10 p.m. at 100 Block of N. CRESCENT DRIVE

THEFT - PETTY (FROM VEHICLE)

9/26/2022, 12:36 a.m. at 400 Block of S. SWALL DRIVE

9/25/2022, 12 p.m. at 400 Block of S. ROXBURY DRIVE

THEFT FROM COMMERCIAL BUILDING

9/27/2022, 1:51 p.m. at 300 Block of N. RODEO DRIVE

THEFT OF AUTO PARTS

9/24/2022, 4 p.m. at 400 Block of S. DOHENY DRIVE

9/15/2022, 8 a.m. at 100 Block of N. GALE DRIVE

VANDALISM

9/26/2022, 2:35 p.m. at 100 Block of N. GALE DRIVE

9/24/2022, 6 p.m. at OLYMPIC BLVD. / S. REXFORD DRIVE

9/22/2022, 11:59 a.m. at 100 Block of N. ROBERTSON BLVD.

9/21/2022, 2 p.m. at 100 Block of S. CANON DRIVE

9/17/2022, 12:13 a.m. at 200 Block of S. LA CIENEGA BLVD.

9/16/2022, 12:10 a.m. at 100 Block of S. BEDFORD DRIVE

Public Notices

ORDINANCE NO. 22-O-2864

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO AMEND BEVERLY HILLS MUNICIPAL CODE SECTIONS RELATED TO MEDICAL USE REGULATIONS APPLICABLE TO CERTAIN COMMERCIAL ZONES IN THE CITY

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. On November 17, 2020, the City Council adopted Urgency Ordinance No. 20-O-2826 (the "Urgency Ordinance"), which amended portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to modify the medical use regulations and allow the conversion of existing commercial floor area to medical uses, upon meeting certain conditions. Subsequently, the City Council adopted Ordinance Nos. 20-O-2831 and 21-O-2852 to further extend the effective period of the Urgency Ordinance. At a study session on May 10, 2022, the City Council discussed the Urgency Ordinance, and directed staff to prepare a draft ordinance to amend the applicable medical use regulations, consistent with the majority of the regulations in the Urgency Ordinance.

Section 2. On June 9, 2022, the Planning Commission held a study session to discuss the medical use regulations, and any changes to the regulations contained in the Urgency Ordinance. On July 28, 2022, the Planning Commission held a duly noticed public hearing, after which it adopted Resolution No. 1996 recommending that the City Council amend the medical use regulations applicable to certain commercial zones, allowing the conversion of commercial space to medical uses, and the establishment of medical uses in newly constructed commercial buildings (collectively, the "Amendments"). On September 12, 2022, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 3. This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. There is no possibility that the proposed code Amendments that are not related to any specific development proposal may have a significant effect on the environment because the modifications do not enable any physical changes in the environment. Therefore, the City Council finds that the Amendments are exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment. Further, as a separate and independent basis, the Amendments reflect minor changes in land use limitations related to medical uses in certain commercial zones, and thus are found exempt from CEQA pursuant to Section 15305 of the California Code of Regulations.

Section 4. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Goal LU 5 – Complete, Livable, and Quality Neighborhoods calls for a variety of uses and services to support the needs of residents. Similarly, General Plan Policy LU 10.1 – Local-Serving Businesses calls for the promotion and development of businesses that serve, are located in proximity to, and are accessible to residential neighborhoods, including grocery stores and personal care businesses. Amending the medical use regulations will allow for additional medical uses to be established in the city, which provides convenient and vital services for members of the community, while also providing greater business opportunities for property owners. General Plan Goal LU 9 – Diverse Districts and Corridors encourages a diversity of vital and active business and commercial districts that provide a choice of uses and activities for residents and visitors alike. The proposed changes to the medical use regulations in certain commercially zoned areas will help foster an economically sustainable commercial district that contains a mix of uses and services, and contribute to residents' health and well-being by providing community-serving medical uses. General Plan Policy LU 15.3 – Revitalization of Vacant and Underutilized Buildings calls for the rehabilitation and revitalization of distressed, underutilized, and vacant buildings to sustain economic vitality,

activity, and provide income for City services. The proposed changes to the medical use regulations will more easily allow medical uses to be established in various commercial zones of the city, which provides greater business and investment opportunities for medical providers and commercial property owners, and may help revitalize vacant or distressed commercial office spaces.

Section 5. The City Council hereby amends Section 10-3-1620.1 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:
"10-3-1620.1: MEDICAL USES:

A. Registered Medical Buildings. Registered medical buildings are buildings that received a certificate of occupancy from the city prior to February 11, 2011, and have received a medical registration letter issued by the Director of Community Development. Registered medical buildings may be used for medical uses provided that the amount of floor area occupied by medical uses does not exceed the amount of floor area occupied by legally permitted medical uses on February 11, 2011, as noted in the medical registration letter, and provided that such medical uses comply with any applicable conditions and requirements, as outlined in the registration letter. In addition, notwithstanding section 10-3-4101 of this chapter, registered medical floor area may be relocated within the building provided that the total amount of floor area occupied by medical uses does not increase beyond the amount of floor area occupied by lawfully permitted medical uses on February 11, 2011.

