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THE WEATHER, BEVERLY HILLS CA

	Friday	79° 61°
	Saturday	82° 62°
	Sunday	82° 62°
	Monday	81° 63°
	Tuesday	85° 66°
	Wednesday	87° 68°
	Thursday	86° 67°

The Great Elephant Migration Arrives in Beverly Hills



Photo by Reggie Sully

The Great Elephant Migration will be in Beverly Hills for the entire month of July.

BY JULIANNA LOZADA

Approaching the end of their 5,000-mile-long journey, 100 life-sized elephant sculptures ceremoniously crossed the finish line at the Wallis Annenberg Center for the Performing Arts in Beverly Hills on June 28. The sculptures

were installed just across the street at Beverly Gardens Park and will remain there until the end of July.

Guests—including members of Blackfeet Nation, Maasai warriors and leaders in art, philanthropy, local politics, and See ELEPHANT, page 7

BHFD Trains at The Beverly Hilton Before Tower Demolition

BY JESSICA OGILVIE

On the afternoon of June 28, four Beverly Hills firefighters stood below the window of a hotel room at The Beverly Hilton. One held the bottom of a ladder as another worked to break the glass to gain entry.

The effort, while dramatic, was not an emergency. Rather, it was part of a two-day training held on-site in advance of the building's demolition, and the Courier was invited to observe. The hotel offered the structure to members of the Beverly Hills Fire Department (BHFD) to practice fire mitigation and rescue operations on June 28 and 29—a rare opportunity for first responders to hone their skills in a real-world controlled environment.

"Normally, it is very difficult for fire



Photo by Jessica Ogilvie

The BHFD trained at The Beverly Hilton on June 28.

departments to have buildings available to use, especially one as large as The Beverly Hilton," said BHFD Assistant Fire Chief Dean Zipperman in an email to the Courier. "These partnerships, although not frequent, are

See BHFD, page 7

City Moves Towards Banning Short-Term Rentals

BY JESSICA OGILVIE

Short-term rentals may soon be prohibited in Beverly Hills following a decision by the Beverly Hills City Council at its July 1 meeting. The council voted 4-1 to move forward with new regulations that would ban single-family properties and multifamily residences in the city from being leased for fewer than 12 consecutive months.

Vice Mayor John Mirisch was the sole "no" vote.

An initial vote on the issue was postponed in January due to a desire by the city to provide temporary housing to individuals affected by the wildfires.

The regulations are intended to curb the use of short-term rentals for loud parties, encourage longer-term residents to move into the city and to increase the supply of available housing.

"It's really important that we create the stock of availability for people to either get into a home or get into an apartment, and I really see that as part of this," said Councilmember Lester Friedman. "The state has come down really hard on cities because of lack of availability of rental units, and I really see this as part of that puzzle in making living spaces available."

Councilmember Craig Corman noted that he sat on the Planning Commission when the original short-term stay ordinance was passed.

"We were aware of the potential downsides of Airbnbs in the city, but we thought we'd give it a chance," he said. "Obviously, we were wrong."

During public comment, several residents expressed their desire for an exemption for single-family homes that are designated as historic landmarks. One owner of such a home, Deborah Blum, said she relies on income generated by renting her guest house to pay for costs related to maintaining her property.

Blum requested that a historic caretaker exemption be added to the new ordinance.

"We propose that landmark properties be permitted to rent guest houses for under 30 days, provided the owners maintain primary residence and direct oversight," she said. "Yes, an exemption would be good for my

See CITY COUNCIL, page 5

Happy 4th of July!

Award-Winning BEVERLY HILLS COURIER

'Jurassic World: Rebirth'—They're Baaaack!



Photo by Jasin Boland courtesy of Universal Pictures and Amblin Entertainment

Mahershala Ali

BY NEELY SWANSON

In the genre of “what if” science fiction movies, with a whole lot more fiction than science, comes another addition to the “Jurassic Park” collection. The seventh in the franchise, the producers have wisely returned to David Koepp, the master storyteller of the first two “Jurassic Park” films. Delving back into the original Michael Crichton novel, he and Steven Spielberg, the original director of the first two in that franchise and executive producer of the others, found several passages that they loved but hadn’t used, and new dinosaur scenes were born (or I suppose reborn). Perhaps most surprising about “Rebirth” is how well it works despite the inanity of its premise. But then again, bringing dinosaurs back to Earth in the first place was hilariously insane and, ultimately, bone-chillingly frightening.

The franchise has always been able to attract big stars like Chris Pratt and Sam Neill in leading roles, but each successive film after the original was a case of diminishing returns. “Jurassic World: Rebirth” doesn’t come close to the original; after all, originality went out the window after the first. Still, mix together some elements of the “Jurassic World” franchise, along with better writing, better acting and bigger and scarier thrills and chills, stir that pot to a boiling froth and you have an entertaining movie for its target audience of PG-13.

Martin Krebs, a big pharma exec, has approached Zora Bennett, a former special forces op who has turned to the dark side, aka a mercenary, to put together a team and breach the barriers of the equatorial island where the last of the dinosaurs have been

sequestered. A boatload of money waits for her at the end of this rainbow. The dinos were unable to thrive in the parks created for them and those that survived were shipped to a friendlier atmospheric environment off the coast of Suriname in South America. She will be working with Dr. Henry Loomis, a paleontologist, expert in all things Mesozoic, whose museum is closing. The dinosaur craze has ended and with it goes his job at the museum. Zora, sizing up the prof, knows she will need some more muscle and engages the services of longtime partner Duncan Kincaid, now retired on a tropical isle. As Zora explains to Krebs, she needs Kincaid, his crew and his boat, or this is a no-go. She slyly extracts another boatload of money from Krebs for this mission. And what is the mission? Why do they need to go to the forbidden and foreboding Ile Saint-Hubert? There are three different species, one terrestrial (Titanosaurus), one aquatic (Mosasaurus) and one avian (Quetzalcoatlus) with DNA that will revolutionize cardiac medicine. These dinosaurs have enormous hearts that allow them to live a century or more, and their DNA is a necessary part of a new medication that Krebs’ company is developing. There is the distinct possibility that this new medication will forestall heart disease by almost two decades.

And it’s off to the equatorial island they go. Encountering their first aquatic beast recalls that famous line in “Jaws.” “I think we’re going to need a bigger boat.”

Koepp and director Gareth Edwards felt a need to ramp up the stakes. And up them they did by adding civilians. Reuben Delgado, a divorced summertime father, has decided to take his daughters Isabella

and Teresa and Teresa’s useless boyfriend Xavier on a sailing trip around the world. It becomes fairly apparent early on that Reuben has bitten off more than he can chew trying to navigate both the sea and awkward family relationships. Definitely way off course, life becomes treacherous when they encounter a Mosasaurus, a giant reptile of the sea that lived at the same time that dinosaurs walked the Earth and one of the creatures being sought for its DNA by Krebs’ group. Their boat is upended and the family is able to make it, if barely, to the rocky shoreline ahead. Using their walkie-talkie, they make a mayday connection with Kincaid who, against Krebs’ wishes, detours to save the family. Outlaw band meets wholesome, clueless family and the journey takes off.

