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THE WEATHER, BEVERLY HILLS CA

☀️ Friday	68° 50°
☁️ Saturday	60° 53°
☀️ Sunday	64° 50°
☁️ Monday	63° 53°
☀️ Tuesday	65° 54°
☀️ Wednesday	65° 51°
☀️ Thursday	62° 48°

'Rodeo Nights, Holiday Lights' Launches the Holiday Season



Photo by Darah Haimovitz

The fireworks finale lit up the sky above Rodeo Drive at the holiday lighting ceremony on Nov. 14.

BY SEAN BECKNER-CARMITCHEL

The Rodeo Drive Committee, in collaboration with the city of Beverly Hills, hosted the annual Rodeo Drive holiday lighting celebration on Nov. 14. According to the city, more than 9,000 people attended this

year's event, which serves as a kickoff to the holiday season. This year's theme was "Rodeo Nights, Holiday Lights," with highlights that included musical guests as well as candy cane street sweepers, stilt walkers and roller-skating performers. Food trucks dotted

See **RODEO DRIVE**, page 7

New Rules Recommended for Short-Term Rentals

BY JULIANNA LOZADA

The Beverly Hills Planning Commission voted 3-2 at its Nov. 14 meeting to recommend that City Council adopt an ordinance that would impose new regulations on short-term rentals.

While a ban on short-term rentals has been in place in the city since 2014, the new ordinance essentially redefines minimum lease terms from six months to one year for single-family rentals and from 30 days to six months for multifamily rentals. The proposed ordinance would additionally outline a harsher fine to be issued for violations of short-term rental regulations to the maximum extent allowed under state law.

City staff developed these stricter regulations in response to concerns about housing availability, affordability, privacy, noise and safety. Since 2014, officials have documented 395 cases of short-term rental violations, with approximately one-third providing sufficient proof of a violation.

Short-term rentals are often facilitated by the use of third-party rental platforms such as Airbnb and Vrbo, which may provide

See **PLANNING COMMISSION**, page 9

Russell Stuart Recovering From Injuries Sustained in Carjacking Incident

BY SEAN BECKNER-CARMITCHEL

Newly elected BHUSD Board Member Russell Stuart is set to be released from Cedars-Sinai Medical Center on Nov. 22, after being struck by a carjacked vehicle last week. The incident took place during the "Rodeo Nights, Holiday Lights" celebration on Nov. 14.

The Beverly Hills Police Department received a call shortly after 7 p.m. on Nov. reporting a carjacking of a BMW X3 on the 400 block of North Bedford Drive. They later received a second call of a vehicle-versus-pedestrian traffic incident. When officers arrived at the scene at Wilshire Boulevard and Camden Drive for their investigation, they determined that it was the stolen



Photo by Sean Beckner-Carmitchel
 The carjacked vehicle crashed into a building on Wilshire Boulevard.

See **STUART**, page 5

Council Studies Traffic Calming Reports

BY SEAN BECKNER-CARMITCHEL

During its Nov. 19 Study Session, the City Council considered traffic calming issues regarding Clifton Way and Coldwater Canyon Drive. Jessie Holzer Carpenter, a transportation planner for Beverly Hills, reported results of a traffic-calming study on Clifton Way between Robertson and La Cienega boulevards. The study involved the placement of two traffic circles and four curb extensions along Clifton Way. The city then collected data on vehicle speeds as well as compliance with stop signs.

A community survey contained in the report indicated that traffic circles were

See **STUDY SESSION**, page 5



Courier Calendar

NOW - NOV. 24

THE WALLIS:

“LIFE & TIMES OF MICHAEL K”
2 P.M., 7:30 P.M.

The sweeping tale of one man’s adventure across a rapidly changing nation finds a new home at The Wallis. The novel captivated readers, winning the prestigious Booker Prize. The stage adaptation mesmerized audiences in Edinburgh and New York. With state-of-the-art puppetry by the visionaries behind “War Horse” and “Little Amal,” “Life & Times of Michael K” captures Michael’s journey with astonishing reality and gripping theatricality. In his quest to bring his free-spirited mother back to her homeland, he encounters friends and enemies, dangers and detours, passions and hope—and a goat. Created by Handspring Puppet Company and Cape Town’s Baxter Theater, this acclaimed adaptation is as moving as it is entertaining, and dramatic as it is funny, and reminds audiences that no matter where they are, hearts always find a way back home. Tickets range from \$49-\$109. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. thewallis.org

NOW - NOV. 26

36TH ISRAEL FILM FESTIVAL

The 36th Israel Film Festival in Los Angeles, which celebrates the best of Israeli culture and cinema, runs until Nov. 26. “Soda,” directed by Erez Tadmor, will have a special sneak preview as the Festival’s Sponsor Centerpiece Film Event. For the first time, the Festival will have a panel of Israeli-American producers to discuss the option of co-productions between the U.S. and the Israeli film industries. Festival screenings will also show at the Laemmle Royal Theatre (West Los Angeles) and the Laemmle Town Center 5 (Encino). Tickets are available online. israelfilmfestival.com

NOW - NOV. 30

WARNER BROS. STUDIO TOUR HOLLYWOOD: “FRIENDSGIVING”

To commemorate the 30th anniversary of the comedy series “Friends,” Warner Bros. Studio Tour Hollywood announces the return of Friendsgiving with a Studio Tour focused on the beloved television show. Through Nov. 30, guests can enjoy a 90-minute “Friends”-themed Studio Tour, a holiday Friendsgiving meal next to the iconic “Friends” Fountain, and see authentic props and costumes

from the show. Expert tour guides will take guests across the historic Warner Bros. Studio backlot, highlighting key filming sites from memorable “Friends” episodes, including Stage 24, the famed “Friends” stage. Friendsgiving tours will include engaging trivia and custom media clips featuring characters from the television show. Following the tour, guests will delight in a festive holiday meal served at the iconic fountain from the show’s opening scene (weather permitting), featuring traditional holiday dishes with vegetarian and gluten-free options. Following the meal is a self-guided tour of Stage 48: Script to Screen, featuring Central Perk Café and the “Friends Boutique.” Central Perk Café offers signature beverages inspired by each of the six characters. Tickets for Friendsgiving are now available for purchase online. The studio tour is located at 3400 Warner Blvd., Burbank. wbstudiotour.com

NOW - DEC. 15

THEATRE 40: “AGATHA CHRISTIE’S THE MURDER OF ROGER ACKROYD”
THURS.-SAT. 7:30 P.M.
SUN. 2 P.M.

Theatre 40 presents the West Coast premiere of “Agatha Christie’s The Murder

of Roger Ackroyd.” The play follows master detective Hercule Poirot as he faces his most challenging case. Theatre 40 is located at 241 S. Moreno Dr., Beverly Hills. Free parking is available. theatre40.org

DEC. 6

CHURCH’S MUSIC AT WESTWOOD: “MESSIAH SING-A-LONG”
8 P.M.

On Dec. 6, Church’s Music at Westwood presents its annual performance of George Frederic Handel’s “Messiah.” The audience will join the Westwood Chancel Choir, six esteemed vocal soloists and the Westwood Chamber Orchestra with Continuo. With the audience, they will form a 150-voice choir as part of the traditional “Messiah Sing-Along,” one of the few events of this kind in greater Los Angeles. Admission to “Messiah” is \$25 for adults and \$10 for students, collected at the door and available on Eventbrite prior to the concert. Guests under 18 are admitted free. Admission includes a reception. Vocal scores will be available for purchase for \$10. westwoodpres.org



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Lights on the Lily Pond	Jolly Trolley	Parking
Glowing Gardens at Beverly Cañon Gardens	Rodeo Nights, Holiday Lights	

For additional information, visit: BEVERLYHILLS.ORG/HOLIDAYSBH

*Due to replacing the turf, the tree and menorah will be up by December 2ND

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Council Considers Rent Stabilization and Metro



BY JULIANNA LOZADA

The Beverly Hills City Council voted to eliminate the Rent Stabilization Committee (RSC) at its Nov. 19 Regular Meeting, upon recommendation by the Commission Standardization Ad Hoc Committee earlier this year. The council will implement the change via an ordinance amending the Beverly Hills Municipal Code.

The City Council formed the RSC in 2019 to make recommendations on amendments to the Rent Stabilization Ordinance that the council had not resolved. For nearly four years, the council regularly met with the RSC to discuss and hear recommendations. Some initiatives have passed while a few are still pending review.