1. In addition to subsection A above, registered medical buildings may add up to six thousand (6,000) square feet of medical floor area to the building by converting general office space to a medical use, even though the building is not located in a medical overlay zone, if all of the following conditions are met:

a. The building is located on property in one of the following commercial zones: C-3, C-3T-1, C-3T-2, C-3T-3, C-R-PD, C-R, C-3A, C-3B, or E-O-PD.

b. If the property is located in the pedestrian oriented area, as defined in section 10-3-1653 of this chapter, the community development director issues a minor accommodation pursuant to the provisions of article 36 of this chapter to authorize a medical use to occupy a space in a pedestrian oriented area provided that all other requirements of this section are met and the director makes all of the findings pursuant to subsection 10-3-1655A of this chapter.

c. The building contains one or more legal medical uses prior to application for either a building permit or minor accommodation pursuant to this section.

d. No new medical uses are located on the ground floor within the pedestrian oriented area. For development located outside of the pedestrian oriented area, no new medical uses are located within the first forty feet (40') measured from the front building facade, on the ground floor of any building with a depth of one hundred feet (100') or greater. For buildings with a depth of less than one hundred feet (100') and that are located on irregularly shaped lots, medical uses may be permitted in all or part of the first forty feet (40') upon a finding by the director of community development that: a) all other provisions of this subsection B have been met and b) the proposed expansion of medical use does not adversely impact surrounding development. Facades facing a "side street", as defined in section 10-3-100 of this chapter, shall not be considered a front building facade for purposes of this section.

e. Parking for the new medical use is provided pursuant to the requirements of section 10-3-2730 of this chapter or pursuant to a restriping permit issued before December 16, 2005.

f. No existing floor area may be removed, demolished or vacated to satisfy the parking requirements for a medical use.

g. The medical use complies with the restrictions of the zone or underlying zone.

h. The additional space shall not be occupied by a "specialty clinic" as defined in section 10-3-1604.5 of this article.

i. The building owner has submitted documentation in form and content satisfactory to the Director of Community Development that the proposed medical use meets the conditions of this subsection 1.

2. In order to implement the requirements of this section, no building owner shall utilize the provisions set forth in this section

to relocate or expand medical uses unless the building owner has submitted documentation to the Director of Community Development, in form and content satisfactory to the Director, documenting the amount of floor area occupied by legally permitted medical uses on February 11, 2011. Such documentation shall be provided no later than August 11, 2011, or the provisions of this section shall not be available to the building owner. This date may be extended by the Director. Additionally, if the submitted documentation includes any false statements or misrepresentations, then the building owner shall not be able to utilize the provisions of this section. Medical Use Overlay Zone. Buildings that received a certificate of occupancy from the city prior to February 11, 2011, may be used for medical uses if the building is located in the

B. Medical Use Overlay Zone and the medical uses are approved as part of a planned development.

C. Legally Nonconforming Medical Uses. Notwithstanding the provisions of section 10-3-4101 of this chapter, a legal nonconforming medical use located in a building that has been damaged by a disaster to the extent of more than fifty percent (50%) of its replacement value, may be reestablished without application of the Medical Use Overlay Zone, provided the reconstructed building complies with applicable zoning standards, including parking requirements, in place at the time a building permit is issued for the replacement building. In no event shall the amount of floor area occupied by nonconforming medical uses in the replacement building exceed the floor area that would have been permitted in the damaged building.

D. The City Council may, by resolution, establish fees for reviews and approvals required by this section.

E. Cosmetic Spas. Notwithstanding any other provision in this section, a cosmetic spa permitted pursuant to section 10-3-1620.2 of this article is not subject to the regulations of this section.

F. Establishment of New Medical Uses: Notwithstanding any other provision in this section, existing commercial spaces that have received certificates of occupancy from the city may be converted to a medical use, and new medical uses may be established in new commercial buildings, upon meeting the following conditions:

1. No new medical uses may be located on the ground floor of a building.

2. No "specialty clinic" uses, as defined in section 10-3-1604.5 of this article shall be permitted. However, ambulatory surgical care uses, as defined in section 10-3-100, shall only be permitted within 1 operating room that has a maximum 10% of the total floor area of the overall medical suite floor area, but shall not preclude an operating room of up to 250 square feet.

G. Review by the City Council. The provisions contained in section F above shall be reviewed approximately three years from their adoption with a report to City Council every year, in order to ensure that an increase in medical uses has not created unforeseen adverse impacts to commercial or residential properties and uses."

Section 6. The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding the term "Ambulatory Surgical Care", between "Alternative Parking Facility" and "Architectural Projections", to read as follows, with all other definitions in the section remaining unchanged:

"AMBULATORY SURGICAL CARE: One or more surgical procedures performed by a licensed medical professional that do not require an overnight stay, and may be performed on an outpatient basis".

Section 7. The City Council hereby amends the introductory sentence of Section 10-3-1620.2 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code as follows, with all other provisions in Section 10-3-1620.2 (paragraphs A through C) remaining in effect without amendment:

"10-3-1620.2: COSMETIC SPAS: Notwithstanding any other provision of this chapter, a cosmetic spa that does not comply with all of the provisions of section 10-3-1620.1, shall be permitted subject to the following conditions:"

Section 8. The City Council hereby amends Section 10-3-1601 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-1601: USES PERMITTED: Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone C-3 shall be used for any purpose other than the following:
Cabaret within the business triangle subject to the provisions of section 10-3-1620 of this chapter. For the purposes of this use, "business triangle" shall mean the area bounded by the centerline of Wilshire Boulevard, the centerline of Santa Monica Boulevard (south roadway), and the centerline of the alley between Canon Drive and Crescent Drive.
Cafe.
Carpenter shop.
Cinema or theater.
Conservatory.
Dancing academy.
Dressmaking or millinery store.
Exercise club.
Library.
Lunchroom.
Medical uses as defined in section 10-3-100 of this chapter that comply with section 10-3-1620.1 of this article and cosmetic spas that comply with section 10-3-1620.2 of this article.
Office.
Paint, paperhanger, or decorating shop or store.
Parking garage.
Photography gallery.
Plumbing shop.
Private training center of no more than three thousand (3,000) square feet of floor area in the business triangle and two thousand (2,000) square feet of floor area outside the business triangle.
Roofing or plastering store or office.
Shop for the conducting of wholesale or retail business.
Store.
Studio.
Tailor.
Upholsterer.
Any similar use."

