

Beverly Hills Weekly

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Issue 1200 • September 29 - October 5, 2022



Beverly Hills Weekly Turns 1200

Our Readers Discuss Why They Can't Miss the Weekly Every Thursday

IDEAS!

I WANT TO HEAR FROM YOU!

WHAT'S ON YOUR MIND?



Let's come together as a community!

LIVE! WITH MAYOR LILI

Come join us in-person for our next **LIVE WITH LILI** on *Monday, October 10, 2022*

From 7p.m.-8 p.m. at City Hall

This is an opportunity for Beverly Hills Mayor Lili Bosse to listen to **YOUR** ideas and what you have on your mind!

IN-PERSON:

City Hall
Municipal Gallery

455 N Rexford Dr.
Beverly Hills, CA
90210

VIRTUAL:

To participate:
beverlyhills.org/LiveWithLili

To watch:
beverlyhills.org/live

WHEN:

No RSVP necessary;

for more information, visit
beverlyhills.org/LiveWithLili



The City's Next Beverly Hills Committee's First Thursdays is a monthly program that promotes local dining and shopping and increases the visibility of Beverly Hills' nightlife.

THURSDAY, OCTOBER 6, 2022
6 PM - 9 PM

Meet us at Beverly Cañon Gardens wearing your most creative Halloween costume! Those dressed up will get a special treat from First Thursdays participating business, Sweet Beverly!



To see the most recent list of First Thursdays restaurants, visit BEVERLYHILLS.ORG/FIRSTTHURSDAYS



WHAT'S ON YOUR MIND?

You can write us at:
140 South Beverly Drive
#201
Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com



Issue 1200 • September 29 - October 5, 2022
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles
ISSN#1528-851X

www.bhweekly.com

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Unsolicited materials will not be returned.
©2022 Beverly Hills Weekly Inc.

1 year subscriptions are available.
Sent via US Mail
\$75 payable in advance

Adjudicated as a newspaper of general circulation for the County of Los Angeles. Case # BS065841 of the Los Angeles Superior Court, on November 30, 2000.



OUR DATA SPEAKS VOLUMES



letters & email

“West Hollywood City Council Candidate Alleged to Be Anti-Semitic”

[Issue #1196]

I was puzzled when I heard that someone running for West Hollywood City Council was actually an antisemite as well as a new resident of that city. There are pictures of Chelsea Byres that help attest to it.

Mr. Mark Elliot asserts in a letter [Issue #1198] to *Beverly Hills Weekly* that Byres is not antisemitic because in his mind being pro-Palestinian is not antisemitic.

Well, we can play semantics all day long; the fact is that enough of the Palestinian society wants the destruction of the Jewish State of Israel as they chant "from the river to the sea", and as stated multiple times by their leader Mahmoud Abbas.

The Palestinian school books have removed Israel from the maps and instructed them to hate their neighbors, the Israelis, and how to use arms against their enemy, the Jews.

Their government encourages suicide bombers and terrorists and offers payment to them or their families after his/her carry out the intended action.

When the Palestinians decide, they start sending rockets to Israel causing great fear and the need to run to bomb shelters. Of course, Israel retaliates but with a kind hand giving them forewarning so that women and children can vacate the area. Otherwise, the destruction would be grave.

Let's not forget that Israel has reached out many times and offers work to the Palestinians, in fact over 200,000 a day cross to Israel to work.

Also, as regards occupied lands, start reading history books. Balfour declaration, San Remo, etc.

Now if you want to know more about the Palestinian hate for Jews, follow Palestinian Media Watch.

Of course, there are people who would love to have relations with Israel and live in peace. They should be supported, but not by joining the BDS or joining the Students for Palestine antisemitic groups as Byres has done.

In the meantime, by Mr. Elliot's own claim that Ms. Byres is pro-Palestinians; this is indeed is antisemitism/antizionism. If there are still questions just re-read the samples above or the articles below.

Pablo Nankin, MD
Beverly Hills

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briefs

Kitson Accuses Gluck of Harassment

The retail boutique Kitson has stated



on Instagram Monday they plan on suing Next Beverly Hills Committee co-founder Jon Gluck for defamation claiming he came to the store on Saturday with the intention of harassing the owner and staff over their no mask policy. According to Kitson, Gluck confronted the owner, Fraser Ross, claiming Ross was responsible for deaths in the country and was racist for

implementing a no mask policy.

At first, Kitson was unaware of who Gluck was, but with the public's help, they were able to later name him.

Kitson previously banned the use of face masks in an attempt to deter criminal activity after an increase in crime has plagued Los Angeles and Beverly Hills.

"We think a lawsuit is needed as you can't defame someone intentionally as you don't like their policy," Kitson said in an Instagram post.

According to Kitson, prior to Gluck's visit to the store on Robertson Blvd, he posted Ross on social media going on Fox and Friends talking about his new mask policy. Kitson claims Gluck came into the store without wearing a mask and put it on after walking in. When Ross told him they have a no mask policy during business hours he questioned the reasoning behind this.

"Now we love the Mayor of Beverly Hills Lillie [sic] Bosse. She was one of the mayors that would not implement the mask mandate if it was going to be re-enacted. Lille follows Jon and vice versa. Why didn't Jon post about Lille and slam her and tell her she was killing people?" Kitson wrote.

According to Kitson, on Saturday Gluck also posted on Instagram stating "in his [Ross] latest pernicious stunt, he banned masks in his store under the racist guise of crime prevention. One look at Kitson's social media and Ross's press interviews

briefs cont. on page 4

Upcoming Community Meeting | In-Person and Virtual

GALE YARD PUBLIC FORUM #2

A FOLLOW-UP DISCUSSION

Please join us at the second Gale Yard Public Forum to continue the community discussion on a permanent use for the Gale Yard site (8421 Wilshire Blvd.), following completion of the Wilshire/La Cienega Purple Line Station. This follow-up meeting will refine the land use options and help identify the public's priorities for use of this site in a mediator-led session.

MEETING DETAILS

Date: **MONDAY, OCTOBER 17, 2022** Time: **6 PM**

In-Person: Beverly Hills City Hall, Municipal Gallery (Second Floor)
455 N. Rexford Dr., Beverly Hills, CA 90210

Virtual participation: beverlyhills-org.zoom.us/my/community
Password: 90210 Phone comments: 310-285-1020

Project details: www.beverlyhills.org/galeyard



beverlyhills.org/galeyard



briefs cont. from page 3

makes clear it has little to do with preventing crime and everything to do with pushing his dangerous ideals on the public. People like Ross are directly responsible for untold death and suffering.”