See CITY COUNCIL, page 9

Council Recognizes Mizrahi and Sephardic Communities



In honor of Mizrahi and Sephardic Heritage Month, Mayor Lester Friedman and the members of the City Council recognized the cultural contributions of the Mizrahi and Sephardic communities to the diverse fabric of the city. Pictured (from left): Councilmember Craig Corman, Susan Eshaghian (Vice President of Administration for the Iranian American Jewish Federation), Vered Elkouby Nisim (Commissioner from Human Relations Commission), Susan Azzizadeh (former President of the Iranian American Jewish

Federation), Vice Mayor Sharona Nazarian, Sapir Taib (representing JIMENA Jews Indigenous to the Middle East and North Africa), Mayor Friedman, Councilmember Mirisch, Zohreh Mizrahi (Board Member of Iranian American Jewish Federation), Danna Balas (Founder of Menchies Frozen Yogurt), Councilmember Mary Wells, and Dillon Hosier (Chief Executive Officer of ICAN: Israeli-American Civic Action Network) ●

Newsom Delays Decision on Menendez Clemency Bid

Gov. Gavin Newsom will put off making a decision on the Menendez brothers' bid for clemency until incoming Los Angeles County District Attorney Nathan Hochman reviews the nearly 35-year-old case. A statement released on Nov. 19 indicated, "The governor respects the role of the district attorney in ensuring justice is served and recognizes that voters have entrusted District Attorney-elect Hochman to carry out this responsibility. The governor will defer to the DA-elect's review and analysis of the Menendez case prior to making any clemency decisions."

Last month, current District Attorney George Gascón requested that a judge resentence the brothers, who are serving life without parole for the 1989 shotgun murders of their parents in their Beverly Hills mansion, to 50 years to life in prison, with the possibility of parole. Given the brothers' ages at the time of the crime, such a ruling would make them potentially immediately eligible for parole as youthful offenders, even though they have only served about 35 years behind bars.

The Menendez brothers' defense team has submitted papers to Newsom requesting clemency, and Gascón said he would support that request.

During their two highly publicized trials, the brothers did not dispute that they killed

their parents but claimed self-defense, citing decades of alleged physical and sexual abuse by their father. In court papers filed last year, attorneys for the brothers pointed to two new pieces of evidence they contend corroborate the brothers' allegations of long-term sexual abuse at the hands of their father. Upcoming court hearings will consider various legal arguments that could potentially lead to the brothers' release.

During a recent interview, Newsom explained his reasons for delaying a clemency decision. "The Menendez file is now a little thicker because we did deeper research in the last 10 days," the governor said. "That's all on my desk, but let me just say a couple things. You do have a new district attorney. The current DA was not reelected, and he was the one who recommended the re-sentencing of the Menendez brothers." Newsom added, "I think it's the right thing to do, to hear from the new DA before I make any decisions. I'll be deferring to his review, analysis, and recommendation. That's something I have (until now) not said publicly, but I think it is important under the circumstance, out of respect, not just for the new DA but those that elected him, rather overwhelmingly in Los Angeles."

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STUART, from page 1

vehicle that had crashed, leaving behind multiple injured victims. The driver, 22-year-old James Portul of Pittsburg, fled on foot but was detained on the 200 block of North Beverly Drive.

The Courier was at the scene of the crash moments after it took place. The black BMW was crumpled into the wall of a building, leaking fluid with its airbags deployed. Balloons and items with holiday lights were strewn across the area. Several people were still awaiting medical attention. In addition to Stuart, the balloon vendor and her son were also injured. Stuart's dog, Rudy, was trapped underneath the vehicle and received a laceration under his eye but has recovered.

Stuart spoke to the Courier from his hospital room this week. He recounted that moments before the incident he was purchasing a Hello Kitty balloon with his young daughter and his dog, Rudy. Suddenly, he heard a screech of tires and then woke up in an ambulance. He said he knew the paramedic, who was holding his hand, assuring him that he was alive. He remembers nothing else about the crash and is thankful to "the good Lord, who not only protected me in that moment, but has shielded my soul."

Stuart said he would like to purchase the

balloon vendor a new cart if he can track her down.

"One of the things that hit me hardest was someone had handed me a plastic bag of my belongings. It also had the \$15 that I was handing the woman to buy the balloon," he said.

As word spread that Stuart was one of the victims, more than 150 people posted well wishes to him on social media.

Among the dozens of posts was one from former Mayor Lili Bosse, who said, "Thank God our beloved community member, Russell Stuart will be OK. This does make me believe in miracles. We love Russell and his beautiful family..." Bosse purchased new dog toys for Rudy as well.

Lisa Stuart, Russell's wife, posted words of gratitude to the community. "I'm so grateful to the unbelievable number of people that have reached out to me. The community of Beverly Hills; people don't understand how tight knit it can be," Stuart said.

Despite suffering from broken ribs and arms, Stuart plans to attend his swearing-in ceremony on Dec. 17.

Portul pled guilty on Nov. 18 to charges of PC 215-carjacking and VC 20001(A), hit-and-run with injury. A preliminary hearing is set for the matter on Dec. 5. ●

STUDY SESSION, from page 1

more favorable than curb extensions. Out of the 214 responses, 52% stated the traffic circles were successful, compared to 40% who believed the curb extensions were successful. A majority of those surveyed supported keeping the traffic circles and curb extensions.

According to the report, traffic decreased by 1% after the calming measures were installed. Vehicle speeds remained about the same, but the maximum speeds recorded on Clifton Way decreased from the 45-50 mph range to the 35-40 mph range. Stop sign compliance was modestly improved as well.

The Traffic and Parking Commission voted unanimously to continue the project at its Nov. 7 meeting. "We need to make sure we have community buy-in," Vice Mayor Sharona Nazarian said at the Study Session, citing concerns residents may not be aware of potential changes to the intersections.

The council agreed to continue the Clifton Way study with narrower curb extensions. One intersection will receive the smaller curb extension, one curb extension will be removed, and one of the extensions will be converted to a traffic circle. "I don't like the curb extensions at all, but I think if we're testing we should test," Mayor Lester

Friedman said.

The Study Session also looked at the number of pedestrians who cross five intersections along Coldwater Canyon Drive. It compared that to traffic collisions at those intersections. Those findings revealed that none of the intersections met the established criteria for installing traffic signals or stop signs. They did, however, warrant the consideration of pedestrian hybrid beacons.

The intersections studied for crosswalk feasibility were at Coldwater Canyon Drive and Loma Linda Drive, Lindacrest Drive and Monte Cielo Drive.

The council determined that one pedestrian hybrid beacon should be installed on Coldwater Canyon Drive at a site to be determined by further study. A pedestrian hybrid beacon, also called a "HAWK" signal, is a lighting device that remains dark until activated by a pedestrian. When activated, it displays yellow lights to warn drivers to prepare to stop. When pedestrians see a signal telling them to walk, the lights on the roadway flash red requesting drivers to stop. ●




Sadie Barnette: Legacy and Legend at the Benton Museum of Art at Pomona College, and Pitzer College Art Galleries at Pitzer College. Photography courtesy of Fredrik Nilsen Studio. Collection of East West Bank.

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Community Celebrates Annual Thanksgiving Luncheon

On Nov. 18, Mayor Lester Friedman, Vice Mayor Sharona Nazarian and Councilmembers John Mirisch, Craig Corman and Mary Wells helped to serve Thanksgiving meals at the 32nd annual Beverly Hills Firefighters Association and Beverly Hills Active Adult Club Senior Thanksgiving Luncheon. "I look forward to these events where we come together to celebrate with the members of the Beverly Hills Active Adult Club. This organization provides our senior members with opportunities to socialize, participate in enjoyable events, and forge new friendships," said Friedman.



Seniors enjoying the annual luncheon



The Mayor, Vice Mayor and members of the City Council were joined by members of the Beverly Hills Fire Department at the event.



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The Courier in Southeast Asia



Beverly Hills resident Barry Bernstein recently toured Southeast Asia and took a copy of the Courier along with him, where he posed in Bali.



Photos by Sean Beckner-Carmichel

Mayor Friedman confers with Santa Claus during the Rodeo Drive event.

RODEO DRIVE, from page 1

the street, serving offerings that included smash burgers, grilled cheese, gluten-free baked goods and schnitzel. The event also featured an appearance from Santa Claus himself and the traditional large fireworks display.

“The holiday season is truly one of the most memorable times of the year. We can all come together as family, friends and neighbors to celebrate a little happiness during a time when we need a little light

in our lives as we see some of the darkest events occurring throughout our world,” Mayor Lester Friedman said in a statement.

Friedman, members of the Beverly Hills City Council, the Rodeo Drive Committee, Beverly Hills Chamber of Commerce, and members of the Beverly Hills Conference and Visitors Bureau joined together on the main stage at Brighton Way and Rodeo Drive to welcome Santa Claus and count-down the illumination of Rodeo Drive. A recording of Paul McCartney’s “Wonderful



Food trucks provided a diverse array of offerings.

