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THE WEATHER, BEVERLY HILLS CA

☀️ Friday	61°   47°
☀️ Saturday	65°   50°
☀️ Sunday	68°   50°
☀️ Monday	67°   50°
☀️ Tuesday	63°   52°
☀️ Wednesday	63°   49°
☀️ Thursday	63°   46°

## Students and Parents Rally for BHHS Media Director

BY JESSICA OGILVIE

Romeo Carey, Beverly Hills High School's media director, was placed on paid administrative leave in early December 2024. In response, parents, students and former students spoke for almost one-and-a-half hours on his behalf at the Beverly Hills Unified School District (BHUSD) Board of Trustees meeting on Jan. 28.

Many described their positive experiences

with Carey, who runs Beverly Hills High School's KBEV Channel 6. Several speakers became emotional.

"Mr. Carey is irreplaceable," said one student who identified themselves as a BHHS senior. "KBEV would never be the same without him. He's the heart and soul of the program ... he has given so much of himself to this program and students, and his contributions cannot be overstated."

See BHUSD, page 3



Photo by Tara Leigh Kittle

Parents and students addressed the BHUSD Board on Jan. 28.

## Nazarian Honored at California Assembly Floor Conference

BY SELINA KAUSAR

On Jan. 23, Vice Mayor Sharona Nazarian attended the California Assembly Floor Session in Sacramento. Nazarian attended the conference as a presidential appointee to the League of California Cities Public Safety Committee.

"It is with great pleasure that I welcome Vice Mayor of Beverly Hills, Sharona Nazarian, to the gallery," California State Assemblymember Rick Chavez Zbur told attendees. Chavez Zbur represents District 51, which includes the city of Beverly Hills, among others.

"Sharona is a 30-year Beverly Hills resident with strong community ties ... she's an accomplished community leader, philanthropic advocate and a proud immigrant.



Photo courtesy Sharona Nazarian Vice Mayor Nazarian with Assemblymember Zbur

She's dedicated her career to public service and combating antisemitism and has a deep commitment to giving back to the community that she loves so much," Chavez Zbur said.

See SHARONA NAZARIAN, page 3

## BHPD Makes Burglary Arrests

BY SELINA KAUSAR

On Jan. 16, the Beverly Hills Police Department (BHPD) arrested three suspects believed to be responsible for several recent residential burglaries in Beverly Hills and surrounding areas. Officers coordinated with detectives from the Glendale Police Department to serve search warrants to the suspects.

When searching the suspects' residences in the city of Los Angeles, BHPD Detectives seized stolen property from the burglaries, including firearms, jewelry and other luxury items. They also seized evidence that may connect the suspects to the crimes, including clothing, cell phones and signal jammers.

Arrested were Joaquin Vergara-Contreras, 29; Juan Antonio Silva Loaeza, 43; Elias Moncada Reyes, 30; and Leidy Dayana Manrique, 30. All were charged with at least one count of residential burglary. Matias Jesus Soto-Barraza, 22, was taken into custody during the joint operation by the Glendale Police Department. Manrique was also charged with two counts of receiving stolen property. Reyes had an outstanding residential burglary warrant out of Pasadena.

A conviction of first-degree residential burglary can result in a state prison sentence of two, four or six years, while a person convicted of second-degree residential burglary may face up to one year in a county jail.

Detectives have linked this criminal See BHPD, page 9

## City Council Discusses Rental Regulations and Oct. 7 Memorial

BY SELINA KAUSAR

During its Regular Meeting on Jan. 28, the City Council voted to postpone a review of short-term rental regulations until an unspecified date in the future. The decision was made because an urgency ordinance passed on Jan. 16 temporarily suspends restrictions on short-term rentals in the city to help See RENTAL REGULATIONS, page 9

# Courier Calendar

**NOW - FEB. 1**

**THE WALLIS: “MEMORYHOUSE”**

**FRI. 7:30 P.M.**

**SAT. 2 P.M.**

A full-evening work by Artistic Director Melissa Barak, Los Angeles Ballet’s “Memoryhouse” is an abstract work composed of vignettes commemorating World War II and in particular, the Holocaust. Set to Max Richter’s powerful album of the same name, “Memoryhouse” will reflect on both the somber as well as more heroic moments that illuminate this period in human history. Tickets start at \$55. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills.

[thewallis.org](http://thewallis.org)

**NOW - MARCH 2**

**HAMMER MUSEUM:**

**NANCY BAKER CAHILL: “CORPUS”**

New media artist Nancy Baker Cahill’s “CORPUS” (2022/2024) is a monumental virtual sculpture that imagines a future of blended, embodied entanglement between human, machine, flora and microbiome. The towering augmented reality figure is a glowing, dynamic body that blurs the boundaries between the digital and physical world. Anchored on the Hammer’s sculpture terrace located on Wilshire Boulevard, “CORPUS” will be viewable only through iPhone 6s and above, or Android 7.0 and above, on the 4th Wall app ([4thwallapp.org](http://4thwallapp.org)). Free Wi-Fi is accessible on the “Nancy Baker Cahill” network.

[hammer.ucla.edu](http://hammer.ucla.edu)

**NOW - MARCH 9**

**ROGUE MACHINE THEATRE:**

**“EVANSTON SALT COSTS CLIMBING”**

**MON., FRI., SAT. 8 P.M.**

**SUN. 3 P.M.**

Rogue Machine Theatre presents the Southern California premiere of “Evanston Salt Costs Climbing,” a play written by Will Arbery, directed by Guillermo Cienfuegos and starring Hugo Armstrong, Lesley Fera, Kaia Gerber and Michael Redfield. Winters keep getting worse in Evanston, Illinois where salt truck drivers Peter and Basil battle the ice and snow and pass the time with jokes and stories. But what’s with this creeping sense of dread? Is it because their boss, Maiworm, has noble visions of new green technology that would make their jobs obsolete? Or is there a more terrifying warning calling out from under these roads? At least they have each other, right? Pulitzer Prize finalist Will Arbery confronts humanity’s darkest fears with humor, warmth and the fortitude of municipal public servants in this play about climate and change. Check the website for additional performances and dates. Rogue Machine is located at The Matrix Theatre, 7657 Melrose Avenue, Los Angeles.

[roguemachinetheatre.org](http://roguemachinetheatre.org)

**FEB. 1**

**HAMMER MUSEUM:**

**“DEATH’S GLAMOUR / LES SIÈGES DE L’ALCAZAR”**

**7:30 P.M.**

The Hammer presents screenings as part of the series “Luc Moullet: A Retrospective.” This set features one

short film, “Essai D’Ouverture,” and two full-length films, “Death’s Glamour” and “Les Sièges de L’Alcazar.” In “Essai D’Ouverture,” Luc Moullet comically explodes the trivial frustration of consumer packaging into a full-tilt critique of capitalism as a man (Moullet himself) struggles to open a bottle of Coca-Cola. In “Death’s Glamour,” after failing to raise funds for his latest film, an obscure filmmaker (Luc Moullet, as himself in an outrageous toupee and fake beard) takes solace in location scouting only to discover a corpse on the hiking trail. Quickly swapping identities with the deceased, he hopes his death will arouse interest in his work – and maybe a sale of his catalog to French television. His plan goes horribly wrong when an actually famous director dies and he’s arrested for his murder. In “Les Sièges de L’Alcazar,” the legendary feud between French film journals Cahiers du Cinéma and Positif is the object of Luc Moullet’s droll satire – along with cinephilia itself. Cahiers critic Guy Moscardo (Olivier Maltinti) happily extols the virtues of his favorite theater, the Alcazar, until Jeanne (Elizabeth Moreau), a Positif critic, turns up during a Vittorio Cottafavi retrospective and he’s faced with a double bill of rivalry and potential romance. Incidents and episodes in and around the theater – uncomfortable seats, skipped reels and passionate auteurist quibbles – will bring a tear of recognition to art house denizens. Tickets are free and seats are assigned upon arrival at the box office. The Hammer is located at 10899 Wilshire Blvd., Los Angeles.