Section 9. The City Council hereby amends Section 10-3-1602 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-1602: BUILDING RESTRICTIONS: No building, structure, or improvement shall be erected, constructed, established, altered, or enlarged in zone C-3 which is designed, arranged, or intended to be used or occupied, and no building now existing or hereafter to be constructed in zone C-3 shall be used or occupied for any purpose other than as:

Cafe.
Carpenter shops.
Church.
Clubhouse.
Commercial garages.
Conservatories.
Dancing academies.
Dressmaking or millinery shops or stores.
Hotel.
Library.
Lunchroom.
Medical uses as defined in section 10-3-100 of this chapter that comply with section 10-3-1620.1 of this article and cosmetic spas that comply with section 10-3-1620.2 of this article.
Offices.
Paint, paperhanger, and decorating stores.
Photographic galleries.
Places of amusement.
Playground.
Plumbing shops.
Roofing or plastering stores or offices.
School.
Store or shop for conducting wholesale or retail businesses.
Studios.
Tailors.
Upholsterers.
Other similar enterprises and institutions, except as in this chapter otherwise provided."

Section 10. The City Council hereby amends Section 10-3-1603 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-1603: BUSINESSES EXCLUDED: The following uses shall be prohibited in the C-3 Zone:
Adult hotels/motels and sexual encounter centers as defined in section 10-3-2771 of this chapter.
Automatic machine self-service type laundries containing more than five (5) machines of the usual household type or larger.

Public Notices

Car washes employing more than four (4) employees or involving machinery other than water treatment equipment as necessary to comply with local, State and Federal law, but excepting car washes that are conditionally permitted pursuant to car washes listed in section 10-3-1604 of this article.

Dyeing establishments.
Hospitals in which patients are permitted to remain overnight.
Machine laundries.
Public and private stables.
Rug cleaning establishments.
Sanatoriums in which patients are permitted to remain overnight.
Self-service laundries.
Sheet metal shops.
Steam laundries.
Undertaking establishments.”

Section 11. The City Council hereby amends Section 10-3-1701 of Article 17 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1701: USES PERMITTED:

No lot, premises, building or portion thereof in zone C-3A shall be used for any purpose other than as a:

Cafe.
Carpenter shop.
Cinema.
Conservatory.
Dancing academy.
Dressmaking or millinery store.
Exercise club.
Library.
Lunchroom.
Medical uses as defined in section 10-3-100 of this chapter that comply with section 10-3-1620.1 of this article and cosmetic spas that comply with section 10-3-1620.2 of this article.
Office.
Paint, paperhanger, and decorating shop or store.
Photograph gallery.
Plumbing shop.
Private training center of no more than two thousand (2,000) square feet of floor area.
Retail tailor.
Roofing or plastering store or office.
Store or shop for the conducting of wholesale or retail business.
Studio.
Theater.
Upholsterer.
Or similar use.”

Section 12. The City Council hereby repeals Section 10-3-1703 of Article 17 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code in its entirety.

Section 13. The City Council hereby repeals Section 10-3-1803 of Article 18 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code in its entirety.

Section 14. The City Council hereby amends subsection “B” of Section 10-3-2730 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code as follows, with all other provisions in Section 10-3-2730 remaining in effect without amendment:

“B. The aggregate amount of required parking space for each type of use shall be not less than the following:

Type Of Use	Required Spaces
1. Hotels	1 space per rentable room or unit
2. Theaters, auditoriums, and public assembly areas with fixed seats, including, but not limited to, churches and schools above the elementary level	1 space per 4 seats
3. Elementary schools and childcare uses other than family daycare homes	1 space per classroom
4. Public assembly areas without fixed seats	1 space per 28 square feet of such area
5. Eating and bar facilities located in the Business Triangle	1 space per 350 square feet of floor area
6. Eating and bar facilities located outside the Business Triangle that are less than 3,000 square feet	1 space per 350 square feet of floor area
7. Open air dining on public property and on privately owned portions of the Robertson Boulevard sidewalk	No additional parking required
8. Open air dining on private property	Parking shall be provided as required for indoor dining pursuant to this section except that the planning commission may establish parking requirements for open air dining areas that are different than those set forth in this section if the planning commission determines that the open air dining area will generate a need for parking different than the amount of parking required by this section or the planning commission determines that parking demand will be met by means other than those means specified in this section

9. Eating and bar facilities not governed by subsections B5 through B7 of this section	1 space per 350 square feet of floor area for the first 3,000 square feet of such area and 1 space per 100 square feet of floor area in excess of 3,000 square feet. However, 25 percent of the spaces required to be provided for a building or structure by subsections B1 and B10 of this section may also be applied toward the requirements of this subsection
10. Commercial uses not otherwise specified in this section	1 space per 350 square feet of floor area
11. Medical offices as defined in section 10-3-100 of this chapter, including all areas devoted to administrative or reception purposes	1 space per 350 square feet of floor area; provided buildings constructed before December 6, 1989, that received building permits before December 16, 2005, to restripe parking areas to increase the number of parking spaces and permit additional medical floor area in the building, shall maintain on site free validated valet parking for all medical patrons and maintain posted signage in the parking garage and in or adjacent to all medical offices indicating the availability of free validated valet parking for medical office patrons as required by the zoning code at the time such projects were permitted. Any building area converted to medical use on or after December 16, 2005, which relies on a valid restripe permit shall also comply with the above requirements.
12. Manufacturing uses	1 space per 500 square feet of floor area
13. Warehouse uses	1 space per 1,500 square feet of floor area
14. Exercise club	1 space per 100 square feet of floor area
15. Private training centers	For private training centers located in the Business Triangle: 1 space per 350 square feet of floor area for private training centers with up to 3,000 square feet of floor area. 1 space per 200 square feet of floor area beyond 3,000 square feet. For private training centers located outside the Business Triangle: 1 space per 200 square feet of floor area. For all private training centers: Provided, however, that if a private training center of more than 3,000 square feet of floor area is located in a building which has at least 1 parking space per 350 square feet of floor area, then the planning commission, as part of the issuance of a conditional use permit, may reduce the amount of required parking for a private training center to an amount no less than 1 parking space per 350 square feet of floor area. The planning commission shall not, however, approve any reduction in the required parking unless the planning commission determines that such reduction will not unreasonably burden the parking supply of the building.
16. Medical laboratories as defined under section 10-3-100 of this chapter	1 space per 350 square feet of floor area. Buildings constructed on or after July 1, 1999, may provide parking for medical laboratory uses at a ratio that is less than 1 space per 200 square feet of floor area upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection and provided the parking ratio for the building is at least 1 space per 350 square feet of floor area. Buildings constructed before July 1, 1999, which have an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, may satisfy the 1 space per 200 square feet of floor area requirement for any new medical laboratory use by any combination of tandem and compact spaces and restriping provided an on-site parking attendant is present at all times during which access to the site is permitted. Any building constructed before July 1, 1999, which has an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, but cannot satisfy the 1 space per 200 square feet of floor area requirement as provided by this subsection may convert commercial space to medical laboratory space upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection.
a. Minor Accommodation:	Where specified reduced parking for medical laboratory uses may be authorized under this subsection through the granting of a minor accommodation, the director of planning and community development may, pursuant to the provisions of article 36 of this chapter, permit such reduced parking provided the director of planning and community development finds that the number of parking spaces in the building has been maximized to the extent feasible and that the proposed reduction in parking will not have a significant adverse effect on traffic and parking in the area due to any of the following: (1) The size or configuration of the building or portion thereof housing the proposed medical laboratory; (2) The number and size of the loading areas on the site; (3) The nature and number of deliveries for the proposed medical laboratory; (4) The proximity of the proposed medical laboratory to schools and parks; (5) The proximity of the proposed medical laboratory to neighboring residential areas; (6) The existing concentration of other commercial operations in the vicinity of the proposed medical laboratory; (7) The hours of the operation for the proposed medical laboratory
b. General Prohibition:	Notwithstanding any of the provisions of this subsection B16, under no circumstances shall a building located within 100 feet of a public school or active park be permitted to provide parking at a ratio of less than 1 regular stall size space per 200 square feet of floor area. The Business Triangle area is defined for purposes of this code section as: the area bounded by the centerline of Santa Monica Boulevard North Roadway, the centerline of Crescent Drive, the centerline of Wilshire Boulevard west of Beverly Drive, and the first lot line north of Wilshire Boulevard for that area east of Beverly Drive.”