There will be blood, there will be chills and thrills and, yes, there will be deaths, but it’s always full steam ahead to get the dino DNA and save humanity. But underlying the adventure and the perilous journey is the question of benefit. Who wins? Who loses? What are the alternatives as our intrepid Zora and the altruistic paleontologist push forward to capture the DNA without being

captured themselves? Finally landing on the forbidden island that once held a genetics lab, and it doesn’t take long for Loomis to realize that most of the creatures they are encountering are mutants, creating danger on an even higher plane.

It’s amazing how well Edwards can push our panic buttons as the creatures are manipulated to maximum terrifying effect. I defy you not to jump out of your seat repeatedly. Certainly, you worry for the characters as they continually face mortal danger, especially cute little Isabella Delgado. But manipulation is the name of the game, and it is you, the audience, that the filmmakers are aiming at.

Although the beasts themselves are engrossing and terrifying, what differentiates this film from its “Jurassic World” predecessors is the acting, and it’s wonderful. The chemistry between Scarlett Johansson (Zora) and Jonathan Bailey (Loomis) is palpable but almost chaste. Each is attracted to the other sexually and intellectually, but it’s not distracting from the course at hand. It doesn’t hurt that they are both incredibly beautiful. They effectively sell their persona—the petite Johansson as a kickass mercenary and Bailey as a super brain. Mahershala Ali (Kincaid), with his two Academy Awards, is on hand to lend acting depth and fatherly protection, while Rupert Friend (Krebs) plays the villain quite well. The Delgado family led by Manuel Garcia-Rulfo as Reuben, the father, is less effective but the filmmakers felt the need to add vulnerable civilians into the mix. Personally, I felt they slowed down the action, but then that’s akin to clubbing a baby seal when you don’t get worked up about an 11-year-old on the threshold of being gobbled by a mutant dinosaur or bonding with an animatronic baby Aquilops she names Dolores.

The production design by James Clyne, the locations in Thailand and Malta, the cinematography by John Mathieson and the VFX departments should share top billing with the animatronics designers because the movie is as much about the people fighting nature as it is about the creatures they’re fighting.

The premise may be ridiculous, but the movie works. It needs to be seen on the biggest screen possible with an audience to get the full fear factor. You’ll jump, you’ll scream, you’ll hold your breath, but most of all, you’ll be entertained.

The film is now playing at AMC, Laemmle and Cinemark theaters throughout Los Angeles. ●



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.

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Council Provides Direction on Pending Legislation



BY JULIANNA LOZADA

At the Beverly Hills City Council Study Session on July 1, the Beverly Hills Legislative/Lobby Committee sought direction on two recent state and federal bills and approval of its recommended positions on 10 state and federal bills.

Senior Management Analyst Mandy Jiang

presented SB 630 and H.R. 1048 to the council to seek a recommended position. State Senate Bill 630, introduced by State Senator Ben Allen, originally increased the annual tax credit cap, seeking to modernize California industries' tax and credit program, such as for film and television, to ensure that the state's programs are competitive. The See **PENDING LEGISLATION**, page 5

BHUSD Leadership Explores Innovative Educational Technologies



Photo courtesy BHUSD

Superintendent Cherniss and members of the school board visited Garner Holt Productions.

The Beverly Hills Unified School District (BHUSD) Board of Education and district leadership recently visited Garner Holt Education Through Imagination in the city of Redlands. The visit provided an immersive overview of how emerging technologies such as robotics, animatronics, artificial intelligence (AI), and virtual reality (VR) can inspire career-connected K-12 educational

experiences. Garner Holt Productions is known for creating the lifelike animatronic figures featured in iconic attractions like Disneyland, including classics like Pirates of the Caribbean and the Hall of Presidents. Their Education Through Imagination initiative offers makerspace consultation, design, installation, and training grounded

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in real-world applications of engineering, design, coding, and storytelling.

The visit was an opportunity for BHUSD leadership to explore how programs like Garner Holt can inform and inspire future learning environments.

“We were inspired by how technology and storytelling come together to spark curiosity and creativity,” said BHUSD

PENDING LEGISLATION, from page 4

Legislative/Lobby Committee unanimously recommended supporting the bill in its original form, which was identical to another bill in the State Assembly (AB 1138). However, the bill has since been “gutted and amended”—a legislative tactic that entirely removes the bill’s original content and replaces it with different provisions. Now, the bill addresses oversight of state agencies regarding land management for the state park system.

Legislative liaison lobby members Vice Mayor John Mirisch and Councilmember Craig Corman both oppose SB 630 on the basis of “gut-and-amend” entirely. Mirisch called the legislative tactic “abhorrent,” “not transparent” and “an awful way to do business,” and accepts “gut-and-amend” only in extraordinary circumstances. Councilmember Corman agreed with the vice mayor’s stance on “gut-and-amend” and added that the revised bill appears to address an issue that is “not of much concern” to the city, shifting approval of certain leases from the Department of General Services instead to the Department of Parks and Recreation.

Councilmember Mary Wells agreed with the lobby members’ feelings about “gut-and-amend,” but thinks SB 630 still has merit, and shouldn’t be rejected solely because of the opposed legislative tactic. Both Mayor Sharona Nazarian and Councilmember Lester Friedman took a neutral stance, agreeing that “gut-and-amend” is not a transparent way of legislating, and would’ve appreciated more information as to why the bill took this route.

The other legislation needing council direction was H.R. 1048—a federal bill titled the “DETERRENT Act,” which stands for Defending Education Transparency and

Superintendent Dr. Alex Cherniss. “This experience deepened our understanding of how BHUSD might thoughtfully design future academic programs that integrate immersive, high-impact learning aligned with our commitment to Educational Excellence.” ●

Ending Rogue Regimes Engaging in Nefarious Transactions. The bill would require U.S. colleges and universities to report to the U.S. Department of Education (DOE) any gift or dollar amount from a foreign country or entity of concern and from any foreign source not of concern valued at \$50,000 or more. It would also require American colleges and universities to request waiver sign-offs for any contracts engaged with a foreign country or entity of concern and to report this to the DOE annually.

H.R. 1048, proposed by Representative Michelle Steel, recognizes foreign influence as a serious threat to national security, research, and students and sees this bill bringing transparency to foreign gift reporting for American colleges and universities.

Mirisch and Corman differed slightly on their stances on H.R. 1048. The vice mayor believes that this “level of scrutiny” is warranted, and that higher education institutions should be transparent and disclose all dealings with foreign entities.

However, though Corman agreed with the vice mayor on that premise, he stated that the DOE’s veto power over university and college contracts “strikes [him] as a form of censorship” and could create “political headwinds” to necessary research agreements. Additionally, he believes that if national security is the main concern of this bill, he’s not sure why the DOE should be making that call. The rest of the council, including Mayor Sharon Nazarian, align more closely with Corman’s stance and would support H.R. 1048 if amended.

The council approved the committee’s recommended positions on the other 10 bills, which Mirisch and Corman stated align with the city’s platform. ●

CITY COUNCIL, from page 1

family; more importantly, it would be beneficial for the city too. Historic preservation drives tourism and economic growth.”

The original ordinance brought before the council on July 1 proposed that single-family homes be prohibited from being leased for fewer than 12 months, and that multifamily units be prohibited from being leased for under six months.