Kitson offers customers the opportunity to shop before or after business hours for those who prefer to wear a mask.

"At Kitson we adhered to the mask when the city enforced it. When crime started escalating at unforeseen levels and the safety of the staff and assets of the company were in jeopardy (we can't keep the light on with no inventory) we put a no mask policy in place," Kitson wrote.

Kitson claims Gluck was well aware of this policy and came into the store with the intention of harassing staff. Gluck refused to leave when asked and the store was forced to utilize security, according to Kitson.

"Jon deliberately came into Kitson to stir up trouble and harass. While he was there he defamed the owner with witnesses watching. He knew it was a no mask policy store as he posted on his Instagram 2 weeks prior to our policy," Kitson wrote.

On Tuesday Kitson posted surveillance photos on their Instagram of the incident

as well as a letter sent from Gluck saying Kitson is publicly threatening his well-being and that any information Kitson shares that negatively impacts his reputation or business with result in a civil suit.

Gluck was granted a temporary restraining order Tuesday.

"Fraser Ross is misrepresenting to his followers our interaction and he has inexplicably escalated to illegally Doxing my family and me, inciting serious harassment and threats which has put our safety and livelihoods in danger. We have filed an emergency Restraining Order against him, and are taking other measures to defend ourselves," Gluck told the *Weekly*.

Four Suspects Arrested in Connection to an Overnight Beverly Hills Residential Burglary Attempt

Four suspects were arrested for an attempted residential burglary Saturday in the 600 block of North Roxbury Drive.

At approximately 8:30 p.m., BHPD Officers responded to a call of an attempted residential burglary in the 600 block of North Roxbury Drive. Upon arrival, one suspect was immediately taken into custody. The remaining three suspects fled the scene on foot.



(L to R): West Coast Director Carolyn Kangavari, honorees: Ruthi and Elliott Kahn, Jacob and Shannon Zackary, Founder and President of United Hatzalah Eli Beer, and West Coast Director Brad Yellen

United Hatzalah Gala Raises \$12 Million

Last Monday at the Beverly Hilton, more than 800 people gathered together in support of Israel's premier fully volunteer emergency medical service organization. The event was headlined by Keynote Speaker David Friedman, former U.S. ambassador to Israel, and Dr. Miriam Adelson. The gathered crowd attended the third annual gala held by Friends of United Hatzalah in support of the work done by the organization's network of 6,200 emergency medical volunteers in Israel. Supporters made donations to the organization that totaled \$12 million.



NOTICE OF PUBLIC HEARING

DATE: Thursday, October 13, 2022
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **October 13, 2022**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO AMEND BEVERLY HILLS MUNICIPAL CODE SECTIONS RELATED TO LOT LINE ADJUSTMENTS AND DEVELOPMENTS THAT CROSS JURISDICTIONAL BOUNDARIES

Pursuant to prior discussions held by the City Council, staff will bring forth a draft ordinance for review by the Planning Commission. This draft ordinance is intended to replace the Lot Line Adjustment Urgency Ordinance (Urgency Ordinance No. 21-O-2833), which will expire in January 2023. This urgency ordinance was enacted to prohibit lot line adjustments that would either create or expand a lot that crosses the city boundary, and created an allowance for a variance to be granted for cases in which an undue and unusual hardship resulted from this prohibition. The proposed regulations included in the draft ordinance are summarized as follows, and the Beverly Hills Municipal Code (BHMC) section is provided if applicable:

- BHMC §10-2-805, 10-2-806: Amend the lot line adjustment procedural language to clarify that the Director of Community Development may forward a lot line adjustment application to the Planning Commission for review;
- Create a new regulation to require that any development crossing the jurisdictional boundaries of the City of Beverly Hills apply for and receive a discretionary entitlement (an R-1 permit), for which the initial reviewing authority is the Planning Commission. However, this discretionary entitlement may not be required if such project is otherwise subject to another discretionary entitlement that requires review by the Planning Commission; and
- Other clarifications and amendments that may be required to bring existing BHMC sections into consistency with the proposed new regulations.

Staff will recommend that the Planning Commission review the draft ordinance, and adopt a draft resolution recommending approval of the draft ordinance to the City Council.

This project has been 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. Since the project is not related to any specific development proposal and do not enable any physical changes in the environment, there is no possibility that it may have a significant effect on the environment. In addition, the project reflects minor changes in land use limitations, and do not result in changes to land use or density. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt from CEQA pursuant to Sections 15061(b)(3) and 15305

of Title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that a change to the regulations related to medical uses would have a significant effect on the environment.

How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch, or listen to the commission meetings through the following methods:

- **In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- **Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- **Video Comment:** <https://beverlyhills-org.zoom.us/my/bevpublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email commentPC@beverlyhills.org
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/watchlive

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary (commentPC@beverlyhills.org) by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.


In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

Any written comments received by end of the day on Tuesday, October 6, 2022 will be attached to the agenda report regarding this item. Any comments received after Tuesday, October 6, 2022, but prior the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Chloe Chen, Associate Planner** in the Planning Division at **(310) 285-1194**, or by email at cchen@beverlyhills.org. Copies of related project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:
Chloe Chen, Associate Planner

 Pursuant to the Americans with Disabilities Act (ADA), the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please contact (310) 285-1126 (voice) or (310) 285-6881 (TTY) prior to the meeting for assistance. Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

Arriving units set up a containment with the assistance of K9 Units, BHPD S.W.A.T., the Santa Monica Police Department, Culver City Police Department, U.C.L.A. Police Department, Los Angeles Police Department Air Support Division, and Los Angeles County Sheriff's Department Aero Bureau. The three suspects were taken into custody after a seven-hour search. The suspects were located hiding in rear yards close to the home they originally attempted to burglarize.

The vehicle used by the suspects was also impounded and is being checked for evidence.

Arrested and charged with residential burglary were: Delontre Blaylock, 25 year old male transient; Dontey Watkins, 24 year old male from Rialto, CA; Damani Franklin, 19 year old male from Moreno Valley, CA; and Russel Foreman, 22 year old male from Rialto, CA.

"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 Chief Mark Stainbrook. "Let this be a reminder to anyone thinking of committing a crime in Beverly Hills – we will catch you."

Suspects Arrested in Connection to Beverly Hills Jewelry Store Burglary

Three suspects were arrested last Wednesday in connection to a March 22 commercial burglary on South Beverly Drive.

