

IN THIS ISSUE

A Viewpoint on Measures B and C 7



'Air' - 'A Shoe is Just a Shoe Until You Step Into It.' 8



Positive Reception to Mayor Gold's Installation 12



Courier Calendar 2

News 4

Community 6

Arts & Entertainment 8

Birthdays 16

Letters to Editor 17

Fun & Games 18

Classifieds 21

THE WEATHER, BEVERLY HILLS CA

☁ Friday	67° 42°
☁ Saturday	64° 43°
☀ Sunday	63° 43°
☁ Monday	64° 48°
☁ Tuesday	62° 49°
☁ Wednesday	65° 49°
☁ Thursday	66° 52°

Julian Gold Sworn In For Third Term As Mayor of Beverly Hills

BY CLARA HARTER

Julian Gold, M.D. was sworn into his third term as mayor, riding a wave of great excitement as he marveled at the prosperous state of the city and outlined plans to prepare it for the challenges that lay ahead.

The April 4 event (technically a Reorganization/Installation at a City Council Regular Meeting) was a joyous occasion that drew politicians, community members and non-profit leaders from the Beverly Hills and greater Los Angeles communities to the Wallis Annenberg Center for the Performing Arts.

Many of these leaders expressed their admiration for Gold and eager anticipation for all he will achieve during his term.

State Senator Ben Allen called Gold a good friend, a fantastic man and fierce

See **MAYOR GOLD**, page 14



Gold was sworn in by Judie Fenton for his third term on April 4.

Photo courtesy city of Beverly Hills

Bosse Praised for Her Service



Photo courtesy city of Beverly Hills
Bosse hands the gavel to Gold.

BY CLARA HARTER

Councilmember Lili Bosse walked out of the April 4 City Council Reorganization/Installation ceremony with too many plaques, awards and framed letters of commendation for one former mayor to carry. The event, which took place at the Wallis Annenberg Center for the Performing Arts, saw Bosse formally pass the baton to Julian Gold, M.D.

The ceremony was attended by residents

and leaders from Beverly Hills and beyond, who seized upon the opportunity to thank Bosse for her ceaseless devotion and indefatigable work ethic during her third term as mayor.

Gold acknowledged that Bosse leaves big shoes to fill and looks forward to continuing to work hand-in-hand to uplift the community and improve the city.

"I could take the rest of the evening and probably not get through half of what I really think of all the great things you've done," he said. "I will say out the gate that you are going to be a very hard act to follow. You have certainly set the bar as high as the bar can be, and I appreciate the challenge."

Councilmember John Mirisch and newly installed Vice Mayor Lester Friedman also expressed their deep admiration for Bosse and the pleasure they have had serving alongside her.

See **BOSSE**, page 14

Scoping Meeting Held for 9600 Wilshire

BY RYAN TOROK

As Beverly Hills preps a draft Environmental Impact Report (EIR) for the proposed 9600 Wilshire Boulevard Specific Plan—a major development project with the potential to dramatically transform a significant section of Wilshire Boulevard—members of the public participated in a preliminary meeting in which

See **SCOPING**, page 17



Courier Calendar

NOW - APRIL 9

ACADEMY MUSEUM OF MOTION PICTURES: "ISAAC JULIEN: BALTIMORE"

SUN.-THURS. 10 A.M.-6 P.M.

FRI.-SAT. 10 A.M.-8 P.M.

The Academy Museum presents in conjunction with "Regeneration: Black Cinema 1898-1971," an installation from artist Isaac Julien, "Baltimore." The piece is a three-channel installation and homage to writer, director, producer, and actor Melvin Van Peebles. Peebles ushered in the "blaxploitation" era, a genre of low-budget films created for African American audiences during the 1970s. Julien appropriates the look and feel of blaxploitation films using Baltimore's streets and museums as locations. This work was created while the artist filmed "Baadasssss Cinema," a documentary on blaxploitation. General admission is \$25 for adults, \$19 for seniors (age 62+), \$15 for students (age 18+ with valid ID), and free for children (17 and under) and members. academymuseum.org

NOW - APRIL 9

VIBRATO GRILL JAZZ: SETH MACFARLANE AND HIS BIG BAND, BEAUCOUP BRASS BAND, AND A FUNKY & SOULFUL EASTER WITH ELLIS HALL

Vibrato Grill Jazz will host three shows from April 7-9. Seth Macfarlane and his Big Bang play on April 7. Cover is \$295 or \$250 at the bar, which includes admission, reservation, 3-course dinner, tax and service fee. The jazz quartet plays at 7:30 p.m. and Macfarlane follows at 9 p.m.

Beaucoup Brass Band, a Los Angeles-based brass ensemble that fosters New Orleans second line culture, plays on April 8. Cover is \$25 and shows are at 7:30 p.m. and 9 p.m. On April 9, Ellis Hall, the ambassador of Soul, plays "A Funky & Soulful Easter." Cover is \$40 or \$20 at the bar with shows at 6 p.m. and 8:30 p.m. Reservations are available online. vibratogrilljazz.com

NOW - APRIL 23

A NOISE WITHIN:

"KISS OF THE SPIDER WOMAN"

THURS. 7:30 P.M.

FRI., SAT. 8 P.M.

SAT., SUN. 2 P.M.

A Noise Within presents an adaptation of Manuel Puig's "Kiss of the Spider Woman." The play is set in a South American prison cell in a country under authoritarian rule. Two polar opposites, the macho Valentin, a committed Marxist political prisoner, and Molina, a queer film enthusiast share a cell and develop an unlikely relationship. The production is directed by Michael Michetti and stars Adrián González and Ed F. Martin. Post-performance conversations with the artists follow the April 9 and all Friday shows. On April 8, the Trans Chorus of Los Angeles performs pieces inspired by the play prior to the 8 p.m. show. Tickets start at \$25 for general admission. Student tickets start at \$18. This production is recommended for mature audiences ages 18 and up. A Noise Within is located at 3352 E Foothill Blvd., Pasadena. anoisewithin.org

APRIL 8

FINE ARTS THEATRE BEVERLY HILLS: 86TH ANNIVERSARY: "THE RED SHOES"

2 P.M.

The Fine Arts Theatre Beverly Hills presents the celebration for its 86th anniversary. Throughout the month of April the venue has scheduled screenings of classic films with retro 1937 ticket prices of 25 cents per movie or 50 cents for a double feature. On April 8, the celebration continues with a showing of "The Red Shoes," starring Anton Wallbrook, Marius Goring, and Moira Shearer. Michael Powell and Emeric Pressburger direct the film about Vicky Page, an aspiring ballerina torn between her dedication to dance and her desire for love. Her split desires manifest as her instructor, Boris Lermontov, and her love, composer Julian Craster, one of which she must choose, with associated consequences. Tickets are available online or in person at the box office on Fridays from 11 a.m. to 2 p.m., Saturdays from 9 a.m. to 12 p.m., Sundays from 10 a.m. to 1 p.m., and 30 minutes before any scheduled show. fineartstheatrebh.com

APRIL 13

ROGUE MACHINE AT THE MATRIX 8 P.M.

Rogue Machine presents "Blowin' in the Wind," a celebration of Bob Dylan's music led by Music Director John Snow and featuring the rising stars of Los Angeles including Nick Dorian, Princeton Parker, Bella Hicks, Tucker Smallwood (Rogue Machine Company Member), Jack Symes,

Brett Fromson, Wyndham Baird and Ben Flocks. This show is part of an ongoing cabaret series. The Rogue Machine Theatre is located at 7657 Melrose Ave., Los Angeles. Tickets are \$32 and can be purchased at the theater or online. roguemachinetheatre.org

APRIL 14 - MAY 21

THEATRE WEST:

"MOOSE ON THE LOOSE"

FRI.-SAT. 8 P.M.

SUN. 2 P.M.

Theatre West presents "Moose on the Loose," a new comedy production written by Dina Morrone and directed by Peter Flood. The play follows an Italian family and a Canadian moose that wanders into their neighborhood. Beyond laughs, the performance touches on the immigrant experience, and the desire to preserve cultural traditions while colliding with other cultures. Tickets are \$35 online, \$40 at the door, \$30 for students and military, and \$20 for children 12 and under. On April 16 and 30, talkbacks (Q&A) will follow the performances. On April 21, there will be an ASL (American Sign Language) interpreted performance. April 23 features a sensory-friendly relaxed performance that welcomes individuals with sensory needs, including people on the autism spectrum, as well as first-time theatergoers and young children. This show is modified to allow for patron movement, and staff and actors are trained to accommodate patron needs. Theatre West is located at 3333 Cahuenga Blvd. West, Lost Angeles. theatrewest.org

APRIL 16 - JULY 23

MOCA GEFFEN: CARL CRAIG: "PARTY/ AFTER-PARTY"

TUES., WED., FRI. 11 A.M.-5 P.M.

THURS. 11 A.M.-8 P.M.

SAT.-SUN. 11 A.M.-6 P.M.

