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THE WEATHER, BEVERLY HILLS CA		
☀️	Friday	86° 63°
☀️	Saturday	83° 64°
☀️	Sunday	85° 65°
☀️	Monday	84° 65°
☀️	Tuesday	82° 65°
☀️	Wednesday	81° 64°
☀️	Thursday	81° 64°

Tension Builds Between Police Officers and City Representatives

BY JESSICA OGILVIE

Beverly Hills police officers and representatives for the city traded public missives throughout the week as the two groups continue to work through labor negotiations. In a back-and-forth that began with a message from the president of the Beverly Hills Police Officers Association (BHPOA) and most recently featured a formal response from City Manager Nancy Hunt-Coffey, both sides lobbed conflicting numbers and accounts of the current state of the city's police department. The BHPOA is the official union

representing the Beverly Hills Police Department (BHPD). All sworn officers, except the Chief of Police, are members. The primary issues being debated are BHPD salaries, recruitment and department staffing. On Aug. 2, BHPOA President Christian Bond sent a message to registered voters in Beverly Hills saying that the city's safety is threatened due to low police staffing numbers. He additionally stated that officers are leaving the BHPD because of low pay. "Experienced officers are leaving for other local departments for \$30k, \$50k, See TENSION, page 14



Photo by Lisa Friedman Bloch
Beverly Hills Police Department mascot "Paw Patrol" was on hand to greet residents attending National Night Out on Aug. 5. For more photos, turn to page 6.

BHUSD Launches Spanish Dual Language Academy in Elementary Schools

BY JESSICA OGILVIE

Elementary school students in the Beverly Hills Unified School District (BHUSD) will now have the option of enrolling in a Spanish dual language program. The new program will be rolled out at the beginning of the 2025-26 school year at Horace Mann and El Rodeo Elementary Schools. The idea for what will be called the Dual Language Academy (DLA) was brought to See BHUSD, page 14



Photo courtesy BHUSD
Founding Dual Language Academy educators pictured at the Hawthorne Campus

City Council Approves Agreement with Police Management Association

BY JESSICA OGILVIE

The Beverly Hills City Council at its Aug. 5 meeting unanimously approved a collective bargaining agreement between the city and the Beverly Hills Police Management Association (BHPMA). The BHPMA represents police lieutenants and captains in the Beverly Hills Police Department (BHPD), a total of 12 positions. The council also authorized an \$82,000 appropriation for fiscal year 2025-26 to cover the difference between what was adopted in the 2025-26 budget and what was approved in the new agreement. All members of the council expressed their appreciation for the negotiating process and the work of the department. "This is something that we've all been working towards, and I'm very happy that we were able to come to a resolution with our fantastic police department," said Mayor Sharona Nazarian. "We appreciate their hard See CITY COUNCIL, page 15

BHUSD Discusses Antisemitism Resolution

BY JULIANNA LOZADA

At its Aug. 5 meeting, the board of the Beverly Hills Unified School District tabled a vote on a resolution that seeks to combat antisemitism in schools, after hearing a slew of public comments concerned over its content. The board decided instead to create a subcommittee to revise its language. Resolution #2025-2026-02, titled "Combating Antisemitism through Education Awareness, Remembrance, and Support," stems from the board's concern over antisemitism as a "real and rising threat in schools and society." See ANTISEMITISM RESOLUTION, page 12

Award-Winning

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Courier Calendar

NOW - ONGOING
THE BROAD: “EXPANSIVE PRESENTATION OF ANDY WARHOL”
TUES.-WED., FRI. 11 A.M.-5 P.M.
THURS. 11 A.M.-8 P.M.
SAT.-SUN. 10 A.M.-6 P.M.
An in-depth installation of Andy Warhol features 26 works (11 on view for the first time at The Broad) by the artist, including “Mao” (1973), “40 Gold Marilyns” (1980), and “Liz [Early Colored Liz]” (1963). Liz [Early Colored Liz] is a celebrated work featuring a silkscreened image of Elizabeth Taylor, who represented both celebrity and beauty as well as tragedy for the artist. An outcome of sustained and ongoing engagement with artists and artwork, The Broad collection is distinctive in its exceptional dedication to the full arc of artists’ careers. The Broad has highlighted this depth through expansive presentations in the third-floor galleries, featuring Jean-Michel Basquiat, Roy Lichtenstein, and Andy Warhol, along with works by many others. Admission to standard exhibitions at The Broad is free, but online reservations are recommended. The Broad is located at 221 S. Grand Ave., Los Angeles.
thebroad.org

NOW - SEPT. 7
HAMMER MUSEUM:
“HAMMER PROJECTS: RENATA PETERSEN”
TUES.-FRI., SAT.-SUN. 11 A.M.-6 P.M.
SAT.-SUN. 11 A.M.-6 P.M.
The source material for “The Secret Gospel Church of Phallic Worship” (2025) by Mexican artist Renata Petersen (b. 1993, Guadalajara, Mexico) is an aggregate of archival materials, including pamphlets, publications, photographs, and other ephemera, used by new religious movements and fraternal orders in California to spread their ideologies and

recruit new members. The installation of comic-inspired drawings on ceramic tiles tells the story of groups such as David Brandt Berg’s The Children of God, the People’s Temple of Jim Jones, and Unarius (Universal Articulate Interdimensional Understanding of Science). The artist’s iconographic study recontextualizes the figureheads and doctrines of cults, secret societies, and fringe religious groups in a nonhierarchical, unified field. The title, “The Secret Gospel Church of Phallic Worship,” is taken from St. Priapus Church, a San Francisco-based religious organization founded in 1979. The still-active church preaches phallic worship and avoidance of sexual frustration to its congregation of mostly gay men. Such themes of sexual and libidinal liberation permeate the history unearthed by Petersen. Admission to The Hammer is free and it is located at 10899 Wilshire Blvd., Los Angeles.
hammer.ucla.edu

NOW - OCT. 5
THEATRICUM BOTANICUM:
“THE SEAGULL: MALIBU”
THURS.-SUN. 3:30 P.M., 7:30 P.M.
Theatricum Botanicum presents the world premiere of “The Seagull: Malibu,” an evocative retelling of Anton Chekhov’s timeless masterpiece by Theatricum artistic director Ellen Geer. Set against the backdrop of a country transitioning from the ideals of the free-love era to the self-centered “Me Generation,” this production will transport audiences to the sun-soaked, yet tumultuous shores of 1970s Malibu to explore the societal and artistic upheavals of a culture in flux. Tickets are \$15-\$64. Theatricum Botanicum is located at 1419 N. Topanga Canyon Blvd., Topanga.
theatricum.com