[hammer.ucla.edu](http://hammer.ucla.edu)

**FEB. 2**

**GETTY CENTER: “RAINBOW VISION: FAMILY WORKSHOP”**

**11 A.M.-3 P.M.**

The Getty presents a family activity, rescheduled due to recent wildfires, “Rainbow Vision.” In this workshop, guests will make a spectroscope and bend white light into the seven different colors of the rainbow while exploring the art and science of prisms, light diffraction and the visible color spectrum. Family programs are free and do not require a ticket. However, the Center requires a timed-entry reservation and there is a fee for parking. The Getty is located at 1200 Getty Center Drive, Los Angeles.

[getty.edu](http://getty.edu)

**FEB. 3**

**THEATRE 40: MONDAY NIGHT THEATRE APPRECIATION SEMINAR: “ANY WEDNESDAY”**

**7 P.M.**

Theatre 40’s popular series of Monday Night Theatre Appreciation Seminars resumes. There will be play readings on Mondays, located in Theatre 40’s main venue, the Mary Levin Cutler Theatre on the first floor of 241 S. Moreno Drive, Beverly Hills. The next installment of the series is “Any Wednesday” by Muriel Resnik. In the play, because of a secretary’s mistake, a wife meets her husband’s mistress at an “executive suite.” There is ample free parking beneath the theatre, accessible via a driveway at the intersection of Durant and Moreno drives. Admission is a suggested donation of \$10. Each reading will be followed by a brief question-and-answer period.

[theatre40.org](http://theatre40.org)

**FEB. 6 - JUNE 30**

**HOLOCAUST MUSEUM LA:**

**“DIE PLAGUE”**

**10 A.M.-5 P.M.**

Harley Gaber, an avant-garde American composer and visual artist, is celebrated for his minimalist soundscapes and powerful visual collages. “Die Plague,” Gaber’s largest work, is made up of hundreds of collaged canvases, reflecting his explorations of art and history – from the Weimar Republic through World War II. A patchwork of archival images that evoke fragmented narratives and organized chaos, Gaber’s monumental project “Die Plague” (The Plague) explores themes of 20th-century history, offering moments of stillness amid intensity to better understand the past and its impact on the present. The installation opens up many questions regarding the collective and individual, propaganda and education and the role of human beings in the course of history. Tickets are \$15 for adults, \$10 for seniors or members of the military and free for EBT cardholders, teachers and students with ID and children 17 and under. Admission is free on Sunday. It’s located at 100 The Grove Drive, Los Angeles.

[holocaustmuseumla.org](http://holocaustmuseumla.org)



Photo by Jeff Lorch

Hugo Armstrong and Michael Redfield in “Evanston Salt Costs Climbing” at Rogue Machine Theatre until March 9

**BHUSD, from page 1**

In an email to the Courier regarding his suspension, Carey said he received a letter from the district dated Dec. 1, 2024, informing him that he was being put on leave. The letter offered no cause for the suspension, he said.

However, Carey had recently refused to comply with the district's request that he keep a student video segment off the air.

"At the heart of this issue is the district's retaliation against me for refusing to censor a journalism video produced by my students," Carey wrote. "The district retaliated against me for standing up to unethical demands and protecting my students' First Amendment rights."

The student segment in question, which remains published on KBEV's YouTube channel, features six students discussing an alleged incident involving Mark Mead, the district's executive director of school safety. The students claim that during a Nov. 5 rally celebrating Donald Trump's presidential win, Mead used unnecessary physical force on a student.

"Everybody was enjoying themselves, and then Mark Mead came into like, the middle of the circle, and, like, tried to break everyone up," said one student in the video. "He grabbed this kid ... I saw him grab him, like, for a second, and then just like, try to push him away."

A representative for BHUSD said that they could not comment on the reason or reasons for Carey's suspension because it is a personnel matter. With regards to the outpouring of support for Carey at the board meeting, Krissy Austin, the district's executive assistant to the superintendent, acknowledged the unusual amount of public interest in the situation.

"We want to reaffirm that Beverly Hills Unified School District is committed to maintaining a safe and supportive environment where students and parents can engage responsibly in the democratic process," said Austin in an email. "We fully support thoughtful and respectful participation in public comment at Board of Education meetings and remain committed to fostering a school community where all students, parents, and staff feel heard and valued."

The content of the video segment in question was touched on briefly at the Jan. 28 meeting, however the focus remained on Carey and his lasting impact on BHHS students and the media program. Several current students noted that since Carey's suspension, they have been left with nothing to do during their regularly scheduled class time.

"During the last week of school last

semester, my teacher, Mr. Carey, did not show up, and we were left in the hallway without a substitute," said one student. "Eventually, we were informed to go sit in the library doing completely nothing but staring at our phones."

Others pointed out what they described as "bias" in the treatment of Carey as compared to the treatment of other BHHS and BHUSD employees. BHUSD is currently facing a number of administrative claims and lawsuits that include, among other things, claims of sexual harassment on the part of the athletic director and of a systemic refusal to combat racism.

"In the past few months, many allegations have been levied against BHUSD," said one speaker. "The administrators at the center of these allegations ... are still actively working for the district while Mr. Romeo Carey, who was so well-loved by his community that in under 72 hours, over 600 people have signed a petition to bring him back, has been placed on administrative leave for over a month. Am I the only one who notices a bias there?"

The Jan. 28 meeting also included statements from members of the public requesting that BHUSD accept more students from Palisades Charter High School, many of whom have been put into online schooling in the wake of the Palisades Fire. The fire destroyed much of the school.

One Palisades High parent expressed her anger over allegedly being told that her children would have a spot at BHHS, then being told the opposite.

"The students of Pali High have suffered a great trauma in recent weeks," she said. "They have watched their school burn, they have watched their community burn, and many have seen their own homes burn ... I would have rather you slammed the door in my face on day one than lead me to believe and have hope that you would take them. They have already had so much taken away from them and you guys are now adding to the pain."

Later, BHUSD Superintendent Dr. Michael Bregy addressed the issue as part of his report to the board. Noting that helping victims of the fires has been "a high priority," he emphasized that district officials "will continue to do everything that we can to help."

"That's going to be an ongoing relationship that we have," he said. "And not just Palisades, but other school districts as well. There have been several schools that have reached out to us and have asked for some assistance in one way or another and we are there for them, just like we would hope that they would be there for us." ●

**SHARONA NAZARIAN, from page 1**

"I was honored to be invited to the Assembly Floor by Assemblymember Rick Chavez Zbur as part of my visit to Sacramento," Nazarian told the Courier.

Nazarian, who received a standing ovation from the Assembly, continued, "The recognition on the Assembly floor was truly a humbling and unexpected moment that I will never forget. I am deeply grateful to Assemblymember Zbur and the entire Assembly for this acknowledgment, as it is a reminder of the importance of collaboration at every level of government to address the challenges we face."