MOCA Geffen presents an exhibition by DJ and producer Carl Craig, "Party/ After-Party," which guides visitors sonically through a night at a club from the perspective of the DJ. The installation completely fills the WAREHOUSE with soundscapes that honor the Black pioneers of techno and electronic music. The space is filled with techno beats, darkness broken intermittently by neon strips, and skylights that punctuate each part of the journey visitors are guided through. The presentation of "Party/ After-Party" at MOCA is accompanied by a program of live performances both within and in response to the installation. These performances will feature Craig and other artists. Admission to this exhibit is free. The Geffen Contemporary at MOCA is located at 152 N. Central Ave., Los Angeles. moca.org



Photo by Craig Schwartz

Ed F. Martin and Adrián González in "Kiss of the Spider Woman," at A Noise Within until April 23

Yes on Measures

B&C

AN INVESTMENT IN BEVERLY HILLS' FUTURE



Measures B and C are simple. They reaffirm the overwhelming approval of the Beverly Hills Planning Commission and the City Council for a new, world-class hotel on Rodeo Drive and the benefits it will bring our community.

Enormous, Long-Term Revenue for Beverly Hills

- \$778 million in local tax revenue over the next 30 years alone to support police, fire, paramedics, schools, and other vital services
- \$100 million in new revenue for Beverly Hills schools alone
- \$26 million, one-time payment to improve city services
- \$2 million, one-time payment to enhance art and culture within the city

Learn more about Measures B and C at YESonBC.org

We Endorse Measures B and C!



Beverly Hills Firefighters' Association



Beverly Hills Police Officers Association



Rodeo Drive Committee



Beverly Hills Chamber of Commerce

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Beverly Hills Three-Time Mayor

Dr. Julian Gold
Incoming Mayor

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Louis Milkowski
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Former Board President, Beverly Hills Unified School District and Former Chair, Beverly Hills Traffic and Parking Commission

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Michele Gold

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Funding details at www.beverlyhills.org

Referenda contesting City Council Approval of the Cheval Blanc Hotel Zoning Ordinance and Development Agreement

Just in Case BH Kickoff Draws Residents, Volunteers, First Responders



Photo courtesy city of Beverly Hills

City officials took part in the ribbon cutting. Pictured (from left):

Councilmember Lester Friedman, Vice Mayor Julian Gold, Beverly Hills Fire Chief Greg Barton, Mayor Lili Bosse, Beverly Hills Police Chief Mark Stainbrook, Councilmember Sharona Nazarian, Just In Case BH Volunteer Director Vera Markowitz, Just in Case BH Volunteer South Zone Coordinator Shirley Reitman and City Manager Nancy Hunt-Coffey

BY RYAN TOROK

An estimated 100 people gathered at La Cienega Park on March 26 for the installation of Just In Case BH's first emergency supply box.

City officials and community members attending the ribbon-cutting ceremony included Beverly Hills Mayor Lili Bosse, Vice Mayor Julian Gold, Just in Case

BH Co-Founder Vera Markowitz, City Councilmembers Lester Friedman and Sharona Nazarian, Beverly Hills Fire Chief Greg Barton, Just in Case BH Volunteer South Zone Coordinator Shirley Reitman, Beverly Hills Unified School District Superintendent Michael Bregy and Beverly Hills Chamber of Commerce CEO Todd Johnson.

"It was absolutely a smash," Markowitz said about the event. "It was great."

The emergency box contains a variety of supplies, including bandages, tourniquets and defibrillators. It is designed to be a valuable resource for the community in the event of a flood, fire or other emergency.

The emergency supply box is 5 feet long and cemented into the ground. Just in Case BH zone coordinators, emergency services personnel and city staff have access to unlock it.

In the coming months, additional emergency supply boxes are planned for the city's eight other geographical zones. According to Markowitz, supply boxes for Zones 4 and 5 will be installed during the city's fall art show on May 21; boxes for Zones 6, 7 and 8 will be installed on May 28 over Memorial Day weekend at Roxbury Park; and emergency supply boxes for Zones 1, 2 and 3 will be unveiled by the end of August.

La Cienega Park falls in the city's 9th zone.

The outdoors event, held from 2-4 p.m., marked the official kickoff for Just in Case BH, a citywide initiative and public safety campaign that trains neighbors in emergency and disaster preparedness through the national program, Community Emergency Response Team while ensuring residents, schools and businesses have access to doctors, medical supplies and a central location

for food and water.

The all-volunteer program was co-created by Markowitz and Fire Chief Barton. Three years ago, they envisioned the idea when protests connected to the death of George Floyd poured into Beverly Hills.

The resulting program is comprised of residents and members of the business sector who are disaster volunteers and serve as backup to the city's first responders in the immediate aftermath of an emergency. The goal is to ensure self-sufficiency among residents of the community.

At the festive park event, families participated in hands-on activities—literally—as kids enjoyed putting their hands in wax to get a mold, along with face painting and storytelling with author Patti Tanenbaum.

"The kids loved that," Markowitz said. "There were a lot of things for kids."

For the adults, there was CPR, first aid and "Stop the Bleed" demonstrations.

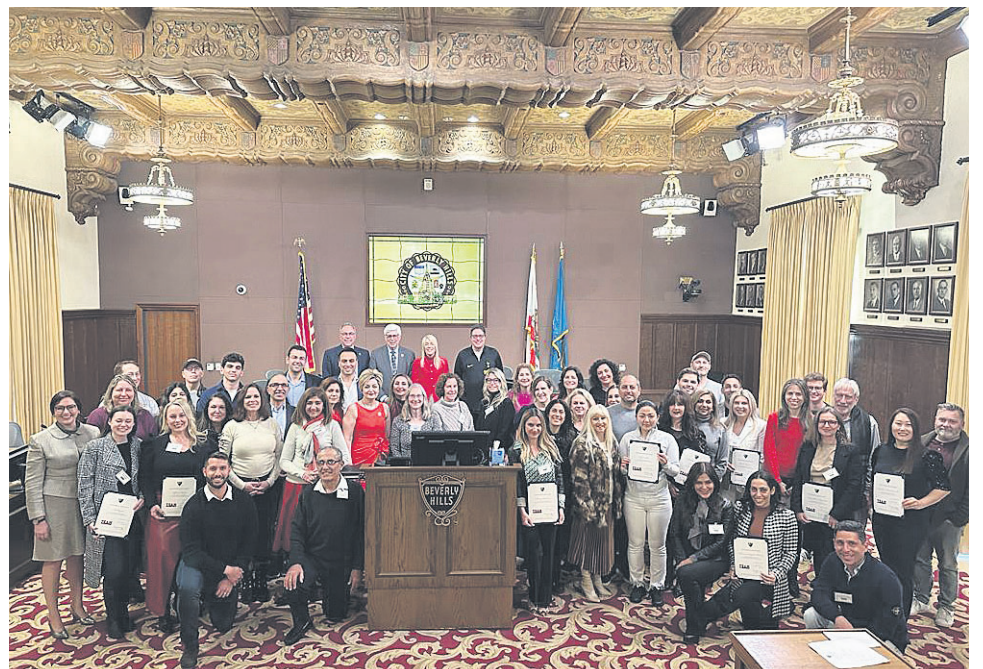
Judging by the afternoon's impressive turnout, Just in Case BH leaders are successfully generating enthusiasm about their all-volunteer, citywide emergency training program.

"It's so exciting for all of us involved in Just in Case," Markowitz said, "and it should be exciting for every citizen." ●

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New Graduates of Team Beverly Hills



The newest graduates of Team Beverly Hills recently posed for a photo in City Hall. This year's graduates are Aaron Reitman, Aileen Asher, Alicia Shen, Alix Bodden, Amy Conroy, Anavaldice Mayorkas, Ariel Ouziel, Ben Ritterbush, Brigitte Lifson, David Broumandi, Delaram Peykar Ronen, Dennis Ironi, Derrick Ontiveros, Eli Cohen, Frances Eisen Miller, Givi Mchedlishvili, Hadar Geller, HaRim Michaela Lee, Hilla Carrel, Janice Fox, Jason Grant, Jessica Lori Samuel, Jessica Varone, Jill Goldner, Jill Model Barth, John Hoffhines, Judith Manouchehri, Linda Spiegel, Mallory Lee, Mary N. Wells, Mathew Grubman, Michael Broida, Michael Carbajal, Mojgan Rafeii, Nancy Drobnis, Rebecca Pynoos, Richard Shamooilian, Samuel Shaaya, Sarah Negar Motayagheni, Shellie Sigal, Shelly Rosenfeld, Shirley Reitman, Sonal Kapur, Susan Kimura, Tara Riceberg, Tiffany Davis, Treva Brandon Scharf, Vlad Frants and Wesley Gibson.

He said, “happy birthday.” I heard, “You can trust me.”

Nobody remembered my birthday but I didn't mind because I'd forgotten it too—until David called to wish me well. He asked me what I was up to and I spent 20 minutes venting about the fruitless venture capital meeting I'd just left. I didn't ask for it, but he offered up another VC source immediately and it actually panned out. Whether it's a friend or a financial advisor like David, the cornerstone of a successful relationship is genuine respect for and interest in another person. And that shows up in **the little things**.