NOW - OCT. 19
LACMA: “LINE, FORM, QI: CALLIGRAPHIC ART FROM THE FONDATION INK COLLECTION”
MON.-TUES., THURS. 11 A.M.-6 P.M.
FRI. 11 A.M.-8 P.M.
SAT.-SUN. 10 A.M.-7 P.M.
An examination of the innovations in calligraphic art, “Line, Form, Qi: Calligraphic Art from the Fondation INK Collection” highlights experimental works of modern and contemporary calligraphic art made by artists including Yahun Chang, Fung Ming Chip, Gu Wenda, Inoue Yūichi, Lee In, Henri Michaux, Nguyễn Quang Thắng, Qiu Zhijie, Tong Yangtze, Wang Dongling, Wei Ligang, and Xu Bing. Works on view reveal the evolution of the pictograph, explorations of the relationship between content and form, the development of new scripts, and the abstraction of the written word. Accompanied by a scholarly exhibition catalogue, “Line, Form, Qi” is the second in a series of exhibitions of works from the Fondation INK Collection, a 400-piece collection of contemporary art in the spirit of ink that was promised to LACMA in 2018. Tickets are \$23 for adults and \$19 for seniors, students with ID and visitors with a disability. Admission is free for youths 17 and younger. Admission is also free on Mon.-Fri. after 3 p.m. LACMA is located at 5905 Wilshire Blvd., Los Angeles.
lacma.org

NOW - JAN. 4, 2026
MOCA GRAND:
“FICCTIONS OF DISPLAY”
TUES.-WED., FRI. 11 A.M.-5 P.M.
THURS. 11 A.M.-8 P.M.
SAT.-SUN. 11 A.M.-6 P.M.
Featuring props and sculptures; stages and pedestals; actors, impersonators, and avatars; as well as the ghostly image of

the audience itself, “Fictions of Display” explores intertwined themes of theater, performance, and display in MOCA’s permanent collection, foregrounding strategies and modes of presentation that permeate museum spaces. At the core of this exhibition are works from Oldenburg’s immersive, performative project “The Store” (1961-62), in which he made and sold renditions of everyday consumer goods. These works set the tone for a broader exploration of how objects are not only displayed but also staged and circulated. Alongside these well-known objects, “Fictions of Display” includes a selection of documents from the Claes Oldenburg and Coosje van Bruggen papers, kindly loaned by the Getty Research Institute. The exhibition also introduces several new acquisitions, as well as works that have never been installed in MOCA’s galleries, such as the painting by groundbreaking Polish theater director Tadeusz Kantor, known for his avant-garde and deeply personal approach to performance, and Catherine Sullivan’s video installation, which merges theater, film, and visual art to examine systems of acting and representation. A live element is subtly woven into the gallery experience: for Tania Pérez Córdova’s “Portrait of an Unknown Person Passing By,” a performer quietly circulates among visitors at unannounced times, dressed in a garment matching the pattern of a ceramic object on display. Admission to MOCA Grand is free, and it is located at 250 S. Grand Ave., Los Angeles.
moca.org

AUG. 20 - SEPT. 3
THEATRE 40: GREYSTONE THEATRE PLAY READING SERIES
WED. 6:30 P.M.
In this series, Theatre 40 actors perform play readings by the company’s playwrights at the theatre at historic Greystone Mansion, 905 Loma Vista Drive, Beverly Hills. The series is presented by the city of Beverly Hills. The first show is on Aug. 20, “T’Shuvah,” written and directed by Mitch Paradise. It is a play of love, loss, and return. Michael, who has led a less than ambition-driven life, is home visiting his elderly parents. There is still much unresolved between him and his father, Arnold, and indeed, at this late date, there are still issues between Arnold and his wife Phyllis as well. Complicating matters, Arnold, though not a caregiver personality, has been thrust into that role as Phyllis is now showing signs of dementia. In an evening often driven by grievance, real and imagined, much is ultimately resolved through love, laughter, tears, and Scrabble. The cast includes Sharron Shayne, Scott Facher, Larry Eisenberg, and Miss Eliot Hambsch. Tickets are \$10 for residents of Beverly Hills and \$15 for non-residents.
beverlyhills.org/1420/Play-Readings



Photo by Ian Flanders

Tim Halligan and Christopher Glenn Gilstrap in “The Seagull: Malibu” at Theatricum Botanicum until Oct. 5



What is a CFD / Mello-Roos?

A Community Facilities District (CFD) - also called a Mello-Roos district – is a smart, proven way to **build public infrastructure without raising taxes on residents outside of the Community Facilities District.**

Used in 1,500+ California communities, CFDs fund public improvements like roads, sidewalks, parks, utilities, and more – paid for by the new development that benefits from them. The proposed CFD bond provides a long-term revenue stream to maintain these improvements.

The Bottom Line:

Public improvements are paid for by the property owners within the Community Facilities District – not the City or existing taxpayers.



Why Cities Use CFDs

- **No cost** to existing taxpayers
- **No financial liability** to the city
- **No impact** on the city's general fund or credit
- **A proven tool** for responsible growth
- **Widely used by cities** like Rancho Mirage, San Diego, Irvine, Santa Clarita



5 Things to Know About CFDs

1. CFDs pay for Public Improvements

CFDs fund public improvements – like upgraded utilities, street trees, traffic signals, and sidewalks - with no impact on city budgets.

2. They're Legal, Proven and Widely Used

Over 1,500 CFDs are in use across California. Their legality has been confirmed by both California courts and the U.S. Supreme Court.

3. No Financial Risk to Cities

CFD bonds are paid from and secured by special taxes levied on taxable property in the Community Facilities District – not by city funds or credit. Cities carry no financial liability.

4. Fair Funding

It is not a gift or subsidy of public funds. The property owners within the Community Facilities District pay for the bonds.

5. Your Taxes Will Not Go Up

Only properties inside the Community Facilities District are taxed. All outside property owners are unaffected.



ONE BEVERLY HILLS

City Council Considers Finalization of the Pickleball Pilot Program



Photo courtesy city of Beverly Hills

Pickleball has steadily gained popularity in the city.

BY JULIANNA LOZADA

At its Aug. 5 Study Session, the Beverly Hills City Council reviewed the Recreation and Parks City Council Liaisons’ recommendation to approve the finalization of the Pickleball Pilot Program.