Section 15. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 16. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 17. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: September 20, 2022
Effective: October 21, 2022

LILI BOSSE
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

VOTE:
AYES: Councilmembers Nazarian, Friedman, Vice Mayor Gold, and Mayor Bosse
NOES: Councilmember Mirisch
CARRIED

ORDINANCE NO. 22-O-2863

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ORDINANCE NO. 20-O-2818 IN CONNECTION WITH EMERGENCY REGULATIONS RELATED TO THE SUSPENSION OF BUSINESS TAX PENALTIES AND INTEREST

WHEREAS, on March 15, 2020, the City Manager, in his role as the Director of Emergency Services, proclaimed the existence of a local emergency pursuant to Section 2-4-107 of the Beverly Hills Municipal Code to ensure the availability of mutual aid and an effective City response to the novel coronavirus (“COVID-19”) and that state of emergency was ratified by the City Council on March 16, 2020; and

WHEREAS, in the interest of the public peace, health and safety, as affected by the emergency caused by the spread of COVID-19, it was necessary for the City Council to exercise its authority to issue certain regulations related to the protection of the public peace, health and safety; and

WHEREAS, the City of Beverly Hills adopted measures to try to mitigate the impacts of the pandemic on businesses in the City by waiving interest and penalties on outstanding business taxes; and

WHEREAS, with the proliferation of vaccine availability and with the decreasing rate of spread of the COVID-19 virus, the State of California has repealed many of its regulations that were enacted to ease financial burdens and slow the spread of the virus; and

WHEREAS, after two years of the regulation waiving penalties and interest on business tax being in place, the City of Beverly Hills believes that, with proper notice, it is time to repeal the regulation.

NOW THEREFORE, the City Council of the City of Beverly Hills does ordains as follows:

Section 1. Repeal. Section 8 of Beverly Hills Ordinance No. 20-O-2818 regarding the suspension of penalties and interest on outstanding business tax is hereby repealed, effective January 31, 2023, such that any accounts with past due amounts starting February 1, 2023 shall be charged penalties and interest pursuant to Beverly Hills Municipal Code Section 3-1-207. City staff shall give at least 60 days’ notice of the upcoming repeal.

Section 2. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such provision shall be considered a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the other provisions of this Ordinance.

Section 3. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the city within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and the City Clerk’s certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 4. Operative Date. Section 1 of this Ordinance shall become operative on January 31, 2023.

Section 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: September 20, 2022
Effective: October 21, 2022

LILI BOSSE
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

VOTE:
AYES: Councilmembers Nazarian, Friedman, Mirisch, Vice Mayor Gold, and Mayor Bosse
NOES: None
CARRIED

FICTITIOUS BUSINESS NAME STATEMENT 2022196587 The following is/are doing business as: MEWE

1030 S. Cochran Ave. #3, Los Angeles, CA 90019; Paisley Vivier 1030 S. Cochran Ave. #3, Los Angeles, CA 90019; The business is conducted by: AN INDIVIDUAL, registrant(s) has NOT begun to transact business under the name(s) listed on: Paisley Vivier, Owner. Statement is filed with the County of Los Angeles: September 06, 2022; Published: September 16, 23, 30, October, 07, 2022 LACC N/C
BEVERLY HILLS COURIER

FICTITIOUS BUSINESS NAME STATEMENT 2022196592 The following is/are doing business as: SILK STUDIOS

1030 S. Cochran Ave. #3, Los Angeles, CA 90019; Paisley Vivier 1030 S. Cochran Ave. #3, Los Angeles, CA 90019; The business is conducted by: AN INDIVIDUAL, registrant(s) has NOT begun to transact business under the name(s) listed on: Paisley Vivier, Owner. Statement is filed with the County of Los Angeles: September 06, 2022; Published: September 16, 23, 30, October, 07, 2022 LACC N/C
BEVERLY HILLS COURIER