The council directed city staff to draft a new ordinance reflecting a uniform 12-month prohibition and proposed that the Planning Commission work to draft language for historic landmark exemptions.

The ordinance will be brought back before the council at an upcoming meeting for a final vote.

In other business, the council held a so-called “de novo” public hearing review of

a new development at 55 La Cienega Drive. The Beverly Hills Planning Commission conditionally approved the project at their March 13 meeting.

City Councilmembers were asked to consider the development as if hearing it for the first time.

The request for the de novo public hearing review was made by then Mayor Friedman and then Councilmember Mirisch on March 27.

The proposed development is for the former site of The Stinking Rose restaurant. The proposal is for a seven-story mixed-use structure that will feature 140 residential units, including 11 very low-income and 11 moderate-income apartments.

It will also feature a rooftop deck with an outdoor bar, pool, lounge and sun deck, and three levels of subterranean parking.

An earlier iteration of the development was approved in 2023; however, in 2024, developer 55 Del Norte, LLC took advantage of new state laws that allow for an additional density bonus and reworked the proposal.

The reworked proposal was conditionally approved in a 3-2 vote by the Planning Commission on March 13.

At the July 1 City Council meeting, Mirisch and Friedman noted that they requested the de novo hearing because of the close vote taken by the Planning Commission.

During discussion, councilmembers reiterated concerns that have previously been voiced by nearby residents, including the new development’s potential effect on parking and noise. However, the council conceded that because the development is in accordance with state law, they cannot deny it.

“These are the moments that, you know, as a council, our hands are tied,” said Mayor Sharona Nazarian. “There isn’t really all that much that we can do to support the residents except for the conditions that we’ve put into place. This project is by right, which means that, based on state mandates that have been placed on the city of Beverly Hills, we need to approve this project.”

The development was approved in a 4-1 vote, with Mirisch being the sole “no” vote.

In other business, the council approved several 2025-26 fiscal year budget items, including funding for the Rodeo Drive Holiday Decor and Rodeo Drive Holiday Lighting and the Rodeo Drive Committee’s marketing plan.

A maximum budget of \$497,969 was granted to J. Ben Bourgeois Productions, Inc. for lighting, holiday decor and other services for the Rodeo Drive Holiday Decor and Rodeo Drive Holiday Lighting. The company has provided these services to the city since 2019. This year’s proposed theme is “Enchanted Holiday Dreams on Rodeo Drive” and it will incorporate inspiration from the Nutcracker Ballet.

The Rodeo Drive Committee will receive a maximum of \$184,998 for marketing services, social media, website management and banner production intended to promote its retailers, hotels and property owners. ●



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A Special Appearance at the Rotary Luncheon

Beverly Hills Fire Chief Greg Barton marked the end of his tenure as president of the Rotary Club of Beverly Hills this week. The June 30 luncheon also featured Rotarian Reggie Sully as the guest speaker. Sully described his involvement with helicopters in helping save bald eagle chicks on Catalina Island in conjunction with the Institute of Wildlife Studies. Following the presentation, master falconer Tony Suffredini made an appearance with his Golden Eagle, Jesus, to the surprise and delight of everyone in attendance.



Photo by Lillian Raffel

Princess Diana Auction Raises \$5 Million in Beverly Hills



Photo by Bianca Heyward

The auction included Princess Diana’s clothing, handbags and hats.

BY BIANCA HEYWARD

Princess Diana, the beloved and influential member of the British royal family, left an

indelible mark not only through her humanitarian work but also through her remarkable sense of style. As evidenced by Julien’s See PRINCESS DIANA, page 7

Straight TALK with Sharona

Join Beverly Hills Mayor Sharona Nazarian and Jeff Muir, Director of Finance, for an engaging discussion of how the City’s 2025 – 2026 budget is structured and how the funds will be allocated.

This is your chance to learn how the City generates funding to pay for public safety, recreation services, infrastructure and more.



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➔ For more information and to attend virtually, visit beverlyhills.org/straighttalk



This is a great opportunity for the Mayor to hear from you directly on matters related to the City’s finances!

ELEPHANT, from page 1

entertainment—cheered as the last elephant convoy made its way through The Wallis' Eva and Marc Stern Arrival Court. The elephants arrived draped in blankets made by Indian designer Vikram Goyal as part of his "Wrapped in History" curation for the event's blanketing ceremony.

“In many cultures around the world, we

PRINCESS DIANA, from page 6

Auctions June 26 sale titled “Princess Diana’s Style and A Royal Collection,” Diana Spencer’s memorabilia remain in high demand nearly three decades after her passing. The \$5 million sale was held at The Peninsula Beverly Hills and featured clothing, shoes, handbags, and hats worn by the Princess of Wales, as well as fashion illustrations, signed photographs, handwritten letters, wedding ephemera, and more. Over 200 of Diana’s items were sold at the auction, in addition to couture garments from the Duke and Duchess of Windsor, pieces that belonged to Queen Elizabeth II, the Queen Mother, and precious artifacts dating back to the 19th and early 20th centuries.

Of the 325 lots, the 1988 Bellville Sassoon floral day dress, known as the “caring dress,” was the most anticipated, selling for \$520,000. The blue crepe-de-chine knee-length dress is decorated with pastel flowers in shades of pink, yellow, and blue, with a gathering at the waistline.

"She was seen photographed in it in Brazil when she went to a children's hospital," Michael Amato, a fashion specialist at Julien's, told the Courier. "She wore it because she loved it, and it was very comforting because kids actually felt a little less intimidated because

honor wisdom and genius, if you will, with blankets,” said Cristina Mormorunni, co-founder and director of conservationist group INDIGENOUS LED. “This blanketing ceremony is really special because it’s bringing together Indigenous artistry and culture and ceremony with some of the most incredible fashion houses on the planet.”

it was so soft and tactile.” The princess was photographed wearing the dress in public at least seven times, often during official visits to hospitals.

Renae Plant, an Australian native and founder and curator of The Princess Diana Museum, submitted the winning bid for the caring dress. Plant told *People* magazine that she and her husband took out a fourth mortgage on their home to get the dress.

Other standout pieces in the auction included a 1981 John Boyd pink straw archer-style hat, worn for her honeymoon send-off in 1981, and a 1986 Catherine Walker evening gown with cream silk crepe embroidered falcons, made custom for her to wear during the 1986 Gulf Tour. The hat went for \$26,000, and the falcon dress for \$455,000.

According to Beverly Hills-based Julien's Auctions, this marked the largest collection of her iconic wardrobe ever assembled for auction. A portion of the sales from Princess Diana items will benefit Muscular Dystrophy UK.

Last December, Princess Diana's 1985 Jacques Azagury evening dress made history at the Julien's Auctions and Turner Classic Movies' Hollywood Legends sale, going for \$1,148,080. ●

The opportunity was presented to BHFD as construction continues on One Beverly Hills, a 17.5-acre development at the intersection of Wilshire and Santa Monica Boulevards. The project, which is being led by Cain International alongside OKO Group, will include two residential towers, a new Aman hotel, boutiques and casual dining, along with 10 acres of open space. The Beverly Hilton is being renovated as part of the development.