The program will convert four tennis courts to 16 permanent pickleball courts to accommodate the growing interest in the sport over the past few years. Specifically, tennis courts 7, 8 and 12 at La Cienega Park

and court 1 at Roxbury Park Tennis Facility would be converted to pickleball courts. Staff received direction from the Recreation and Parks Council Liaison at its Feb. 27 meeting to conduct an additional sound study to consider other court configurations, secure official court measurements and finalize the proposed rules and regulations. The recommendation also calls for implementing new reservation software and adding staffing to support expanded hours.

The Pickleball Pilot Program was initially

launched in 2020 by the Recreation and Parks Commission to gauge public interest in the sport from the Beverly Hills community. Two tennis courts at the La Cienega Tennis Center and one at Roxbury Park Tennis Facility were converted into pickleball courts using temporary overlay lines and portable nets. However, the program was put to a halt due to COVID-19 pandemic restrictions and resumed in 2021 when facilities reopened to the public.

By 2022, the city began receiving noise complaints from neighbors near La Cienega Park, which prompted the Recreation and Park Commission to move pickleball from courts 13 and 14 to courts 1 and 8. In response to the noise complaints, city staff commissioned professional studies, which found that noise levels on some courts exceeded Los Angeles County standards, while others remained within acceptable limits.

Despite challenges over the sound, and the delay in program roll-out during the COVID-19 pandemic, the program demonstrated strong growth and community support. However, some public feedback remained mixed, with approximately equal numbers supporting and opposing the program at community meetings—reflecting

the tension between pickleball enthusiasts and tennis players concerned about court availability.


At the Aug. 5 Study Session, residents echoed similar concerns and sentiments from past meetings.

During public comment, several pickleball players voiced their enthusiasm for the sport and encouraged the council to finalize the Pickleball Pilot Program. However, some tennis players believed there were too many tennis courts being converted for pickleball and would attract players from outside Beverly Hills.

Jessica Smash, president of the Los Angeles Tennis Group, recognized the benefits of pickleball, but spoke on behalf of the tennis players who “don’t want to lose any more tennis courts.”

In a letter sent to the council prior to the meeting, Daniel Fink, a Beverly Hills resident and physician, cited recent published research on the adverse health effects of pickleball noise on nearby residents. He argued that just as Beverly Hills pioneered smoking restrictions, it should protect residents from “unwanted noise exposure.”

During council discussion, Councilmember
See STUDY SESSION, page 12



POZA

Inviting the public to the coveted rooftop for the first time, L’Ermitage Beverly Hills’ new dining concept invites guests to savor stunning views from an entirely new perspective.

1975
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BEVERLY HILLS

Former Mayor Bronte Honored



Former Mayor Les Bronte was honored at the Aug. 5 City Council meeting by Mayor Sharona Nazarian and members of the City Council. Nazarian commended Bronte, who recently celebrated his 90th birthday, for his decades of service to the city and people of Beverly Hills.

Former Mayor Garber Marks a Milestone

Former Beverly Hills Mayor Donna Garber was the guest of honor at a party to mark her milestone 100th birthday recently. She posed for a historic photo with Mayor Sharona Nazarian, Councilmember (and two-time Mayor) Lester Friedman and seven other former mayors. From left: Mark Egerman, Linda Briskman, Mayor Sharona Nazarian, Les Bronte, Nancy Krasne, Councilmember Lester Friedman, MeraLee Goldman, Joe Tilem and Richard Stone



Photo courtesy of Linda Brickman and Michelle Kaye



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Community Comes Together for National Night Out

Scores of residents came together on the 400 block of N. Rexford Drive to enjoy National Night Out in Beverly Hills on Aug. 5. The community-building event takes place simultaneously across the country in an effort to strengthen the ties between police and the community. The Beverly Hills event included the Beverly Hills Police Department, Fire Department and other city departments and included displays, food trucks and interactive activities. Photos by Lisa Friedman Bloch



Chief Mark Stainbrook speaking with members of the community



Officers Joe Vela (left) and Ian Frederick attended the event with Bear, the newest member of the K-9 force.

Straight TALK

with *Sharona*

Join Beverly Hills Mayor Sharona Nazarian and Shana Epstein, Director of Public Works for the City of Beverly Hills, as they discuss key updates and initiatives for *our community*.

From infrastructure projects to neighborhood improvements, hear firsthand about the plans shaping our City's future.



THURSDAY, AUGUST 14, 2025
5:30 P.M. - 6:30 P.M.

- **IN-PERSON:**
City Hall Municipal Gallery
455 N. Rexford Dr., Beverly Hills, CA 90210
- **VIRTUAL OPTION AVAILABLE!**

? To submit your questions in advance, email StraightTalkWithSharona@beverlyhills.org

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



Light refreshments will be served.

FACT BASED. LEGALLY VERIFIED

Law Firms across California have confirmed there are no new taxes or financial liability for Cities with CFDs.

The 2006 Bonds are special, limited obligations of the Community Facilities District, and they are payable solely from revenues derived from certain annual Special Taxes to be levied on the taxable property within the Community Facilities District and from certain other funds pledged under the Trust Indenture, as further described herein.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POLICY OF THE CITY OF MODESTO, THE COMMUNITY FACILITIES DISTRICT (EXCEPT TO THE EXTENT DESCRIBED HEREIN), THE STATE OF CALIFORNIA OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE 2006 BONDS. EXCEPT FOR THE REVENUES DERIVED FROM CERTAIN ANNUAL SPECIAL TAXES, NO OTHER TAXES ARE PLEDGED TO THE PAYMENT OF THE 2006 BONDS.

The 2006 Bonds are offered when, as and if issued and received by the Underwriter, subject to the approval of Sidley Austin LLP, Los Angeles, California, Bond Counsel, and to certain other conditions. Certain legal matters will be passed upon for the District by the City Attorney of the City of Modesto and by Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California.