Christmastime” played as the palm trees dotting Rodeo Drive lit up.

Performers gracing the stage throughout the evening included The Red-Hot Band featuring Tera Bonilla, Blue Grass Strings, Holiday Harmony Carolers and a Yuletide Irish Dance Ensemble. Additional entertainment was provided by UCLA a cappella group the ScatterTones, the Beverly Hills High School Drumline, NBC Songland Winner Greg Scott and “American Idol” finalist Vonzell Solomon. CoryLive served

as the master of ceremonies.

A large fireworks display capped the evening off, drawing admiration from the crowd.

June Caldwell, who performed at the event with a group of friends called the Love Dance Tribe, told the Courier, “We just appreciate that Beverly Hills does this.” Everyone is ready for the holidays to start early this year!” ●

Los Angeles Spending, Confidence, Up This Holiday Season

By Summer Taylor and Rebecca Lohrey, Deloitte & Touche LLP



The holiday season ahead looks merry and bright!

Los Angeles shoppers are getting into the holiday spirit with an uptick in spending this season. According to Deloitte’s 2024 Holiday Retail Survey, Angelenos surveyed anticipate the economy to be brighter and plan to increase their spending to \$1,883—up 9% from last year and 6% higher than this year’s national average of \$1,778.

According to the same annual report, a more optimistic economic outlook—in which 42% of local respondents surveyed expect the economy to improve next year, up from 30% in last year’s survey—is anticipated to drive spending on experiences up 20% year over year. LA consumers surveyed plan to spend an average of \$487 on gifts, \$563 on non-gift purchases (like décor and party apparel), and \$833 on experiences.

Clothing, food top the gift list

Clothing and accessories top the list this year as the most popular gifts to give, while gift cards decline 24%. Four in 10 respondents plan to give experiential gifts, such as event tickets, restaurant gift certificates, and spa experiences. How many gifts

are they buying? On average, Los Angeles shoppers plan to buy eight gifts this holiday season, on par with last year.

Deals over brand loyalty

Seven in 10 shoppers surveyed in Los Angeles expect to see the same prices compared to the previous holiday season. However, when it comes to hunting for deals, more than 61% of LA shoppers surveyed will switch brands if the preferred option is too expensive. Nearly half (46%) will shop at affordable retailers instead of preferred ones, and 38% will seek out private labels or “dupe” products.

Additionally, if budgets are too tight, 43% of LA shoppers surveyed said they would cut back on buying gifts for themselves while holiday shopping. In 2023, the majority (51%) of Los Angeles shoppers surveyed planned to self-gift, but this year, those planning to splurge on themselves will shrink to 40%.

Younger generations shop promotions

Nearly three quarters (73%) of LA consumers surveyed plan to shop during at least one promotional event this season (vs. 58% in 2023), with the majority (77%) planning to shop during Thanksgiving week, up from 58% in 2023.

Of surveyed respondents, 92% of Gen Z and 89% of Millennials plan to participate the most in Thanksgiving week promotions, with Black Friday anticipated to be the biggest shopping event day in Los Angeles (48%), followed by Cyber Monday (40%).

Shopping online from smartphones

The majority (66%) of LA shoppers surveyed prefer to shop at online retailers this season, followed by mass merchant retailers (47%) and beauty/cosmetic retailers (32%). When it

comes to choosing where to shop, shoppers say variety of products and styles (35%), getting a great deal (34%), and high quality (33%) matter most.

Of note, 45% of Los Angeles shoppers surveyed expect to shop on their smartphone, and 12% plan to buy gifts on social media. Of shoppers expected to shop from their smartphone, Millennials are most likely to do so (62%), followed by Gen X (56%) and Gen Z (52%). However, Gen Z leads the way at buying gifts on social media (17%), followed by Millennials (15%) and Gen X (12%).

Spending on holiday gatherings

The survey also asked about holiday gatherings on the horizon. One in 4 Los Angeles respondents plan to host a gathering, inviting an average of 10 guests, and spending an average of \$311. Of these, seven in 10 respondents say hosting a holiday gathering is an important part of their traditions.

Nearly three-quarters (74%) of LA hosts surveyed are open to spending a little extra on items or services to make the event more convenient, but they are being resourceful: 53% plan to ask guests to bring food or beverages to help offset the costs, and 52% say they plan to invite fewer guests this year.

About the survey

2024 marks the 39th year that Deloitte has polled consumers about their holiday spending plans. The Deloitte 2024 Holiday Retail Survey included consumers in Los Angeles and throughout the nation.

The survey polled 45 retail industry executives, of which 71% were from retailers with annual revenues of \$15 billion or more, while 93% had annual revenues of at least \$1 billion. The executives included buyers, senior buyers, and buying/merchandising managers who had a medium or high level of involvement in buying and merchandising for the coming holiday season. The executives were involved in one of the following categories: Clothing & Accessories; Electronics & Accessories; Health & Wellness; Home & Kitchen; or Toys & Hobbies. The Los Angeles survey was rolled out to 415 consumers from Los Angeles DMA* and has a margin of error of plus or minus five percentage points.

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‘The Seed of the Sacred Fig’—Spreading Hope



Missagh Zareh as Iman

Photo courtesy of Neon

BY NEELY SWANSON

Conceived in prison, executed in secret and resulting in exile, Mohammad Rasoulof’s latest film, “The Seed of the Sacred Fig,” carries the significance far greater than what exists on screen. A winner at this year’s Cannes Film Festival, it sealed the fates of all who worked on it.

The precious sacred fig is born from another tree. The seed, slowly growing and nurtured by its host, spreads its roots and eventually strangles its parent. This is the hope and basis of Rasoulof’s amazing allegorical film taking place in 2022 during protests over the killing of Mahsa Jina Amini for not wearing her hijab in public.

Iman, head of household and much-admired lawyer of integrity and honesty, has just been promoted to investigating judge of the revolutionary court. His wife, Najmeh, is thrilled with the advance in status but also that they will soon be eligible for a bigger apartment in a more prestigious and protected part of town. Their daughters, teenage Sana and college student Rezvan, are more circumspect about what his promotion might mean to them because they rarely see their father.

It is the investigating judge who looks for the evidence necessary to convict those arrested for crimes, real or suspected. If the evidence doesn’t sustain the charge, the arrestee is released; if it does, the prisoner is sentenced by the revolutionary court. Although not the judgeship he aspired to, he is informed by his colleague and friend in the office that he was not viewed as a favorable ally to his new boss and he will have to prove himself. His first test is immediate. The prosecutor has demanded he attest that a prisoner is guilty of the crimes he is accused of committing. But what were the crimes? Confused and horrified, Iman explains that first he must investigate. No. His colleague informs him that his predecessor was fired for not doing as the prosecutor asked and

he, too, will be fired if he doesn’t sign the paperwork for what will be a probable death sentence. There will be more prosecutions.

Students are protesting in the streets against the repressive hijab laws, against the premise of theocracy and strict patriarchy as represented by the government and its so-called revolutionary court.

The protests on the outside are becoming more and more violent and, by virtue of taking this job, he will be in danger. His family will, in time, be moved to more secure quarters but, in the meantime, he is given a gun for protection. Iman is frightened by what the gun represents and equally frightened by the reasons he must carry it. Aggression and self-protection are incompatible issues that inevitably will resolve in one direction. In a sense, that direction is what fuels the film.

Iman, returning home, hides the gun, and attempts to reestablish a normalcy that will never return because of his new position. He has acquiesced and will continue acquiescing to the wishes of the prosecutor and the state. Even his family is no longer a safe haven. The riots and protests are outside his door. Banners held by the students rail against the judicial system. Iman is now “them”; the daughters he rarely sees may be the “us”; his wife unsuccessfully straddles the two.

His job demands that new rules be established and the girls must remove themselves from all social media. His identity must be kept secret to ensure his safety and strangers may not enter the home. Despite this, Rezvan implores her mother to allow her only friend, Sadaf, to spend the night before the dorms open. Not pleased with a stranger in their midst, Najmeh insists that Sadaf be hidden, leave in the morning and not return. But complications ensue when all the schools and universities are shuttered. The protests become more volatile.

Iman becomes increasingly more paranoid, except it’s not really paranoia if they are out to get him. And soon he discovers that his gun is missing. The house is torn

apart and still no gun. Has the increased pressure on him caused him to lose track of it? The consequences are enormous. If he reports the gun missing, he will lose his job and be sentenced to a minimum of three years in prison. Everyone is a suspect and the protests are coming closer and closer, louder and louder.