Assembly Bill 4 was passed during the meeting, which allocates \$2.5 billion for wildfire recovery and prevention in Southern California. The bill passed with a vote of 78-0, emphasizing the urgency and bipartisan support for addressing the ongoing wildfire crisis that has devastated the greater Los Angeles area.

The California legislature also convened to discuss and vote on Senate Bill 3 by Senator Scott Wiener, which aims to provide \$2.5 billion in emergency disaster relief funding. The bill includes \$4 million for expedited building approvals for impacted homeowners and \$1 million for initial planning to rebuild damaged school facilities. The bill passed with affirmative votes from

all members and was immediately transmitted to the Senate for enrollment.

Nazarian, who serves on the Legislative Liaison Ad Hoc for the city of Beverly Hills, also used her time in Sacramento to meet with representatives and discuss critical issues impacting Beverly Hills and neighboring communities.

"I met with Assemblymember Zbur, Senator Ben Allen, and staff from the offices of Senator Scott Wiener and Assemblymember Jesse Gabriel to discuss issues such as improving public safety and funding, wildfire prevention, combating antisemitism, addressing fire insurance remapping to secure equitable and affordable coverage, water resource challenges and improving Southern California Edison's efficiency," Nazarian said. "I am committed to advocating for the needs of our residents and ensuring that Beverly Hills remains safe, resilient and supported."

Nazarian is the first Iranian American woman to serve on the Beverly Hills City Council. She will assume the role of mayor in April. ●

Thank you,  
First Responders...



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feel about our community and each of  
you.

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## Health and Safety Commission Discusses Wildfire Response



The Health and Safety Commission at its Jan. 27 meeting

BY SELINA KAUSAR

The Beverly Hills Health and Safety Commission meeting on Jan. 27 covered several key updates and reports. The commission discussed updates from the Public Works Department, the Beverly Hills Police Department (BHPD), the Beverly Hills Fire Department (BHFD) and the Human Services Division, particularly regarding the impact of the recent wildfires in Los Angeles.

Director of Public Works Shana Epstein

and Utilities General Manager Robert Welch provided a report on their response to recent red flag warnings and windstorms. In the week following the first outbreak of fires in the Pacific Palisades on Jan. 7, the Public Works Department received 170 service calls with 19 tree-related responses, 11 electrical power traffic signal outages and 130 debris-related responses. Addressing the concerns of many residents about the water supply and operations, Epstein reassured

See HEALTH AND SAFETY, page 9

## City Council Mulls Potential Ministerial Permit Process for Builder's Remedy Projects



BY SELINA KAUSAR

In the Jan. 28 Study Session, the City Council discussed the potential implementation of a ministerial permit process for proposed Builder's Remedy projects.

At present, the city is processing active applications for 14 Builder's Remedy projects that were submitted before the adoption and certification of the city's housing element on May 1, 2024.

These projects are being processed as discretionary land use entitlements, with their projected height and density exceeding the city's existing development standards. Residents and community members alike expressed objection to the proposed projects both in the Jan. 28 Study Session and in the past, voicing concerns that the new developments, if built to their current dimensions, would be vastly out of scale in Beverly Hills.

However, if the city can implement a ministerial permit process, then they would be able to incentivize developers to redesign projects to be more in line with the scale of existing developments in the city. Ministerial actions do not require the city to exercise any discretion in approving or denying an application or permit, providing all applicable objective criteria are met. So, a ministerial permit process would sidestep the conventional discretionary process that proposed developments are subject to.

Presently, all mixed-use and multifamily development projects require approval of a discretionary development plan review and typically a density bonus permit, too. These discretionary processes are usually expensive for developers, with costs ranging anywhere from \$50,000 to over \$250,000 once all environmental checks and balances are made. They are also time-consuming and lengthy in nature, with the average time taken from project submittal to hearing around six months to one year.

Over recent years, the practical benefits of a discretionary process to the city have been diminished due to the introduction of new regulations in state law intended to benefit housing developers and limit a jurisdiction's ability to deny a project that may otherwise be out of scale with the area. As a result, the city of Beverly Hills has had limited ability to modify

or deny projects in response to public input.

Hence, with benefits to both developers and the city, a ministerial permit process would prove an advantageous solution to both maintaining the current scope of the city's landscape and promoting the progress of new housing developments.

The ministerial process would provide certainty to developers for a reduced process timeline and no requirement for review under the California Environmental Quality Act, or CEQA. A ministerial process would also eliminate a public hearing process and have no appeal provisions. So, developers may be willing to reduce the size and scale of their projects in exchange for the benefits to timeline and cost.

Councilmembers expressed concern that a ministerial process may increase resident dissatisfaction as it prevents the opportunity for a public hearing or ability to appeal projects.

The council reviewed the current objective development standards put forth by city staff, which include a potential height limit of eight stories (current Builder's Remedy project applications range from eight to 20 stories), massing and modulation standards and limitations on the use of rooftop and outdoor open spaces.

The aim of the Study Session was for the council to provide direction as to whether they would like to proceed with this process, as well as whether a ministerial permit process would apply only for Builder's Remedy projects or to all proposed developments.

Councilmember Mary Wells supported the idea of a ministerial process, but only for Builder's Remedy projects. She said a ministerial process would allow the city to be "proactive rather than retroactive" in its response to Builder's Remedy projects. At the time of writing, no other city has been successful in a lawsuit against a Builder's Remedy project, so a reactive approach to development applications may not yield a favorable response for Beverly Hills, either. The consequences of excess litigation against Builder's Remedy projects could prove more severe, too. If the city loses multiple cases, it may risk losing its housing element certification altogether, which would open the doors to more Builder's Remedy project applications.

See CITY COUNCIL, page 9



D LINE SUBWAY EXTENSION PROJECT  
Section 1 – Beverly Hills

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

### January Updates

The contractor continues to work on the north side of Wilshire Bl between San Vicente and La Cienega. Intermittent lane reductions take place during off peak hours. Work is also taking place on the plaza level by the station entrance.



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D LINE EXT COBH 1

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# Beverly Hills Teens Focus on Professional Development



Photo courtesy city of Beverly Hills

TAC members and panel participants at the Roxbury Community Center on Jan. 25

BY JESSICA OGILVIE

A group of Beverly Hills teenagers spent several hours on Jan. 25 developing their professional skills at the Roxbury Community Center.

The City of Beverly Hills Teen Advisory Committee, a program for local sixth through twelfth graders run by the city's Parks and Recreation Division, heard from a panel of professionals in the music, legal, media and design fields during the afternoon event. They participated in breakout sessions on networking and learned about best practices when it comes to writing college essays.

The event, Teen Development Day, took place in several rooms at the community center from 1 p.m. to 4 p.m. More than a dozen students attended, many sporting maroon TAC T-shirts and sweatshirts promoting their group.

During the panel, four professionals spoke about topics ranging from how they got their start in their industries to how they built confidence along the way. Several spoke about the importance of learning from mistakes and finding mentors along the way. (Disclosure: this Courier writer was one of the panelists.)

Students asked questions about the challenges and rewards of panelists' work, and about specific situations they may have faced and how they handled them.

Following the panel, students took turns getting professional headshots taken by a photographer.