\$31,085,000

**CITY OF MODESTO COMMUNITY FACILITIES DISTRICT NO. 2004-1
(VILLAGE ONE #2) SPECIAL TAX BONDS, SERIES 2006**

\$135,835,000

**CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO.
2013-3 (GREAT PARK) IMPROVEMENT AREA NO. 4 SPECIAL
TAX BONDS, SERIES 2016**

THE BONDS ARE SPECIAL OBLIGATIONS OF THE DISTRICT, PAYABLE, AS PROVIDED IN THE INDENTURE, SOLELY FROM SPECIAL TAX REVENUES AND THE OTHER ASSETS PLEDGED THEREFOR THEREUNDER. NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE DISTRICT (EXCEPT TO THE LIMITED EXTENT SET FORTH IN THE INDENTURE), THE CITY OF IRVINE OR THE STATE OF CALIFORNIA, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

The Series 2016 Bonds are offered when, as and if issued and delivered to the Underwriter, subject to the approval as to their validity by Rutan & Tucker, LLP, Bond Counsel to the District, and subject to certain other conditions. Certain legal matters will be passed upon for the Underwriter by its counsel, Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California, for the City and the District by Rutan & Tucker, LLP, Costa Mesa, California, City Attorney and for Heritage Fields El Toro, LLC by Feldman Law Group LLP, Santa Monica, California. Orrick, Herrington & Sutcliffe LLP is acting as disclosure counsel in connection with the Series 2016 Bonds.

The Bonds are limited obligations of the District. The Bonds are payable solely from the Net Taxes (as defined herein) to be levied on and collected from the owners of the taxable land within the District..

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE DISTRICT, THE CITY, THE COUNTY OF LOS ANGELES, THE STATE OF CALIFORNIA OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. EXCEPT FOR THE SPECIAL TAXES, NO OTHER REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OR SPECIAL OBLIGATIONS OF THE CITY NOR GENERAL OBLIGATIONS OF THE DISTRICT, BUT ARE LIMITED OBLIGATIONS OF THE DISTRICT.

The Bonds are offered when, as and if issued, subject to approval as to their legality by Fulbright & Jaworski LLP, Los Angeles, California, Bond Counsel, and certain other conditions. Certain legal matters will be passed upon for the City and the District by Fulbright & Jaworski LLP, Los Angeles, California, as Disclosure Counsel and for the City and the District by Richards, Watson & Gershon P.C., City Attorney of the City of Beverly Hills.

\$16,215,000

**COMMUNITY FACILITIES DISTRICT NO. 2002-A (BUSINESS TRIANGLE)
OF THE CITY OF BEVERLY HILLS SPECIAL TAX BONDS, SERIES 2002**

Paid for by One Beverly Hills
Excerpts from Offering Documents

A Summer Toast to “Clueless”

The Rodeo Drive Committee hosted a Rodeo Drive Celebrates Fashion Summer Toast in honor of Mona May on Aug. 4. May is the costume designer of the film “Clueless,” which celebrates its 30th anniversary this year. The event took place at the Beverly Wilshire, A Four Seasons Hotel.



Photo by JORGE MEZA PHOTOS/@jorgemezaphotos, courtesy the Rodeo Drive Committee
May received a proclamation from Beverly Hills Mayor Sharona Nazarian at the event.

The Courier in Portugal

Former Beverly Hills Commissioner Cathy Haymes Baker recently took an issue of the Courier on a trip to Portugal. She is pictured here at the Porto Cathedral, in front of some of the city's distinctive Azulejo tiles.



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PAGE 8

BEVERLY HILLS *COURIER*

AUGUST 8, 2025

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THURSDAY, AUGUST 14 › 2:00 PM

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NOTICE OF PUBLIC HEARING, SUMMARY OF RESOLUTIONS, AND LANDOWNER ELECTION

DATE: Tuesday, August 19, 2025
TIME: 7:00 PM, or as soon thereafter as the matter may be heard
LOCATION: **Meeting will be held in person at:**
Council Chamber
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

Members of the public may also participate via teleconference;
details provided below.

The City Council of the City of Beverly Hills, at a REGULAR meeting on **August 19, 2025**, will hold a public hearing beginning at **7:00 PM**, or as soon thereafter as the matter may be heard to consider:

INTENTION OF THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS TO FORM COMMUNITY FACILITIES DISTRICT NO. 2025-1 OF THE CITY OF BEVERLY HILLS (ONE BEVERLY HILLS), TO DESIGNATE IMPROVEMENT AREAS NO. 1 AND 2 THEREIN, TO LEVY SPECIAL TAXES THEREIN AND TO AUTHORIZE BONDED INDEBTEDNESS

FOLLOWING THE PUBLIC HEARING, THE CITY PROPOSES TO CONDUCT AN ELECTION OF THE LANDOWNERS IN THE COMMUNITY FACILITIES DISTRICT TO APPROVE THE SPECIAL TAXES AND AUTHORIZE THE BONDED INDEBTEDNESS

NOTICE IS HEREBY GIVEN that on July 15, 2025, the City Council (the “City Council”) of the City of Beverly Hills (the “City”) adopted its Resolution No. 25-R-13554 (the “Resolution of Intention”), declaring its intention to form Community Facilities District No. 2025-1 of the City of Beverly Hills (One Beverly Hills) (“CFD No. 2025-1” or the “District”) pursuant to the MelloRoos Community Facilities Act of 1982, as amended (the “Act”), to form two improvement areas within proposed CFD No. 2025-1 to be known as “Improvement Area No. 1 of Community Facilities District No. 2025-1 of the City of Beverly Hills (One Beverly Hills)” (“Improvement Area No. 1”) and “Improvement Area No. 2 of Community Facilities District No. 2025-1 of the City of Beverly Hills (One Beverly Hills)” (“Improvement Area No. 2” and together with Improvement Area No. 1 the “Improvement Areas”), and to levy a special tax (the “Special Tax”) within each of the Improvement Areas for the purpose of financing certain Facilities, Services and Incidental Expenses (as such terms are defined below). CFD No. 2025-1 is proposed to have the boundaries depicted on the map therefor on file with the City Clerk.

Also on July 15, 2025, the City Council adopted its Resolution No. 25-R-13555 declaring its intention to incur bonded indebtedness to be issued by CFD No. 2025-1 in the maximum principal amount of \$100,000,000 for Improvement Area No. 1 and \$450,000,000 for Improvement Area No. 2 to finance the Facilities and Incidental Expenses, the repayment of which bonded indebtedness is to be secured by the Facilities Special Taxes.

Capitalized terms that are not otherwise defined herein shall have the respective meanings ascribed to them in the Resolution of Intention and the exhibits thereto.