Rezvan and Sana, seemingly above the fray at home and on the street, discover that Sadaf has been shot by the police and is in desperate need of assistance; they cannot deny her. Bringing her back home, away from the presence of their increasingly distant and paranoid father, they patch up Sadaf, only to see her arrested, possibly to be killed in custody. Even Najmeh has a hard time seeing the value of assaulting a girl without sufficient cause. Iman becomes increasingly abusive as he becomes more distraught over the missing gun.

Rasoulof has cleverly, subtly positioned Iman as a representative of the patriarchy of his country. Benign neglect, banal evil, a ruler without an ear for the emotional and physical needs of his family, we follow his descent into the corruption bred of autocracy and fear of dissent. The missing gun and the search for it becomes his only focus, a metaphoric parallel to the regime and its insistence on condemning dissenters to death on the specious premise of crimes against God, a religion that is, by now, so perverted as to represent only the revolutionary hierarchy, a false idol.

“The Seed of the Sacred Fig” is a metaphor for the nascent, by now smothered, hijab rebellion against the patriarchy told using the family unit of Iman as a metaphor for descent into the insanity of that very patriarchy. As depressing and soul-crushing as the movie is at first glance, it is ultimately a film of great optimism. No matter how hard an autocracy, in this case also a theocracy, tries to kill dissent (and dissenters), the center will not hold, cannot hold. It will eventually crater to the needs of the people as the rules become almost nonsensical in an effort to quash even the most mundane opposition.

The cast, almost all of whom will be unknown to an American audience, is superb. Most notable is Missagh Zareh who portrays Iman as a man who viewed his integrity and honesty as his hallmark who descends all too quickly into the corruption that came with abandoning his values for the money, status and prestige of a job from which there was no escape. He changes before your eyes from confused citizen and father to petty, dangerous martinet. Mahsa Rostami as Rezvan plays the benign catalyst who sets much in motion by just trying to do good. Setareh Maleki (Sana) coyly plays into the background until she comes acutely into focus. Soheila Golestani is a conflicted Najmeh, blindly obedient to her husband as society demands until she must choose between him and her daughters. The cinematographer, Pooyan Aghababaei, captures the contradictory beauty of Iran with the ugliness of the police state, incorporating phone footage from the actual protests as they were occurring.

Banned in Iran and filmed in secret, “The Seed of the Sacred Fig” is Germany’s submission for Best International Feature Film at the 97th Academy Awards. Certainly a wild stretch of the rules on what constitutes an entry in that category, Germany is the country to which Rasoulof fled in secret, hours before the police came to take him to prison. It is hoped that the actors and crew of the film were also able to find asylum, although Zareh and Golestani have been detained in Iran. Whether entered as an international film or as a “Best Picture” candidate, there is no doubt that this is one of the very best and most significant films of this or any other year. Its 168 minutes flies by as you are gripped by the action of this psychological thriller.

In Farsi with English subtitles.

Opening Nov. 27 at the AMC Century City. ●



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.

PLANNING COMMISSION, from page 1
 property owners with a supplemental source of income or flexibility to those who wish to lease their property.

The proposal sparked debate during public comments. Earle Hyman of Crown Management Corp., for example, voiced concern that the adoption of this ordinance would negatively impact those on month-to-month work contracts, such as traveling nurses, who seek short-term rentals. Similarly, Vito Teruna with Kape Property Management, Inc. believes that the ordinance would have unintended negative consequences, discourage responsible tourism, and impose undue burdens on property owners.

Beverly Hills resident Deborah Blum, who owns a historic 1913 Craftsman house, described how the draft ordinance would take away a source of income for her as a retiree living on Social Security. Blum requested an exemption from the proposed total ban on short-term rentals for owners of properties deemed “designated landmarks” to regularly rent one accessory dwelling unit on their property for less than 30 days, so long as they continue to reside in the main house, where they can maintain close oversight of the rental unit.

On the other hand, housing advocacy group Better Neighbors LA spoke in support of the draft ordinance’s imposition of stricter fines for violations of short-term rental regulations, believing that harsher

and enforceable fines act as a deterrent to unscrupulous operators who wish to violate the short-term rental regulations. Better Neighbors LA works to curb illegal short-term rental activity in order to preserve long-term housing for residents.

During the commission’s deliberations, the issue of enforcement emerged as a central concern. Vice Chair Jeff Wolfe voiced his opposition to extending the rental lease periods for short-term rentals beyond 31 days, arguing this would fundamentally undermine what the proposed ordinance seeks to do.

Similarly, Chair Terri Kaplan believed that the effectiveness of the draft ordinance ultimately comes down to code enforcement.

However, Commissioners Myra Demeter and Lou Milkowski said they would support implementing an affidavit system requiring landlords to register properties, making violation-tracking more efficient.

Kaplan views the centrality of the proposed ordinance as a safety concern. She spoke to the value that short-term rentals bring to “law-abiding people” visiting Beverly Hills but stated that “the behavior of some poisons the well for everyone.”

Ultimately, Milkowski, Demeter, and Kaplan voted in favor of the draft resolution recommending that the council adopt the draft ordinance on short-term rental regulations, while Ross and Wolfe voted against it. ●

CITY COUNCIL, from page 4

On May 14 of this year, Councilmember Craig Corman and Vice Mayor Sharona Nazarian, who serve on the Commission Standardization Ad Hoc Committee, recommended sunsetting the RSC because it had fulfilled its purpose. They deemed the RSC had completed its duties as outlined by the City Council and noted that its unique member structure posed challenges in recruiting for vacancies and achieving quorums. At the June 18 Study Session, council directed city staff to prepare an ordinance to eliminate the RSC.

In addition to eliminating the RSC, the ordinance states that current members of the RSC will not be required to wait one year before applying to another city commission.

“We did the right thing at the right time, but I think its usefulness has definitely seen its time,” said Mayor Lester Friedman, who was serving on City Council when the RSC was first established.

In other matters, the City Council also agreed to waive the holiday moratorium for the Los Angeles County Metropolitan Transportation Authority (Metro) to continue work on the Metro Purple (D) Line from Thanksgiving Day through New Year’s Day. During this time, Metro will deliver material and concrete Monday through Friday from 10 p.m. to 7 a.m. At least one lane in each direction on Wilshire Boulevard will remain open while Metro is working. No

work will be done on the holidays themselves (Thanksgiving, Christmas and New Year’s Day).

Shana Epstein, Director of Public Works, stated in her presentation to the council that the approval of the waiver would potentially accelerate project milestones for Metro. Epstein reported that Metro believes the move can save it \$1.5 million in change orders with their contractor, TPOG. Additionally, Metro stated that restricting work during the moratorium would delay crucial activities, including rail system testing, street restoration and deck removal.

Nearly 2,000 notices were mailed to residents and businesses of nearby areas regarding the holiday moratorium waiver request.

The council also authorized City Manager Nancy Hunt-Coffey to execute a new license agreement that outlines the construction of a public safety center kiosk at the La Cienega Metro station. The kiosk will be equipped with Beverly Hills Police Department officers and security personnel to provide Metro riders with security and information. On Nov. 1, the Metro Ad Hoc Committee, consisting of Friedman and Councilmember Mary Wells, recommended that the holiday moratorium only be waived if the public safety center kiosk was built in accordance with the city’s design. ●



RENT REGISTRY WORKSHOP



MONDAY, DECEMBER 9, 2024
 5:00 p.m. - 6:30 p.m. | City Hall Municipal Gallery
 455 N Rexford Dr., Beverly Hills, CA 90210

Please join us for our Rent Registry workshop. This event for property owners or managers will demonstrate the basic functions of the rent registry system, how to input and update information, and a brief review of the regulations.

If you are unable to attend in person, please join us via Zoom! The link will be available on the Rent Stabilization website:
www.beverlyhills.org/rentstabilization

☎ 310-285-1000 | ✉ BHRENT@BEVERLYHILLS.ORG



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Next Chapter  New Heights

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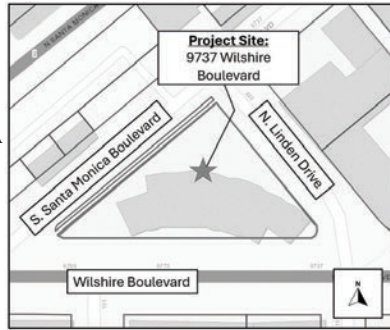


NOTICE OF PUBLIC HEARING

DATE: Thursday, December 12, 2024
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 teleconference; details provided below



PROJECT ADDRESS: 9737 Wilshire Boulevard (Cross Street: North Linden Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, December 12, 2024, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider the following:

Conditional Use Permit Amendment. A request for a Conditional Use Permit (CUP) to allow a vehicle sales use at **9737 Wilshire Boulevard**. The project site is zoned Commercial (C-3) and, pursuant to Beverly Hills Municipal Code (BHMC) §10-3-1604, vehicle sales are permitted only if authorized by a CUP.