On March 22 officers with the Beverly Hills Police Department responded to the 200 block of South Beverly Drive for a burglary investigation. At the time, it was reported that up to six suspects, all wearing masks and hooded sweatshirts, exited out of a vehicle carrying axes, sledgehammers, and crowbars. The suspects used the tools to smash a storefront window and removed several pieces of high-end jewelry from a display case.

Officers and detectives immediately gathered evidence, including video surveillance footage from private and public cameras. This led to the identification of a getaway vehicle and the suspects involved in the case. The Beverly Hills Police Department coordinated with FBI agents and

the US Attorney's Office in securing arrest warrants against three suspects.

Last Wednesday BHPD and FBI tactical teams conducted simultaneous warrant services at three different locations in Long Beach.

The tactical operations concluded with the arrests of two suspects: Juvenile from Long Beach, arrested and booked at BHPD for Commercial Burglary; and Deshon Bell, from Long Beach, arrested and booked at BHPD for Commercial burglary, and Conspiracy.

A 9 mm handgun and a high-capacity magazine were recovered from the arresting location.

A third suspect, Jimmy Lee Vernon from Gardena, was arrested overnight by California Highway Patrol officers during a traffic stop in Barstow, California. He was arrested and booked at BHPD per a federal criminal complaint for robbery. A fourth suspect, Ladell Tharpe, from Los Angeles, is already in custody for an unrelated offense. Tharpe has been charged in a federal criminal complaint with robbery in connection with the South Beverly Drive incident. Evidence connecting the suspects to the South Beverly Drive crime was also recovered.

The BHPD said that the investigation is ongoing and will not conclude until all remaining suspects are arrested and booked.

Anyone with information about this crime can call the Beverly Hills Police Department at 310-285- 2125. Anonymous reports can be made by text to TIP BHPDAlert followed by the tip information to 888777.

Galpin Lotus Coming to Beverly Hills

At last Thursday's meeting the Planning Commission approved a Conditional Use Permit (CUP) to allow a vehicle sales use to occupy the ground floor of an existing multi-tenant building at 9777 Wilshire Boulevard.

The applicant, Galpin Lotus, is a fully electric vehicle (EV) company.

The proposed project would operate from 9:00 AM - 7:00 PM, Monday - Friday; 9:00 AM - 6:00 PM, Saturdays; and 10:00 AM - 6:00 PM, Sundays. The showroom would offer display vehicles for viewing and demonstration drives. Customers can place a vehicle pre-order at this location or online, and can choose to either take delivery at the showroom or have the vehicle delivered to them directly. Customers would also have the option to drop off trade-in vehicles and return leased vehicles to this location.

The project did not propose any alterations to the building and only involved

vehicle sales of new vehicles and test drives of cars with customers.

City Seeking Public Input on 'How to' Guide for Creating Neighborhood Traffic Calming

The City has released a Draft Neighborhood Traffic Calming Program (NTCP) 'How to' guide for public review. This proposed program, aimed at reducing speeding and cut-through vehicle traffic on residential streets, is meant to help implement physical design elements and strategies such as speed humps, traffic circles, signage, and more to create safer neighborhood streets.

The Draft NTCP includes various potential options, as well as proposed step-by-step instructions for the community to request and obtain approval for traffic calming measures on their own streets.

Residents are invited to review the Draft NTCP on the City's website at beverlyhills.org/traffic-calming and provide their feedback by Oct. 14 in one of the following ways: By phone: 310-285-2467; By email: AskPW@beverlyhills.org; or Submit a comment at beverlyhills.org/trafficcalming.

The City anticipates presenting the Draft NTCP and comments received to the Traffic and Parking Commission at the Nov. 3, meeting, followed by City Council for final approval.

Selection of 2022 – 2023 Team Beverly Hills Members Announced

The selection of the 2022 - 2023 Team Beverly Hills members have been announced.

Student and resident members include: 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,



Stradford Selected as Teacher of the Year

Horace Mann fifth grade teacher Michelle Stradford received the Los Angeles County Teacher of the Year honor Friday. She is one of 16 teachers, out of 66 who were nominated, and was selected as Teacher of the Year by the Los Angeles County Office of Education. Stradford will now move on to the state level.



Photo: JOE DUFFY, © JOE DUFFY

Helicopter Lands for "Beverly Hills Cop 4"

On Sept. 24 the 400 Block of North Crescent Drive was closed off for several hours for a helicopter landing at City Hall for "Beverly Hills Cop 4". The movie is the latest installment in a comedy franchise that features a stylized version of Beverly Hills, and its Police Department, with Detective Axel Foley, portrayed by Eddie Murphy.

Sonal Kapur, Susan Kimura, HaRim Michaela Lee, Mallory Lee, Brigitte Lifson, Judith Manouchehri, Anavaldice Mayorakas, 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, Shellee Sigal, Linda Spiegel, Gian Franco Tordi, Jessica Varone, and Mary Wells.

Business members include: Michael P. Broida, Tiffany Davis,

briefs cont. on page 6

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Private Party loans generally have higher interest rates, points & fees than conventional discount loans

briefs cont. from page 5

Richard Shamooilian, and Alicia Shen.

Team Beverly Hills is an interactive and educational program that informs citizens about their representatives in local government, programs and departments; community associations; and, current issues in the community.

The program is intended to create an environment that encourages leadership, responsibility, and participation by the City's citizenry. The vision of Team BH is to maintain and develop an energetic and informed resource for community involvement and leadership roles.

Developed in 1996, the program currently has over 750 Alumni members. Many graduates volunteer at events, sit on committees, serve on commissions, assist with projects in the neighborhood, and offer service to local non-profit organizations.

Through an application process, 50 residents and 5 representatives from the City's business community are selected for Team Beverly Hills. Team Beverly Hills members meet on weekday evenings and actively participate in a variety of tours, presentations, and demonstrations.

Beverly Hills Library Launches Reel Conversations

The Public Library will be launching "Reel Conversations," a documentary film series that kicks off on Sunday, Oct. 2, in the Library's Auditorium at 1 p.m.

The three documentary films in the series provide an opportunity to meet with filmmakers and ask questions.

"Reel Conversations provides information to our community about unique stories of diversity and inclusion and facilitate conversations around these issues. These are outstanding and award-winning documentaries which explore important issues in today's society," Beverly Hills Public Library Administrator Karen Buth said.

The first film of the series, *Orchestrating Change*, is a film about the world's only orchestra for people living with mental illness. The Q&A session with the filmmaker will follow the screening, and will include the founders of the orchestra and musician featured in the film.

Screening on Sunday, Oct. 23, *Lives Well Lived*, is a film encompassing over 3000 years of experience where diverse people share their secrets and insights to living a meaningful life.