The proposed “Facilities” to be financed by bond proceeds and/or the special taxes levied by or on behalf of the District include the construction, purchase, modification, expansion, rehabilitation and/or improvement of certain roadways and roadway improvements, tunnels, parks, biking trails, storm drains and basins, water and wastewater facilities (including, without limitation, domestic and non-domestic water facilities, wells, pre-treatment basins, infiltration basins, reservoirs, pipelines, storm and sewer drains and related infrastructure and improvements), wet and dry utilities, bridges and pedestrian bridges, traffic signals, and related infrastructure improvements, both onsite and offsite, all appurtenances and appurtenant work in connection with the foregoing (including utility line relocations and electric, gas and cable utilities), and any real property interests in the foregoing, and all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such Facilities.

The Facilities listed herein are representative of the types of improvements authorized to be financed by CFD No. 2025-1. Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of the City. Addition, deletion or modification of descriptions of the Facilities may be made consistent with the requirements of the City Council, CFD No. 2025-1 and the Act.

The proposed “Services” to be financed by the special taxes levied by or on behalf of the District include but are not limited to the maintenance, repair, replacement and cleaning of certain roadways and publicly accessible botanical gardens.

The “Incidental Expenses” to be paid from bond proceeds and/or special taxes levied by or on behalf of the District include:

All costs, including (1) costs of engineering, planning and designing the Facilities; (2) all costs, including costs of the property owner petitioning to form CFD No. 2025-1, associated with the creation of CFD No. 2025-1, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2025-1; and (3) any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

The Resolution of Intention specifies a Rate and Method of Apportionment of Special Taxes for each Improvement Area No. 1 and Improvement Area No. 2 (each a “Rate and Method”). Each Rate and Method includes an initial Maximum Facilities Special Tax of \$7.64 per Non-Residential Square Foot and \$15.23 per Residential Square Foot for Fiscal Year 2025-26. The Maximum Facilities Special Tax rates for subdivided parcels will be apportioned in accordance with each Rate and Method. Each Rate and Method includes an initial Maximum Services Special Tax of \$1.91 per Non-Residential Square Foot and \$3.81 per Residential Square Foot. The foregoing rates for Fiscal Year 2025-26 increase on each July 1 beginning July 1, 2026, as set forth in each Rate and Method.

The foregoing is only a summary of the Resolution of Intention and Resolution No. 25-R-13555, certified copies of which are available for review during normal business hours at the Office of the City Clerk located at City Hall, 455 N. Rexford Drive, Second Floor, Beverly Hills, CA 90210. The full text of the Resolution of Intention and Resolution No. 25-R-13555 should be referred to by any interested party for greater detail.

PUBLIC HEARING

AT THE PUBLIC HEARING THE CITY COUNCIL WILL HEAR ALL EVIDENCE AND TESTIMONY BY ALL INTERESTED PERSONS, PROPERTY OWNERS, VOTERS AND TAXPAYERS FOR OR AGAINST (1) THE ESTABLISHMENT OF CFD NO. 2025-1 AND EACH OF THE IMPROVEMENT AREAS, (2) THE EXTENT OF CFD NO. 2025-1 AND EACH IMPROVEMENT AREA WITHIN CFD NO. 2025-1, (3) THE LEVY OF SPECIAL TAXES WITHIN EACH OF THE IMPROVEMENT AREAS, (4) THE ACQUISITION AND CONSTRUCTION OF THE FACILITIES AND PROVISION OF THE SERVICES, (5) THE AUTHORIZATION OF BONDED INDEBTEDNESS FOR EACH IMPROVEMENT AREA, AND (6) ANY OTHER MATTERS AS SET FORTH IN THE RESOLUTION OF INTENTION AND RESOLUTION NO. 25-R-13555.

ALL PERSONS INTERESTED, INCLUDING PROPERTY OWNERS, TAXPAYERS AND REGISTERED VOTERS, MAY APPEAR AT THE HEARING AND PRESENT EVIDENCE AND TESTIMONY ORALLY OR IN WRITING FOR OR AGAINST ITEMS (1) THROUGH (6) ABOVE. ANY PROTEST PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE PROPOSED ISSUES DESCRIBED IN ITEMS (1) THROUGH (6) ABOVE MUST BE IN WRITING AND SHALL CLEARLY STATE THE IRREGULARITIES OR DEFECTS TO WHICH OBJECTION IS MADE AND SHALL BE FILED WITH THE CITY CLERK ON OR BEFORE THE TIME SET FOR THE HEARING. IF THE OWNERS OF ONEHALF (1/2) OR MORE OF THE AREA OF LAND WITHIN CFD NO. 2025-1 AND NOT EXEMPT FROM THE SPECIAL TAX FILE WRITTEN PROTESTS AGAINST ANY OF ITEMS (1) THROUGH (6) ABOVE, AND PROTESTS ARE NOT WITHDRAWN SO AS TO REDUCE THE VALUE OF THE PROTESTS TO LESS THAN A MAJORITY, THE CITY COUNCIL SHALL ABANDON THAT PORTION OF THE PROCEEDINGS PERTAINING TO SUCH ITEM(S) AND NO FURTHER PROCEEDINGS WITH RESPECT TO SUCH ITEM(S) SHALL BE TAKEN FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE DETERMINATION BY THE CITY COUNCIL. THE CITY COUNCIL MAY MODIFY THE PROCEEDINGS IF SUCH MAJORITY PROTESTS ARE ONLY AGAINST A SPECIFIED ISSUE.

SEE “HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING” BELOW FOR MORE INFORMATION.

UNDER THE ACT, THE CITY COUNCIL MAY EITHER CONCLUDE THE PUBLIC HEARING ON AUGUST 19, 2025, OR MAY CONTINUE THE PUBLIC HEARING TO A LATER DATE IF THE COMPLEXITY OF THE PROPOSED DISTRICT OR THE NEED FOR PUBLIC PARTICIPATION REQUIRES ADDITIONAL TIME. IF THE CITY COUNCIL DETERMINES TO SUBMIT FOR A VOTE THE QUESTIONS OF LEVYING THE SPECIAL TAXES AND AUTHORIZING BONDED INDEBTEDNESS, AN ELECTION WILL BE HELD WITHIN CFD NO. 2025-1 FOLLOWING THE CLOSE OF THE PUBLIC HEARING TO APPROVE THE LEVY OF THE SPECIAL TAXES THEREIN AND THE AUTHORIZATION OF BONDED INDEBTEDNESS FOR CFD NO. 2025-1. AT SUCH AN ELECTION, EACH LANDOWNER WITHIN AN IMPROVEMENT AREA SHALL BE ENTITLED TO CAST ONE VOTE FOR EACH ACRE OR PORTION THEREOF OWNED WITHIN SUCH IMPROVEMENT AREA. FOR THE PROPOSITIONS TO BE ADOPTED, TWOHIRDS OF THE VOTES CAST ON EACH PROPOSITION AT THE ELECTION MUST FAVOR PASSAGE.