Ground was broken for One Beverly Hills in February 2024, and construction is expected to be completed in 2028.

Larry Green, the head of development and managing director for Cain International, told the Courier that the training was emblematic of the development's commitment to the city.

"This moment marks an important milestone in the evolution of One Beverly Hills," he said. "It is especially fitting to offer the space for such an invaluable training—this project has always been rooted in a deep respect for Beverly Hills, and we're proud to support the city's continued leadership in safety and preparedness as we move into the future together."

As the training progressed throughout the day, firefighters were provided lunch, water and snacks by hotel staff, and utilized the building's indoors to cool off as teams alternated their participation in drills.

Zipperman noted that the opportunity allowed the department to "become more proficient as a team to accomplish the mission of saving lives and property."

"No matter how many fires a city may encounter, each one poses a different challenge," he said, adding, "This truly is what community-based partnerships are." ●

Their artistic journey, formally called “The Great Elephant Migration,” symbolizes coexistence between humans and wildlife and amplifying Indigenous knowledge. The elephants started their journey in Newport, Rhode Island and finished in Beverly Hills, with stops along the way in both major cities, like New York, and tribal lands, including the Blackfeet Nation’s Buffalo Spirit Hills Ranch in Montana.

Each sculpture is based on a real-life elephant roaming the Nilgiri Hills in Southern India. Made from the heat-loving, invasive plant species *Lantana camara*, each elephant is meticulously handcrafted by a community of 200 Indigenous Adivasi artisans making up The Real Elephant Collective, who live with and know the wild animals personally.

Like the matriarchal structure of elephant herds, The Great Elephant Migration has its own “matriarchs,” a coalition of women championing coexistence between humans and wildlife. The ceremony was joined by some of the elephants’ notable matriarchs, including Kristin Davis, Ami Vitale, and Edith McBean.

When it came to choosing where the elephants' 5,000-mile-long journey would end, the exhibition's co-founder, Ruth Ganesh, was keen on Wallis Annenberg because of her eponymous wildlife overpass over the U.S. 101 freeway.

The elephant convoy, before it reached Beverly Hills, made a penultimate stop at the crossing to honor its significant contributions to conservation infrastructure.

“The Wildlife Overpass is the biggest example in the world right now of human-wildlife

coexistence and what this project stands for," Ganesh told the Courier. The crossing is a long stretch of vegetated overpass designed to facilitate the safe crossing of wildlife.

“When we pitched to Beverly Hills [City] Council, there was nothing but warmth ... nothing but warmth and a sense of solidarity with what we were doing,” said Ganesh. “Sharona [Nazarian] and Mary [Wells] are both kind of matriarchs, so I felt that resonated with them, and then of course, John [Mirisch], Craig [Corman] and Lester [Friedman].”

Beverly Hills Mayor Sharona Nazarian joined her fellow councilmembers in celebrating the end of the elephants' cross-country trek.

“We’re standing on a stage that champions creativity every day, the Wallis Annenberg Center for Performing Arts ... this is truly a gem in our city, and we’re so proud,” said Nazarian. “From July 1 to August 1, Beverly Gardens Park will transform into a space of beauty, storytelling, and environmental awareness. It’s a public art with purpose, and we are so incredibly proud to host this in Beverly Hills and in this most iconic location.”

The program concluded with The Perfect World Foundation presenting Wallis Annenberg with its International Conservation Award, which was accepted by her son, Gregory Annenberg Weingarten, on her behalf.

“This award tonight will honor Wallis Annenberg and her great efforts in creating the wildlife crossing that will see the reconnection of the Santa Monica Mountains and the Simi Hills to allow wildlife, like mountain lions, to move freely,” said Ganesh. ●

BHFD, from page 1

highly rewarding."

The training came in the final weeks before the destruction of the hotel's Oasis Building, which began on June 30. The structure is being torn down as part of the construction of One Beverly Hills.

In a statement to the Courier, David Ecija, the general manager of The Beverly Hilton, said the hotel was thrilled to lend out the building in its final days.

"We're proud to offer our space to the Beverly Hills Fire Department for this important training," Ecija said. "Supporting our city's first responders reflects The Beverly Hilton's enduring commitment to service and civic partnership. For over 70 years, the hotel has stood as a community cornerstone, and we're honored to continue that legacy in meaningful ways."

According to Zipperman, 54 fire personnel of all ranks took part in the training over two days. Participants practiced maneuvers they may need to execute during an emergency, such as pulling fire hose lines, putting up aerial and ground ladders, flowing water and utilizing search techniques.

Firefighters took turns performing the exercises in small groups, with each team running drills for between 20 and 30 minutes at a time. All were dressed in full firefighting gear despite the heat.

"Our members were able to [work] in various areas as directed by the drill incident commander to allow every firefighter to practice real scenario tasks ... as they would be doing on an emergency scene," said Zipperman.

He added that the most challenging fire BHFD could face would be a "multi-story habitational occupied building."

A vertical advertisement for Rite-Aid Pharmacy 90210. At the top, a red banner contains the text "RITE-AID IS CLOSING DOWN WE ARE HERE TO HELP!" in white, bold, sans-serif font. Below the banner is a logo featuring an orange heart with two white band-aids on it, positioned over a stylized city skyline. Underneath the logo, the word "PHARMACY" is written in a black, serif font, with "90210" in a smaller, orange, sans-serif font inside a white rounded rectangle. A horizontal line separates this from the next section. The next section has the text "FULL-SERVICE PHARMACY IN THE HEART OF BEVERLY HILLS" in bold, black, sans-serif font, followed by "(JUST MINUTES AWAY FROM RITE AID ON CANON)" in a smaller, black, sans-serif font. Below this, the text "Most Major Insurance Accepted", "Complete Inventory Of Meds Including", and "Specialty Meds Such As Mounjaro & Ozempic" is displayed in a black, sans-serif font. The next section features "FREE CITY-WIDE DELIVERY*" in bold, black, sans-serif font, with "(minimum purchase required)" in a smaller, black, sans-serif font below it. This is followed by "CURB-SIDE SERVICE AVAILABLE AS WELL" in a bold, black, sans-serif font. The next section has the text "Give us one try and let us earn your business for life!" in a red, sans-serif font. The bottom section is a black banner with the phone number "(310) 777-2000" in large, bold, yellow, sans-serif font, and the address "9735 Wilshire Blvd. #110 • Beverly Hills, CA. 90210" and website "www.pharmacy90210.com" in white, sans-serif font.

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Suite 212
Beverly Hills, CA 90210
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Fax: 310-271-5118
BEVERLYHILLSCOURIER.COM

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Birthdays

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HAPPY BELATED BIRTHDAY
JOYCE FICKETT
June 22



LISA BLOCH
July 5



SABRINA NERI
July 5



JAMISON PROVINCE
July 6



SHANA EPSTEIN
July 7



DAVID MIRHAROONI
July 7



RINGO STARR
July 7



TOMMY NATCHER
July 10



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Today's adventure will bring an insight that changes your angle on life. One fresh detail reframes the whole picture. Afterward you'll return to something familiar and realize it's not the same -- because you're not the same.