In a breakout session focused on networking led by Lisa Crespo, the city's community services senior recreation supervisor, the teens watched part of a TED Talk by organizational psychologist David Burkus in which he discussed ways to reframe the concept.

"We need to redefine networking," he said in the video. "Networking is not really something you do. A network's not something you have, it's not about meeting strangers. In fact, the best definition is probably that it's about understanding the network that's already around you and acting accordingly. I like to think of it as, it's about knowing who's a friend, and who's a friend of a friend."

The students paired up to do confidence mapping, an exercise in which they identified three good qualities about themselves. They

were then asked to use those qualities to craft a way to introduce themselves to potential employers.

"Think of it as an elevator pitch for yourself," said Crespo.

Some of the elevator pitches included teens noting that they are, "charming when I want to be," "open-minded to new ideas," and a "good listener."

In the college essay breakout session, students learned the difference between supplemental essays and personal statements. They brainstormed ideas for their own potential essays and reviewed samples.

Malik Diggs, the city's recreation supervisor, led the session.

"The goal was to plant the idea that their current experiences as freshmen, sophomores and juniors can one day be a topic," he wrote in an email, "so the ability to articulate and story tell while conveying a message is important."

TAC meets monthly at the community center. Participants must live or go to school in Beverly Hills. They are required to apply for the program, which offers an emphasis on leadership training and youth empowerment.

Students who become members of the group come up with ideas for activities and programming for teens, with the objective of engaging them in municipal and community decision-making. Past events have included donation drives, holiday gift-wrapping for seniors, a field day and a silent disco.

According to Crespo, this was the first professional development day these teens organized. The event was their idea, developed during a brainstorming session that considered what experiences and learning opportunities would be most beneficial to young people in the community.

"Teen Development Day was an invaluable experience, giving practical insights into students' academic and professional futures," Crespo told the Courier. "The panel discussion provided real-world advice from industry professionals, while the development workshops helped students gain confidence in networking strategies, and tips on crafting compelling college application essays. Teens left feeling inspired, empowered and excited for the future ahead." ●

# Villaraigosa Addresses Rotarians

Antonio Villaraigosa, the former Mayor of Los Angeles and Speaker of the California State Assembly, addressed the Rotary Club of Beverly Hills on Jan. 27. Villaraigosa, who is a candidate in the 2026 gubernatorial election, addressed the challenges stemming from the recent wildfires and other topics.



Photo by Lillian Raffel

Antonio Villaraigosa addressed the Rotary Club of Beverly Hills.

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## Beit T'Shuvah Gala Raises \$2.7 Million

Beit T'Shuvah held its 33rd Annual Gala on Jan. 26 at the Beverly Hilton. The event attracted more than 800 attendees and raised \$2.7 million for addiction recovery scholarships.

Board Chair Keith Elkins was honored with the T'Shuvah Award and Board Member (and Beverly Hills resident) Lynn Bider received the Annette Shapiro Volunteer Award. In their speeches, Elkins shared his journey as a grateful father whose son found recovery through Beit T'Shuvah. Bider reflected on her 24 years of dedicated service

to the Beit T'Shuvah community. Zac Jones, Beit T'Shuvah's Executive Director, delivered a message of gratitude and hope for the future while also sharing his personal story or getting sober through the Beit T'Shuvah program. In another highlight, Congressman Brad Sherman presented Beit T'Shuvah with a check for \$963,000 (a separate grant not calculated into the \$2.7 million raised that evening).

Beit T'Shuvah provides integrated care in a community setting to those suffering from addiction, regardless of ability to pay.



Photo courtesy Beit T'Shuvah

From left, Keith and Jackie Elkins, Annette and Leonard Shapiro, Lynn and Les Bider, and D.A. Nathan Hochman at the gala

## Maple Counseling Offers Mental Health Support After Wildfires

Maple Counseling has launched a mental health support initiative to help those impacted by the recent wildfires. This past week, Maple Counseling's Maplemobile traveled to evacuation centers throughout L.A. County, providing critical information about the free therapy services available to those in need. Maple Counseling is offering free therapy to first responders from the Beverly Hills Police Department and Fire Department, as well as their families. Maple Counseling is also offering six free therapy sessions to all individuals directly impacted by the wildfires. For more information, visit [www.maplecounseling.org](http://www.maplecounseling.org) or call 310-271-9999.



Photo courtesy Maple Counseling

Maple Counseling is offering free therapy to first responders.

## Part-Time Summer Hiring Fair

## Join Our Team!



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#### + Saturday, February 8, 2025

📍 ROXBURY PARK COMMUNITY CENTER  
471 S. Roxbury Drive, Beverly Hills, CA 90212

🕒 11 AM - 3 PM

More Information [BEVERLYHILLS.ORG/PARTTIMEHIRINGFAIR](http://BEVERLYHILLS.ORG/PARTTIMEHIRINGFAIR)