On August 19, 2025, following the public hearing, in the absence of a majority protest, the City Council may consider adopting the following resolutions:

A Resolution of the City Council of the City of Beverly Hills Establishing Community Facilities District No. 2025-1 of the City of Beverly Hills (One Beverly Hills) and Improvement Areas therein, authorizing the levy of special taxes and calling an election within each Improvement Area and approving and authorizing certain actions related thereto; and

A Resolution of the City Council of the City of Beverly Hills acting as the legislative body of Community Facilities District No. 2025-1 of the City of Beverly Hills (One Beverly Hills) determining the necessity to incur bonded indebtedness within Improvement Area Nos. 1 and 2 of Community Facilities District No. 2025-1 of the City of Beverly Hills (One Beverly Hills) and calling elections therein.

Also on August 19, 2025, following the election, the City Council may consider adopting the following resolution and, if two thirds of the votes cast on each proposition favor passage, introducing the following ordinance:

A Resolution of the City Council of the City of Beverly Hills, acting in its capacity as the legislative body of Community Facilities District No. 2025-1 of the City of Beverly Hills (One Beverly Hills) certifying the results of elections held within Improvement Area No. 1 and Improvement Area No. 2; and

Ordinance of the City Council of the City of Beverly Hills, California acting in its capacity as the legislative body of Community Facilities District No. 2025-1 (One Beverly Hills) of the City of Beverly Hills authorizing the levy of special taxes within Improvement Area No. 1 and Improvement Area No. 2.

INQUIRIES

The full text of the Resolution of Intention, which includes each proposed Rate and Method and the list of Facilities, Services and Incidental Expenses to be financed, and a copy of the map of the proposed CFD No. 2025-1, and Resolution No. 25-R-13555 may be obtained from the City Clerk or the person specified below.

Continue to page 11

Continue from page 10

NOTICE OF PUBLIC HEARING, SUMMARY OF RESOLUTIONS,
AND LANDOWNER ELECTION

For any questions relating to the proceedings, or any particulars, please contact the following designated person:

Jeff Muir
Director of Finance
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, CA 90210
(310) 285-2411

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly. Members of the public may participate in the meeting by attending in-person or telephonically and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable. City Council meetings are broadcast on local Beverly Hills television and on other media platforms. Anyone who participates at the meeting and/or enters the City Council Chamber is subject to having their image displayed. These recordings will remain publicly accessible in perpetuity.

Public Comment Participation:

- Oral Comment/Listen only: (310) 288-2288
- Email: cityclerk@beverlyhills.org
- Video (during public comment only): <http://beverlyhills.org/comment>
- To Watch Video Live: <http://beverlyhills.org/live> or
- On-Demand: <http://beverlyhills.org/citycouncilmeetings>
- In-Person: Submit a Speaker Card to the City Clerk at the meeting

How to Submit Public Comment (Email/Video):

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. The City Clerk will read only the first three minutes (approximately 350 words) of a written comment. In the event of a large number of written comments on one item, written comments may be summarized by the City Clerk's Office. The entire written comment shall be archived in full as part of the record.

If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be no longer than three (3) minutes per each individual comment, subject to City Council discretion based on the anticipated length of the meeting. In-person speaker cards may be submitted to the City Clerk directly during the meeting.


Any interested person may participate in the meeting and be heard or present written comments to the City Council.

In Person Participation:

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

If there are any questions regarding this notice, please contact **Jeff Muir, Director of Finance**, in the Finance Department at **(310) 285-2411**, or by email at jmuir@beverlyhills.org.

HUMA AHMED
City Clerk / Elections Official

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

www.beverlyhills.org



NOTICE OF
PUBLIC HEARING

DATE: Thursday, August 28, 2025
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: **Meeting will be held in person at:**
Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

Members of the public may also participate via teleconference;
Details provided below

PROJECT
ADDRESS: **Citywide**

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on August 28, 2025, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING INTERIM OBJECTIVE DESIGN STANDARDS (IODS) AND AMENDING CHAPTER 3 (ZONING) OF THE BEVERLY HILLS MUNICIPAL CODE RELATED TO MULTI-FAMILY RESIDENTIAL DEVELOPMENT;

A RESOLUTION RECOMMENDING ADOPTION OF INTERIM OBJECTIVE DESIGN STANDARDS (IODS) BY THE CITY COUNCIL; AND

FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Planning Commission will consider recommending amendments to the Beverly Hills Municipal Code (BHMC) for multi-family residential development and adoption of interim objective design standards that would:

1. **Recommend the adoption of Interim Objective Design Standards (IODS)** by City Council Resolution to address massing, privacy, landscaping, materials, and other architectural features for housing projects with at least one affordable housing unit. Projects that meet the objective standards would be exempt from the City's discretionary architectural review process to implement Housing Element Program 12.1.

2. **Update Multi-Family Regulations for Housing Element Implementation** by amending Article 1 (Definitions), Article 28 (Multiple-Family Residential Development), Article 28.5 (R-4 Permits), Article 30 (Architectural Review), and Article 31 (Development Plan Review) of the zoning code to reference the new Objective Design Standards. Consistent with Housing Element Program 12.1 to minimize possible housing constraints, these amendments simplify façade modulation requirements, reduce minimum unit sizes, and clarify that multi-family buildings with existing nonconforming density may be rebuilt to their existing unit count, per state housing preservation requirements. The amendments also include clarification and simplifications of existing regulations.

These proposed changes do not alter existing allowable density, building height, or setback requirements in multi-family residential zones. Following the Planning Commission's review and recommendation, the draft ordinance will be considered for adoption by the City Council.

ENVIRONMENTAL REVIEW

Staff anticipates that the Planning Commission will find the Ordinance does not require additional environmental review under the California Environmental Quality Act (CEQA), pursuant to Guideline Section 15162 (Subsequent EIRs and Negative Declarations). The provisions of this Project (including the IODS document and related code amendments) are within the scope of and consistent with the Addendum to the Mitigated Negative Declaration for the Amendments to the Adopted 2021 - 2029 City of Beverly Hills Housing Element (State Clearinghouse No. 2021090102), which was adopted by the City Council on March 18, 2024 and certified by the State Department of Housing and Community Development on May 1, 2024. The Project also appears to qualify for the Class 5 Categorical exemption under CEQA Guidelines Section 15305 as a minor alternation in land use limitations because the amendments do not result in any changes to allowable density or land use, and the residential areas of the City to which the Amendments apply have an average slope of not more than 20 percent.