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. This 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. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA

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://www.beverlyhills.org/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, December 3, 2024, will be attached to the agenda report regarding this item. Any comments received after Tuesday, December 3, 2024, 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 **Philip Coronel, Associate Planner** in the Planning Division at (310) 285-1173, or by email at pcoronel@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,
Philip Coronel, Associate 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.



Davis Named to BHEF Position



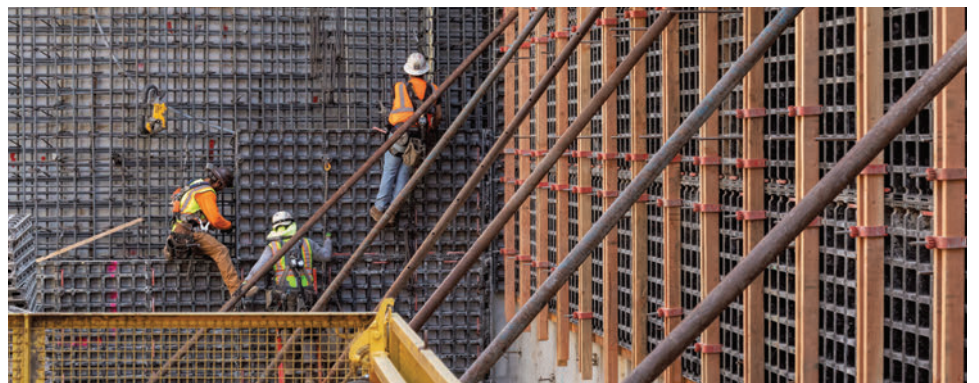
Tiffany Davis

The Beverly Hills Education Foundation (BHEF) has named Beverly Hills resident and community leader Tiffany Davis, Director of Development & Operations. Davis will focus on elevating the image and expanding the presence of BHEF, while solidifying the financial future of the BHEF endowment. Funds raised through BHEF support a variety

of student initiatives, program enhancements, and scholarships. In her role, Davis will work closely with the BHEF Board of Directors.

"I am honored and excited to work on behalf of all BHUSD students, raising funds for initiatives, program enhancements and scholarships to ensure our kids have everything they need to excel in all areas. Our schools are a critical pillar of the community, and a priority for all residents," Davis told the Courier.

The BHEF Board of Directors recently added several new members and the organization's 2024/2025 Executive Committee includes President Tina Wiener, Vice President Jill Egerman, Secretary Hilla Carrel, and Treasurer Lee Egerman. Board Members include Hayden Adams, Isack Fadlon, Azy Farahmand, Fred Farahmand, Donna Gillman, Rose Kaiserman, Becky Kershman, Jenn Pedersen, Dela Ronen, Sophia Rumanes, Ellie Yadegar, and Leah Yadegar.



D LINE SUBWAY EXTENSION PROJECT
Section 2 – Beverly Hills

We're building better transit from DTLA to the Westside.

November Updates

South Canon Dr at Wilshire Bl will be reopened by the end of November 2024.

Join us for the next Beverly Hills station construction update meeting.

WHEN

Wednesday, December 4, 2024, at 6pm

WHERE

Municipal Gallery at Beverly Hills City Hall
455 N Rexford Dr, Beverly Hills, CA 90210



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metro.net/dline

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D LINE EXT COBH 2



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136 Bears Club Drive, Jupiter, Florida

Beautiful Bear's Club Estate undergoing extensive remodel. Sunny and bright foyer opens to double height living room with fireplace, gorgeous architectural detailing, and French doors leading to serene backyard. Highlights include 4 car garage, new AC system, and the latest Control4 technology to conveniently control the whole estate. Phenomenal outdoor spaces perfect for entertaining, with loggias, covered and open balconies with gorgeous golf course views, pool-front gazebo with fireplace, and summer kitchen with built-in grill. Pool with sun shelf and fountains. Spa with beautiful, tiled fountain. Putting green designed by Jack Nicklaus. | **Exclusive**



1246 N. Lake Way, Palm Beach, Florida

Spectacular Under Construction Lakefront home with deep water dock and access to the Lake Trail. Breathtaking views of the Intracoastal. | **Exclusive**



218 Miraflores Drive, Palm Beach, Florida

Gorgeous quintessential Palm Beach home with 5BR/5.1BA plus library. Fabulous Near North End location on a sunny South Side lot. | **Exclusive**

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Birthdays

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HAPPY BELATED BIRTHDAY
ELLIOT "MIKE" JACKSON
November 21



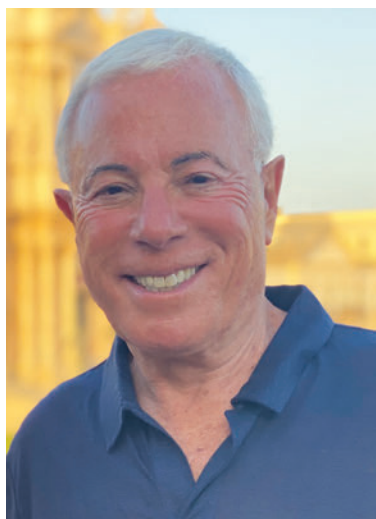
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November 28

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). People are very much in the moment with you today, and this highlights the importance of creating good work, fun and help right now. Your past work won't matter, which is a blessing that keeps you moving forward. You'll get what you put in.

TAURUS (April 20-May 20). Important work goes unacknowledged, while flashier feats garner attention and praise. This allows the important work to be done with great integrity, not to please anyone, but to get it right.

GEMINI (May 21-June 21). Curiosity and the spirit of inclusivity will take you to unexpected places. As you extend trust and make known your willingness to learn, life gets increasingly interesting. This is just the beginning of the fun.

CANCER (June 22-July 22). Prize connection before popularity. Trying to please will only water down your voice. Speak from your unique perspective, knowing that not everyone will resonate with it, and that's how

it's supposed to be.

LEO (July 23-Aug. 22). You overthink things because you care and because you sense that getting the details right will win the endeavor. You're right. But once you hit that point where you start looping back on things you've already considered, it's time to change the channel and move on.

VIRGO (Aug. 23-Sept. 22). Time is the canvas where relationships are painted. Don't rush the brushstrokes. This is the fun part -- filling in the space with shared experiences that create something beautiful for you both.

LIBRA (Sept. 23-Oct. 23). The adjustments you make to help another person feel comfortable and supported will prove immensely rewarding. While this journey requires time and effort, the love you cultivate will be worth every step.

SCORPIO (Oct. 24-Nov. 21). Ask for inspiration, and it will ask for your attention in return. Inspiration and attention are like two dancers moving in sync. The more you notice, the more you'll be moved.

SAGITTARIUS (Nov. 22-Dec. 21). You might be doing a job better than you ever have, but it's still taking the

same amount of time. This is part of mastery -- devoting yourself to the process no matter how long it takes.

CAPRICORN (Dec. 22-Jan. 19). Just because you love someone with a true and complete kind of love doesn't mean the relationship will be easy. In fact, love tends to ramp up the complexity, raise the stakes and thicken the plot. Good thing it's worth it.

AQUARIUS (Jan. 20-Feb. 18). When you don't know what to say, that's a

good sign. It means you recognize the complexity of the situation and you respect the other person's needs enough to listen carefully to understand them. When your ears are satisfied, the right words will come.

PISCES (Feb. 19-March 20). You're keen to adapt, evolve and reflect the world around you. You'll stay relevant to shifting landscapes, but more importantly, you'll walk with a sense of connection to all you share with others.



This week's eligible dog for adoption is Davis. He's a 12-pound, 4-month-old small Australian shepherd mix. If interested in Dave, please contact Kim Sill at Shelter of Hope at 310-770-3571.

shelterhopepetshop.org

The Party Scene in Beverly Hills



Photo by Stefanie Keenan/Getty Images for Baby2Baby

Nelly and Charlize Theron at the 2024 Baby2Baby Gala

BY CAROLE DIXON

Beverly Hills was abuzz the past few weeks with the party scene in full swing on Rodeo Drive and beyond. Here is a look at some of the openings, launches and charity events of note taking place as the holiday season gets underway.

Art, fashion and wine concierge company UOVO hosted a cocktail party at Lanvin on Nov. 12 to celebrate Rodman Primack and Rudy Weissenberg's new book, "Love How You Live: Adventures in Interior Design," published by Phaidon.

UOVO has recently opened its Los Angeles hub, which offers a unique concierge service to manage cart, design, fashion and wine collections. Their Long Island City location has been notable for archiving work by Calvin Klein, Tommy Hilfiger as well as being longtime host to Oscar de la Renta's archive.