On Sunday, Nov. 6, the series will present *Far East Deep South*, an immigrant story, a Southern Story, and an American story about a family in search of their roots.

Free parking is available in the Civic Center parking facility adjacent to the library.

To register, email reference@beverlyhills.org, or call 310-288-2244.

Harbor-UCLA Medical Center Seeks Public's Help to Identify Patient

On Sept. 13 an unidentified Caucasian male was found by paramedics at 1858 Del



Amo Blvd., Torrance, CA 90501 and brought to a local hospital. The hospital is seeking the public's help in identifying this patient because he had no documentation or evidence of his

identity.

He is currently alert but unable to communicate any information which will help the hospital identify him.

The male is in his late 50s, has grey and white hair, blue weighs, stands 5'8, and weighs about 202 pounds. He is of a slight build with no tattoos. On presentation to the hospital, he had a well-groomed mustache and goatee, and was wearing brown/black glasses, black Airmax shoes size 10, a gold/silver bracelet, gold ring, multicolor beaded necklace, an orange comb, and a black/brown watch.

Anyone with information that may help to identify him can contact the County at (424) 306-4573.

New Cultural Festival Possibly Coming to Beverly Hills

At the Sept. 21 City Council Liaison Rodeo Drive / Special Events Committee meeting, Mayor Lili Bosse and Councilmember Lester Freidman discussed the development of a proposed new signature event at the farmers market for an inaugural Beverly Hills Cultural Festival as part of the City's Embrace and Celebrate Culture Initiative.

The Embrace and Celebrate Culture initiative is ongoing citywide programming supported by the Arts and Culture and the Human Relations Commissions, and the Next Beverly Hills Committee. The City Council previously approved the Embrace & Celebrate Culture Initiative to provide innovative citywide programming intended to celebrate the cultural diversity of the community and support the City in the creation of a culture of equity, inclusion, and belonging.

In the new Cultural Festival, the goal would be to create a signature, elevated experience free to the community that celebrates Beverly Hills history, food, arts, humanities, culture and architecture. Envisioned initially as a free one-day outdoor event, the event is proposed to take place in March, to coincide with spring.

City staff proposed three event options: host a Cultural Festival event as part of the City's Farmers' Market; host a Cultural Festival event as a community gathering in one of the City parks; or host a Cultural Festival event as part of a one-day street festival with street closure.

If the event takes place at the farmers market, possible attractions may include a craft-type fair with community-based artisan booths; global food vendors and cooking demonstrations; and music and dance performed by local talent.

If the event proposal moves forward, a separate request with a specific date, pro-

gramming and performer details, and funding will be brought back for review and approval by the liaisons, followed by full City Council consideration.

"There are so many people in our community that don't see themselves represented in our city. And my goal with this is exactly that, that everybody can see themselves in this event. Whether it is clothing, music, their food, and get to share and connect with others who might be of different cultures and see that we are actually more alike than we are different. And in our differences, there is connection," Bosse said.

Distinguished Speaker Series Begins Next Month

The Distinguished Speakers Series of the Westside has announced the line up of live presenters. Now in its seventh season at the Saban Theater in Beverly Hills, the speakers include Ken Burns, Misty Copeland, Neil deGrasse Tyson, Admiral James Stavridis, Cristina Mittermeier, and Bob Eubanks with Ticket to Ride. The Series is sold in subscription packages ranging from \$210 to \$660 for all six evenings. Each presentation begins at 7:00 p.m.

The season runs from October 2022 to April 2023.

"We search the globe to find great speakers whose accomplishments and opinions challenge us. This season we look forward to riveting personal stories, epic photos taking us on global adventures, learning from science and historical greats and laughing and listening in awe," said co-owner Kathy Winterhalder. "What makes our series unique is that instead of the media selecting the sound bites or quotes, our patrons can listen, submit questions and create their own opinion."

The series kicks off on Oct. 16th with ballet dancer Misty Copeland. In a triumphant homecoming to her home state of Calif., she will share her rise to become the first African American Female Principal Dancer with the American Ballet Theatre.

Neil deGrasse Tyson will take the stage on Nov. 13 where he will explore the many intersections between space, science, culture, and life itself.

Former Supreme Allied NATO Commander and decorated Admiral James Stavridis, USN (Ret.) will offer insight on the most pressing issues facing the United States and the geopolitical climate, including the War in Ukraine, the role of NATO and its broader impact, U.S. foreign policy and the global marketplace on Jan. 22, 2023.

On Feb. 5, 2023, National Geographic's Adventurer of the Year, photographer Cristina Mittermeier, will take audiences



David Cowan and Mathew Rosengart

Beverly Hills Bar Association Holds 10th Annual Litigation Awards Dinner

Last Wednesday the Beverly Hills Bar Association held its 10th Annual Litigation Awards dinner where former SCOTUS Justice David Souter and Casey Affleck presented Mathew S. Rosengart with the Excellence in Advocacy Award. Litigator Patricia L. Glaser and Los Angeles Superior Court Presiding Judge Eric C. Taylor presented Judge David J. Cowan with the Ronald M. George Award for Judicial Excellence.

on a visual journey around the most remote corners of the planet.

Bob Eubanks, who is the man who brought The Beatles to the United States, will be bringing an inaugural musical experience to audiences, by sharing his never-before-heard stories with "a little help from his friends." Stories will be interlaced with Beatles songs performed live by tribute band Ticket to Ride on March 19.

The Series will conclude with Emmy award-winning documentarian filmmaker, Ken Burns, on April 30, who will chronicle the aspects of U.S. history that make us uniquely American by engaging and celebrating what we share in common.

The series will be held at the Saban Theatre. The Series is open to the public in subscription packages only, single tickets are not available. Subscriptions can be purchased online at www.speakersla.com or calling (310) 546-6222.

Rodeo Drive Committee Oks EqualizeHer Now! Event

On Sept. 21 the Rodeo Drive Committee approved a request for a temporary street closure of the 9300 Block of Civic Center Drive and permission to use the City Shield for marketing materials for the proposed "EqualizeHer Now!" and Live Nation Street Fair on Saturday, Dec. 3.

This inaugural event is intended to build a collaborative community of powerful young women to create opportunities in various music industry fields such as producers, songwriters, managers, engineers, and artists.

The street closure is from 7:00 p.m. on Friday, Dec. 2, to 7:00 p.m. on Saturday, Dec. 3, with the event itself from 12:00 p.m. — 5:00 p.m. on Saturday only. The road closure will be for a free street fair open with live music performances, panel discussions, food trucks, and workshop activities. A total of 500 - 2,000 total attendees are expected to attend.