— Patrick, San Francisco




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Learn More

Junior Chef Competition Takes Place at BHHS

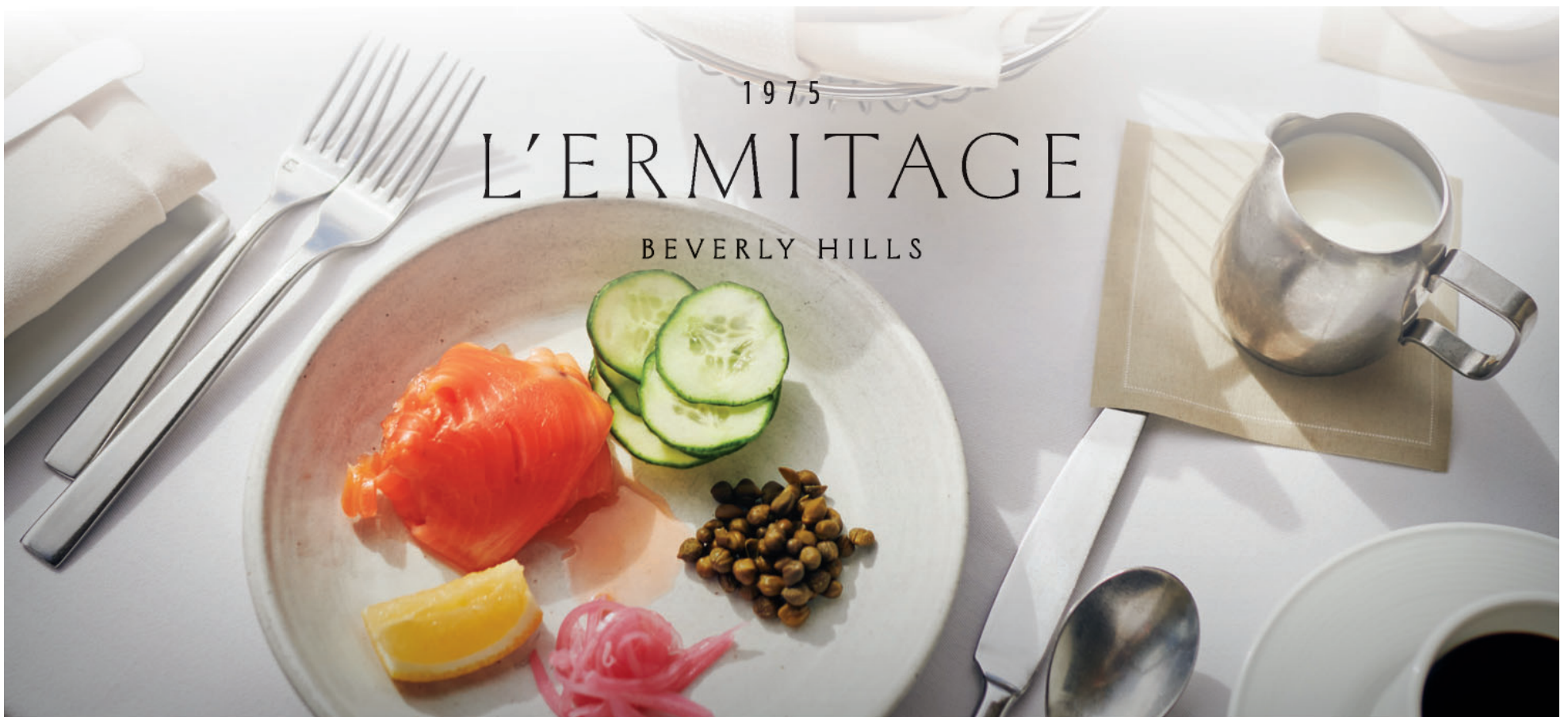


On March 30, 40 students from Beverly Vista Middle School participated in the spring 2023 BH Junior Chef Competition at Beverly Hills High School. The event was the culmination of a six week after school enrichment program. Pictured (from left): Chef Ricardo Aguilar, Chef de Cuisine, the Peninsula Hotel, Alan Yektafar, Nathan Chung, Jayden Golbahari and Chef Rick Leece, BHHS Culinary Arts Advisor

BHFD Holds Badge Pinning Ceremony



The Beverly Hills Fire Department Badge Pinning Ceremony took place on March 30, during which the department welcomed new recruits Jacob Payne and Matthew Pietrantonio. Pictured (from left): Fire Captain Joel Dawson, New Recruit Jacob Payne, New Recruit Matthew Pietrantonio, Mayor Lili Bosse, Vice Mayor Julian Gold, Councilmember Lester Friedman and Fire Chief Greg Barton



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A Viewpoint on Measures B and C

GUEST EDITORIAL
BY GEORGE CHAVEZ



George Chavez

I served as City Manager during the years the Cheval Blanc Beverly Hills hotel project moved through the city review and approval process. This included a 5-0 approval of the project by the Planning Commission, and a 4-1 approval by the City Council.

As the recently retired City Manager who dedicated more than three decades of public service to the city of Beverly Hills, I'd like to provide some important background on the project, the city's approvals, and what's at stake in the special election on the project to be held on May 23. To be clear, I am not being paid to advocate for this project.

Process: The Cheval Blanc project went through a multi-year review and approval process, in full accordance with the California Environmental Quality Act. The proposal went through a comprehensive review, including a full Environmental Impact Report, and was the subject of a detailed Development Agreement.

Development Agreement: The Development Agreement is a binding contract between the project sponsor, LVMH, and the city that delivers benefits to the residents. Among the provisions in the Development Agreement, LVMH has five years to build, open and operate a hotel, which meets the standards of excellence set by other Cheval Blanc hotels around the world. If they don't meet the deadline, they forfeit all of their approvals. In addition, they will owe the city \$50 million in damages.

City Revenues: Prior to operation, Cheval Blanc has to pay \$28 million up-front to the city as part of its Development Agreement. Once the hotel begins operation, the Development Agreement requires that Cheval Blanc will pay a surcharge to the city of 5% of the gross room revenue. Therefore, instead of the code required 14% Transient Occupancy Tax (TOT), Cheval Blanc will pay 19% TOT.

To evaluate any Development Agreement,

the city hired independent subject matter experts and they prepare revenue projections looking forward 30 years. Based on their conservative projections, Cheval Blanc Beverly Hills will generate \$725 million in General Fund revenue during this period, as long as the hotel continues to operate. As room rates and sales increase, this revenue number will go up.

Flexibility: The City Council kept the funds from the Cheval Blanc Development Agreement "unrestricted," so future councils have the flexibility to allocate dollars to meet future challenges. For example, the council may decide to invest in additional police and fire services, affordable housing for seniors, greater parks and recreation services, or additional support for the schools. All these options, and others, are at the discretion of the council based on the "unrestricted" funds allocation.

Height: The City's General Plan allows for taller, anchor developments that enhance an important city "gateway." Therefore, if the Cheval Blanc project meets the exacting standards set by the city and the General Plan, it would comply as an anchor development. This proposed location was considered as an anchor location and approved by both the Planning Commission and City Council

during their Public Hearings.

What's at Stake: I believe this special election is of vital importance for Beverly Hills. First, there is the risk of losing a once-in-a-generation opportunity to bring a world-class luxury hotel to anchor the northern gateway of the Golden Triangle at Rodeo Drive. The only way for Beverly Hills to have this opportunity is if both Measures B and C pass.

Second, a massive funding stream would be lost if the City Council's approvals are overturned. This means a projected \$725 million in revenue over 30 years is lost.

Third, LVMH worked diligently within the city processes and heeded the feedback provided during the Planning Commission hearings. Based on the Planning Commission's input and comments, LVMH refined and improved the project and successfully received unanimous approval by the commissioners.

Beverly Hills is a globally unique city with businesses who meet the city's high standards and earn the privilege to operate here. Cheval Blanc is a fully vetted project and a great fit for Beverly Hills. The approvals of the City Council and the Planning Commission are a testament to the value of this development to the city.

Beverly Hills Presbyterian Church

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Easter Sunday

April 9

9:30am & 11:15am

www.bhpc.org

‘Air’ – ‘A Shoe is Just a Shoe Until You Step Into It.’



Matthew Maher as Peter Moore, Matt Damon as Sonny Vaccaro and Jason Bateman as Rob Strasser

Photos courtesy of Amazon Studios

BY NEELY SWANSON

“Air,” about the Nike-Michael Jordan marriage, is a pure pleasure from beginning to end. I’m still smiling and it’s been days since I saw it in a movie theater with a crowd who laughed and listened and held their breaths collectively. From the first moment when we’re introduced to Nike’s basketball scout, Sonny Vaccaro, stroking the egos of high school players, I knew this was a sure thing. Imagine my amazement when suddenly I recognized the site. It was the recreated gym of Bishop Gorman High School, a basketball powerhouse in Las Vegas, with the banners and uniforms proclaiming it the home of the Gaels. This would ordinarily go unnoticed by the vast majority of viewers, well, essentially everyone. Clearly, all you needed to know was that this was a high school gym populated by players and fans. Why did it matter to me? My husband had played on that team, a state champion, a few (well more than a few) years before the time frame of the film. Needless to say, I was already on the bandwagon.

It is a significant opening, not because of the school or the players, but because it’s Vegas, the gambling capital of the world. And Sonny is a gambler. Leaving the school, he immediately heads for the Strip and begins betting on the over/under of various players and teams. Returning later, he collects his vast winnings and ambles over to the craps table where he proceeds to piss it all away. He’s an unrivaled genius when it comes to sports. Gambling on whether a player or team will score higher or lower than the given odds required an absolute knowledge of team

and player statistics, not just personal but against every conceivable opponent. There is some luck involved in “guessing” right, but with someone as skilled as Sonny, the odds are in his favor. Losing at the tables, and in rather short order, established that without that sports edge, he’s at the mercy of the house like everyone else. This scene establishes everything we need to know or will come to know about Sonny Vaccaro.