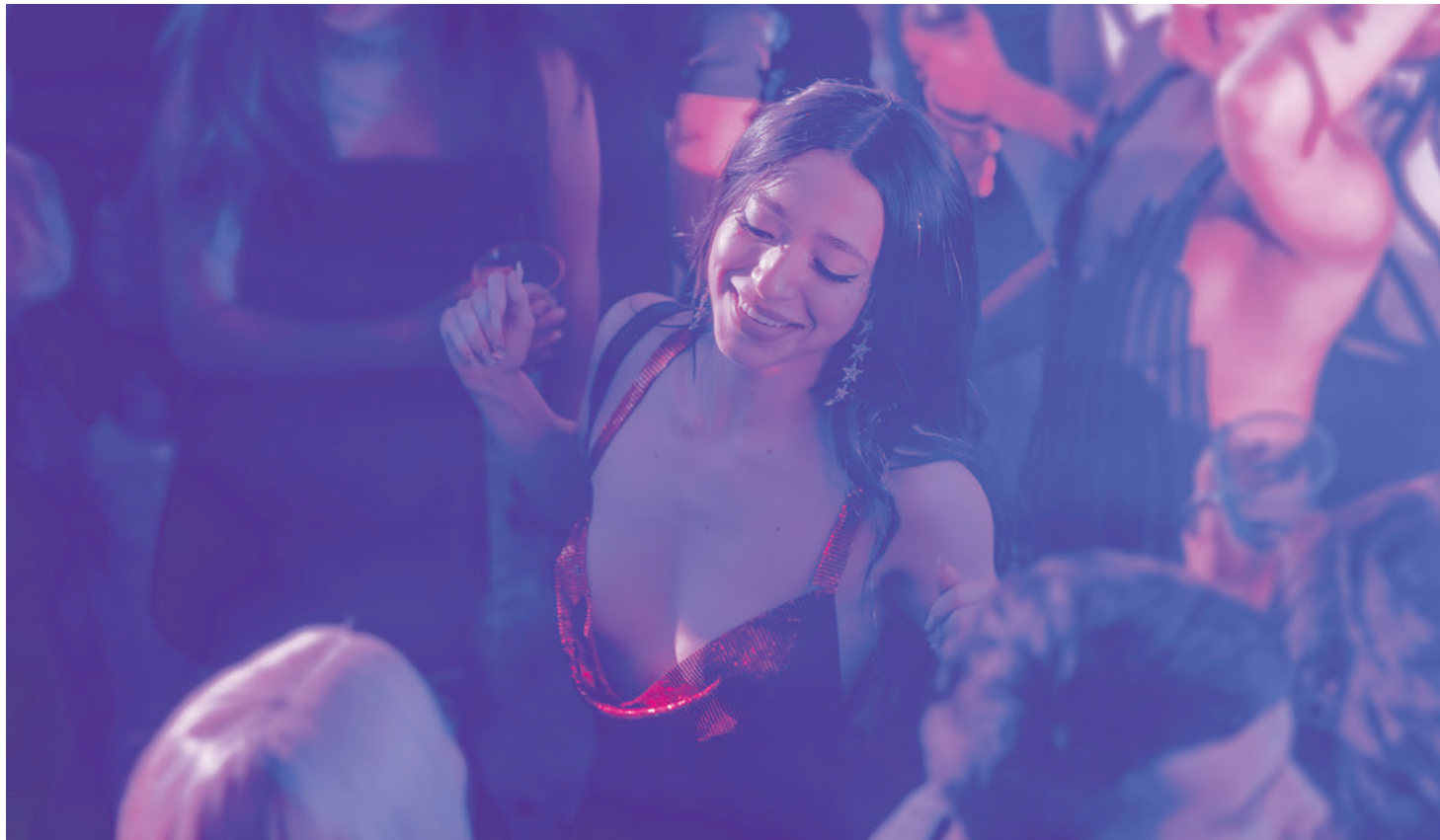


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## Oscar Nominees: Part One of Two

### The Oscars—Who Did, Who Didn't and Who Should Have



Mikey Madison as Ani in "Anora"

Photo courtesy of Neon

BY NEELY SWANSON

Everyone has an opinion when it comes to the "bests" of any particular year, and this one is no different. The Golden Globe Awards were the fastest out of the gate and, in the past, have been a fairly accurate predictor of what the Oscar nominations will be, if not also the winners. It is possible, if not probable, that the Globes' great lead time over the Motion Picture Academy's announcement was very influential on Academy voters, not only in considering films they might not have thought about as award contenders but also as a way to skip over films that they might otherwise have considered when choosing what to watch on the "Academy Screening Room."

This year, I have seen all the Best Picture nominees and, unsurprisingly, I have my own opinions on what should and shouldn't have been on that list. There are precious few surprises in the Best Picture category.

"Anora" is a multiple award winner with accolades for the young star Mikey Madison. To some, she came out of nowhere, but for anyone who saw her in Pamela Adlon's series "Better Things," where she played the sullen, rebellious and disrespectful teenage daughter whose anger allowed her to submerge her vulnerability, this is no surprise. She is a definite contender for Best Actress whose performance as a lap dancer/hooker who thinks she's hit the big time reveals depth that goes beyond the soft porn sex that is organic to her character. She is mesmerizing, and the film, a very worthy contender, reveals surprising layers of complexity unexpected in such a graphic story. It also has, arguably, the best line in any film this year:

"Your son hates you so much he married [a hooker] to piss you off." Even if you haven't seen the movie, that line says it all.

The odds-on favorite at this point is "The Brutalist." I dragged my feet getting to this one because, as I told anyone who would listen, "Nothing is going to get me to spend four hours with Adrien Brody." But went I did, and I'm glad. Not only did Brody surprise me, but the slightly less than four-hour time frame was worth it. Brody, whose vocal and physical mannerisms have always annoyed me, played the lead, a Holocaust survivor who ekes out a career in Pittsburgh as an architect. Almost soundlessly, Brody relies on his very expressive face and eyes whose depth reveals a hard life survived and a tenacity to continue regardless of the odds, developing along the way a very memorable character. He is, in fact, better than this film, which meanders off in incomplete directions. That is not to say the film isn't good, because it is; it's just not as great as it could have been had director/co-writer Brady Corbett developed or dropped some of the unfinished characters and minor storylines that added little, other than time, to the overall plot. Guy Pearce, very credible as the patron of the architect, has some very good moments but, again, it is a lack of development that hinders his ability to fully flesh out the character. Felicity Jones, the architect's wife, deserves a nomination just because she found more to play in this poorly sketched character than was obviously on the page.

"A Complete Unknown," an attempt at telling Bob Dylan's origin story, is a revelation. Directed and co-written by James Mangold, the Bob Dylan on screen unfolds

as a musician and writer of genius who was unapologetic in the way he used people and circumstances to rise above the already talented field of folk singers in the Greenwich Village of the early '60s. Not only is this film evocative of an era, but it also yields one of the best and most surprising performances of the year. Timothée Chalamet gives a

full-throated performance that doesn't spare the arrogance, narcissism and manipulativeness of one of our greatest living artists. For me, having revered that era since my teens, Mangold has made a masterpiece. Most surprising, however, is Chalamet, a young actor who has always looked like a strong wind would topple him and shaking his hand might break it. And on top of everything, Chalamet sings all the songs with such a verisimilitude you could often swear it was Dylan's voice. For me, one of the minor weaknesses was Monica Barbaro, who played Joan Baez. I felt none of the fire or earthiness of Baez, and her singing, unlike Chalamet's, didn't approach the magic of Baez. Ed Norton, as Pete Seeger, is very good and credible, portraying the fundamental goodness and eventual perplexity of a man whose time has passed.

"Conclave" is an excellent film raising intriguing questions about the process of electing a pope. Although Nanni Moretti's film, "We Have a Pope," was a more complex film covering much of the same material, "Conclave" presents the factions, politics and vote-getting strategies of the College of Cardinals as the conflict between ideology and Realpolitik. What is undeniably great about the film is the performance of Ralph Fiennes as the Cardinal leading the election. Subtle, sensitive, realistic and political, Fiennes finds all the colors, and more, to excavate the depth of this character and thus raises the film above some of the less subtle elements. Isabella Rossellini is also nominated for her role as the nun who holds some of the cards. ●



Ralph Fiennes as Lawrence in "Conclave"

Photo courtesy of Focus Features



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 tomatometer-approved critic.



**CITY COUNCIL, from page 4**

“From my understanding, this is what we’re looking for,” Wells said. “It’s a solution for the Builder’s Remedy projects which, right now, we have very little control over ... I think at a minimum we should consider this and take it to the Planning Commission and have them address this.”

“By creating a ministerial permit process, it doesn’t mean every Builder’s Remedy project is going down this path. But some may choose it, and then it may be a better compromise for all of us,” she added.

Councilmember Craig Corman agreed that

**RENTAL REGULATIONS, from page 1**

provide housing for individuals and families displaced by the recent fires. Previously, landlords and property owners in Beverly Hills were limited to renting out a property for the short term (defined as a period of less than six months) only twice a year. Under the emergency ordinance, this restriction is waived for those displaced by the nearby fires. The restrictions will remain suspended until April 16 and may be extended for an additional 90 days after that, pending further review. Additionally, prices of a short-term rental can be increased by no more than 10% of their prior listing rate to avoid state and city price gouging regulations.

The council also adopted a resolution and ordinance for the conversion of 6,797 square feet of existing parking spaces located on the ground floor of a parking structure at 450 N. Roxbury Drive for retail uses.

The Planning Commission had previously approved this project, contingent upon the council’s decision. The resolution and ordinance were adopted unanimously by councilmembers.

The Council also discussed updates on the construction of a permanent Oct. 7 memorial, which will be located on the south side of the Beverly Hills Public Library at the corner of Rexford Drive and Burton Way.

The council reviewed the final draft of the Request for Proposal (RFP) for the permanent memorial. They discussed the proposed two-phase approach to selecting a design for the memorial. The first stage would see the city issue a request for qualified artists, designers and architects to submit potential designs, with the aim to make this as open and inclusive as possible.