FICTITIOUS BUSINESS NAME STATEMENT 2022196589 The following is/are doing business as: 1) EBONEE BROW KIT 2) EBONEE BEAUTY 3) EBONEE HOME 4) PIC

209 S. Reeves Dr. #4, Beverly Hills, CA 90212; Personal Image Consulting, Inc. 209 S. Reeves Dr. #4, Beverly Hills, CA 90212; The business is conducted by: A CORPORATION (#4123720), registrant(s) has NOT begun to transact business under the name(s) listed on: Ebonee King, President. Statement is filed with the County of Los Angeles: September 06, 2022; Published: September 16, 23, 30, October, 07, 2022 LACC N/C
BEVERLY HILLS COURIER

Public Notices

ORDINANCE NO. 22-O-2865

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE AS IT RELATES TO THE MAXIMUM ALLOWABLE HEIGHTS FOR WALLS, FENCES, AND HEDGES IN CERTAIN SINGLE-FAMILY AND ALL MULTI-FAMILY RESIDENTIAL AREAS OF THE CITY

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. On May 10, 2022, the City Council conducted a study session to discuss the rules governing the maximum height of walls, fences, and hedges in residential zones in the city of Beverly Hills. This study session was held as a result of feedback from members of the community that the existing maximum heights allowed for walls, fences, and hedges do not provide sufficient safety protections for private residences. At this meeting, the City Council directed staff to work with the Planning Commission to discuss and draft an ordinance that would allow for taller walls, fences, and hedges in rear yards in residential zones.

Section 2. On June 9, 2022, the Planning Commission conducted a study session to discuss the topic of appropriate wall, fence, and hedge height limits, as directed by the City Council. On July 28, 2022, the Planning Commission held a duly noticed public hearing, after which it adopted Resolution No. 1994 recommending that the City Council adopt an Ordinance to amend the Beverly Hills Municipal Code to increase the maximum allowable height of walls, fences, and hedges in rear yards in single-family residential zones and multi-family residential zones in the Central Area of the city, as well as in a side yard that is adjacent to an alley, and for that portion of a wall, fence, or hedge located in a side yard and located within five feet of a rear lot line in these zones. On September 12, 2022, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 3. The Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations and do not result in any changes in land use or density. In addition, the Amendments are found to be exempt from further review under CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines, which is applicable to projects for which it can be seen with certainty that there is no potential to have a significant effect on the environment. Since the Ordinance makes changes to regulations pertaining to the height of walls, fences, and hedges, and since the project is not related to any specific development proposal and does not approve any physical changes in the environment, these exemptions are applicable.

Section 4. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Policy LU (Land Use) 2.9 – Public Safety requires that development be located and designed to promote public safety by providing street-fronting uses, lighting, sightlines, and features that enhance community safety. Additionally, General Plan Policy LU 6.3 – Housing Scale and Mass seeks to regulate renovations of and additions to single-family housing to ensure that they do not adversely alter the contextual scale, mass, and design qualities of existing structures. In line with these policies from the General Plan, the Amendments do not modify the wall, fence, or hedge regulations in front yards in order to retain street-fronting visibility, sightlines, and neighborhood character, while promoting public safety by increasing security on rear yards, and side yards adjacent to an alley, which will not adversely alter the qualities of existing structures and neighborhoods.

Section 5. The City Council hereby amends Section 10-3-2420 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-2420: WALLS, FENCES AND HEDGES:

In addition to any requirements imposed pursuant to title 9 of this code, a building permit shall be required for any wall or fence greater than six feet (6') in height and shall also be required for any wall or fence, regardless of its height, that is located in a front yard.

A. Thickness: No wall or fence shall exceed two feet (2') in thickness. Cavities or spaces within a wall or fence shall not be used for the support, storage, shelter, or enclosure of persons, animals, or personal property.

B. Finish: A wall or fence located within five feet (5') of a property line and approximately parallel to that property line shall have a finished appearance in a similar manner on both sides. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slumpstone, split-faced concrete block, prefabricated finish texture, color coated tubular steel or wrought iron, or a combination thereof. Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the Director of Building and Safety.

If the construction of a wall or fence along shared property lines requires access on a neighboring property in order to provide an equivalent finish on the side of the wall or fence facing the neighboring property, and access is not granted by the neighboring property owner, documentation to this effect shall be provided to the Director of Community Development, or his or her designee. This documentation shall be satisfactory to the Director of Community Development to relieve the requestor of the above requirement regarding the finish of the wall or fence on that side, and may include a written letter stating that access has not been granted, or proof that a request for access has been sent but no response has been provided.

C. Supporting Elements: No column, pillar, post, or other supporting element of a wall or fence shall be more than twenty four inches (24") in width.

D. Front Yards: The maximum allowable height of a wall, fence, or hedge located within the first twenty percent (20%) of the front yard, measured from the front lot line, shall be three feet (3'). Walls and fences over eighteen inches (18") in height shall be set back a minimum of three feet (3') from the front lot line and landscaping shall be provided in the area between the wall or fence and the front lot line, except for paving, including driveways and walkways, that conforms to the requirements of section 10-3-2422 of this chapter.

The maximum allowable height of a wall, fence, or hedge located within the front yard at a distance from the front lot line of more than twenty percent (20%) of the front setback shall be six feet (6'); provided, however, any portion of such wall, fence, or hedge which exceeds three feet (3') in height shall be open to public view.

E. Side Yards: The maximum allowable height for that portion of a wall, fence, or hedge located in both a side yard and a front yard shall be six feet (6'); provided, however, that any portion of such wall, fence, or hedge which exceeds three feet (3') in height shall be open to public view.

The maximum allowable height for that portion of a wall, fence, or hedge located in a side yard, but not in a front yard, shall be seven feet (7'), except that the maximum allowable height shall be ten feet (10') for such a wall, fence, or hedge located within five feet (5') of a rear lot line.

Furthermore, any portion of such wall, fence or hedge that exceeds three feet (3') in height and is located in a street side yard shall be open to public view or the wall, fence or hedge shall be set back an average of at least one foot (1') and no less than six inches (6") from the street side lot line for the purpose of providing landscaping on the street side of the wall.