“Air” is the story of Nike, a powerhouse in the runner’s shoe market in 1984 and a never-got-started in basketball shoes. To call them an also-ran would be giving them more credit than they deserved. Phil Knight was a genius when it came to running shoes and the success of

his company was a reflection of that. But basketball was a shoe of a different color. His small, really miniscule, basketball division was made up of marketing wiz Rob Strasser, a few suits and Sonny Vaccaro, a savant when it came to basketball who scouted high schoolers and had set up a very popular summer basketball camp. But Sonny, complaining to Howard White, Nike’s resident NBA expert, former player and athletic liaison, felt that the company would never be able to compete unless they could sign a major star. The amount in their budget was designed to pay for three shoe recruits, but anyone with real potential had either been signed by Adidas or Converse or refused to sign for the piddling amount being offered by Nike,

a brand worn by no one recognizable in basketball.

Sonny was that unstoppable force coming up against an immovable object, Knight. Knight wouldn’t increase the budget of the basketball division and Sonny couldn’t find three worthwhile recruits to sign for that amount of money. Approaching Strasser with his idea of spending the total budget on one high-profile player was a dead end. Sonny was convinced that they had a chance of signing a future superstar and set about convincing Strasser and Knight that Michael Jordan, the third pick in that year’s draft, was the man. No, he had yet to play a game in the pros, but endless hours watching films of Jordan’s college games at North Carolina under Coach Dean Smith made him certain.

His colleague White was on his side, but Sonny had to find an inside track. He consulted with George Raveling, a personal friend, who had coached Jordan on the gold medal-winning basketball team that summer in 1984. Raveling agreed with Sonny’s vision but told him that Jordan’s most important advisor was his mother, Deloris. But besides his team at Nike, Sonny’s most formidable foe was Jordan’s agent, David Falk. Nike, he said, wasn’t in the running. In first place was Adidas, Jordan’s personal favorite and the shoe he wore off the court; in second place was Converse, the most famous basketball shoe and the shoe sponsor of Jordan’s college team, the North Carolina Tar Heels. Nike not only didn’t have the money, but they didn’t have any stars. Falk, in language far more colorful than I can repeat here, said that they didn’t have a snowball’s chance in hell.

Sonny was not to be dissuaded and secretly decided that he would go behind everyone’s back and approach Deloris Jordan, knowing that if he failed it might finish his career at Nike and it would definitely be the end of any relationship with Falk, the most powerful agent in the NBA.



Matt Damon as Sonny Vaccaro and Viola Davis as Deloris Jordan

Michael, 21, stubbornly refused to meet with Nike. He had already let his preferences be known. Sonny needed to get Michael to meet with Nike and the only avenue he could see was convincing his mother to at least bring him to the table.

There are no spoilers here. The outcome is already established and well known. But what is thrilling in the telling are the roadblocks to the establishment of the Nike/Jordan partnership and the groundbreaking deal that was made with Deloris Jordan as the lead negotiator, not just with Nike and Falk, but also with her son. It's amazing that such a story with a foregone conclusion when viewed in hindsight, could be as exciting as it is. It may have been Sonny's vision, but this was truly a team effort.

There is no question that this is a well-told story from an excellent screenplay written by Alex Convery and astutely directed by Ben Affleck. But the true pleasure is in seeing this great cast milk the script for every drop of humor and interest that will have you smiling from beginning to end; smiling, that is, unless you're laughing out loud. It is truly a sign of the one-two punch of a great writing/directing team that you are on the edge of your seat wondering what will happen next.

But let's get back to the X-factor in this scenario. The actors. From the bit parts to the stars, everyone is pitch perfect. Viola Davis, as Deloris Jordan, is formidable, wry and knowing. The twinkle in her eye tells you that she is in absolute control and understands not just who her son is, but what he can be. She's looking for someone else with that vision. It is significant to know that Michael Jordan himself wanted her, and no one else, to play his mother. What Jordan wants, Jordan gets. But then again, in terms of basketball, he made very few mistakes.

Marlon Wayans plays George Raveling seriously and straightforwardly. Raveling had a close personal relationship with Vaccaro at that time. Raveling's shorthand

with Sonny speaks of a past history and trust communicated with small gestures and easy laughs. Chris Tucker as Howard White uses his comedic persona to great advantage. Wild, loud and wide-eyed, Tucker's White is hilarious but also shows the fear of a man whose dreams of stardom were crushed early on with his knee and is aware that executive jobs for non-stars of his color are few and far between.

Ben Affleck gave himself the role of Phil Knight, Zen guru of the company, constantly spouting Buddhist aphorisms that sound like they came off a "Hang in there" kitty poster. He's amusing and relishes the pink running tights he wears, but as an actor, he's much better as the director.

Matthew Maher as Peter Moore the shoe designer is a hoot. He's the quintessential geek who is doing the one thing in the world he absolutely loves. His eyes light up when asked to accomplish the impossible and the joy positively radiates from him. Eccentric looking and eccentric acting, he's the definition of loveable.

Jason Bateman is outstanding in support as Rob Strasser, the level-headed marketing VP. Bateman is a master of little movement and subtle facial expressions that can communicate worry, exhilaration, fear and joy all with the blink of an eye. His approach is so naturalistic that his acting is seamless. That the tone of his voice is almost always level makes his ability to shift emotions and communicate effectively all the more impressive. He may not have been the lead, but the film would not have been nearly as good as it was without his presence. He was the expositional bridge filling in all the details without you realizing the significance of that role. You never once feel as though he's telling you what is happening and that is exactly what he's doing.

If there is a break-out performance, it's Chris Messina as David Falk, Jordan's agent. It's as if he was channeling Ari Emmanuel when he was a rogue agent starting his own firm. Loud and brash in



Photo courtesy of Ana Carballosa and Prime

Chris Messina as David Falk

an impeccably expensive suit, he veers from calm and professional one moment, to histrionically profane the next. This is a guy you definitely didn't want to mess with and he made Sonny Vaccaro know it. Now I've heard, and even used, a lot of profanity in my day but I have never heard it taken to the level used by Falk in this film. It's positively operatic and is a character unto itself. His scenes are relatively short, almost always punctuated with expressions you've never even imagined, and it's all the more impressive because they are one-man shows on telephone calls. I had no idea that Messina, rarely first on the call sheet, was so convincingly funny and able to communicate such depth of character. He's a take-no-prisoners alpha male who can adjust his demeanor appropriately depending on his audience or need. "Entourage" notwithstanding, this is the best portrait of an uber-agent I've ever seen.

And finally, Matt Damon as Sonny Vaccaro. There is no question that Matt Damon is one of the finest actors of his generation. He brings sympathy and gravitas to every film he's in. The antithesis of vain, he inhabits Sonny with his lack

of muscle tone that leans toward fat and his unfashionable, even for the 80s, polo shirts and ill-fitting pants. He ambles, doesn't stride, and exudes a quiet desperation when he can't get anyone to agree with his vision of the future. Damon lives Sonny to the degree that you no longer see the actor, only the character. He is the linchpin of this piece and anchors it solidly. Damon carries this film because you care enormously for the success of this schlub of a guy with a gift that can't be quantified. Damon's Sonny is the very definition of a rooting interest and the success or failure of this film is whether you can root for him. Believe me, you can and you will.

This is so much more than a sports film; it's a David and Goliath story about an underdog, not just Sonny but also Nike. Even better, there are no villains, only heroes to be cheered, and I assure you, you will.

Opening wide and playing on the Westside at the Century City 15, Santa Monica 7, AMC Marina Dine-In and Marina Marketplace as well as the Culver Theater, IPIC Westwood and the Laemmle Monica Film Center. ●



Photo courtesy of Amazon Studios

Chris Tucker as Howard White



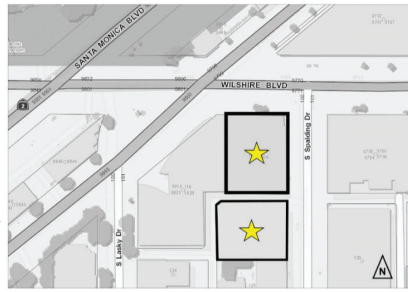
Neely Swanson spent most of her professional career in the television industry, almost all of it working for David E. Kelley. In her last full-time position as Executive Vice President of Development, she reviewed writer submissions and targeted content for adaptation. As she has often said, she did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



NOTICE OF PUBLIC HEARING

DATE: Thursday, April 27, 2023
TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Meeting will be held in person at:
Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210



Members of the public may also participate via tele-conference; details provided below

PROJECT ADDRESS: 9800 Wilshire Boulevard and 121 Spalding Drive (Spring Place)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 27, 2023, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

Remand and Further Review of a Development Plan Review conditionally approving rooftop uses. Spring Place is a co-working office and private membership club that currently operates within the offices and rooftop spaces of the commercial office buildings located at **9800 Wilshire Boulevard and 121 Spalding Drive** (collectively, the project site).