Raising a class to the new West Coast outpost and design book were interior designers Richard Petit, Jamie Bush, and Oliver Furth; fashion designer Clare Vivier, Anita Gatto from House of Harlow and art advisor Graham Steele.

Also on the same night, AGCF, the purpose-driven luxury fashion house founded by Alexandra Gucci Zarini, hosted an

inaugural art auction event at the brand's Rodeo Drive boutique to kick off LA Fashion Week presented by N4XT Experiences. The event featured the artworks of four talented female artists, Alex Wasson, Jerri McDorman, Monica Ahanonu and Shelley Kensler—each offering a unique interpretation of AGCF's signature "Unità" symbol, illustrating AGCF's commitment to creating meaningful social impact.

All proceeds raised during the auction will be donated by AGCF to The Mama Bear Effect, a nonprofit organization dedicated to building stronger families and protecting children. Through this important cause, AGCF furthers its commitment to bring purpose to the world of luxury fashion and beyond. As a means of continuing the brand's responsibility to enact and inspire positive change, AGCF pledges 20% of annual profits to organizations dedicated to protecting young women and children globally.

On Nov. 9 at the Pacific Design Center, the 2024 Baby2Baby Gala Presented by Paul Mitchell honored Charlize Theron with the "Giving Tree Award" for her work as a champion for vulnerable women and girls around the world. The star-studded evening raised more than \$17 million to support the national nonprofit organization that provides basic



Photo by Tommaso Boddi/Getty Images for FIAT

Jaime King, Aamir Ahmed and Giancarlo Esposito at the Giorgio Armani and FIAT Event

necessities to children living in poverty.

The event featured a performance by Nelly, who brought Kelly Rowland onstage for their hit song "Dilemma." Attendees included Los Angeles Mayor Karen Bass, Anna Kendrick, Ashanti, Heidi Klum, Ciara, Jennifer Garner, John Legend, Chrissy Teigen, Jesse Tyler Ferguson, Jessica Alba, Julie Bowen, Katy Perry, Mindy Kaling, Erin Foster, Nicole Richie Madden, and Paris Hilton, who all dined on food from Beverly Hills restaurants Funke, Mr. Chow, Jon & Vinny's and Jeni's Splendid Ice Creams, among others.

The city's new private club concept, Gravitas on Camden Drive, held a ribbon-cutting ceremony on Nov. 18 attended by Mayor Lester Friedman, Vice Mayor Sharona Nazarian and Beverly Hills Chamber of Commerce President and CEO Todd Johnson. Gravitas co-founders Seth Glassman and Brandon Steven hosted the local crowd for a toast on the ground floor bar immediately following the ceremony.

"Gravitas has been a labor of love, to say the least, and having our doors open to our members feels truly surreal," Steven told the Courier. "It's an honor to be in the heart of Beverly Hills and we look forward to continue getting to know the incredible community around us." Friedman praised

the team for keeping the integrity of the building and integrating seamlessly into the city. Nazarian commented, "This is exactly what we needed—a forward-thinking, exclusive, place that our city has never really had. Beverly Hills is the place to be."

Givenchy on Rodeo Drive, celebrated the opening of its permanent Beverly Hills flagship location along with C Magazine on Nov. 20. The historic Frank Lloyd Wright structure dating back to 1954, is a multilevel white building punctuated by a central spiral slope dotted with greenery and nooks with seating areas, flanked by a men's store and a separate two-story women's boutique. The trio of spaces were filled with guests shopping, mingling, dancing to the DJ, and enjoying vodka martinis, along with President of Givenchy Americas, Valerie Leon.

Down the street, Armani held a bash that was spilling out into the streets where the new Giorgio Armani Fiat 500e was parked on a red carpet. VIPs, top influencers, and celebrities, including rapper will.i.am, "Emily in Paris" star Ashley Park, James Kennedy from "Vanderpump Rules," Crystal Minkoff, actors Jamie King, and Giancarlo Esposito, were all invited to preview of the new vehicle, along with a set by DJ Shai, while sipping Champagne. ●

Fun and Games

SUDOKU
11/22/24 ISSUE

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SUDOKU ANSWERS
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PUZZLE ANSWERS
11/15/24 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
11/22/24 ISSUE

FROM START TO FINISH
BY SAM EZERSKY / EDITED BY JOEL FAGLIANO

Sam Ezersky, of Buffalo, N.Y., has worked for The Times's Games team since 2017. He is the editor of Spelling Bee, Letter Boxed and the Mini crossword. Sam keeps a running list of crossword ideas on his iPhone's Notes app; today's puzzle, his eighth Sunday, was inspired by the find at 23-Across, though it took months to cobble together a complete set.

- | | | |
|---|--|---|
| <p>ACROSS</p> <p>1 Like issues covered by The Advocate magazine</p> <p>5 Guide</p> <p>10 Display along the inside of a subway car</p> <p>15 Building access device</p> <p>18 Poe-esque</p> <p>20 Aid for an early-morning flight, maybe</p> <p>21 Response to stunning news</p> <p>22 Wild card game</p> <p>23 Six-inch or footlong?</p> <p>25 Who might tearfully wonder "Were we just not meant to be ...?"</p> <p>27 Made it through Econ 101?</p> <p>29 Crate & Barrel competitor</p> <p>30 "Give ___ try!"</p> <p>31 Museo display</p> <p>32 Big name in big home appliances</p> <p>34 Bad sort of roommate</p> <p>36 Sharp turn</p> <p>37 One who's always springing for things, for short?</p> <p>38 Stirrup's place</p> <p>39 It's attached to covers and sheets</p> <p>40 Groundhog of renown</p> <p>42 Buy-in the round before going all in?</p> <p>49 Kitten's cry</p> <p>51 Skin care product</p> <p>52 Rum, in Spanish</p> <p>53 Ho-hum reactions</p> | <p>54 Top-notch</p> <p>57 ___ de Lesseps of the "Real Housewives" franchise</p> <p>58 Took (down)</p> <p>60 Meriting an R rating, maybe</p> <p>61 Figure that's roughly six times less on the moon</p> <p>63 ___ Play (hit video game)</p> <p>64 Concession opposite 71-Down</p> <p>68 Vessel for cooking jollof rice or injera bread?</p> <p>70 "Next time, try reading the clue!" or "Stick to Sudoku!"</p> <p>72 Transcript creator</p> <p>73 French direction</p> <p>74 Yellow-green soft drink, per the stylization on its packaging</p> <p>75 Frolic</p> <p>76 Daytime annoyance while watching TV</p> <p>78 Jay-Z's "Magna ___ Holy Grail"</p> <p>79 Annual river thawing</p> <p>81 Avian rhyme of "hawk"</p> <p>84 N.Y.C.-based sports channel</p> <p>85 Tiny pieces</p> <p>86 Agcy. overseeing reactors</p> <p>87 Something in a doomscroller's feed?</p> <p>91 "Didn't mean to do that!"</p> <p>94 City on the Nile</p> <p>95 Hardy follower</p> <p>96 Shift units: Abbr.</p> <p>98 Features of two Super Bowls, for short</p> <p>100 Asia's so-called "___ countries"</p> | <p>101 "Sure thing, dear"</p> <p>105 God who fathered a queen of the Amazons</p> <p>106 ___ smear</p> <p>107 Caption describing an online photo that can't be seen</p> <p>109 The engine, the steering wheel, the catalytic converter, all of it?</p> <p>112 Eye doctor?</p> <p>114 Someone shouting that maybe YOU try fixing your apartment?</p> <p>115 Peeve</p> <p>116 Oktoberfest glass</p> <p>117 Sports page offering</p> <p>118 Dimples or freckles, e.g.</p> <p>119 Last of five rhyming Greek letters</p> <p>120 Benefits</p> <p>121 Angrily leave, with "out"</p> <p>122 Mailing info, informally</p> <p style="text-align: center;">DOWN</p> <p>1 Musical nickname since the 1980s</p> <p>2 What servers and sleuths each hope to do</p> <p>3 Kenneth of "Oppenheimer"</p> <p>4 Turner backed by the Ikettes</p> <p>5 Car roof option</p> <p>6 Person I used to be</p> <p>7 Response to "You were snoring all night again!"</p> <p>8 Moving day need</p> <p>9 Blended hair-coloring effect</p> <p>10 Soak (up)</p> |
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ANSWERS FOUND IN NEXT WEEK'S PAPER...