TAURUS (April 20-May 20). There's a rhythm to this day, and you're drumming it out with a rebel instinct and an electric energy that leads the group, whether you realize it or not. The pace you set is bold but sustainable.

GEMINI (May 21-June 21). Whether it's what you want to work on or who you decide to be, you're sensing there's no time to wait for someone else to reflect or validate your concept. You'll slide through the window of opportunity before it closes.

CANCER (June 22-July 22). People will take their cues from your energy -- so lead with what you want more of. You'll get fun moments of awareness that will have you using your power well -- setting a tone with a glance, a word or a pause.

LEO (July 23-Aug. 22). You can't

rush transformation. A lot of parts are firing at once; they are communicating with one another to work it all out. You're just along for the ride. You already did the work; now you just have to trust what you planted back there.

VIRGO (Aug. 23-Sept. 22). You're here to live your life, not to manage people's moods. Of course, if they feel a little happier being around you, it's a bonus you can reinvest in your mission. It's good to know that your smile elevates.

LIBRA (Sept. 23-Oct. 23). Because of the serial-position effect, people are most likely to remember the first and last parts of an experience (the primacy and recency effects), while the middle tends to blur. Use this to your advantage. Start strong; finish stronger.

SCORPIO (Oct. 24-Nov. 21). You've learned not to waste time explaining yourself to people committed to misunderstanding you. Today you walk differently -- like someone who knows their worth and doesn't owe anyone a tour.

SAGITTARIUS (Nov. 22-Dec. 21). You would rather be known for the interest you show in others than known

as a show-off. Still, there will be a moment that opens up for you, spotlight and all. Step into it and do your thing. Everyone will be better for it.

CAPRICORN (Dec. 22-Jan. 19). The sentiment "no one left behind" is rooted in care, leadership and solidarity. If the group stays committed to each other, adjusts when needed and truly honors that principle, then everyone can arrive together.

AQUARIUS (Jan. 20-Feb. 18). There's a person or group that seems to have

more influence on your life than it should right now. These feelings and opinions you're forming are valid. Who better to decide what's good for you than you?

PISCES (Feb. 19-March 20). It doesn't go according to plan, which makes room for something much better. You'll riff, pivot, adapt -- and delight in your own cleverness. You'll end the day with a story worth telling and a sense of pride in your agility.



Petunia, the French bulldog, is available for adoption. She is 3 years old, 20 pounds, and ready for a new home. To meet her, contact Kim Sill at Shelter of Hope at 310-770-3571.

shelterhopepetshop.org

Are You Dealing with a Narcissist? What You Need to Know

BY EVA RITVO, M.D.

Have you engaged with someone whose behaviors leave you feeling drained or bad about yourself? Does it seem that this person is often talking about themselves? Do you leave feeling like you were unheard? If any of this sounds familiar, you might be dealing with a narcissist.

Let's take a look at this age-old problem that is on the rise.

The term "narcissism" comes from Greek mythology, where a young, handsome man named Narcissus gazed into a pool of water and fell in love with his reflection. Unable to look away, he ultimately died staring at himself. Flash-forward to this social-media filled world we are in, and it's no wonder so many people are struggling. Gazing out has never been so easy.

Since 1980, psychiatrists have used the term "Narcissistic Personality Disorder" (NPD) to describe a condition in which individuals experience a deep sense of emptiness inside, hoping to find fulfillment but never quite reaching it, much like Narcissus gazing at his reflection. While the cause remains unknown, a combination of factors including genetics and environment seems to be at play.

NPD is estimated to affect between 1% to 6% of the population and is slightly more common in men. Research suggests narcissistic traits and possibly NPD may be more prevalent among those in positions of power, so encountering it more often in places like Beverly Hills isn't surprising.

Social media has contributed to the rise of narcissistic tendencies. By constantly looking at curated images of seemingly perfect lives, many feel less than or inadequate. When such feelings occur frequently during important developmental phases like adolescence, they can hinder growth, leading to excessive anxiety, depression, and personality disorders. The constant social comparison can also lead to emotional numbing and an inability to develop empathy for others.

As we discussed previously, seeking external validation is a normal part of development, but as you mature, the goal is to learn to rely more on internal validation as you build your values and moral compass. Self-love and self-direction free us from excessive reliance on others' opinions. Failure to do so can leave you trapped in the cycle of seeking excessive validation then feeling deflated when you don't receive it.

Identifying a narcissist can be challenging at first because they can be very seductive. They are used to drawing people in. External validation is like oxygen to them. It is best to learn the telltale signs and protect yourself, as engaging with narcissists can be painful. If you are fueling their self-esteem, they may be reluctant to let you go. As you read these traits, don't worry if you recognize a bit of yourself in some of them. NPD only occurs when there is a maladaptive and pervasive pattern of these behaviors, and they interfere with

your ability to function in a healthy manner.

Here are some red flags:

1. A Charming Start

Narcissists often have a magnetic charm. They know how to flatter, compliment, and make you feel special. They may be the "life of the party," but behind closed doors another version emerges. We have heard of "love bombing," when a date showers you with compliments or gifts early on. Remember the adage, "When something feels too good to be true, it probably is."

2. Excessive Self-Promotion

Narcissists tend to focus heavily on themselves, constantly seeking to prove their worth, share their achievements, or display their knowledge. While sharing successes is natural, narcissists often go overboard, making everything about themselves. For example, they might interrupt a conversation about your promotion to highlight their career accomplishments. Name-dropping is another way narcissists may try to show off their importance.

3. Self-Referential Thinking

Those with NPD lack empathy for others, as they are wrapped up in their own feelings. They struggle to listen or care about your experiences, often redirecting conversations back to themselves. You might notice them changing the subject when you discuss personal problems or showing little interest in your achievements. For example, you might enjoy sharing your joy from a trip, only to have them talk about their own travels.

4. Entitlement

Narcissists display an overinflated sense of entitlement. They expect special treatment, whether it's prioritizing their needs, getting the best seat, or expecting others to handle their tasks. When they don't receive it, their self-esteem may suffer, and they often lash out.

5. Reacting Explosively

Narcissists may react disproportionately to feedback, criticism or challenges. Their fragile sense of themselves can easily get deflated. This leads them to defensiveness, anger, or dismissiveness, usually directed toward the person who triggered their uncomfortable feelings. This might manifest as an outburst or the silent treatment.

Protecting Your Emotional Well-Being

If you find yourself dealing with someone exhibiting narcissistic traits, consider these steps:

1. Don't Take It Personally

Remember that a narcissist's behavior stems from their deep-seated insecurities. Their reactions are more about their internal struggles than about you.

2. Communicate Calmly and Clearly

When engaging, use calm, assertive "I" statements. Avoid blame or criticism, which



can trigger defensiveness. Instead, express your feelings honestly and respectfully. For example, "I am sorry you are disappointed in the hotel room. Let me see if I can do anything to improve the situation."

3. Set Firm Boundaries

Clearly define your limits and enforce them calmly but assertively. If they try to overstep, politely but firmly state your boundaries, like, "I'm not comfortable doing that, but I can help with this instead." Consistency is key here.