On May 26, 2022, the Planning Commission adopted Resolution No. 1985 conditionally approving an Amendment to a Development Plan Review regulating the use of the rooftop operations of Spring Place Beverly Hills. On June 8, 2022, the applicant's representative submitted a timely appeal of the Planning Commission's decision. On July 19, 2022, the City Council set the appeal hearing date for the City Council's regular meeting of November 15, 2022. Subsequently, at the appeal hearing on November 15, 2022, the City Council voted to remand the matter back to the Planning Commission, pursuant to a request from the applicant's representative. Therefore, the Planning Commission will consider the matter and review existing rooftop operations, the applicant's request for modifications to project conditions, and related issues including but not limited to: the hours of rooftop operations, food and beverage service on the rooftop, the number of guests allowed per member on the rooftop, the maximum number of people allowed on the rooftop, and the hosting of events within the co-working offices and on the rooftop.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the State CEQA Guidelines, and the Commission will consider finding the project exempt on that basis.

The Class 1 Categorical Exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The project does not involve any physical development, and will be limited to potential changes in operational limitations of the rooftop areas on the project site.

ance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The project does not involve any physical development, and will be limited to potential changes in operational limitations of the rooftop areas on the project site.

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 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, April 18, 2023, will be attached to the agenda report regarding this item. Any comments received after Tuesday, April 18, 2023, 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 **Judy Gutierrez, Senior Planner** in the Planning Division at **(310) 285-1192**, or by email at jgutierrez@beverlyhills.org. Copies of the associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely:
Judy Gutierrez, Senior Planner

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). 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.

www.beverlyhills.org



NOTICE OF PUBLIC HEARING

The City Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, April 18, 2023, at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider adoption of:

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES AND CHARGES FOR THE FISCAL YEAR 2023-2024

The City Council will consider a resolution which will increase certain fees and service charges that are charged to the public for the various activities and services as set forth in the schedule for fiscal year 2023-2024. In some cases, fees are proposed for an adjustment by 6.0% based on the Consumer Price Index (CPI) for November 2022 to reflect the increase in the City's costs. In other cases, new fees are proposed to be established or existing fees to be adjusted to reflect a more equitable distribution of costs, or a change in service level. Most fees would become effective on July 1, 2023.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak or provide written comments on this matter.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Government Code Section 54953, members of the Beverly Hills City Council and staff may participate in this meeting via in-person or teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: (310) 288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <http://beverlyhills.org/comment>. To Watch Video Live use <http://beverlyhills.org/live> or On-Demand use <http://beverlyhills.org/citycouncilmeetings>. In-Person comments can be submitted with a speaker card to the City Clerk.

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 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. Public comment via video conference will be 3 minutes per each individual comment, subject to the City Council discretion.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council'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.

In-Person Participation:

All interested persons are invited to attend and speak on this matter in person. Please see the above information on the location and time of this meeting.

The proposed Resolution will be available on the City website. If there are any questions regarding this notice, please contact the **Finance Department's Revenue Division** at (310) 285-2406, or by email at revenue@beverlyhills.org.

HUMA AHMED
City Clerk



If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disability Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.

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Positive Reception to Mayor Gold's Installation

BY MICHELE RAPHAEL

The reception for the installation of new Beverly Hills Mayor Julian Gold, M.D. began before the evening's City Council agenda was completed—and that turned out to be a good thing as the wind picked up as the night went on. After performances of classics such as "Over the Rainbow" and "La Vie en Rose" by Sing for Hope's Camille Zamora, Gold encouraged the audience to head to the outdoor patio of the Wallis Annenberg Center for the Performing Arts while the meeting agenda concluded. Shortly after 9 p.m., those who took his advice enjoyed a catered buffet by Il Pastaio, featuring the restaurant's famed burrata and farro salad, baked involtini spaghetti wrapped in eggplant,

penne arrabiata, chicken piccata and mixed vegetables, plus Sprinkles cupcakes, fruit tarts and beverages. The intensifying wind and chill did not dampen spirits, and the mood was upbeat. As the crowd mingled, community leaders reflected on Gold's speech and term ahead.

Beverly Hills Unified School District Board Member Judy Manouchehri and Governing Board Member Mary Wells chatted at one of the cocktail tables decorated with a small, elegant centerpiece of peach-colored roses and yellow orchids.

"I look forward to Mayor Gold's term and his vision for the future," Wells told the Courier. "The school district has built a strong partnership with the city, and we are focused on moving these initiatives forward

for the benefit of our schools, students and taxpayers."

Myra Lurie, Chair of the Recreation and Parks Committee, was joined by Alissa Roston, a former member of the committee.

"I'm delighted about the installation of Mayor Gold," Lurie told the Courier. "He has always been such an advocate for all the good things in the community, and I'm particularly excited about the fact that he wants to emphasize the good work of organizations that help people and bring people together. I think it's going to be a very positive, productive and collaborative year to come."

Praising Lili Bosse's term as mayor, Lurie continued, "We're fortunate to live in a city where everybody is aligned in the goals of

the community and in the health and well-being for all."

Arts and Culture Commissioner Karla Gordy Bristol expressed her excitement about Gold's term.

"I'm looking forward to someone who's seasoned in the position getting a third chance to do an even more marvelous job than he did in the past," Gordy Bristol told the Courier, emphasizing Gold's public health and mental health initiatives. "I love the People Helping People concept. 'Love and kindness' is my motto, and Lili talked about being kind, and we have Kindness Week through our community services. This fits in and expands on that." ●



All photos by Michele Raphael
Myra Lurie, Chair of the Recreation and Parks Commission and Alissa Roston, former commission member



Beverly Hills Unified School District Board Members Judy Manouchehri and Mary Wells



Zohreh Tamjidi, Sing for Hope's Camille Zamora, Councilmember John A. Mirisch, Sing for Hope's Lucy Yates



Mayor Julian Gold, M.D., with his wife, Michele



Photo courtesy city of Beverly Hills

Residents enjoyed a catered reception after the ceremony.

Women in Leadership Panel Marks Women's History Month



On March 31, Mayor Bosse took part in a Women in Leadership Panel as part of Women's History Month and spoke to high school students during two sessions throughout the day. Pictured (from left): Jackie Kruger, Jennifer Pederson, Tiffany Davis, Bosse, Nooshin Meshkaty, Lital Gilad-Shaoulia and Beverly Hills High School Principal Kim Decatrel

Fine Arts Theatre Celebrates Anniversary



Photo by Steve Moyer

On April 2, the Fine Arts Theatre Beverly Hills kicked off its 86th Anniversary month-long celebration with a screening of the classic film "Breakfast at Tiffany's." Birthday cake was served on what would have been former Beverly Hills resident (and cast member of the film) Buddy Ebsen's 115th birthday. Pictured (from left): Jerry Blackburn, Programmer of Public Programming and Sr. Manager of Theatre Operations for the Fine Arts Theatre Beverly Hills; Kiki Ebsen, daughter of Buddy Ebsen; Michael S. Hall, President and Founder of Screening Services Group; Shawn Far, owner of the Fine Arts Theatre Beverly Hills, and his wife Jackline Far

MAYOR GOLD, from page 1
fighter for the city.

“He’s left such a lasting impact on the community, and I just appreciate you a great deal Julian, and I want to thank you for all your public service,” said Allen. “I’m so excited about you being the next mayor, and I look forward to a lot of collaboration.”

County Supervisor Lindsey Horvath said Gold was a fearless leader and praised him for the regional work he does leading the Clean Power Alliance and the California Contract Cities Association.

“I couldn’t be happier to welcome the incoming mayor for Beverly Hills, Dr. Julian Gold, who has been a friend, a partner, and just someone who I’ve been able to trust, which is hard to do in politics,” said Horvath. “You are very well represented by him.”

Gold was sworn in by longtime friend Judie Fenton, while surrounded by three generations of family members, and proceeded to deliver a powerful speech mapping out his goals for the next year.

Gold took a moment at the outset of his oration to revel in all that Beverly Hills has achieved in its post-pandemic recovery but made it clear that these golden days are the perfect time to future-proof the city’s finances, services and infrastructure.

“John Kennedy reflected that the time to repair the roof is when the sun is shining. Well, today our sun is shining,” said Gold. “I believe now is the time to take stock of our circumstances, consolidate our resources and make thoughtful and deliberate plans for our future.”

To that end, Gold mapped out three key areas of focus for his term: finance, health and electrical infrastructure.

The city’s coffers are currently in an excellent position thanks to robust business recovery and a slew of developments in the pipeline. Nevertheless, spending on community programs such as policing, health services and the arts is considerable, and with a potential recession looming, Gold is eager to ensure such programs will not need trimming down the line.

“These are things that are important and that our residents want, but they come at price and of course we have seen how quickly things can change,” he said, referencing the turmoil of the pandemic. “We need a clearer understanding of what we would like to accomplish in the next five to ten years, how much it’s likely to cost and how we will pay for it.”

In order to obtain these goals, Gold has asked City Treasurer Howard Fisher to form a blue-ribbon commission to investigate the city’s finances and provide periodic reports to City Council.

Gold is also interested in streamlining the services provided in the community, both in the name of more efficient spending and faster care for residents.

Specifically, he would like to create a Health Services Department that consolidates the city’s existing mental, physical and emotional health programs under one roof. This includes services to assist people experiencing homelessness, mental health resources, social wellness events and more.

Gold’s last key priority is to explore investment in new city-run electrical infrastructure to shift dependence away from Southern California Edison.