Staff will bring the event proposal to the full City Council at the Oct. 11 meeting, and administratively issue the permit after approval and collection of the appropriate fees for the event.

"As a woman, I am all about empowering other women. So, you had her at hello. You had me at 'H'," Mayor Lili Bosse said.

The Wallis to Present BODYTRAFFIC

BODYTRAFFIC, one of the nation's leading contemporary dance companies, returns to the Wallis with a program of new and signature works on Friday, Oct. 21, at 7:30 pm, and Saturday, Oct. 22, 2022, at 2:00 pm and 7:30 pm.

The program includes the world premiere of a new work by Micaela Taylor, the company's first-ever Artist-in-Residence, which she describes as "a modern day spin on the story of Madame Butterfly" with original music by SHOCKEY. Also featured is the West Coast premiere of Baye & Asa's rhythmic and bold *The One to Stay With*; an encore performance of Matthew Neenan's whimsical and joyous *A Million Voices*, inspired

by the music of Peggy Lee; and Alejandro Cerrudo's *PACOPEPEPLUTO*, one of the company's beloved signature works, set to music by Dean Marin, including his iconic version of "That's Amore."

"Our goal is to build a highly collaborative collective of today's most innovative choreographers, who tell the vital stories that illuminate our lives. With this



in mind, it makes incredible sense to start with Micaela. Her work is representative

of what's happening in the world today, and her style is a melting pot of many different influences. She perfectly blends boundary-pushing dance with subject matter that always feel fresh, relatable, and deeply meaningful," Artistic Director Tina Berkett said regarding BODYTRAFFIC's motivation to create an Artist-in-Residence program.

Tickets for BODYTRAFFIC are \$39 - \$99 and on sale now. To purchase tickets visit TheWallis.org/BT.

--Briefs Compiled by Danielle Berjikian



(L-R) Honorary Co-Chairs Stewart Resnick and Lynda Resnick, special guest Gwen Stefani, honoree Irving Azoff, special guest Meghan Trainor, and Michael Nemeroff, Chairman of the Wallis Annenberg Center for the Performing Arts

Azoffs Honored at Wallis Event

Luminaries from across the music, entertainment, and philanthropy spectrum attended The Wallis Delivers: An Evening with Shelli and Irving Azoff, on Sept. 21. The sold-out benefit celebrated the Azoffs, entertainment icons, arts leaders, and restaurateurs. The celebration, hosted by James Corden, included surprise performances by headliners Gwen Stefani, Meghan Trainor and John Fogerty and raised more than \$2.6 million for The Wallis' artistic, education and outreach programs. Harry Winston, Inc., was Presenting Sponsor. Wallis Annenberg and Lynda and Stewart Resnick served as Honorary Co-Chairs. Cathy and Mark Louchheim and Susan and Peter E. Strauss co-chaired the event.

sports & scores



BHHS Football Team To Open Ocean League Play

By Steven Herbert

The Beverly High football team will open Ocean League play Friday against Morningside at El Camino College in Torrance, seeking its first victory in league play since 2015. The opening kickoff is set for 7 p.m.

"If we're going to stand a chance, we're going to have run the ball effectively," Normans coach Marquis Bowling said. "Passing the ball is not our strong suit. I will not expect to throw the ball more than two times in this game.

"We're way more effective running the ball. It's time to get aboard that train full-time."

The teams have one common opponent – Verbum Dei. The Normans lost to the Eagles, 17-0, Sept. 9 while the Monarchs lost to Verbum Dei, 32-18, Aug. 27.

Morningside (2-3) lost to Los Angeles, 28-26, in an intersection game Friday.

Beverly Hills lost to the Monarchs, 6-0, last season in a game Bowling said the Normans made "silly mistakes that cost us," specifically citing an unsportsmanlike conduct penalty called because "one of our guys wanted to share his opinion with the referee."

Beverly Hills has lost 26 consecutive league games since a 25-17 victory over Santa Monica Oct. 30, 2015.

The high school football website Calpreps.com projects Morningside will win

22-10.

Firebaugh 9, Beverly Hills 6

Oscar Mantville scored on a long run in the third quarter to end the Normans' 14-quarter scoreless streak.

Bowling said the loss in the homecoming game Friday at Nickoll Field was the result of penalties and two "bonehead" decisions he made.

One was calling a screen pass on a first-and-goal from the Falcons' 4-yard line after Beverly Hills had success with its running game. The pass was overthrown and intercepted in the end zone.

"It was definitely my bad call," Bowling said.

The other was not having a returner on a Firebaugh punt in the third quarter after the Normans' usual punt returner was injured.

"The punt got a lucky roll and rolled down to the 1-yard line," Bowling said. "We didn't think he'd be able to get it that deep."

Firebaugh (2-3) recorded a safety on the next play, increasing its lead to 9-6.

The Falcons took a 7-0 lead on a short touchdown pass in the second quarter.

Mantville ran for over 100 yards for the second consecutive game, despite suffering a thigh bruise early in the first half, Bowling said.

Sophomore middle linebacker William

Glettner played "really well," Bowling said.

The loss was the Beverly Hills' second by single digits since a 22-16 loss to Cerritos Sept. 15, 2017, a span of 41 games that included 35 losses

Calpreps.com had projected a 27-17 victory for the Normans.

Girls' Tennis Beverly Hills 12, Torrance 6

Anna Shirman won each of her three sets 6-0 while Nicole Gorbacheva and Eugena Lee both won 18 of 19 games in their three sets for the Normans in an Ocean League match at Torrance Sept. 15.

Beverly Hills' No. 1 doubles team of Ruby Matenko and Sienna Shapiro won its final two sets 7-6 (5) and 6-1 following a 7-5 first-round loss.

The Normans' No. 2 doubles team of Skyler Hodes and Ryan Smith won its third-round set 6-1.

What's Next?

The Normans are scheduled to play at Marymount today in a nonleague match and play host to North Torrance Tuesday in an Ocean League match, both beginning at 2:30 p.m.

Beverly Hills dropped one spot to third in the Southern Section Division 2 poll re-



(L to R): Ken Hass, Will Karrat, Board of Education President Mary Wells, Raphael Guzman, and Amin Salari

New BHUSD Construction Team Introduced at Board Meeting

The Board of Education introduced the new BHUSD construction team, Fonder-Salari, Inc., at last Tuesday's meeting.

leased Monday.