4. Evaluate the Relationship

Maintaining a relationship with a narcissist in personal or professional contexts can be exhausting. It's vital to assess whether the dynamic is healthy by checking in with your own feelings. If a relationship is depleting you or makes you feel uncomfortable, consider ways you can improve it or step back. You are responsible for your emotional health and are entitled to make adjustments to protect your well-being and happiness.

5. Seek Support

Many books and podcasts deal with these issues as narcissism is on the rise. Don't hesitate to talk to a mentor or therapist. Professional guidance can help you develop strategies to cope with or leave a challenging situation.

Recognizing narcissistic tendencies early allows you to take proactive steps to protect your well-being. Understanding the difference between occasional narcissism and Narcissistic Personality Disorder empowers you to navigate interactions more effectively. Remember, your emotional health and self-respect are worth safeguarding, and you deserve relationships grounded in respect, understanding, and balance.

"The way you treat yourself sets the standard for others. Protect your boundaries and remember, you deserve relationships that respect and uplift you."

—Dr. Brené Brown ●



Beverly Hills Courier columnist Dr. Eva Ritvo is a psychiatrist with more than 30 years' experience practicing in Miami Beach. She is the author of "Bekindr-The Transformative Power of Kindness" and the founder of the Bekindr Global Initiative, a movement to bring more kindness in the world. She is the co-author of "The Beauty Prescription" and "The Concise Guide to Marriage and Family Therapy." She is also the co-founder of the Bold Beauty Project, a nonprofit that pairs women with disabilities with award-winning photographers creating art exhibitions to raise awareness. Dr. Ritvo received her undergraduate and medical degrees from UCLA, and psychiatry residency training at Weill Cornell Medicine.

Fun and Games

SUDOKU
07/04/25 ISSUE

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SUDOKU ANSWERS
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06/27/25 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
07/04/25 ISSUE

BRINGING A PLUS ONE

BY RUTH BLOOMFIELD MARGOLIN AND HANNAH MARGOLIN / EDITED BY WILL SHORTZ

Ruth Bloomfield Margolin, of Westfield, N.J., serves on several community philanthropic boards. Her daughter, Hannah Margolin, of Brooklyn, works for an older-adult-services nonprofit. Hannah says she has been solving crosswords with her mom since she was a tween. "My mom used to send me crosswords in the mail at summer camp, and she'd pre-fill the answers she knew I wouldn't know." Now they collaborate in constructing as well as solving. — W.S.

ACROSS

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| 44 Unagi catcher | 84 “Absolutely!” | | 38 Terms of a contract? |
| 46 Lay low? | 86 Colorful sequined | | 41 Queue before Q |
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| | | | 45 Choral arrangement
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| | | | 47 Community at the end
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| | | | 49 Year-round, as tires |
| | | | 50 Starch-yielding palm |
| | | | 51 Parent of Shopping.
com |

92 Obsess

- 92 Obsessed with
93 Major lobby in D.C.
94 Communication that goes without saying, for short
96 Trojan War king
99 Rugby scuffle
101 One ensuring that each family can invite the same number of guests?
106 Orthodox Jewish sect
110 What wispy swirling lines from a cartoon pie may represent
111 Umpire's call
112 Febreze competitor
114 Disembodied assistant
115 Animal's escort down the aisle?
117 Parent who foolishly wore stiletto heels to a garden event?
120 Popular 90-min. show
121 A bushel or a peck
122 Gather a bushel or a peck, perhaps
123 ____-weenie
124 Wee bit
125 PlayStation maker
126 Head over heels
127 Taxis, typically
- 6 King Cole's first name
7 Declare
8 Lady Anne, at the beginning of "Richard III"
9 Rocker Ric
10 Like the Mario Kart games
11 Famous "Dr." who never practiced medicine
12 Piña colada vessel
13 Cousin of a chimp
14 Loops in, in brief
15 Mudslide component
16 Batter's position
17 Spasms
18 Menu heading
24 Manages
26 Dinosaur "from our imagination"
29 Thin-sounding
32 Off! ingredient
33 Real lulu
35 Milk source
36 Caboose
38 Terms of a contract?
41 Queue before Q
42 Get one's ducks in ____
43 Vintage racket?
45 Choral arrangement essentials
47 Community at the end of the line

DOWN

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| 3 One of music's Allman Brothers | 54 "Away with you!" |
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| 5 Fútbol cheer | 57 Stayed home for dinner |

6 “King”

- 6 King Cole's first
name
 7 Declare
 8 Lady Anne, at the
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"Richard III"
 9 Rocker Ric
 10 Like the Mario Kart
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essentials
- 47 Community at the end
of the line
- 49 Year-round, as tires
- 50 Starch-yielding palm
- 51 Parent of Shopping.
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- 53 Driver's warning
- 54 "Away with you!"
- 55 1099, e.g.
- 57 Stayed home for
dinner

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

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| 73 Additionally | | | |
| 77 Heap | | | |
| 78 “Look! I did it!” | | | |
| 81 Make a quick visit | | | |