1. Side Yards Adjacent to an Alley: The maximum allowable height for a wall or fence located in a side yard adjacent to an alley shall be ten feet (10'), except for that por-

tion of the wall or fence that is also located in the front yard, which shall be subject to the requirements of Section 10-3-2420.D of this chapter.

The maximum allowable height for a hedge located in a side yard that is adjacent to an alley shall be sixteen feet (16'), except for that portion of the hedge that is also located in the front yard, which shall be subject to the requirements of Section 10-3-2420.D of this chapter.

F. Rear Yards: The maximum allowable height for a wall or fence located solely in a rear yard shall be ten feet (10').

The maximum allowable height for a hedge located solely in a rear yard shall be sixteen feet (16').

Section 6. The City Council hereby amends Section 10-3-2814 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-2814: WALLS, FENCES AND HEDGES:

In addition to any requirements imposed pursuant to title 9 of this code or any other law, a building permit shall be required for any wall or fence greater than six feet (6') in height, and shall also be required for any wall or fence, regardless of its height, that is located in a front yard.

A. Thickness: No wall or fence shall exceed two feet (2') in thickness. Cavities or spaces within a wall or fence shall not be used for the support, storage, shelter, or enclosure of persons, animals, or personal property.

B. Finish: A wall or fence located within five feet (5') of a property line and approximately parallel to that property line shall have a finished appearance in a similar manner on both sides. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slumpstone, split-faced concrete block, prefabricated finish texture, color coated tubular steel or wrought iron, or a combination thereof. Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the Director of Building and Safety.

If the construction of a wall or fence along shared property lines requires access on a neighboring property in order to provide an equivalent finish on the side of the wall or fence facing the neighboring property, and access is not granted by the neighboring property owner, documentation to this effect shall be provided to the Director of Community Development, or his or her designee. This documentation shall be satisfactory to the Director of Community Development to relieve the requestor of the above requirement regarding the finish of the wall or fence on that side, and may include a written letter stating that access has not been granted, or proof that a request for access has been sent but no response has been provided.

C. Supporting Elements: No column, pillar, post, or other supporting element of a wall or fence shall be more than twenty-four inches (24") in width.

D. Front Yards: The maximum allowable height of a wall, fence, or hedge located within the first twenty percent (20%) of the front yard, measured from the front line of the lot, shall be three feet (3').

The maximum allowable height of a wall, fence, or hedge located within the front yard at a distance from the front lot line of more than twenty percent (20%) of the front setback shall be six feet (6'); provided, however, that any portion of such wall, fence, or hedge which exceeds three feet (3') in height shall be open to public view.

E. Side Yards: The maximum allowable height for that portion of a wall, fence, or hedge located in both a side yard and a front yard shall be six feet (6'); provided, however, that any portion of such wall, fence, or hedge which exceeds three feet (3') in height shall be open to public view.

The maximum allowable height for that portion of a wall, fence, or hedge located in a side yard, but not in a front yard, shall be

seven feet (7') except that the maximum allowable height shall be ten feet (10') for such a wall or fence located within five feet (5') of a rear lot line. The maximum allowable height shall be sixteen feet (16') for such a hedge located within five feet (5') of a rear lot line.

1. Side Yards Adjacent to an Alley: The maximum allowable height for a wall or fence located in a side yard adjacent to an alley shall be ten feet (10'), except for that portion of the wall or fence that is also located in the front yard, which shall be subject to the requirements of Section 10-3-2814.D of this chapter.

The maximum allowable height for a hedge located in a side yard that is adjacent to an alley shall be sixteen feet (16'), except for that portion of the hedge that is also located in the front yard, which shall be subject to the requirements of Section 10-3-2814.D of this chapter.

F. Rear Yards: The maximum allowable height for a wall or fence located solely in a rear yard shall be ten feet (10').

The maximum allowable height for a hedge located solely in a rear yard shall be sixteen feet (16').

Section 7. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 8. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 9. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: September 20, 2022
Effective: October 21, 2022

LILI BOSSE
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

RYAN GOHLICH, AICP
Director of Community Development

VOTE:
AYES: Councilmembers Friedman, Mirisch, Vice Mayor Gold, and Mayor Bosse
NOES: None
RECUSED: Councilmember Nazarian
CARRIED

NOTICE— Fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (See Section 14400, et seq., Business and Professions Code).

Public Notices

TRUST T.S. No.: 22-0132 Loan No.: Avraham Hassid Other: 2162070CAD APN: 4342-019-012 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/10/2012. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Associates, LLC, as trustee, or successor trustee, or substituted trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by Avraham Hassid recorded 09/11/2012 as Instrument No. 20121357752 in book n.a., page n.a. of Official Records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 6/17/2022 in Book n.a., Page n.a., as Instrument No. 20220644089 of said Official Records, WILL SELL on 10/13/2022 at 10:00AM behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State herein-after described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 309 N. Foothill Road, Beverly Hills, CA 90210 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$5,544,720.35* *The actual opening bid may be more or less than this estimate. (NOTE: If there is any type of pre-payment premium or other fee or charge that, under the terms of the secured obligation, becomes due on the date of sale, said fee or charges IS included in the above estimate). In addition to cash, the Trustee will

accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust including advances authorized thereunder and also including, without way of limitation, the unpaid principal balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a

courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Website WWW. ATIONWIDEPOSTING.COM, using the file number assigned to this case 22-0132. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website WWW. ATIONWIDEPOSTING.COM, using the file number assigned to this case 22-0132 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: WWW. ATIONWIDEPOSTING.COM OR CALL 916-939-0772 ADDITIONAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE: (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid

with cash, cashier's checks or cash equivalents. (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitate the deposit and clearance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuances of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may rescind the TDUS pursuant to Civil Code Section 1058.5(b) and return the bidder's funds, without interest. (4) When conducted, the foreclosure sale is not final until the auctioneer states "sold". Any time prior thereto, the sale may be canceled or postponed at the discretion of the trustee or the beneficiary. A bid by the beneficiary may not result in a sale of the property. All bids placed by the auctioneer are on behalf of the seller/beneficiary. This communication may be considered as being from a debt collector. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party may retain rights under its security instruments including the right to foreclose its lien. Date: 09/15/2022 Witkin & Associates, LLC 5805 Sepulveda Blvd., Suite 670 Sherman Oaks, California 91411 Phone: (818) 845-4000 By: April Witkin Trustee Officer NPP0416080 To: BEVERLY HILLS COURIER 09/23/2022, 09/30/2022, 10/07/2022