This bold idea was sparked by deep frustration with the continual power outages across the community. While the city has done its best to address these problems, they have no control over the electrical wires owned by SCE that are prone to failure.

This is why Gold is thinking outside the box to pursue solutions for residents.

“Where we may have some ability to control our destiny is in the acquisition of the electricity itself,” he said. “Technology exists for us to acquire and store, or both, enough of our own energy to protect our critical infrastructure and partially protect our residents from rolling brownouts and blackouts.”

Specifically, Gold has his eye on small electrical systems known as microgrids that are often battery or solar powered.

Gold acknowledged that forecasting and fully understanding the city’s finances, launching a Health Services Department and creating a new electrical system are all big projects, which is why he has discussed them closely with Vice Mayor Lester Friedman.

Friedman, who was also sworn in on April 4, has agreed to continue any unfinished projects during his mayoral term next year.

“We hope this serves as a model for future councils and allows for larger, more ambitious programs, which cannot be completed in a single mayor’s term, to be completed,” said Gold.

In addition to these legislative priorities, Gold also unveiled three event series he will run during his term: Mayor’s Minute, People Helping People and Office Hours with Dr. Gold.

Through the Mayor’s Minute, Gold intends to visit a different local business every month and showcase their products and services on social media. People Helping People, meanwhile, will serve to draw attention to the incredible nonprofit work completed in the community through shoutouts in council meetings.

Gold officially launched the latter series by highlighting the city’s fire and police personnel, Music Mends Minds, NormanAid at Beverly Hills High School, the Sheila Clark Foundation and Sing for Hope during the installation.

“We must take time to recognize human capital and those who support our city and its residents through acts of kindness and acts of generosity,” said Gold.

Lastly, Office Hours With Dr. Gold will provide a regular forum for community members to meet virtually with the mayor, ask questions and offer their ideas for improving the city.

Gold has committed himself to being a good listener and giving the community his all during his third term as mayor.

“To quote Mahatma Gandhi: The best way to find yourself is to lose yourself in the service of others,” said Gold. “I can’t think of a better place anywhere in the world that I would rather do that than in our Beverly Hills.” ●



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BOSSE, from page 1

“During your year as mayor you have shown commitment every single day, every waking moment, probably every sleeping moment, too,” said Mirisch. “That dedication to me, shows just how much you love this community.”

Friedman fondly recalled the first time he met Bosse. She was perched 12 feet high on a ladder hanging banners at her alma mater Beverly Hills High School.

“It was indicative of your love for this community and your commitment to doing; you lead by example through collaboration and inclusion,” he said.

Friedman also thanked Bosse for being a fierce voice against antisemitism and an outspoken champion for women’s rights as she rallied the city in demanding justice for Mahsa Amini.

“You have left an indelible mark on our city as mayor and as a representative at conferences around the world,” said Friedman. “Your advocacy for women’s rights, human rights and countless causes has elevated Beverly Hills. From the bottom of my heart, thank you.”

West Hollywood Mayor Pro Tempore John Erickson also praised Bosse for taking a stand against injustice of all forms.

“Lili Bosse, you shine a light on this world that helps take away the darkness and helps people ensure that they know that they’re home,” said Erickson. “But most importantly, when we’re around you, we feel safe and welcome.”

State Senator Ben Allen said that Bosse’s bold leadership has had an impact far beyond the boundaries of Beverly Hills.

“She’s such a force to be reckoned with, not just here in the City of Beverly Hills but throughout our region,” said Allen as he presented her with a framed resolution from the California Legislature thanking her for her leadership.

Allen also praised several of the initiatives Bosse spearheaded during her term, including a mental health speaker series, an event series highlighting local businesses, and public safety initiatives such as the Beverly Hills Police Department’s Real Time Watch Center and text alert system.

When the time came for Bosse to deliver a speech, she returned the community’s “thank you” for her service with scores of her own.

She gave a huge expression of gratitude for members of the “visionary dream team” of city staff, whom she took the time to recognize and thank individually.

includes, but is not limited to, Police Chief Mark Stainbrook, Fire Chief Gregory Barton, City Manager Nancy Hunt-Coffey, Deputy City Manager Keith Sterling, Assistant City Manager Ryan Gohlich, City Clerk Huma Ahmed, City Attorney Larry Wiener, Community Services Director Stephanie Harris, Public Works Director Shana Epstein and Executive Assistant Adrienne Rosas.

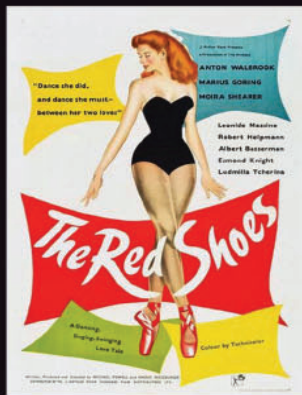
Bosse also gave a heartfelt thanks to her fellow council members and to newly installed Gold, alongside whom she has served for the past decade.

“I personally feel that I’m the luckiest woman in the world to be serving with these extraordinary human beings and that we as a community are lucky to have this council,” said Bosse. “I want to thank you all and tell you how much I love you.” ●

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Birthdays



MALAYA SKYE PINGUL
 April 8



JANE WOOSTER SCOTT
 April 8



KRISTEN STEWART
 April 9



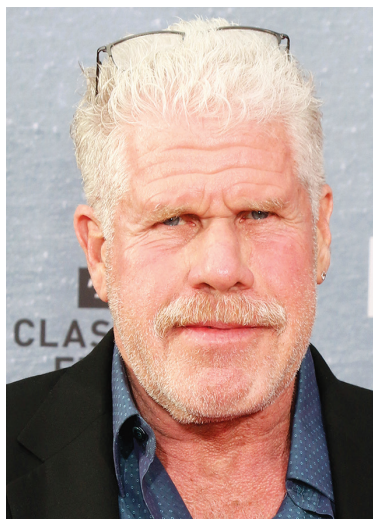
JAMIE CHUNG
 April 10



ANDY GARCIA
 April 12



THOMAS J. BLUMENTHAL
 April 13



RON PERLMAN
 April 13

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Today's organization will lead to tomorrow's action. Make your list. Even if you don't cross anything off it yet, just having the organizational tool will ensure that eventually your efforts will add up to something satisfyingly substantial.

TAURUS (April 20-May 20). The best way to get the job done is through teamwork. It will involve some amount of taking turns. But if you're constantly having to dim your light so another person can shine, you might be in the wrong constellation.

GEMINI (May 21-June 21). There's hardly a situation that can't be improved by a dose of levity. Playfulness counteracts stress and keeps you healthy for the challenges ahead. Spend time with goofballs, sillies and children of all ages.

CANCER (June 22-July 22). What's the difference between a shelter and a cage? Access to an unlocked door. You'll check for such a door. Maybe you don't want to use it, but knowing it's there is the difference

between feeling protected and being kept.

LEO (July 23-Aug. 22). People often blame others for qualities they notice and dislike in themselves, which is why people rarely look powerful while calling out an accusation. While there are certainly instances that call for justice, many minor infringements are best ignored.

VIRGO (Aug. 23-Sept. 22). Consider why you feel the need to take control of the situation. Does it actually require your intervention or are you trying to prove something? Could it go safely on without you? Is it worth your attention? These are all questions only you can answer.

LIBRA (Sept. 23-Oct. 23). You'll labor on. Some admire you for your work ethic. Others sympathize, as it seems you do more than your fair share. If they knew the satisfaction you found in your work, they would be jealous.

SCORPIO (Oct. 24-Nov. 21). It's flattering when someone wants you all to themselves, but you'll be happier when you give your attention to many. So, avoid social monopolies and be as inclusive as possible.

Collect friends and influences. You'll learn best from a diverse group.

SAGITTARIUS (Nov. 22-Dec. 21). You'll get in touch with your own preferences. Taste is knowing what you like and why. The "why" part helps you find more to fit the criteria, which adds up to not only having taste, but also having style.

CAPRICORN (Dec. 22-Jan. 19). You care about what your friend cares about. Maybe you have no genuine interest beyond the fact that it matters to your friend; this is what selfless support looks like. Don't just

give it; make sure you get it, too.

AQUARIUS (Jan. 20-Feb. 18). You sense things and pretend you didn't. It's often the polite and gentle thing to do. Feelings are a kind of territory. It takes experience, maturity and a lot of paying attention to honor invisible boundaries. Good for you.

PISCES (Feb. 19-March 20). Though you often know the right thing to say in a moment, you more often recognize where the silence goes. You're not afraid to let the pause linger. There's power in space. Without it there is no resonance, no ringing, no echo.



Meet Falkor, a 22-pound terrier mix who's looking for a new home. To meet her, please contact Shelter of Hope at 805-379-3538.

shelterhopepetshop.org

Letters to the Editor

Dear Beverly Hills Courier,

My name is Barry Bernstein. I have been a resident in the city for the past 38 years. I am a licensed architect, builder and developer. I have developed several condominium buildings in Beverly Hills and Brentwood, California. One of my Projects is the 7-story Condominium Building at 339 Palm Drive with 24 units with four units per floor. All the units are 3,000 square feet.

I have served on both the Architectural Commission and the Design Review Commission as the Chair. As a member of the Commissions, I feel that I was instrumental in helping to shape the city in a positive way.

The following thoughts are why I feel that the Cheval Blanc Hotel is right for our City:

Beverly Hills is not immune to an economic downturn.