Public Notices

PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES	PUBLIC NOTICES
<p>SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES CASE NO: 25SMCP00314 ORDER TO SHOW CAUSE FOR CHANGE OF NAME</p> <p>In the Matter of the petition of: Rashel Belle To all interested person(s): Petitioner: Rashel Belle current residence address: 8685 Wilshire Blvd. Apt 5, Beverly Hills, CA 90211 filed a petition with the Superior Court of California, County of Los Angeles, 1725 Main St., Santa Monica, CA 90401, on June 10, 2025 for a Decree changing names as follows: <i>Present Name:</i> Rashel Belle <i>Proposed Name:</i> Maxine R Bellay 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 objec- tion 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: July 25, 2025 Time: 8:30am Dept: K The address of the court is: Superior Court of California, County of Los Angeles, 1725 Main St., 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 information in the foregoing petition is true and correct. Signed: Rashel Belle Judge of the Superior Court: Lawrence Cho, David W. Slayton, Executive Officer/Clerk, Dated: June 10, 2025 BHC - June 20, 27, July 4, 11, 2025</p> <hr/> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025032919 The following is/are doing business as: PROGRESSIVE ENGINEERING, INC. 325 Maple Dr. Box #5137, Beverly Hills, CA 90209-6002; Progressive Engineering, Inc. 325 Maple Dr. Box #5137; Beverly Hills, CA 90209-6002 The business is conducted by: A CORPORATION registrant(s) has HAS begun to transact business under the name(s) listed on May 2010: Progressive Engineering, Inc. Diba Yadegari, President. Statement is filed with the County of Los Angeles: February 18, 2025; Published: February 28, March 7, 14, 21, 2025 Reprint: June 6, 13, 20, 27, 2025</p> <hr/> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025118269 The following is/are doing business as: THE NEURO COLLECTIVE, WHERE ALIGNMENT MEETS FULLFILLMENT 1335 S. Mansfield Ave. Apartment 3, Los Angeles, CA 90019-2923; Jason Joseph Stubbers 1335 S. Mansfield Ave. Apartment 3, Los Angeles, CA 90019; The business is conducted by: AN INDIVIDUAL registrant(s) has HAS begun to transact business under the name(s) listed on May 2025: Jason Joseph Stubbers, Owner. Statement is filed with the County of Los Angeles: June 10, 2025; Published: June 13, 20, 27, July 4, 2025</p> <hr/> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025122925 The following is/are doing business as: KW BEVERLY HILLS ESTATES 439 N CANON DR SUITE 300, BEVERLY HILLS, CA 90210-4897; Forward Beverly Hills, Inc. 439 N Canon Dr Suite 300, Beverly Hills, CA 90210-4897; The business is con- ducted by: A CORPORATION registrant(s) has HAS begun to transact business under the name(s) listed on February 2004: Forward Beverly Hills, Inc., David Bailey, President. Statement is filed with the County of Los Angeles: June 17, 2025; Published: June 27, July 4, 11, 18, 2025</p> <hr/> <p>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).</p>	<p>RFQUAL #25-350-46</p> <p>CITY OF BEVERLY HILLS PUBLIC WORKS DEPARTMENT 345 FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210</p> <p>REQUEST FOR PREQUALIFICATION OF BIDDERS AND PREQUALIFICATION INSTRUCTIONS FOR: NOTICE OF THE ESTABLISHMENT OF A QUALIFIED ELECTRICAL CONTRACTORS LIST FOR AUTOMATIC TRANSFER SWITCH REPLACEMENT PROJECTS AT VARIOUS CITY FACILITIES</p> <p>Notice is hereby given that the City of Beverly Hills (“CITY”) has determined that all bidders for Notice of the Establishment of a Qualified Electrical Contractors List for Automatic Transfer Switch Replacement Projects at Various City Facilities (“Project”) must be pre-qualified prior to submitting a bid. It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification ques- tionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.</p> <p>No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid. The last date to submit a fully com- pleted questionnaire is <u>5:00 PM Tuesday, July 29, 2025.</u></p> <p>Contractors must register as a vendor at the following website in order to down- load the prequalification package, and to receive clarifications and notifications when issued.</p> <p>The Prequalification package may be viewed on, and downloaded from the City’s PlanetBids portal: https://pbsystem.planetbids.com/portal/ 39493/bo/bo-detail/104883</p> <p>This item is listed as: <i>Notice of the Establishment of a Qualified Electrical Contractors List for Automatic Transfer Switch Replacement Projects at Various City Facilities.</i> Answers to questions con- tained in the questionnaire are required. The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the Project, and reserves the right to check other sources available. The CITY’s decision will be based on objective evaluation criteria.</p> <p>The CITY reserves the right to adjust, increase, limit, suspend or rescind the prequalification rating based on subse- quently learned information. Contractors whose rating changes sufficiently to dis- qualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.</p> <p>While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determin- ing bidder responsibility prior to bid and to aid the CITY in selecting the lowest</p>	<p>responsible bidder, neither the fact of pre- qualification, nor any prequalification rat- ing, will preclude the CITY from a post-bid consideration and determination of wheth- er a bidder has the quality, fitness, capaci- ty and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.</p> <p>All qualification submittals are required to be submitted electronically via PlanetBids. The electronic submittal system will close exactly at the date and time set forth in this request for qualifications.</p> <p>Any questions regarding the question- naire and qualification package should be submitted via PlanetBids by 5:00PM, July 18, 2025. Questions sent via email or over the phone; with the exception of those related to accessing or using PlanetBids, will not be answered.</p> <p>Contractors are responsible for submitting and having their documents accepted before the closing time set forth in the request for qualifications. NOTE: Pushing the submit button on the electronic sub- mittal system may not be instantaneous; it may take time for the Contractor’s documents to upload and transmit before the documents are accepted. It is the Contractor’s sole responsibility to ensure their documents are uploaded, transmit- ted, and arrive in time electronically. The City of Beverly Hills will have no responsi- bility for documents that do not arrive in a timely manner, no matter what the reason.</p> <p>The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All infor- mation provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.</p> <p>Each questionnaire must be signed under penalty of perjury in the manner designat- ed at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate infor- mation in writing, under penalty of perjury.</p> <p>The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalifica- tion application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalifi- cation process will be suspended for the Project and the Project will be bid without prequalification.</p> <p>Contractors may submit all qualification submittals electronically via Planet Bids. Contractors who submit a complete pre- qualification package will be notified of their qualification status no later than ten business days after submission of the information.</p> <p>The CITY may refuse to grant prequali-</p>	<p>fication where the requested information and materials are not provided by the due date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting prequalification pack- ages for this Project will be changed in order to accommodate supplementation of incomplete submissions, or late submis- sions, unless requested by the CITY in its sole discretion.</p> <p>In addition to a contractor’s failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a contractor may be found <u>not</u> prequalified for either omission of or fal- sification of, any requested information.</p> <p>Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the Contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the Contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the Contractor waives any and all rights to challenge the decision of the CITY, whether by administrative pro- cess, judicial process or any other legal process or proceeding.</p> <p>If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY’s receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City’s pre-qualification determination.</p> <p>The hearing shall be conducted by a panel consisting of three members of the Public Works Department senior management staff (the “Appeals Panel”). The Appeals Panel shall consider any evidence pre- sented by the Contractor, whether or not the evidence is presented in compli- ance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and argu- ments as to why the Contractor believes it should be pre-qualified. Within one day after the conclusion of the hearing, the Appeals Panel will render a written deter- mination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.</p> <hr/> <p>WE PUBLISH DBA’s, SUMMONS NAME CHANGE, BIDS, NOTICE TRUSTEE’s AND OBITUARIES FOR MORE INFO CALL US AT 310-278-1322</p>