Girls' Cross-Country

Woodbridge Cross Country Classic

Beverly Hills senior Danielle Hollander won the Girls White Varsity B race, completing the 3-mile course at the Orange County Great Park in 16 minutes, 54.2 seconds Sept. 15.

Amaya Aramini, a junior at Bishop Manogue High in Reno, Nevada, was second in 17:02.5.

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for the Los Angeles Times and The Washington Post. He can be reached at (786) 201-2460 or by email at Stvherbert@aol.com.

people & pictures



Beverly High Class of 1992 Reunion The Bourbon Room September 17



(L to R): Back Row: David Sarraf, Bobby Zoleikhaeian, Sydney Schwab Meller, John Beradino, Ashley Powell, and Greg Roach. (Front row): Jordana King Reiner, Kim Stein, Gaby Reims Alexander, Stella Sarraf, Liv Eisaman Long, and Autumn Haagen-Konheim



Aviva Bercovici Sax, Karen Winshman Liebrecht, Cathy Jebejian Kagan, Rebecca Soffer, and Liv Eisaman Long



Hugh Terlinden, Roy Choi, Jason Harrow, Andy Alexander, Brandon Crosby, and Alex Provdá



Beverly High Class of 1962 Reunion Beverly Hills Tennis Club September 17



Les Mayers and Celia Davidson



Nancy and Jim Krasne



Diane Nosseck and Jill Winner



Patty Liberman, Ron Rosen, and Margie Blatt



Evelyne Elba and Lois Reinis



Neal Weiner and Nancy Filgate



Greg Meyer, Greg Lorber, and Michael Tanenbaum



Ziv Gottlieb and David Sarraf



Nicole Hess, Jordana King Reimer, and Nicole Toplitzky LaCombe

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Beverly Hills
Weekly

coverstory

BEVERLY HILLS WEEKLY TURNS 1200

Our Readers Discuss Why They Can't Miss the Weekly Every Thursday

BEN ALLEN
CALIFORNIA STATE
SENATOR
(D-SANTA MONICA)



"Folks who know me know that I'm old school when it comes to getting my news. I still get local papers delivered to my house, and love reading

my *Beverly Hills Weekly*, in print and online. In a media era dominated by a few conglomerate companies and social media sites, local outlets like the *Weekly* are so important and remain the best way to stay informed about what's happening in our local community. The *Weekly* has a great team; they care about the community, are balanced, and engaged."

LILI BOSSE
BEVERLY HILLS MAYOR



"I usually can't even wait until Thursday! I look for it online Wednesday night. I love our newspapers. They keep us connected to one another

by each week sharing stories about our amazing community which each week reminds me how proud I am to be part of our beautiful city."

MICHAEL BREGY
BHUSD SUPERINTENDENT



"Each Thursday *Beverly Hills Weekly* brings a unique and interesting perspective to our immediate school community events and the wider Beverly Hills Community."

LINDA BRISKMAN
FORMER BEVERLY HILLS MAYOR



"As a point of personal privilege, my love for the *Weekly* starts with the Publisher Josh [Gross]. I have known him since his high school days and take pride in his accomplishments.

That said, the *Weekly* is a place called home. It has a great sense of community and true to the spirit of journalism doesn't always get it right, but not due to any attempt to be disingenuous. Congratulations from LALINS!"

JIMMY DELSHAD
FORMER BEVERLY HILLS MAYOR



"Congratulations and thank you for keeping us aware of our community issues not covered elsewhere."

LEEZA GIBBONS
TELEVISION PERSONALITY



"The *Weekly* is a constant reminder of how we are connected and why. I can't imagine Beverly Hills without it. Congratulations on your 1200 issue."

NOELLE FREEMAN
HUMAN RELATIONS CHAIR



"Wednesday at 5:00 is the new Friday at 5:00, thanks to *Beverly Hills Weekly*! I look forward to heading into each weekend reading the objective reporting from the *Weekly*. We're

lucky to have a publication that is invested in our community the way that Josh and his team are. Congratulations on 1200 issues and here's to 1200 more!"

ISABEL HACKER
FORMER BOARD OF
EDUCATION PRESIDENT



"*Beverly Hills Weekly* brings a chance to connect and learn about current events in our community. The *Weekly* interviews are a favorite, especially when a Beverly Hills High School alumni is featured. Congratulations to

Beverly Hills Weekly on your 1200th issue and thank you for continuing to serve as a news portal for our City."

SUSAN MISHLER
RECREATION AND PARKS
COMMISSIONER



"Congrats to the *Weekly* and Publisher Josh Gross on this anniversary. I love picking up the paper every week because the *Weekly* is all about local happenings and our community."

ALMA ORDAZ
CIVIC ACTIVIST



"Congratulations Josh Gross and *Beverly Hills Weekly*. In the very best tradition of local journalism, you keep us connected to our community and one another."

PETER OSTROFF
PLANNING COMMISSIONER



"The *Weekly* always provides a complete and objective report of what is going on in our City and helps me to connect the "dots" that need connecting."

TOM PEASE
FORMER HUMAN
RELATIONS COMMISSIONER



"I can't wait for the *Weekly* to hit the streets on Thursday, I'm online Wednesday night reading cover to digital cover! It's great (and important!)

that Beverly Hills remains a two-paper town!"

MARY WELLS
BOARD OF EDUCATION
PRESIDENT



"Congratulations Josh Gross on publishing the 1,200th issue. The *Weekly* is a Beverly Hills institution. I regularly read the news "briefs" on

the local current events and issues, and I always enjoy reading about those who are featured on the cover."

Beverly Hills
Weekly

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WOODLAND HILLS * LOS ANGELES



**C.E.R.T. Training
 For Businesses
 OCTOBER 11TH,
 2022
 8AM TO 5PM**

The CERT Basic Course for businesses is delivered by a team of BHFD personnel and certified instructors providing the foundational training and basic skills that are important to know when emergency services are not available. You can make a difference by using this training to save lives and protect property in different disasters like earthquakes, fires, terrorism, hazardous incidents, and other life-threatening situations by learning:

- Unit 1: Disaster Preparedness
- Unit 2: CERT Organization
- Unit 3: Disaster Medical Operations, Part 1
- Unit 4: Disaster Medical Operations, Part 2
- Unit 5: Disaster Psychology
- Unit 6: Fire Safety and Utility Controls
- Unit 7: Light Search and Rescue Operations
- Unit 8: Terrorism and CERT



Once you complete your basic training you will be able to:

- Assist emergency services personnel when requested in accordance with Standard Operating Procedures (SOPs) developed by the sponsoring agency and by area of training.
- Help with some of the same functions as emergency services personnel following a disaster.
- Prepare employers and employees prior to emergencies and assist other businesses and neighbors during an emergency.