The Cheval Blanc Hotel project proposed for Rodeo Drive will go a long way to shore up our finances for the long term: more than \$780 million in new revenue for our general fund, on top of more than \$100 million in increased funding for our public schools.

This will support the health of our schools, police department, firefighters,

libraries, and more.

Plus, LVMH will give a lump sum payment of \$28 million to the city once the project is officially approved.

The Cheval Blanc Hotel is coming at a perfect time to take Beverly Hills into a prosperous future.

There is a lot of misinformation spreading about this project. It is not a giant project, but it is a very important one for our city.

Beverly Hills elects our own leaders and has our own decisionmakers to review projects on the residents' behalf.

We do not need an out-of-town union telling us what's good for us (and no, that does not include building affordable housing on Rodeo Drive).

The Cheval Blanc Hotel was vetted very carefully by our own capable representatives, as part of a process lasting several years. It went through our process the right way.

Many Beverly Hills residents, business owners and civic leaders have signed on to support it.

I am counting on my fellow residents to vote YES on B and C!

Barry Bernstein
Beverly Hills

Dear Beverly Hills Courier,

Regarding Daniel Yukelson's Letter to the editor in the March 31, 2023 Courier issue, he writes that objections to the Cheval Blanc Hotel project are "naysayers who are against virtually every new development."

As members of this group, we take exception to this characterization.

To clarify, we support development as it is the mechanism which allows any community to prosper and flourish.

There is no question that the Cheval Blanc Hotel could be an asset to Beverly Hills. However, we object to the massive proportions and dimensions of this project which far exceed in scale to the rest of the city and make no pretense to even try to minimally comply with our General Plan.

If this goes through, would the Cheval Blanc be the sore thumb or would the rest of Beverly Hills?

Christine Skirmuntt Ford
Jerry Dobkin
Beverly Hills

Questions?
Comments?
Concerns?

The Courier
wants to hear
from you!

Email:
editorial@
bhcourier.com



NEWS

SCOPING, from page 1

they commented on environmental issues.

"This project is the most intense commercial project use outside the [Golden] Triangle ever proposed in Beverly Hills," resident Ken Goldman said during the March 29 meeting, which was held in person in the Municipal Gallery and was accessible virtually.

The 9600 Wilshire Boulevard Specific Plan would facilitate the rehabilitation and adaptive reuse of the Saks Fifth Avenue Women's Building—a historic building—on Wilshire; the retention of the existing commercial building at 9570 Wilshire—the former Barneys New York Building—for continued commercial use, and the development of new uses throughout the plan area, including residential, retail, offices, hospitality, a social club and a boutique hotel.

If the project were to move forward, construction would begin in 2024 and continue until 2028. It would occur over nine phases, beginning with the demolition of the Saks Shoe Building. The estimated duration of the construction is approximately 50 months: 14 months of utility relocation and 36 months of construction.

The four-acre site spanning two blocks is located south of Wilshire Boulevard, between Bedford Drive to the west and Camden Drive to the east, in the southwestern portion of the city. There are three commercial structures currently on the project site, including the Saks Fifth Avenue Women's Building and former Barneys New York Building. There's also an ancillary loading facility and two surface parking lots.

The Specific Plan Area would permit up to 642,000 square-feet of total floor area. It would be divided into two Districts: a Wilshire Boulevard District fronting Wilshire and a Neighborhood District to the south. The plan would include the development of multi-family residential developments, small retail uses and publicly accessible open space in the Neighborhood District.

Before construction begins, those involved are examining the potential environmental impact of the project—while noting there will be a lot of planning and dialoguing ahead.

"This is very early on in the process," Andre Sahakian, principal planner for the city's planning division, said during the meeting. "There will be numerous opportunities for future input on the project itself. This is an opportunity for the community to have a say in what we want to study."

An initial study prepared for the Specific Plan—a 137-page report available on the city's website—said the project would have "less than significant impacts" to environmental considerations including Agriculture and Forestry Resources, Hydrology and Water Quality.

The draft EIR will include further analysis on how the project might impact air quality, energy, geology and soils, noise, transportation and land use.

The meeting was one of the first introductions of the 9600 Wilshire Boulevard Specific Plan Project in a public setting, and residents were eager to share their concerns.

Jordan Geller lives on S. Peck Drive, which bisects the Specific Plan area between

S. Bedford Drive and S. Camden Drive. Addressing the group, the longtime Beverly Hills resident said developers of the Wilshire project are disregarding the potential traffic impact the construction will have on the surrounding neighborhood.

"We cannot imagine what it would be like to have a project of this scope in our neighborhood," Geller said. "I hope you guys will consider significantly scaling this project back or not allowing it to occur because it will forever destroy our neighborhood."

Other participants in the meeting echoed Geller's concerns related to the height of the buildings associated with the project, the density of the development and traffic.

"Those are definitely issues that will come up," Sahakian said in an interview after the meeting.

Speaking on behalf of the Southwest Beverly Hills Homeowner's Association,

Goldman said, incredulously, "Despite many, many concerns about this intense proposed overdevelopment, we are addressing tonight only what we see as environmental issues."

The scoping period, which provides an opportunity for the public to express input regarding the environmental issues associated with the project, began March 9 and lasts 30 days. April 10 is final day to submit comments on the project's environmental issues to Sahakian at asahakian@beverlyhills.org.

After the Draft EIR has been prepared, it will be released for a 45-day public review and comment period. Sometime in the winter, the Planning Commission will then hold a public hearing on the Draft EIR and on the 9600 Wilshire Boulevard Specific Plan Project. ●



Photo courtesy city of Beverly Hills
Lester Friedman took the oath of office as Vice Mayor of Beverly Hills on April 4.

SUDOKU
04/07/23 ISSUE

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SUDOKU ANSWERS
03/31/23 ISSUE

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PUZZLE ANSWERS
03/31/23 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
04/07/23 ISSUE

I DO, I DO ... DO!
BY DAVID KARP / EDITED BY WILL SHORTZ

David Karp, of Victoria, British Columbia, is a civil servant who works on economic policy for his provincial government. This was his second attempt at building a puzzle around 119-Across, which is his favorite band. The first attempt, in a themeless grid, didn't work out because the fill wasn't flashy enough. But here the band's name sets up some clever thematic wordplay, which is even better ... and you don't need to know anything about the band to get it. — W.S.