How to Participate

Members of the public can participate in, watch, or listen to the commission meetings through the following methods:

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

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


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

Any written comments received by end of the day on Wednesday, August 20, 2025, will be attached to the agenda report regarding this item. Any comments received after Wednesday, August 20, 2025, but prior the public hearing, will be distributed to the Commission under separate cover.

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

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

Sincerely:
Chloe Chen, Principal Planner

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

ANTISEMITISM RESOLUTION, from page 1

The resolution would have recognized May as Jewish Heritage Month by flying the Israeli flag at each BHUSD school, designate Oct. 7 as an annual Day of Remembrance, commemorate Yom HaShoah (Holocaust Remembrance Day), and recognize Yom HaAtzmaut, the fifth day of Iyar in the Hebrew calendar.

Tal Lavi, a self-proclaimed “proud Jew, proud American, and proud Israeli,” with three children in the school district, said the resolution would create a safe environment for Jewish students, citing that anti-Israel sentiment since Oct. 7 has given way to a rise in antisemitism.

“I think that for many Jews, the Beverly Hills [Unified] School District is the choice to make sure that it’s a safe place for Jewish kids to be Jewish, to express their Judaism. This school district is what makes it that safe space. That’s the reason why we, and many other families, made a choice to be part of this district,” said Lavi.

However, several Beverly Hills residents, including Jewish parents of BHUSD students, took issue with the resolution, particularly due to its language, potential First Amendment challenges, and what this means going forward for the student body.

By “completely eliminating any distinction between anti-Jewish and anti-Israeli sentiment,” Daniel Lifschitz, who is the son of an Israeli immigrant, said the resolution “seeks to destroy” decades of work

done by Jewish people to combat the “dual loyalty trope.” This trope, Lifschitz stated, was posited by antisemites to “foster hatred and suspicion of Jews,” which pushes the notion that all Jews are required to be loyal to Israel, and therefore cannot be trusted to participate in American civic life.

“[The resolution] also vaguely intones that there is some nebulous false version of Jewish history that will now be banned from discussion, zero specifics provided. It makes the shocking and unprecedented demand that we fly the flag of a foreign state and pledge unwavering support for that foreign state no matter what it does,” said Lifschitz, who is an attorney. “That is not merely illiberal and authoritarian but most likely illegal and an invitation for litigation.”

Andrea Grossman, who attended El Rodeo Elementary School and Beverly Hills High School and whose three children attended BHUSD schools, said “Thank God” her children are no longer in the district. Grossman objected to the use of a Jewish calendar at a public school, adding that the resolution appears to violate the Establishment Clause of the First Amendment of the United States Constitution.

Grossman said she read the resolution with “concern and dismay.”

“Spoiler alert: Beverly Hills is a public school district in a diverse city with more than one religion, with more than one ethnic group, like it or not,” said Grossman. “Beverly

Hills schools are not private schools. They’re not synagogues. Your resolution would be appropriate in a Jewish day school, in a private school, not funded by taxpayer dollars ... It is my firm belief that this resolution will ignite rather than encourage antisemitism.”

Following the critical public comments, Board Member Sigalie Sabag defended the antisemitism resolution as “not a symbolic gesture” but a commitment to “educating about Jewish history accurately” and “standing publicly against the growing darkness of antisemitism.”

Both Board Members Russell Stuart and Amanda Stern emphasized the importance of the resolution, but agreed that its language needs to be revised.

“We have an antisemitic problem... I

think this is a great step forward to recognize that,” said Stuart. “I think that there’s a few words in here that we could revisit to make sure we are following every single step that’s possible.”

“I understand that there are some real concerns that this very well-intended resolution does pose for me,” said Stern, mentioning challenges to the Establishment Clause. “We care very much about ending hatred and cruelty. And to that, I want to say that this resolution is coming from that place.”

In light of the concerns over the wording of the resolution, Board Member Judy Manouchehri will form a subcommittee with Board President Rachelle Marcus to revisit and revise it for further consideration. ●

STUDY SESSION, from page 4

Mary Wells said she supports the staff recommendations, but suggested that the council revisit its noise ordinance for residential areas because of the rise in popularity of pickleball. Councilmember Craig Corman similarly agreed with the staff recommendations but inquired about the possibility of putting a sound blanket on a given fence

to combat the noise issues.

Later that evening, at its Regular Meeting and Parking Authority Meeting, City Council voted to approve a contract with Trueline Construction & Surfacing, Inc. for the tennis courts resurfacing project, which includes the conversion of the four tennis courts into 16 pickleball courts at Roxbury Park Tennis Facility and La Cienega Tennis Center. ●

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2

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PAGE 12

BEVERLY HILLS *COURIER*

AUGUST 8, 2025

Author Allegra Goodman to Speak at El Rodeo Elementary

The Beverly Hills Unified School District (BHUSD), in partnership with the Community Services Department and the Human Relations Commission, will welcome bestselling author Allegra Goodman to Beverly Hills on Aug. 24. Goodman will speak about her novel “Isola” at 11 a.m. in the auditorium at El Rodeo Elementary School, 605 Whittier Dr., Beverly Hills. She will be in conversation with former BHHS English teacher and professional book

group leader, Julie Goler. Goodman’s novel is a historical epic based on the real-life story of Marguerite de la Rocque. The 16th-century Frenchwoman came from a life of privilege and was later marooned on an island off the coast of New France (present-day Canada) by her cruel guardian. “Isola” was the chosen summer reading selection for all AP and honors students at Beverly Hills High School this year. ●



Allegra Goodman

Letter to the Editor

Dear Editor,

I would like to take this opportunity to provide you with facts regarding the establishment of a Community Facilities District in your city. I was a principal co-author of what is now commonly called the Mello-Roos Community Facilities Act of 1982. It passed with overwhelming support in the State Legislature.

When Senator Henry Mello and I crafted this legislation, our goal was to provide California's local governments with a flexible and robust mechanism to finance public infrastructure and services in a post-Proposition 13 era, yet preserving a 2/3 vote by the landowners in the district. We envisioned a tool that could support growth and enhance quality of life without burdening existing taxpayers and cities.