**BHPD, from page 1**

ring to several residential burglaries across California, including Beverly Hills, Glendale, San Marino, Los Angeles and Burbank.

The BHPD have been searching for suspects involved in multiple residential burglaries across Oakhurst Drive, Sierra Drive and Rodeo Drive on Sept. 18. It is

the ministerial permit process is worth pursuing for Builder’s Remedy projects. “Given the cost benefit, I see this as a potential benefit to the city. I don’t love the ministerial project process, and I certainly wouldn’t apply it to anything other than Builder’s Remedy projects because I do think there is value in having the community voice their opinions. But I am supportive of exploring this,” he said.

The next stage for the ministerial permit process will be a public hearing before the Planning Commission, followed by a second public hearing before the City Council before the potential adoption of a new ordinance. ●

Councilmembers confirmed that designers do not have to be Beverly Hills residents to participate in the design competition. “I think we should cast a broad net ... it could be anyone from Daniel Libeskind, who’s done the Berlin Memorial [the Jewish Museum Berlin], to people who have designed memorials that are related to the Holocaust or other things,” Councilmember Craig Corman said.

The memorial can take up the full site location, but councilmembers are particularly interested in seeing designs that focus more on the Rexford Drive side of the location, facing the 9/11 Memorial.

A dedicated 10/7 Memorial Committee will then be formed, comprising a maximum of 10 individuals. Members of this committee would include Mayor Lester Friedman and Vice Mayor Sharon Nazarian alongside three advisory members from the fields of design, landscaping or architecture. Each councilmember will also select an individual of their choice to sit on the committee.

The second phase of the design process would require the newly formed 10/7 Memorial Committee to review the submitted designs and narrow their shortlist down to a few finalists whose designs will then be developed further and presented to the community for resident feedback.

While an initial budget of \$500,000 was allocated for the memorial, the City Council was open to the idea of increasing this budget if additional funds could be raised through the city’s charitable foundation.

“There is a target budget, but it’s not a hard and fast budget. I don’t want people to think if they go \$1,000 over, we can’t do that. Then they won’t submit a design that we would otherwise want to see,” Corman said. ●

unclear at present whether the arrests are linked to those incidents.

The BHPD and Glendale Police Department are actively following up on leads and other crimes the suspects may have been involved in.

Anyone with information regarding this case can contact the BHPD at 310-550-4951. ●

**HEALTH AND SAFETY, from page 4**

the commission that the city’s water system is “meeting or exceeding all water quality standards.”

Epstein also discussed planning and preparedness for handling the city’s water system in future fire emergencies. “As we evaluate our new automated meter infrastructure system, we are investigating the best use of two-way meters so we can turn off water remotely in instances when homes are evacuated or unfortunately burned down. We really take seriously our role as first responders, and we continuously prepare [for situations like this],” Epstein said.

Vice Chairperson Erica Felsenthal thanked the department for its support during this tumultuous time. “I’m so grateful ... I didn’t know that people were working 24 hours behind the scenes to keep us safe. The public works department are really the unsung heroes of this,” she said.

Lieutenant Renato Moreno from the BHPD updated the commission on crime statistics and response times for December. Response times were down compared to the month prior, with the average response time now two minutes and 43 seconds. Robberies decreased by 60% with no commercial robberies. “This is great, especially during

a busy shopping season like December,” Moreno said. The BHPD noted an increase in aggravated assaults, particularly domestic violence-related incidents, over December.

Deputy Fire Chief Alfred Poirier provided a report on the BHPD’s response to the recent wildfires. Poirier spoke about the BHPD’s involvement in mutual aid efforts for the recent wildfires and the city’s preparedness for future emergencies. Fire Chief Gregory Barton told the commission that the BHPD has brought in a consultant to validate evacuation route plans and help plan an evacuation drill.

Enisha Clark from the Human Services Division shared an update on the division’s recent work with centralizing social services referrals and supporting the city’s senior population through various measures. These include a new senior wellness group at Roxbury Park, at which human services will be running a monthly drop-in hour on the first Tuesday of every month, beginning Feb. 4.

The commission also heard from guest speaker Jeffrey Egler, M.D., who spoke about the importance of taking a preventive and proactive approach to health, rather than just treating disease. ●

## Women for Israel JNF Meet



On Jan. 28, a select group from Women for Israel JNF met to hear about all the different projects JNF is involved in in Israel. The projects involve the building and rebuilding of Israel, its infrastructure, water sustainability, agriculture and historic sites, among others. The organization has even started a culinary institute and is in the process of rebuilding Kibbutz Re'im. Pictured (from left): Kelly Halligan, Sharon Joy, Frances Bilak, chair of Women for Israel JNF-USA Los Angeles, Sharon Weiner and Cheryl Kagan

**Correction**

The Jan. 24 edition of the Beverly Hills Courier reported that the Planning Commission did not take further action on a decision regarding the proposed development at 1131 Tower Road during their Jan. 14 meeting. In fact, the Planning Commission did indeed approve the 5 Hillside R1 permit requests for this project.

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# Birthdays



**JONATHAN BANKS**  
January 31



**STAN KING**  
January 31



**KERRY WASHINGTON**  
January 31



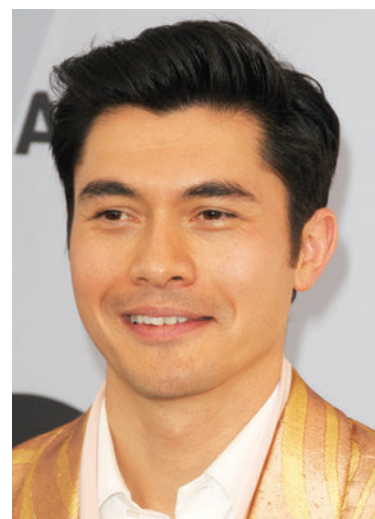
**MICHAEL C. HALL**  
February 1



**SHAKIRA**  
February 1



**REBEL WILSON**  
February 3



**HENRY GOLDING**  
February 5

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## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). As security guards know, a good part of the job is just staying awake. To passively wait around for something to go wrong is to risk being drowsy when it's time to activate. Do the rounds. Check things out that don't appear to need it.

**TAURUS** (April 20-May 20). You wonder if there's a better use of your energy and talent to be mined. When a challenge is a good fit for you, you feel it. You just know. Your native capacities will rise to meet the moment.

**GEMINI** (May 21-June 21). The perks of being honest about what you want and really going for it are many. There's a wonderful stability and freedom that comes with following your true path. And today you'll find support in unexpected places.

**CANCER** (June 22-July 22). You are so conscious of needing to earn your way, you sometimes hold back from going for what you really want. Pretend you don't need a reason. Pretend that you being you, and wanting what you want, is enough.

What then?

**LEO** (July 23-Aug. 22). There's a difference between helping because you want to and feeling like you must because no one else will step up. Service feels like a burden when it's expected instead of appreciated.

**VIRGO** (Aug. 23-Sept. 22). The potential for failure is part of what makes the journey worthwhile, and by allowing yourself to fail or succeed on your terms, you redefine what's possible and create space for your full expression.

**LIBRA** (Sept. 23-Oct. 23). Anyone who tries to make you believe you don't have options probably isn't presenting your best one. The first step in claiming your power is recognizing in what ways you are free and able. The next step is in noting your points of leverage.