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| <p>ACROSS</p> <p>1 Businesses that might offer "pawdicures"</p> <p>8 Subject in sexology</p> <p>13 Feeling of auditory bliss, in a modern coinage</p> <p>20 Stacked haphazardly</p> <p>21 Some religious artwork</p> <p>22 Band stan</p> <p>23 Preparing to put earrings in an ogre?</p> <p>25 Understood</p> <p>26 Treat, as wood</p> <p>27 Revealer of the Wizard of Oz</p> <p>28 Hostile parties</p> <p>29 Nickname for Luigi</p> <p>31 The Macy's in New York's Herald Square, and others?</p> <p>39 Harbor boat</p> <p>42 Downside</p> <p>43 Had trouble with, as an icy road</p> <p>44 Defeat decisively</p> <p>45 Home to five U.S. national parks</p> <p>47 Instruction in a meringue recipe</p> <p>49 E.M.T.'s apparatus, informally</p> <p>51 Org. that facilitates adoptions</p> <p>52 Pentad for a poetry performance?</p> <p>56 Outdo</p> <p>57 Infection fighter</p> | <p>58 In ____ (as found)</p> <p>59 What "O" might stand for</p> <p>60 "What's ____ ..."</p> <p>61 TV spy drama of the early 2000s</p> <p>63 Watch all at once, say</p> <p>66 Supreme Court surname</p> <p>68 Shopping for some cereal?</p> <p>72 Deep-fried appetizer often served with chutney</p> <p>75 Big fuss</p> <p>76 One side of a battery</p> <p>79 "Good heavens!"</p> <p>80 The "L" of L.V.</p> <p>82 Vegan alternative to gelatin</p> <p>84 Literary character described as "a stout little fellow with red cheeks"</p> <p>86 What "X" might stand for</p> <p>87 Prize in a chowder cook-off?</p> <p>92 Gen Zer who might be into faux freckles and anime</p> <p>94 Start of many a Father's Day card</p> <p>95 Campy stuff?</p> <p>96 ____ mater</p> <p>97 Was completely depleted</p> <p>99 Smartphone, e.g.</p> <p>101 "Well, ____-di-dah!"</p> <p>103 You might need just the "last four" of it: Abbr.</p> <p>104 Old-timey wizard who needs to learn some manners?</p> | <p>106 Fly</p> <p>108 Be overly sweet</p> <p>109 "No chickening out!"</p> <p>111 Faith founded in Persia</p> <p>115 "Black" or "Pink" animal</p> <p>119 Band with the 1997 hit "Semi-Charmed Life" ... or a phonetic hint to this puzzle's theme</p> <p>123 They might wipe the slate clean</p> <p>124 Spine-tingling</p> <p>125 Klingon speaker, say</p> <p>126 Deadlock</p> <p>127 C-suite members</p> <p>128 Pots and pans, e.g.</p> <p style="text-align: center;">DOWN</p> <p>1 Ballroom-dance moves</p> <p>2 "Will do!"</p> <p>3 Greek earth goddess</p> <p>4 Lavender unit</p> <p>5 Walk in the park ... or sit in a park, maybe</p> <p>6 Actor Mahershala</p> <p>7 Lookouts</p> <p>8 General idea</p> <p>9 Classy establishment?</p> <p>10 ____ favor</p> <p>11 United</p> <p>12 "You should know better!"</p> <p>13 Encourage</p> <p>14 Stop the progress of</p> <p>15 Entree that might be prepared with a brown-sugar glaze</p> <p>16 "Gloomy" guy</p> | <p>17 What some people use to solve a New York Times crossword</p> <p>18 German "you"</p> <p>19 Rx request</p> <p>24 Slimy stuff</p> <p>28 Lacquer, e.g.</p> <p>30 Home to wild Bactrian camels</p> <p>32 Clears (of)</p> <p>33 Lead-in to -logue</p> <p>34 N.F.L. quarterback Jared</p> <p>35 Surgery sites, in brief</p> <p>36 Toronto N.B.A. player</p> <p>37 Usher</p> <p>38 Tot's geometry lesson, perhaps</p> <p>39 Clump of hair</p> <p>40 City at the foot of the Adirondacks</p> <p>41 What may bring a meeting to order</p> <p>43 Cholesterol-lowering drug</p> <p>46 Landing site</p> <p>48 Cover, of a sort</p> <p>50 Words for a cover</p> <p>53 Like many a lumberjack's shirt</p> <p>54 Certain footholds</p> <p>55 Ancient marketplace</p> <p>60 Spanish resort island, to locals</p> <p>62 "Do"-to-"do" delivery</p> <p>64 Understood</p> <p>65 Pioneering computer</p> <p>67 National park in the Canadian Rockies</p> <p>69 Former retail giant</p> <p>70 Captivate</p> <p>71 Cousin of a stingray</p> |
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| <p>72 Dwindles, with "out"</p> <p>73 It's 2.3 years for the average heterosexual American couple</p> <p>74 Something made in a press</p> <p>77 Things a plangonologist collects</p> <p>78 Some semihard cheeses</p> <p>81 Stubbornly old-fashioned</p> | <p>83 "The museum of social decay," per Gary Oldman</p> <p>85 The so-called Pearl of Arabia</p> <p>87 Strapless accessories</p> <p>88 As above, in citations</p> <p>89 ____ bean</p> <p>90 "Groovy!"</p> <p>91 Like some tradition</p> <p>93 Spoil</p> <p>98 Some bathroom contractors</p> | <p>100 Comedy's ____ the Entertainer</p> <p>102 Cartoon character who said "Van Gogh would've sold more than one painting if he'd put tigers in them"</p> <p>105 Like the goddess Hel</p> <p>106 March 14 dessert, appropriately</p> <p>107 "The birds and the bees" and others</p> <p>110 Pope writings</p> <p>112 Sharp increase</p> | <p>113 Kapoor of "Slumdog Millionaire"</p> <p>114 Two weeks after calends, approximately</p> <p>115 Rock & Roll Hall of Fame architect</p> <p>116 River offshoot</p> <p>117 Power ____</p> <p>118 Wand-waving org.</p> <p>119 Merch-table offering</p> <p>120 Spell of bad luck?</p> <p>121 Seething state</p> <p>122 Before, in poetry</p> |
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ANSWERS FOUND IN NEXT WEEK'S PAPER...



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Public Notices

T.S. No.: 20-3698
 Notice of Trustee' Sale
 Loan No.: *5855 APN: 5531-007-006 You Are In Default Under A Deed Of Trust Dated 11/2/2017. 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 Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Cross County Holdings Partnership, A CA General Partnership Duly Appointed Trustee: Prestige Default Services, LLC Recorded 11/9/2017 as Instrument No. 20171293047 in book --, page -- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 4/25/2023 at 11:00 AM Place of Sale: behind fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$2,884,988.50 Street Address or other common designation of real property: 1130 North Poinsettia Place West Hollywood, CA 90046 A.P.N.: 5531-007-006 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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. All checks payable to Prestige Default Services, LLC. 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 (877) 440-4460 or visit this Internet Web site <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 20-3698. 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: 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 (877) 440-4460, or visit this

internet website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 20-3698 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: 3/23/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 Tina Suihkonen, Vice President 03/31/23, 04/07/23, 04/14/23

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
CASE NO: 23SMCP00170
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

In the Matter of the petition of:
Chou Xiong-Neri
 To all interested person(s): Petitioner:
Chou Xiong-Neri
 current residence address:
240 N. Crescent Drive, Beverly Hills, CA 90210
 filed a petition with the **Superior Court of California, County of Los Angeles, 1725 Main St. Santa Monica, 90401. Santa Monica Courthouse, on January 19, 2023** for a Decree changing names as follows:

Present Name:
CHOU XIONG-NERI

Proposed Name:
LEAH CHOU XIONG

The court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no

written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING:
Date: June 2, 2023
Time: 8:30 AM
Department: K
Room: 203

The address of the court is:

1725 Main Street, Santa Monica, CA 90401

Reason for name change: Petitioner is already known by her proposed name wishes to be known by her proposed name in all personal/business affairs.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed: **Chou Xiong-Neri**

Judge of the Superior Court: Lawrence Cho
Clerk: David W. Slayton
Deputy: C. Coleman

Dated: April 3, 2023
 Published: 04/07/23, 04/24/23, 04/21/23, 04/28/23
 BHC-R27291

FICTITIOUS BUSINESS NAME STATEMENT

2023047501 The following is/are doing business as: **RPI SEALING TECHNOLOGY** 1841 San Ysidro Drive, Beverly Hills, CA 90210; **Robert Schlesinger** 1841 San Ysidro Drive, Beverly Hills, CA 90210; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed on: **Robert Schlesinger, Owner.** Statement is filed with the County of Los Angeles: March 03, 2023; Published: March 24, 31, April 07, 14, 2023 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT

2023040991 The following is/are doing business as: **CURIO** 449 N. Robertson Blvd., Los Angeles, CA 90048; **Daniel Cuevas** 449 N. Robertson Blvd., Los Angeles, CA 90048; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed on: **Daniel Cuevas, Owner.** Statement is filed with the County of Los Angeles: February 23, 2023; Published: March 24, 31, April 07, 14, 2023 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT

2023060321 The following is/are doing business as: **SMARTHOME ADVISORS GROUP** 324 S. Beverly Dr. #452, Beverly Hills, CA 90212; **Bradley H Green** 324 S. Beverly Dr. #452, Beverly Hills, CA 90212; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed on February 2018: **Bradley H Green, Owner.** Statement is filed with the County of Los Angeles: March 20, 2023; Published: April 07, 14, 21, 28, 2023 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT

2023063394 The following is/are doing business as: **LALABALUEZA, LLC** 626 Wilshire Blvd. #410, Los Angeles, CA 90017; **Lalabalueza, LLC** 626 Wilshire Blvd. #410, Los Angeles, CA 90017; The business is conducted by: **A LIMITED LIABILITY COMPANY (#202355210595)**, registrant(s) has begun to transact business under the name(s) listed on February 2023: **Traci Williams, Manager.** Statement is filed with the County of Los Angeles: March 22, 2023; Published: April 07, 14, 21, 28, 2023 **LACC N/C BEVERLY HILLS COURIER**

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

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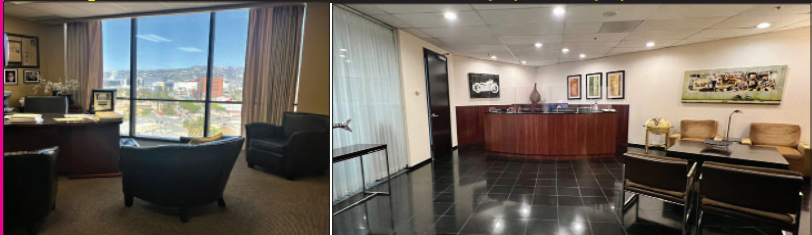
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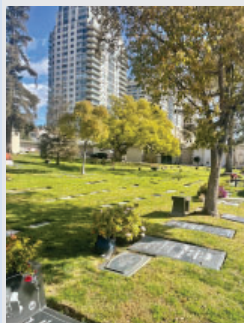


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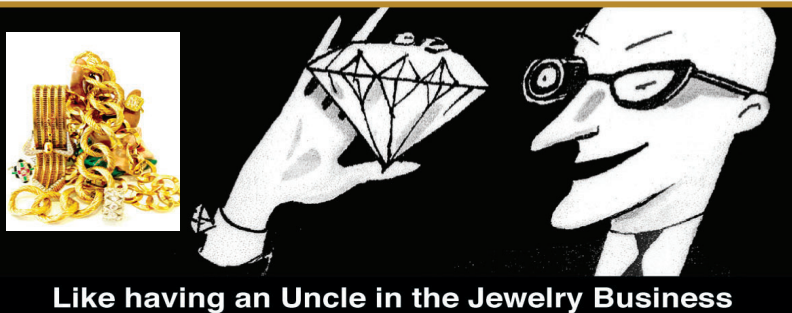
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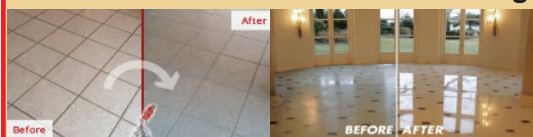


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