Public Notices

<p>PUBLIC NOTICES</p> <p>TSG No.: 92110911 TS No.: CA2500291425 APN: 4334-012-056 Property Address: 133 NORTH WILLAMAN DRIVE BEVERLY HILLS, CA 90211 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/12/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 07/24/2025 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/26/2018, as Instrument No. 20180637738, in book , page , , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: PARVIN RABBANI, AN UNMARRIED WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 4334-012-056 The street address and other common designation, if any, of the real property described above is purported to be: 133 NORTH WILLAMAN DRIVE, BEVERLY HILLS, CA 90211 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the</p>	<p>PUBLIC NOTICES</p> <p>obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 2,096,645.56. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file num-</p>	<p>PUBLIC NOTICES</p> <p>ber assigned to this case CA2500291425 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, 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 http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2500291425 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772 NPP0475936 To: BEVERLY HILLS COURIER 07/04/2025, 07/11/2025, 07/18/2025</p>	<p>PUBLIC NOTICES</p> <p>RFQual #25-350-40</p> <p>CITY OF BEVERLY HILLS PUBLIC WORKS DEPARTMENT 345 FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210</p> <p>REQUEST FOR PREQUALIFICATION OF BIDDERS AND PREQUALIFICATION INSTRUCTIONS FOR:</p> <p>COMMUNITY DEVELOPMENT DEPARTMENT INTERIOR IMPROVEMENT PROJECT</p> <p>Notice is hereby given that the City of Beverly Hills ("CITY") has determined that all bidders for COMMUNITY DEVELOPMENT DEPARTMENT INTERIOR IMPROVEMENT PROJECT ("Project") must be pre-qualified prior to submitting a bid. It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.</p> <p>No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid.</p> <p>A contractor (B license) is the prime contractor for this project, and the prime contractor will need to subcontract with the appropriate contractors for a turnkey project.</p> <p>Contractors must register as a vendor at the following website in order to download the prequalification package, and to receive clarifications and notifications when issued.</p> <p>The Prequalification package may be viewed on, and downloaded from the City's PlanetBids portal: https://vendors.planetbids.com/portal/39493/portal-home. This item is listed as: <i>Request For Prequalification of Bidders And Prequalification Instructions For Community Development Department Interior Improvement Project</i>. Answers to questions contained in the questionnaire are required.</p> <p>The last date to submit a fully completed questionnaire is 2:00 PM Monday, July 21, 2025. Contractors are encouraged to submit prequalification packages as soon as possible, so that they may be notified of omissions of information to be remedied or of their prequalification status in advance of the prequalification deadline for this Project.</p> <p>The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the Project, and reserves the right to check other sources available. The CITY's decision will be based on objective evaluation criteria.</p> <p>The CITY reserves the right to adjust, increase, limit, suspend or rescind the prequalification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appeal-</p>	<p>PUBLIC NOTICES</p> <p>ing a prequalification rating.</p> <p>While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determining bidder responsibility prior to bid and to aid the CITY in selecting the lowest responsible bidder, neither the fact of prequalification, nor any prequalification rating, will preclude the CITY from a post-bid consideration and determination of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.</p> <p>All qualification submittals are required to be submitted electronically via PlanetBids. The electronic submittal system will close exactly at the date and time set forth in this request for qualifications.</p> <p>Any questions regarding the questionnaire and qualification package should be submitted via PlanetBids by 2:00PM, July 10, 2025. Questions sent via email or over the phone; with the exception of those related to accessing or using PlanetBids, will not be answered.</p> <p>Contractors are responsible for submitting and having their documents accepted before the closing time set forth in the request for qualifications. NOTE: Pushing the submit button on the electronic submittal system may not be instantaneous; it may take time for the Contractor's documents to upload and transmit before the documents are accepted. It is the Contractor's sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no responsibility for documents that do not arrive in a timely manner, no matter what the reason.</p> <p>The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.</p> <p>Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.</p> <p>The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended for the Project and the Project will be bid without prequalification.</p> <p>Contractors may submit all qualification submittals electronically via Planet Bids. Contractors who submit a complete prequalification package will be notified of</p>	<p>PUBLIC NOTICES</p> <p>their qualification status no later than ten business days after submission of the information.</p> <p>The CITY may refuse to grant prequalification where the requested information and materials are not provided by the due date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting prequalification packages for this Project will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.</p> <p>In addition to a contractor's failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a contractor may be found <u>not</u> prequalified for either omission of or falsification of, any requested information.</p> <p>Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the Contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the Contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the Contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial process or any other legal process or proceeding.</p> <p>If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY's receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City's pre-qualification determination.</p> <p>The hearing shall be conducted by a panel consisting of three members of the Public Works Department senior management staff (the "Appeals Panel"). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one day after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.</p>
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418
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apsrei2@gmail.com

440
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Bright units w/control
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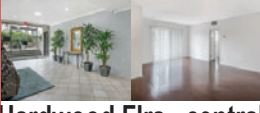
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1 BD + DEN + 1 BA.
1 BDRM + 1 BA.



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2 BDRM + DEN + 2 BA.



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448
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440
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FOR INQUIRIES CONTACT
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Classifieds

458
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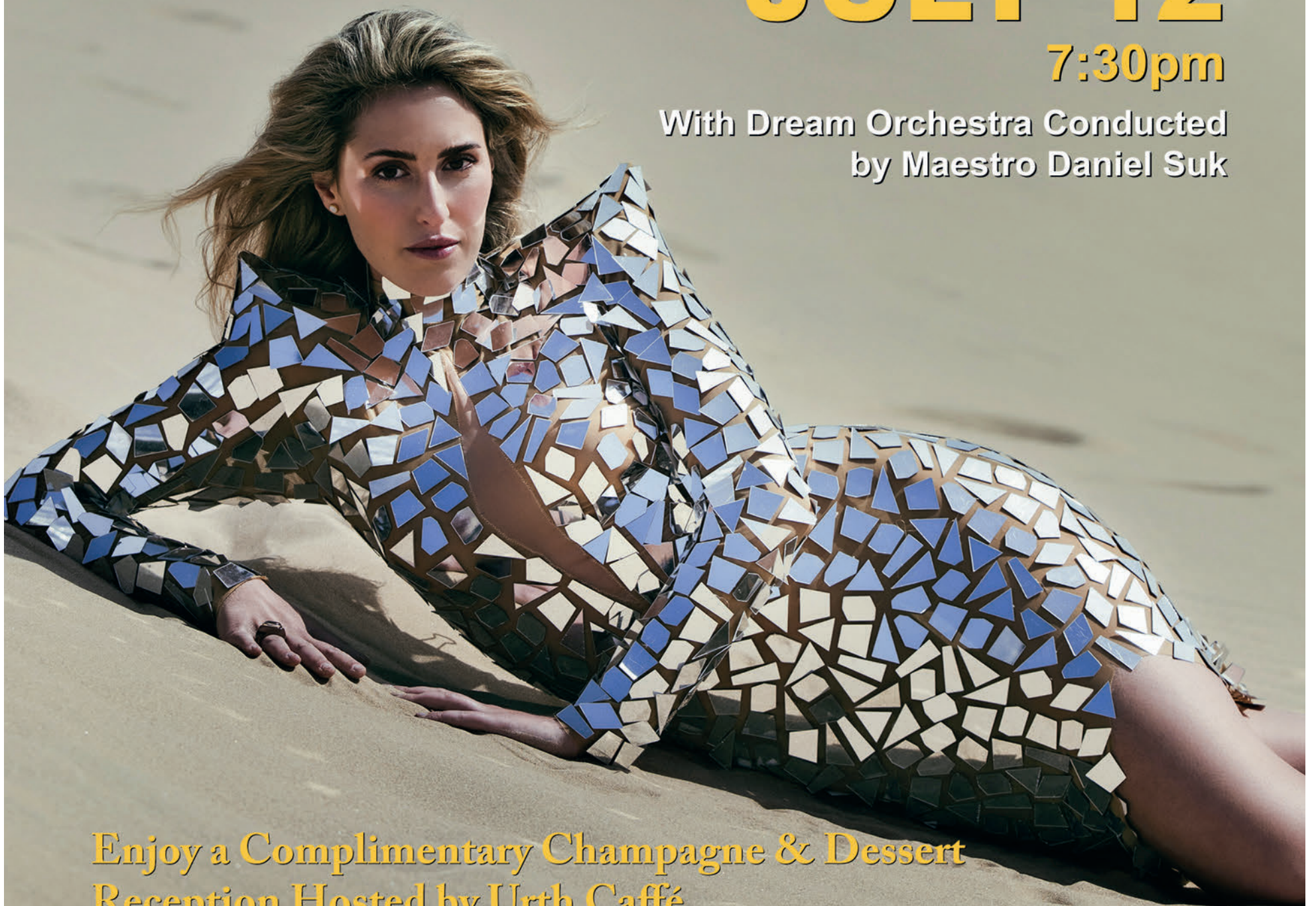
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