OBITUARIES



Robert Ridgley

05/15/29 - 09/19/22

Born In Detroit Michigan, Bob moved to Los Angeles when he was 1 years old. Bob then moved to Beverly Hills in 1996. He was married to his wife Marlene for 69 years. He lived a very full life. Bob passed away peacefully from natural causes.

He was an architect. He designed thousands of tract homes. He served in the United States Air Force in the Korean War. Bob had a a wonderful sense of humor and very strong moral values. Bob's passion was architecture and dancing. His grandfather was a famous architect in Romania in the 1800's. He traveled, loved, and laughed.

Bob will be greatly missed by his wife Marlene, daughter Lezlie, sons Craig & Brad. He had two granddaughters, Courtney & Hannah, nephew Stephen and three nieces, Jody, Alyson & Marissa. There was a private memorial for his immediate family.

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT 2022196703 The following is/are doing business as: STYLETEX 1661 S. Robertson Blvd., Los Angeles, CA 90035; Bassirat, Inc. 1661 S. Robertson Blvd., Los Angeles, CA 90035; The business is conducted by: A CORPORATION (#1887149), registrant(s) has begun to transact business under the name(s) listed on April 1994: Mayer Bassirat, Secretary. Statement is filed with the County of Los Angeles: September 06, 2022; Published: September 16, 23, 30, October, 07, 2022 LACC N/C BEVERLY HILLS COURIER

FICTITIOUS BUSINESS NAME STATEMENT 2022196706 The following is/are doing business as: 1) STEVE CLARK ENTERPRISES 2) CLARK ENTERPRISES 3) CENTURION ENTERPRISES 269 S. Beverly Dr. #1190, Beverly Hills, CA 90212; Steven M. Clark 269 S. Beverly Dr. #1190, Beverly Hills, CA 90212; The business is conducted by: AN INDIVIDUAL, registrant(s) has NOT begun to transact business under the name(s) listed on: Steven M. Clark, Owner. Statement is filed with the County of Los Angeles: September 06, 2022; Published: September 16, 23, 30, October, 07,

2022 LACC N/C BEVERLY HILLS COURIER FICTITIOUS BUSINESS NAME STATEMENT 2022196589 The following is/are doing business as: 1) EBONEE BROW KIT 2) EBONEE BEAUTY 3) EBONEE HOME 4) PIC 209 S. Reeves Dr. #4, Beverly Hills, CA 90212; Personal Image Consulting, Inc. 209 S. Reeves Dr. #4, Beverly Hills, CA 90212; The business is conducted by: A CORPORATION (#4123720), registrant(s) has NOT begun to transact business under the name(s) listed on: Ebonee King, President. Statement is filed with the County of Los Angeles: September 06, 2022; Published: September 16, 23, 30, October, 07, 2022 LACC N/C BEVERLY HILLS COURIER

FICTITIOUS BUSINESS NAME STATEMENT 2022196708 The following is/are doing business as: 1) KW COMMERCIAL BEVERLY HILLS 2) KW90210 3) KW/90210 4) FORWARD LIVING 5) FORWARD LIVING LUXURY 6) FORWARD LIVING COMMERCIAL 8) FORWARD COMMERCIAL 9) FORWARD LIVING BEVERLY HILLS 10) FORWARD LIVING LUXURY BEVERLY HILLS 11) FORWARD LUXURY BEVERLY HILLS 12) FORWARD LIVING

COMMERCIAL BEVERLY HILLS 13) FORWARD COMMERCIAL BEVERLY HILLS 14) BAILEY GROUP 439 N. Canon Dr. #300, Beverly Hills, CA 90210; Forward Beverly Hills, Inc. 439 N. Canon Dr. #300, Beverly Hills, CA 90210; The business is conducted by: A CORPORATION (#2641875), registrant(s) has NOT begun to transact business under the name(s) listed on: David Bailey, President. Statement is filed with the County of Los Angeles: September 06, 2022; Published: September 16, 23, 30, October, 07, 2022 LACC N/C BEVERLY HILLS COURIER

FICTITIOUS BUSINESS NAME STATEMENT 2022211821 The following is/are doing business as: MALIBU LUXE 3742 West Century Blvd. #3, Inglewood, CA 90303; MalibuGoods, LLC 3742 West Century Blvd. #3, Inglewood, CA 90303; The business is conducted by: A LIMITED LIABILITY COMPANY, registrant(s) has begun to transact business under the name(s) listed on May 2017: Ryan Jacobson, President. Statement is filed with the County of Los Angeles: September 27, 2022; Published: September 30, October, 07, 14, 21, 2022 LACC N/C BEVERLY HILLS COURIER

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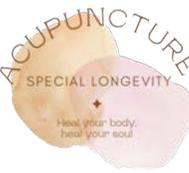
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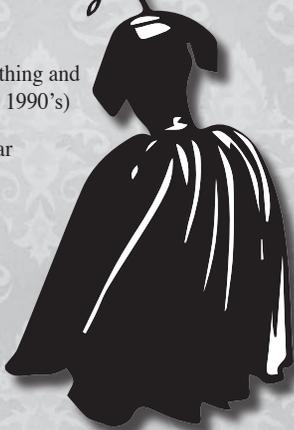
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910 N. Roxbury Drive **\$17,250,000**
Gracious updated 2sty Tradit estate. 6BD 5.5BA. Den, office, fam rm. Guest Hs. Wd flrs, French drs. Over 24,000 sq ft lot. Curb appeal. Most desired 900 block in BH.