Questions, please email cert@beverlyhills.org or call (626)766-8916.

Enroll at or scan the QR code:

beverlyhills.org/departments/firedepartment/cert/certsigup/web.jsp



Neighbors helping neighbors



detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

LUNA, FELIPE DEJESUS, 31, arrested on 8/21/22 for possession of drug paraphernalia, possession of meth/etc, possession of burglary tools, and receiving stolen property.

LANDAVERDERODRIGUEZ, GUILLERMO, 39, arrested on 8/21/22 for possession of meth/etc, driver unlicensed upon highway, possession of burglary tools, and grand theft auto.

WILLIAMS, TRUDY MARIE, 56, arrested on 8/22/22 for petty theft.

RICHARD, VENUS RENEE, 54, arrested on 8/22/22 for robbery.

AHMED, MUSTAQ, 42, arrested on 8/22/22 for theft or driving of vehicle.

KASRAEI, PAUL ARTMAN, 21, arrested on 8/22/22 for elder or dependent adult abuse.

TARIQ, HUMZA, 24, arrested on 8/23/22 for driving while license is suspended.

MARSHALL, KAITLIN BAILEY, 27, arrested on 8/23/22 for battery - use of force or violence upon another.

FARAMARZIAN, FARHAD, 43, arrested on 8/23/22 for having a BHPD felony bench warrant.

GOMEZ, ANDREW, 20, arrested on 8/24/22 for driving while license is suspended.

LEWIS, RUSSEL DEWAYNE, 56, arrested on 8/22/22 for other felony not listed.

IPOUCK, KEVIN, 30, arrested on 8/24/22 for grand theft.

HANI, YASMINA, 26, arrested on 8/24/22 for receiving stolen property.

WALKER, RANDY, 53, arrested on 8/25/22 for driving while license is suspended, carrying a concealed firearm upon a person, loaded firearm in public

person or vehicle, ex-felon with a firearm, and possession of ammo by a person prohibited from possessing a firearm.

POLANCO, RUBEN D, arrested on 8/25/22 for dirk/dagger, commercial burglary, and possession of burglary tools.

ESTRELLA, ERIK, 28, arrested on 8/26/22 for possession of drug paraphernalia, possession of meth/etc, evading a peace officer, and reckless driving.

GONZALEZ, MARIO JR, 24, arrested on 8/25/22 for theft or driving of vehicle, possession of meth/etc, evading a peace officer, and reckless driving.

MOSBY, JONATHAN THOMAS, 39, arrested on 8/25/22 for possession of drug paraphernalia, possession of meth/etc, dirk/dagger, and other misdemeanor not listed.

MATHENEY, KELLEY JON, 43, arrested on 8/25/22 for possession of meth/etc.

GILL, BRIANNE, 36, arrested on 8/25/22 for theft or driving of vehicle, resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, evading a peace officer, reckless driving, receiving stolen property, getting credit using other's ID, and committing mail theft.

GALLARBO, JUAN CARLOS, 43, arrested on 8/25/22 for being under the influence of a controlled substance.

BENEDETTI, SOMER MICAH, 44, arrested on 8/26/22 for having an outside felony warrant.

ABDIBAYEVA, RAXANA, 34, arrested on 8/27/22 for driving under the influence of alcohol, and driving under the influence with a blood alcohol over .08.

TORRES, DIEGO, 27, arrested on 8/26/22 for residential burglary.

BARRENTOS, NICOLAS, 26, arrested on 8/26/22 for residential burglary.

JEFFERY, PHILLIP RANDOLPH, 42, arrested on 8/26/22 for possession of drug paraphernalia, and refusing or failing to

leave land, real property, or structure of another not open to the public.

CIFUENTES ALVARDO, DERLY JOHANA, 30, arrested on 8/26/22 for assault - domestic violence/inflicting corporal injury (spouse or cohabitant abuse).

RILEY, LEONA STEPHANIE, 34, arrested on 8/26/22 for grand theft.

CAMERON, ORVILLE ANTHONY, 36, arrested on 8/27/22 for battery - use of force or violence upon another, disturbing another by loud and unreasonable noise (disturbing the peace), and having an outside misdemeanor warrant.

SODERBERG, RAYMOND HENERY, 59, arrested on 8/28/22 for pedestrian outside crosswalk, receiving stolen property, and public intoxication.

AGUILAR, SASHA DARLENE, 35, arrested on 8/29/22 for possession of a controlled substance, possession of meth/etc, and having an outside misdemeanor warrant.

CROSSLAND, ANTHONY RYAN, 29, arrested on 8/29/22 for possession of a controlled substance, possession of drug paraphernalia, and possession of meth/etc.

TAYLOR, DAMON, 49, arrested on 8/28/22 for theft or VEH parts.

MANN, LUKAS RYAN, 21, arrested on 8/29/22 for resisting, delaying or obstruct-

ing any public officer, peace officer, or emergency medical technician, any person addicted to the use of any drug driving a vehicle, driving under the influence of drugs, smuggling controlled substances or liquor into jail, and possessing controlled substances, drug, etc, where prisoners are kept.

ARITONANG, HENRI, 47, arrested on 8/29/22 for assault with a deadly weapon other than a firearm.

PERRY, DENZEL ANFERNEE, 29, arrested on 8/29/22 for driving under the influence of alcohol.

MCQUINN, DUSTIN JAMES, 33, arrested on 8/30/22 for resisting, delaying or obstructing any public officer, peace officer, or emergency medical technician, showing false ID to a police officer, carrying a concealed firearm upon a person, ex-felon with a firearm, and possession of burglary tools.

BRENNAN, VAL JOSEPH, 29, arrested on 8/30/22 for possession of drug paraphernalia.

ROSALES HERRERA, ARTURO, 62, arrested on 8/31/22 for other violation not listed.

THOMAS, LAUREN HANAE, 36, arrested on 9/1/22 for possession of a controlled substance, possession of drug paraphernalia, and driving under the influence of alcohol and drugs.

Beverly Hills Weekly

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geles, California 90012, or at assessor.lacounty.gov.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 30, 2022.