**SCORPIO** (Oct. 24-Nov. 21). Hindsight is always 20/20. You made a choice with the information you had at the time. Don't let the weight of judgment land solely on your shoulders. You did your best in the moment, and that's what matters most.

**SAGITTARIUS** (Nov. 22-Dec. 21). Prioritize your needs without guilt or apology. Step into your power as

someone who chooses rather than merely reacts. Keep building a life that honors your worth; you're setting the tone others will soon sing to.

**CAPRICORN** (Dec. 22-Jan. 19). People have a different reaction to you than you're accustomed to. This is proof that you're stepping into a new role. Over time, people will adjust to new dynamics -- or they won't. Either way, you'll be freer.

**AQUARIUS** (Jan. 20-Feb. 18). You'll boldly break the ice, be quick to

respond or be first in line -- moves that lead to a position of favor, not despite their intrinsic risk, but because of it. To initiate takes courage. Famously, fortune favors the bold.

**PISCES** (Feb. 19-March 20). You know what it means to be loyal to others, but loyalty to yourself is something you embody unthinkingly to tremendous effect. Loyalty helps you keep nurturing your talents, advocating for yourself and following through with projects to the end.



Joseph is this week's eligible dog for adoption. He's a 7-pound, 2-year-old terrier mix. To adopt this very sweet boy, please contact Kim Sill at Shelter of Hope at 310-770-3571.

[shelterhopepetshop.org](http://shelterhopepetshop.org)

# Fun and Games

**SUDOKU**  
01/31/25 ISSUE

		8	1			4		
	4			6				3
			3	8				6
	9	5	7	1				
8								2
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**SUDOKU ANSWERS**  
01/24/25 ISSUE

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5	3	6	2	8	4	1	9	7
7	9	8	3	6	1	4	2	5
6	5	9	4	2	3	7	1	8
3	4	7	8	1	6	2	5	9
1	8	2	5	7	9	6	4	3
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8	6	4	9	3	2	5	7	1
2	1	3	6	5	7	9	8	4

**PUZZLE ANSWERS**  
01/24/25 ISSUE

MEH	CAM	ANGST	ADS	CPA
ALIBABA	SORER	PITCREW		
MODELUN	ASONE	EYEROLL		
ANDALSO	NEWS	DEVICES		
ERIE	CATTISH	RIBS		
CNN	TSAR	OHM	APSE	STU
VOWS	MUST	READS	QTIP	
SLIPSUP	FAINT	INRUINS		
ORALS	JOINTED	ABETS		
SECRET	ELGS	DENIECE		
ESE	ALE	EAR	NHL	
TATTLED	SAYS	IDO		
STENO	OLEMISS	LOFTS		
AMULETS	SPINY	AIRC	COOL	
LONEWOLF	OMG	PLAYABLE		
AGES	ALLTIEDUP	RYES		
COOTIES	SURECAN			
BARORDERS	NINELIVES			
TAIPEI	TICTACS	LOVETO		
URGEON	YOGAMAT	THANOS		
PASS	NIXON	ALAN		

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**THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE**  
01/31/25 ISSUE

**WORD PROBLEMS**  
BY EMILY SHARP AND KUNAL NABAR / EDITED BY WILL SHORTZ

Emily Sharp, of San Jose, Calif., is an ecologist who does habitat restoration and environmental education. Her partner, Kunal Nabar, is a software engineer in Brooklyn. They met when they lived next-door to each other during their freshman year at Vanderbilt. Together they brainstormed this puzzle's theme answers during a road trip through Oregon last summer. — W.S.

**ACROSS**

1 Department store department

5 Tater

9 Indian state along the Himalayas

14 Largest organ in the human body

18 "None for me"

19 Big name in syrup

20 Dessert you might top with gummy bears and chocolate chips, informally

21 Practical

22 *Hard/work*

25 Place for a bob and weave

26 Measured

27 Sky safety org.

28 Starting point, of sorts

30 Key above a tilde

31 *New York* × *paper*

36 James who wrote the screenplay for "The Night of the Hunter" (1955)

38 Language suffix

39 One answering to a board, for short

40 "Strega \_\_\_\_" (classic children's folk tale)

41 "That's just ... wrong"

43 Arjuna's skill, in the "Mahabharata"

45 Come to rest, as sediment

47 Creature whose narrow waist is called a petiole

49 Encyclopedia filler

51 *√generate*

54 Food that becomes its own container if you change the last letter

56 Brush wolves, by another name

58 Fixes a hole, say

59 Post-spring cleaning event

63 Essential \_\_\_\_

64 Heap

65 Nashville neighborhood known for its many recording studios

66 *It's what - you think*

71 Theatrical release, typically

72 Many humanitarian grps.

73 \_\_\_\_ Khan

74 Turkish travel stops

75 "Gimme an A ...!" e.g.

77 Like the presidency of Martin Van Buren

81 Back, informally

82 (*Pixar movie*)<sup>2</sup>

85 Puts on the line

86 Egg \_\_\_\_

88 Pickleball venues

89 Certain sib

91 Dove calls

92 Something tied with a tongue?

94 "\_\_\_\_ got it!"

95 Studio with an iconic lion

97 Pressure, so to speak

99 *f workout routine*

104 Name that drops "-jah"

107 Burrowing rodent

108 That, in Spanish

109 Like some parking and poetry

111 Come up

112 *Rocket science + brain surgery*

117 Social work spaces for some remote workers

118 Boondi \_\_\_\_ (yogurt dish with fried chickpea flour)

119 Strove

120 Subj. for a bio major

121 Winter haven for some small mammals

122 Word with peace or beauty

123 Gridiron positions

124 Throws out

**DOWN**

1 Small fly

2 Leaders in Qatar

3 Bad sign for a weary traveler

4 Fishtail, say

5 Aspen, for one

6 Hugo-winning sci-fi author Bacigalupi

7 Coffee container

8 Ding-dong

9 Note in the F minor scale

10 Spanish title: Abbr.

11 Break down

12 Actress Edebiri of "The Bear"

13 Transmogrify

14 Staying power

15 It has been called "the roof of Africa"

16 Words of defeat

17 Spanish babies

21 Be of \_\_\_\_ (assist)

23 Building manager, familiarly

24 Confront

29 Philosopher Descartes

32 Females 35-44, e.g.

33 English translation of the Irish "aigéan"

34 Post-embryo stage

35 Onesie wearers

37 Cross the line

41 Mixed martial arts org.

42 Iconic Warhol subject

44 Letters before "gov"

45 Advance film copies sent to critics

46 Relent

48 Nature's fishhook, you might say

50 Tamp down

52 Sleipnir's rider, in myth

53 Soft rock

55 Pokémon with a catlike appearance

66 Coins made primarily of copper

67 "When I was much younger ..."

68 \_\_\_\_-Japanese War

69 S-shaped molding in architecture

70 Cross, as a stream

71 Evergreen variety

75 Bend

76 Gave zero stars, say

77 Nail polish brand

78 What few people know

79 Old-time film studio

80 Things eds. edit

83 Bail

84 "Semper Fi" grp.