Beverly Hills



JUST SOLD

711 N. Oakhurst Drive **\$10,800,000**
Custom remodel in 2006. 1.5sty Euro Villa. Lush 20,000sqft lot. 5BD 5.5BA. Great rm. Motorcourt. X-deep grounds. Lawns/patios/pl/spa/privacy. Quiet road.

Beverly Hills



JUST SOLD OVER ASKING

630 N. Alta Drive **\$9,380,000**
Authentic & grand sunlit 2sty courtyard Spanish. Over 15,000sf lot. Prime quiet rd. 5BD 5.5BA Sep den & fam rm. 3FP's. Deep yrd. Pl/lawn/patios. Trust sale. Curb appeal.

Beverly Hills



JUST SOLD OVER ASKING

723 N. Bedford Drive **\$8,495,000**
1st time avail in 58yrs. Immac older 2sty 5BD Tradit. 14,340 sf lot. Sep office & huge fam rm. Grand 1st flr owner's ste. Pl, rec rm/cabana. Endless potential.

Beverly Hills



JUST SOLD OVER ASKING

527 N. Camden Drive **\$7,495,000**
Romantic 2sty 5BD Spanish. Coveted 13,270 sq ft corner lot. Period detail. 1st time for sale in 57 yrs. Den, lanai, fam rm. Lawns, patios, pl/spa. Trust sale.

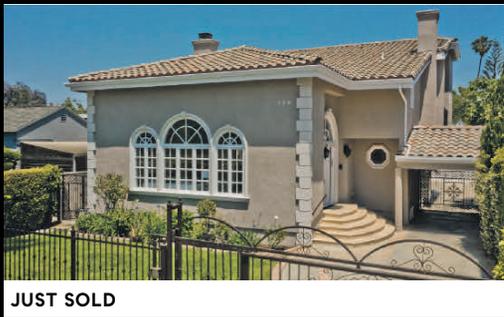
Little Holmby



JUST SOLD OVER ASKING

811 Holmby Avenue **\$4,295,000**
1st time avail in 50 yrs. Immac classic 1930's 2sty Trad. 13,540 sf lot. 3 + mds + fam rm. Drk wd flrs. Lg lush yrd w/lawn/patios. Curb appeal. Trust sale..

Beverly Hills



JUST SOLD

138 N. Carson Road **\$3,795,000**
Spacious 1990 2sty gated Contemp Med. Prime quiet street N. of Wilshire. 4BD 4.5BA. Fam rm. Mstr w/office/balc. Lwr lvl rec rm. Roof deck. Grassy yard.

Beverly Hills



NEW EXCLUSIVE | DO NOT DISTURB OCCUPANTS

159 N. Arnaz Drive **\$2,995,000**
Fab 1933 Spanish duplex. 3BD 2BA each. Deco-era detail. Hi clngs. Wd flrs. Updated kitchens. Central AC. 4car garage. Rear patios/gardens. Quiet historic road.

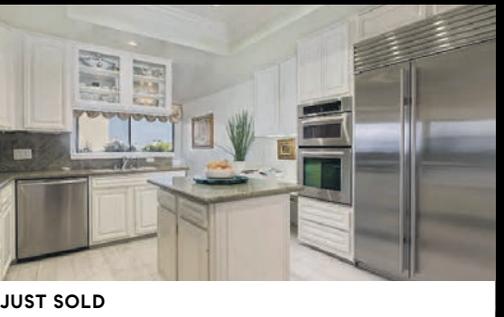
Beverly Hills



JUST SOLD

463 S. Beverwil Drive **\$2,749,000**
Authentic Deco-era 1.5sty Spanish Hacienda. 1st time avail in 48yrs. Huge inner courtyard. 3BD 3BA. Sunlit. Wd flrs. Beams. Outdr office. Curb appeal!

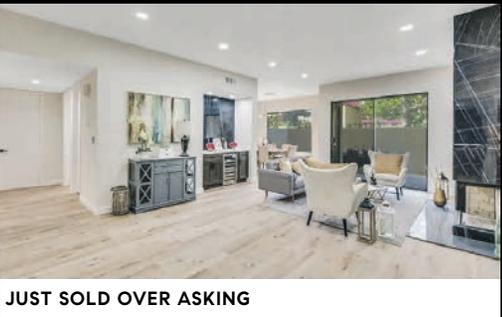
Century City



JUST SOLD

2331 Century Hill **\$1,399,000**
Fab 1-level 2BD 3.5BA 2nd flr unit. Over 2,300 sq ft. Great room. Lg balcony. Peek-a-boo vus. Updated granite kitch. Primary ste w/2 baths/walk-ins. Quiet!

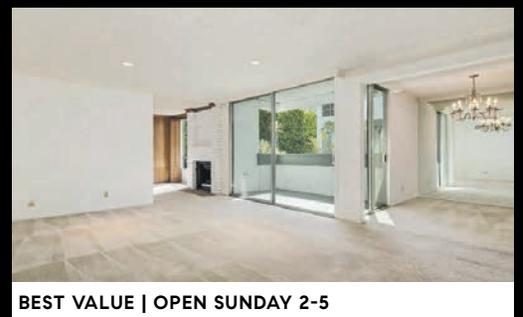
Century City



JUST SOLD OVER ASKING

2166 Century Hill **\$1,575,000**
Stunning all redone as-new 1 level spacious 2BD 2.5BA. Sunlit rms. Hi clngs. Wd flrs. Glass walls. Grt rm. 2 big patios. Full srvc gated community.

Beverly Hills



BEST VALUE | OPEN SUNDAY 2-5

406 N. Oakhurst Drive, Unit 205 **\$1,050,000**
1st time avail in 43 yrs! Immac spacious older unit. 1,471 sq ft. 2BD + den + 2BA. Lg covered balc. FP. Quiet rear location. Low HOD's. Side x side parking..



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Celebrating 37 Years in our Westside Market
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COMPASS