Elizabeth Buenrostro Ginsberg
Chief Deputy Treasurer and Tax Collector
County of Los Angeles
State of California

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE (SALE NO. 2022B)

2600 AIN 4352-006-008 MOTION PICTURE AND TELEVISION FUND LOCATION COUNTY OF LOS ANGELES \$10,126.00

2601 AIN 4356-023-010 CISSNA, ROBERT L LOCATION COUNTY OF LOS ANGELES \$3,165.00

2633 AIN 4386-017-026 CHALLENGER, THOMAS M LOCATION COUNTY OF LOS ANGELES \$2,361.00

2635 AIN 4388-011-035 BASNIGHT, OTTIS LOCATION COUNTY OF LOS ANGELES \$5,466.00

CN990109 512 Sep 22,29, Oct 6, 2022

T.S. No. 101722-CA APN: 4332-012-008 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/9/2015. 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 On 10/26/2022 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/13/2015 as Instrument No. 20150037132 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: FRED MAIDENBERG AND JACQUI LONDON MAIDENBERG, TRUSTEES OF THE MAIDENBERG FAMILY LIVING TRUST U/T/D MAY 1, 1990, AS AMENDED WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 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 described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 439 S CLARK DRIVE, BEVERLY HILLS, CA 90211 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. 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: \$917,075.79 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 101722-CA. 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 Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 101722-CA 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: (844) 477-7869 CLEAR RECON CORP 4375 Jutland Drive San Diego, California 92117

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
HOWARD A. KABAKOW
CASE NO. 22STPB08291**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of HOWARD A. KABAKOW. A PETITION FOR PROBATE has been filed by DENISE RASMUSSEN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DENISE RASMUSSEN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 10/20/22 at 8:30AM in Dept. ST67 located at 111 N. HILL ST., LOS ANGE-

LES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
COLLEEN D. CALKIN - SBN 81635,
JULIET M. BURTON - SBN 315668,
ERVIN COHEN & JESSUP LLP
9401 WILSHIRE BLVD., NINTH FLOOR
BEVERLY HILLS CA 90212
9/22, 9/29, 10/6/22
CNS-3625982#

APN: 4339-009-127 TS No: CA08000212-22-1 TO No: 220176324-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 6, 2017. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 25, 2022 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 16, 2017 as Instrument No. 20171319036, of official records in the Office of the Recorder of Los Angeles County, California, executed by ANSON J RHODES, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for KINECTA FEDERAL CREDIT UNION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 970 PALM AVENUE UNIT 115, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$384,326.16 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000212-22-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08000212-22-1 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. Date: September 20, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA08000212-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660 4288 By: Loan Querna, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 85745, Pub Dates: 9/29/2022, 10/6/2022, 10/13/2022, BEVERLY HILLS WEEKLY

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
GERTRUDE A. FOX
CASE NO. 22STPB02356**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be

interested in the lost WILL or estate, or both of GERTRUDE A. FOX.

A PETITION FOR PROBATE has been filed by TED FOX in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that TED FOX be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 11/04/22 at 9:30AM in Dept. 4 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner

MATTHEW D. KANIN - SBN 251720, MATTHEW D. KANIN, PROFESSIONAL LAW CORPORATION

1875 CENTURY PARK EAST, SUITE 1900
LOS ANGELES CA 90067-2519

9/29, 10/6, 10/13/22

CNS-3627799#

NOTICE INVITING BIDS

BEVERLY HILLS UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District of Los Angeles County, California, acting by and through its Governing Board ("Board"), hereinafter referred to as the "Owner" or "District", will receive prior to, but not later than, **2:00 PM on the 19 day of October, 2022** sealed bids for the award of a Contract for the following:

Bid No. 2223-PUR007 – Interior and Exterior Painting of Konheim Gymnasium

Project consists of: Painting the interior and exterior of the Konheim Gymnasium located at the Beverly Hills High School. District shall provide the primers and paint. Contractor shall provide all sundry items and equipment necessary to paint the building according to the Dunn Edwards paint specifications.

All bids shall be made and presented only on the forms furnished by the Owner. Bids shall be received in the office of the Purchasing Department at **255 S. Lasky Dr., Beverly Hills, California 90212** and shall be opened and publicly read aloud at the above state time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.

CONTRACTOR should consult the General Conditions, Supplementary Conditions, and General Requirements regarding Milestones and Liquidated Damages.

A **mandatory** Pre-Bid Conference and job-walk will be held on **October 7, 2022 at 10:00 a.m. at Beverly Hills High School, Swim Gym Parking lot located on the corner of Moreno and Lasky Dr.** Any Contractor bidding on the Project who fails to attend the entire mandatory job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened.

To bid on this Project, the Bidder is required to possess one or more of the following State of California Contractor Licenses: B – General Building and/or C-33 – Painting Contractor License. The Bidder's license(s) must be active and in good standing at the time of the bid opening and must remain so throughout the term of the Contract. Subcontractors (if any) shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.

Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Conditions.

In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any moneys withheld by the Owner to ensure performance under the Contract.

The successful Bidder and its subcontractors shall pay all workers on the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <<http://www.dir.ca.gov>>. Bidders and Bidders' subcontractors shall comply with the registration and qualification requirements pursuant to sections 1725.5 and 1771.1 of the California Labor Code.

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

As security for its Bid, each bidder shall provide with its Bid form a bid bond issued by an admitted surety insurer on the form provided by the District or a cashier's check or a certified check, drawn to the order of the Beverly Hills Unified School District, in the amount of ten percent (10%) of the total bid price. The bid security shall be a guarantee that the Bidder shall, within seven (7) calendar days after the date of the Notice of Award, enter into a contract with the District for the performance of the services as stipulated in the bid.

The successful Bidder shall be required to furnish a 100% Performance Bond and a 100% Payment Bond if it is awarded the contract for the Project.

Where applicable (including projects receiving funding under the State School Facilities Program), bidders must meet the requirements set forth in Public Contract Code Section 10115 et seq., Military and Veterans Code Section 999 et seq. and California Code of Regulations, Title 2, Section 1896.60 et seq. regarding Disabled Veteran Business Enterprise ("DVBE") Programs.

No bidder may withdraw their bid for a period of ninety (90) days after the date set for the opening of bids. The District reserves the right to reject any and all bids or to waive irregularities in any bid.

Contract Documents are available on October 6, 2022 for review at the District's website: https://www.bhusd.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500

The District shall award the Contract, if it awards it at all, to the lowest responsive responsible bidder based on the base bid amount.

Ad dates: September 29 and October 6, 2022

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

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.

B. 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 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 chap-

ter, 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.

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.	1 space per 350 square feet of floor area; provided buildings constructed before December 6, 1989, that

-1-

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including all areas devoted to administrative or reception purposes	received building permits before December 16, 2005, of restriping 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

-2-

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a. Minor Accommodation:	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. 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
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-3-

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	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-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 thereaf-

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

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