87 Ticked (off)

88 Michael of "Barbie"

90 Some equipment in hand-to-hand combat

93 Meanspirited sorts

95 This and that: Abbr.

96 Record feature

98 Suffix with kitchen

99 Big Apple purchases

100 "Visions" singer/songwriter Jones

101 Company whose logo is said to resemble Mount Fuji

102 Evergreen variety

103 Cried foul, perhaps?

105 Subtly indicate

106 Pastoral poems

110 Suit

113 Fashion designer Dapper \_\_\_\_

114 Loud noise

115 Season of 2024's Jeux Olympiques

116 "Pachinko" author \_\_\_\_ Jin Lee

**ANSWERS FOUND IN NEXT WEEK'S PAPER...**

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T.S. No.: 240923601-5  
Loan No.: rexford Order No. 95530062 APN: 4330-033-050 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/15/2023. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: DAVID SCHWARCZ Duly Appointed Trustee: Mortgage Lender Services Recorded 5/19/2023 as Instrument No. 20230328838 in book N/A, page N/A of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/20/2025 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 The property situated in said County, California describing the land therein: A Condominium Comprised Of: A) An Undivided 7.219 Percent Interest In And To Lot 1, Of Tract No. 29685, In The City Of Beverly Hills, County Of Los Angeles, State Of California, As Per Map Recorded In Book 841 Page(S) 27 And 28 Of Maps, In The Office Of The County Recorder Of Said County. Except Units 1 To 19 Inclusive As Shown And Defined On The Condominium Plan Recorded October 15, 1974 As Instrument No 778. B) Unit 19 As Shown And Defined On The Condominium Plan Above Mentioned. Except Therefrom All Oil, Gas, Minerals And Other Hydrocarbon Substances In And Under Said Land Lying Below A Depth Of 500 Feet, But Without Right Of Entry Thereon, As Reserved In The Deed From Frank E. Rowsey And Harriet L. Rowsey, Husband Wife, Affecting Lot 1471 Recorded July 29, 1960 In Book D-927 Page 187, Official Records And As Reserved In The Deed From Henryetta Levy, An Unmarried Woman, Affecting Lot 1472 Recorded July 29, 1960 In Book D-927 Page 188, Official Records. Amount of unpaid balance and other charges: \$1,740,246.88\* Street Address or other common designation of real property: 423

S REXFORD DRIVE #19 BEVERLY HILLS, CA 90212 \*The debt is additionally secured by Deed of Trust recorded on 05/19/2023, as Instrument No. 20230328804 in the Official Records of Los Angeles County. 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. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Web site www.nationwideposting.com, using the file number assigned to this case 240923601-5. 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 (916) 939-0772, or visit this internet website site www.nationwideposting.com, using the file number assigned to this case 240923601-5 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 1/16/2025 Mortgage Lender Services 7844 Madison Avenue #145 Fair Oaks, CA 95628 Phone: 916-962-3453 Sale Line: (916) 939-0772 BY: Lauren Meyer, Vice President NPP0470136 To: BEVERLY HILLS COURIER 01/31/2025, 02/07/2025, 02/14/2025

## NOTICE TO CREDITORS OF BULK SALE AND INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24073 et seq.) Escrow No. 2446-SS Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below: The name(s) and business address(es) of the Seller(s)/Licensee(s) is/are: BA2, LLC, 10939 VENICE BLVD., LOS ANGELES, CA 90034 The location in California of the chief executive office of the Seller is: SAME AS ABOVE The name(s) and business address(es) of the Buyer(s)/Transferee(s) is/are: KSA

## SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES CASE NO: 25SMCP00039 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

In the Matter of the petition of: **Ara Kashanian** To all interested person(s): Petitioner: **Ara Kashanian** current residence address: **2473 Crestview Drive, Los Angeles, CA 90046** filed a petition with the Superior Court of California, County of Los Angeles, 1725 Main St. Santa Monica, 90401. **Santa Monica Courthouse, on January 29, 2025** for a Decree changing names as follows: Present Name: **Ara Kashanian** Proposed Name: **ARA YEGANEH** 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:** February 28, 2025  
**Time:** 8:30 AM **Department:** K  
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: **Ara Kashanian**

## Judge of the Superior Court:

Lawrence H. Cho  
**Clerk:** David W. Slayton  
**Deputy:** L. Kulkin  
**Dated:** January 29, 2025  
**Published:** 01/31/25, 02/07/25, 02/14/25, 02/21/25  
BHC-R29277

DESIGN STUDIO, 6150 WASHINGTON BLVD., CULVER CITY, CA 90232 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, AND ABC LICENSE and are located at: 7321 SANTA MONICA BLVD., WEST HOLLYWOOD, CA 90046 The ABC License to be transferred is: ON-SALE GENERAL EATING PLACE License No. 47-534496 Now issued for the business known as: HARLOWE

The anticipated date of the bulk sale is UPON ISSUANCE OF THE PERMANENT ABC LICENSE TO BUYER at the office of: INNOVATIVE ESCROW, INC., 28212 KELLY JOHNSON PKWY, STE. 110, VALENCIA, CA 91355 The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$500,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$500,000.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 1/13/2025 BA2, LLC, Seller/Licensee KSA DESIGN STUDIO, Buyer/Transferee ORD-3194460 BEVERLY HILLS COURIER 1/31/25

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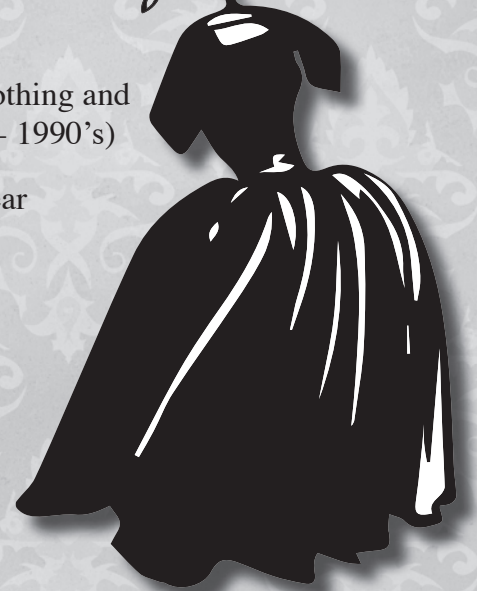
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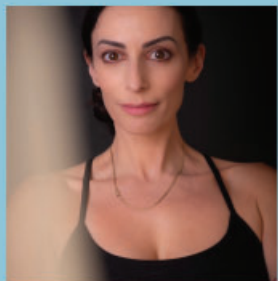
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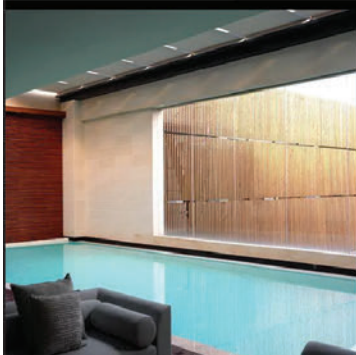
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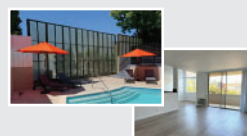


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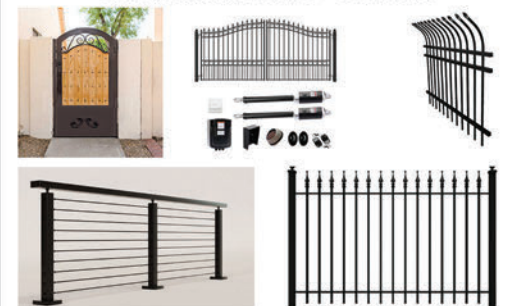
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