- | | | |
|---|--|---|
| <p>62 Pep</p> <p>63 Is inadequate</p> <p>65 Target of a certain "Eater"</p> <p>66 Liu of "Barbie"</p> <p>67 Thunder shower?</p> <p>69 ___ Domingo, Best Actor nominee for 2023's "Rustin"</p> <p>70 Throat malady</p> <p>71 Gloat opposite 64-Across</p> <p>74 Artist Chagall</p> | <p>77 In which letters are spelled with digits, for short</p> <p>78 Former French president Jacques</p> <p>80 Mad to the max</p> <p>81 Four for a TI-84, for short</p> <p>82 Above the strike zone, to a baseball announcer</p> <p>83 Brando's role in "A Streetcar Named Desire"</p> <p>85 Sharp pain</p> | <p>88 "Pretty please?"</p> <p>89 Alternative to litmus paper</p> <p>90 When many school days end</p> <p>92 One might jump out of a window</p> <p>93 Driver's license, e.g.</p> <p>97 No longer on duty: Abbr.</p> <p>99 Like convertibles</p> <p>101 Broadway gossip</p> <p>102 Force out</p> |
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| <p>103 Famous family in atomic theory</p> <p>104 "Nice to ___ you!" (online salutation)</p> <p>105 Backdrop for a memorable kiss</p> <p>108 Nonsense, to Brits</p> <p>110 Nickname for Francisco</p> <p>111 Mystique</p> <p>112 One getting a pass, for short</p> <p>113 Carry-___ (some luggage)</p> |
|---|

Police Blotter

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



ARSON

11/14/11:30 a.m. at 8700 Block of WILSHIRE BLVD.

ASSAULT - AGGRAVATED

11/9/2024, 11 a.m. at 200 Block of S. WILLAMAN DRIVE

ASSAULT - SIMPLE

11/17/2024, 12:55 p.m. at 200 Block of S. PALM DRIVE

11/14/2024, 1:55 p.m. at 100 Block of REEVES DRIVE

11/9/2024, 8:42 p.m. at 500 Block of DOHENY ROAD

BURGLARY - COMMERCIAL BUILDING

11/18/2024, 7:50 p.m. at 200 Block of S. BEVERLY DRIVE

11/18/2024, 6:27 a.m. at 100 Block of N. LA CIENEGA BOULEVARD

11/9/2024, 10:34 a.m. at 8300 Block of WILSHIRE BLVD.

BURGLARY FROM A MOTOR VEHICLE

11/15/2024, 1:22 p.m. at 700 Block of N. OAKHURST DRIVE

11/8/2024, 3:15 p.m. at 400 Block of S. ROXBURY DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

11/8/2024, 7:56 p.m. at 500 Block of N. ROXBURY DRIVE

11/8/2024, 7 p.m. at 1100 Block of COLDWATER CANYON DRIVE

DUI ARREST

11/16/2024, 12:30 a.m. at 400 Block of N. BEVERLY DRIVE

11/14/2024, 12:19 a.m. at DAYTON WAY / N. CANON DRIVE

HATE INCIDENT

11/14/2024, 6:25 a.m. at WILSHIRE BOULEVARD / N. SANTA MONICA BOULEVARD

MOTOR VEHICLE THEFT

11/15/2024, 3:30 p.m. at S DOHENY DRIVE / WHITWORTH DRIVE

11/8/2024, 4:30 p.m. at 300 Block of S. DOHENY DRIVE

SHOPLIFT ROBBERY

11/9/2024, 3:02 p.m. at 9700 Block of WILSHIRE BLVD.

11/3/2024, 1:08 p.m. at 400 Block of N. RODEO DRIVE

THEFT OF AUTO PARTS

11/14/2024, 6:25 a.m. at WILSHIRE BOULEVARD / N. SANTA MONICA BOULEVARD

THEFT - GRAND (FROM VEHICLE)

11/17/2024, 11:40 p.m. at 1200 Block of LAGO VISTA DRIVE

11/8/2024, 5 p.m. at 400 Block of SPALDING DRIVE

THEFT - PETTY

11/19/2024, 6:25 a.m. at 300 Block of N. CANON DRIVE

11/18/2024, 9:05 p.m. at 9400 Block of DAYTON WAY

11/18/2024, 8:05 p.m. at 300 Block of N. CANON DRIVE

11/18/2024, 5:20 p.m. at 400 Block of S. MAPLE DRIVE

11/18/2024, 12:30 p.m. at 300 Block of N. BEVERLY DRIVE

11/17/2024, 9:06 p.m. at 9000 Block of WILSHIRE BLVD.

11/17/2024, 3:03 p.m. at 400 Block of N. CANON DRIVE

11/15/2024, 12:05 p.m. at 300 Block of N. BEVERLY DRIVE

11/15/2024, 10:15 a.m. at 400 Block of N. REXFORD DRIVE

11/14/2024, 8:52 p.m. at 300 Block of N. CANON DRIVE

11/14/2024, 3:15 p.m. at 9600 Block of WILSHIRE BLVD.

11/14/2024, 8 a.m. at 300 Block of N. CANON DRIVE

11/9/2024, 5:06 p.m. at 300 Block of N. CANON DRIVE

11/9/2024, 8:02 a.m. at 300 Block of N. BEVERLY DRIVE

11/8/2024, 5:26 p.m. at 300 Block of N. CANON DRIVE

THEFT - PETTY (FROM VEHICLE)

11/15/2024, 5:21 a.m. at 200 Block of S. PALM DRIVE

11/6/2024, 4 p.m. at 8400 Block of GREGORY WAY

VANDALISM

11/17/2024, 5:39 a.m. at N RODEO DRIVE / BRIGHTON WAY

11/17/2024, 4:16 a.m. at 9500 Block of WILSHIRE BLVD.

11/17/2024, 2:11 a.m. at 9100 Block of WILSHIRE BLVD.

11/17/2024, 2:11 a.m. at 8300 Block of WILSHIRE BLVD.

11/17/2024, 2:11 a.m. at 8900 Block of WILSHIRE BLVD.

11/17/2024, 2:11 a.m. at 8500 Block of WILSHIRE BLVD.

11/17/2024, 2:11 a.m. at 9700 Block of WILSHIRE BLVD.

11/17/2024, 2:11 a.m. at WILSHIRE BOULEVARD / N. CANON DRIVE

11/16/2024, 2:28 a.m. at WILSHIRE BOULEVARD / N. ALMONT DRIVE

11/13/2024, 10 p.m. at 200 Block of LASKY DRIVE

11/9/2024, 2:12 p.m. at 300 Block of S. LA CIENEGA BLVD.

11/8/2024, 3 p.m. at 1100 Block of BENEDICT CANYON DRIVE

Public Notices

PUBLIC NOTICES

SUMMONS (CITATION JUDICIAL) CASE NO: 21STCV43764

NOTICE TO DEFENDANTS:

SEUNGOH YOO, an individual; THE FUKUDA FAMILY TRUST DATED JUNE 27, 2009; THE MASATOSHI YAMABAYASHI AND SHIRLEY MIYUKI YAMABAYASHI REVOCABLE TRUST; PATRICIA KIKUE FUKUDA, an individual; STEPHEN WAYNE FUKUDA, an individual; BOBBY MINORU MATSUMOTO, an individual; ROBERT MATSUMOTO, an individual; MASATOSHI YAMABAYASHI, an individual; SHIRLEY MIYUKI YAMABAYASHI, an individual; and DOES 1 TO 100, inclusive.

YOU ARE BEING SUED BY PLAINTIFF: AIDAN KORTE, an individual.

NOTICE! You have been sued. The court may decide against you without being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.

The name and address of the court is:
Superior Court of the State of California, County of Los Angeles 312 N. Spring St. Los Angeles, CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney is:
Gevork Gazaryan, Esq. DOWNTOWN LA LAW GROUP
910 South Broadway, Los Angeles, California 90015
(213) 389-3765 (State Bar No: 327350)

Date: 04/22/24
By: David W. Slayton, Clerk • N. Quispe, Deputy
Judicial Officer: Mark E. Windham / Judge
BHC• Published 11/01/24, 11/08/24, 11/15/24, 11/22/24

FICTITIOUS BUSINESS NAME STATEMENT

2024192088 The following is/are doing business as:

1) **MUSTANG ENERGY**
2) **MUSTANG ENERGY BRANDS** 3) **MUSTANG ENERGY BRAND 5605 Woodman Ave. Unit 202 Van Nuys, CA 91401; MAXIMILLIAN NECHITA. 5605 Woodman Ave. Unit 202 Van Nuys, CA 91401; The business is conducted by: AN INDIVIDUAL registrant(s) has NOT begun to transact business under the name(s) listed: Maximillian Nechita, Owner; Statement is filed with the County of Los Angeles: September 12, 2024; Published: November 8, 15, 22, 29, 2024 LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT

2024180843 The following is/are doing business as:

1) **BEST AND BEYOND**
2) **MY BEST AND BEYOND 137 South Robertson Boulevard unit 117 Beverly Hills, CA 90211; TAMARA GABRIEL, 137 South Robertson Boulevard unit 117 Beverly Hills, CA 90211; The business is conducted by: AN INDIVIDUAL registrant(s) has NOT begun to transact business under the name(s) listed: TAMARA GABRIEL, Owner; Statement is filed with**

the County of Los Angeles: August 28, 2024; Published: September 6, 13, 20, 27, 2024 LACC N/C (REPRINT) November 1, 8, 15, 22, 2024

FICTITIOUS BUSINESS NAME STATEMENT

2024232110 The following is/are doing business as: **LEAN LAB 465 NORTH ROXBURY DRIVE #815 BEVERLY HILLS, CA 90210; ELECTROLYTE MED INC., 465 North Roxbury Drive Suite 815, Beverly Hills, CA 90210; The business is conducted by: A CORPORATION AI #ON 5518253 registrant(s) has NOT begun to transact business under the name(s) listed: ELECTROLYTE MED INC., Yonatan Senehi, Owner Statement is filed with the County of Los Angeles: November 12, 2024; Published: November 22, 29, December 6, 13, 2024 LACC N/C**

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

PUBLIC NOTICES

NOTICE TO CREDITORS OF BULK SALE (Secs. 6101-6111 U.C.C.) Escrow No. 7180290

Notice is hereby given that a Bulk Sale is about to be made. The name(s) and business addresses(es) of the Seller(s) are: VILLAGE CLEANERS, LLC, 8265 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046

Doing Business as: VILLAGE CLEANERS The location in California of the chief executive office of the Seller is: The name(s) and address of the Buyer(s) is/are: HOSSEIN JALALVANDI, 30745 PCH, UNIT D22, MALIBU, CA 90265

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE and are located at: VILLAGE CLEANERS, 8265 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046.

The bulk sale is intended to be consummated at the office of: FIRST AMERICAN TITLE COMPANY, 4 FIRST AMERICAN WAY, SANTA ANA, CA 92707 and the anticipated date of the sale/transfer is: DECEMBER 5, 2024

pursuant to Division 6 of the California Code.

This bulk sale is subject to Section 6106.2 of the California Commercial Code. The name and address of the person with whom claims may be filed is: FIRST AMERICAN TITLE COMPANY, 4 FIRST AMERICAN WAY, SANTA ANA, CA 92707, Escrow No. OSA-7180290, Escrow Officer: NANCY PEREZ and the last date for filing claims shall be DECEMBER 4, 2024, which is the business day before the sale date specified above.

Date: OCTOBER 17, 2024
Buyer: HOSSEIN JALALVANDI, 2945560-PP BEVERLY HILLS COURIER 11/22/24

PUBLIC NOTICES

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 023123-TB

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described

(2) The name and business addresses of the seller are: SUNRIGHT BEVERLY HILLS, LLC, 252 SOUTH BEVERLY DRIVE, SUITE B, BEVERLY HILLS, CA 90210

(3) The location in California of the chief executive office of the Seller is: 20819 CURRIER ROAD, UNIT 200, WALNUT, CA 91789

(4) The names and business address of the Buyer(s) are: CASTANEA SICILLIAN CAFÉ, INC, 1307 OCEAN FRONT WALK, VENICE, CA 90291

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT AND GOODWILL of that certain business located at: 252 SOUTH BEVERLY DRIVE, SUITE B, BEVERLY HILLS, CA 90210

(6) The business name used by the seller(s) at said location is: SUNRIGHT TEA STUDIO BEVERLY HILLS

(7) The anticipated date of the bulk sale is DECEMBER 12, 2024 at the office of: CALIFORNIAESCROW GROUP, INC., 1110 ROOSEVELT, SUITE #200 IRVINE, CA 92620, Escrow No. 023123-TB, Escrow Officer: TRACIE-UYEN THU BUI

(8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: DECEMBER 11, 2024.

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.
DATED: NOVEMBER 1, 2024
TRANSFEREES: CASTANEA SICILLIAN CAFÉ, INC 2963757-PP BEVERLY HILLS COURIER 11/22/24

NOTICE INVITING PROPOSALS

Project: Beverly Hills High School Modernization Buildings B3 – B4 Grand Lawn

Owner: Beverly Hills Unified School District

Lease / Lease Back Contractor: ProWest Constructors, CSLB #: 706619

PROPOSAL RELEASE #5

**PROPOSAL DATE: DECEMBER 17, 2024
PROPOSAL TIME: 2:00 PM**

PROPOSAL PACKAGES

70	Site Investigation
71	Survey & Layout
72	SWPPP / Erosion Control Monitoring
73	SWPPP / Erosion Control Implementation
74	Masonry Pilasters & Brick Veneer
75	Metal Tube Railings – Painted
76	Electrical, Low Voltage, Security & Fire Alarm
77	Earthwork & Site Demolition
78	Site Concrete
79	Fencing & Gates
80	Landscape & Irrigation
81	AC Paving
82	Site Utilities

Submit sealed proposals to: ProWest Constructors, 22710 Palomar Street, Wildomar, CA 92595. For Proposals in the amount of \$150,000 and over, a Proposal Bond in the amount of 10% of the Lump Sum Base Price shall accompany the Proposal. For Lump Sum Base Price amounts of less than \$150,000, Proposal Bond shall not be required.

Proposal Documents available November 25, 2024, on Building Connected, <https://www.buildingconnected.com> and Bid Mail, <http://www.bidmail.com>.

One non-mandatory Job Walks has been scheduled for Tuesday, December 3, 2024, at 8:00 AM. ATTENDANCE IS HIGHLY RECOMMENDED. Participants shall meet at the ProWest jobsite in front of the Band Room at Beverly Hills High School, 241 S. Moreno Drive, Beverly Hills, CA 90212.

This project consists of the restoration and reconstruction of the existing Grand Lawn, tuning fork grand stairs, landscaping and irrigation, lighting, security cameras, data outlets, AV connections, drop-off zone security fencing and gates at Moreno Drive.

Prequalification of MEP Subcontractors. Each prospective Electrical, Mechanical, or Plumbing ("MEP") subcontractor holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 and/or C-46 specialty licenses (as defined in Public Contract Code section 20111.6) planning to participate in bidding on certain public projects to be undertaken by the District, must be prequalified prior to submitting bids for such public projects. Pursuant to Public Contract Code Section 20111.6 bidders on all public projects using funds received pursuant to the Leroy F. Greene School Facilities ACT of 1998 or any funds received from any future state school bond that involve a projected public project expenditure of one million dollars (\$1,000,000) or more must be pre-qualified. Prequalification can be completed on www.pq bids.com.

The purpose of the proposal is to enable ProWest Constructors to select the most qualified firm that provides the best value to ProWest Constructors and the District and with whom ProWest Constructors will subcontract. Based on the received proposals, ProWest Constructors will create a list of the highest-ranking respondents, based on a best value selection criteria and will identify the selected firm(s) to enter negotiations for specific scopes of work to be subcontracted. Formal award of any subcontracts will not occur unless and until the District has reviewed and approved the scope and price of the subcontracted work.

ProWest Constructors reserves the right to request additional information at any time, which in its sole opinion, is necessary to assure that a proposer's competence, business organization, and financial resources are adequate to perform the requested work. ProWest Constructors also reserves the right to reject any or all proposals and to waive any informality or nonsubstantive irregularity in any proposal.

Contact Lease / Lease Back Contractor, ProWest Constructors – (951) 678-1038 for further information.

Published November 22 & 29, 2024

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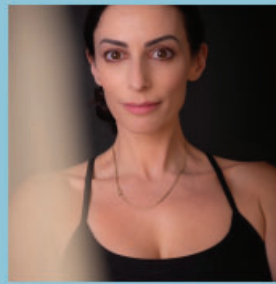
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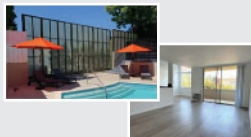
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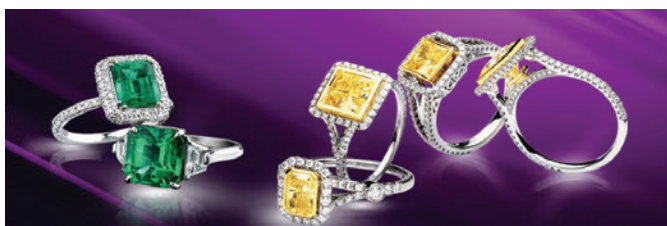
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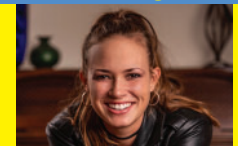
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