The beauty of Mello-Roos, and its enduring relevance, lies in its broad applicability. It allows for the funding of a vast array of public improvements like parks, roads, water, and sewer systems and other important services whether built by cities or developers.

Crucially, and this is a point I cannot stress enough, the Mello-Roos mechanism is designed to be entirely risk-free to the city's general fund, its existing property owners, and its residents. When a Community Facilities District (CFD) is formed, the special tax is levied only on the properties within that newly designated district - in your case, only within the boundaries of the One Beverly Hills development. This means:

- **No Impact on Existing Residents:** Your current property owners will not see this special tax on their bills. The financial responsibility for the new infrastructure rests solely with the properties that are in the district.

- **No Risk to the City's General Fund:** The bonds are repaid directly by the special taxes collected within the CFD. They do not rely on the city's general revenue, nor do they create a liability for the broader city budget. This allows the city to maintain its fiscal health while still facilitating community improvements.

This is precisely how Mello-Roos was intended to function: as a responsible, self-funding pathway to progress. It empowers communities to invest in their future, enhance their amenities, and accommodate growth, all while safeguarding the financial interests of their long-standing residents.

I commend your City Council for considering this prudent and effective financial tool. Your approach is entirely consistent with the intent and protective nature of Mello-Roos and it reflects a commitment to smart growth and fiscal responsibility that will benefit your community for generations to come.

Sincerely,
Mike Roos,
Assembly Speaker Pro Tempore Mike Roos (Ret)
Co-Author, Mello-Roos Community Facilities Act of 1982



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Gal Ben-Naim | 310-860-6334

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2. The Fed Funds Target Rate is the Fed Funds Target Rate (lower limit) as published by the Federal Reserve Bank of New York. As of May 25, 2025, Fed Funds Target Rate (lower limit) was 4.25%. The Fed Funds Target Rate represents the short-term interest rate targeted by the Federal Open Markets Committee (FOMC) as part of its monetary policy. This rate is subject to change.

3. The Annual Percentage Yield is accurate as of May 25, 2025. The calculation takes into account the compounded fixed and floating rate periods and is subject to change on a daily basis. This is a variable rate deposit and the APY may change depending on the changes to the Fed Funds Target Rate.

4. Subject to 35-day notice.

5. Additional withdrawals may incur penalties. Early withdrawal penalties may reduce the earning of the account.

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Publication Date: June 1, 2025

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TENSION, from page 1
and even \$90k raises, pay bumps, and recruitment signing bonuses," he wrote.

Speaking to the Courier, Bond reiterated that sentiment.

"We're losing officers at an unprecedented amount," he said. "I've been in Beverly Hills over 18 years. Never have I seen officers laterally ... going back to LAPD, going to Santa Monica, Inglewood, Torrance ... I've talked to City Council. They're like, 'What could we do to get officers to stay?' I said, 'The only thing you can is pay. You need to pay us.'"

On a website set up by the BHPOA, the association identified the Inglewood Police Department, the Santa Monica Police Department and the Irvine Police Department as entities that pay more than the BHPD.

Speaking at the City Council meeting on Aug. 5, Hunt-Coffey disputed claims that BHPD officers make less than those in nearby cities.

Comparing base pay as well as benefits and bonuses to other local municipalities, Hunt-Coffey said that while BHPD may not pay the most, it is providing a salary that is on par with other cities.

"We're very competitive," she said. "We're not the very top, but we're certainly not the very bottom."

With regards to staffing, the BHPOA and the city present conflicting numbers. BHPOA claims that the department is staffed at 131

deployable officers out of a potential 154, leaving 23 vacant positions. In her remarks, however, Hunt-Coffey said that the city has 13 vacant positions out of 154.

The back-and-forth comes as tensions have risen between the two negotiating parties and within the department. In June, the BHPOA issued a vote of no confidence in Police Chief Mark Stainbrook, citing concerns including an alleged lack of investment in the growth and retention of sworn personnel, a "misrepresentation of current staffing levels to City Council" and the "retention of personnel who do not meet required training standards."

In July, an attorney representing the BHPOA issued a cease-and-desist letter to Stainbrook, alleging that he "engaged in a course of conduct intended to intimidate, discredit, and retaliate against President Bond" following the vote of no confidence.

Hunt-Coffey did not address the vote of no confidence or the cease-and-desist letter in her remarks at the Aug. 5 meeting; however, Stainbrook was present to deliver remarks about the need for a signing bonus to attract more officers.

"Recruitment remains a challenge," he said. "It's challenging times ... we have future challenges for getting more personnel, needing more personnel, including two Metro station openings in the next two years, the 2026 FIFA games and the 2028 Olympics. So, this proposal [for a signing bonus] strengthens our recruitment efforts for hiring."

The council approved the signing bonus, which will offer \$35,000 to officers who do not have previous experience and \$45,000 to those who do.

Speaking to the Courier, Bond said he is not in favor of the bonuses and would prefer to see that money go towards longevity pay or increases in cost-of-living compensation.

"I'm completely against signing bonuses," he said. "It's going to bring people in, they're going to collect this bonus, and then they're going to the next city that has a signing bonus

... you're taking away money from officers that could be paid here, now."

Following the vote on signing bonuses, Mayor Sharona Nazarian emphasized the city's commitment to safety.

"I want to assure the community that our number one priority is the safety and security of our residents, businesses and visitors ... our police officers are the backbone of the community, and we value and appreciate them tremendously," she said. ●

BHUSD, from page 1
the BHUSD Board by Board Member Sigalie Sabag in May. The board supported the idea, and administrators, including Assistant Superintendent, Education Services Dr. Dustin Seemann, worked quickly to bring the idea to fruition.

"What began as a vision I had for implementing a foreign language opportunity for our youngest learners has now become a transformative program that will benefit generations of BHUSD students," Sabag said in a statement to the Courier.

Over the summer, district personnel vetted curriculum and recruited teachers while simultaneously enrolling students to ensure there was enough interest to justify onboarding those new educators.

According to Seemann, many families were eager to sign up.

"We didn't want to hire if there wasn't a lot of interest, and so in June, we opened up registration for the program," he said. "We were able to then recruit enough students ... in total, we have over 80 students that are enrolled in the Dual Language Academy through this 25-26 school year."

The program will launch with one kindergarten class and two first grade classes at El Rodeo, and one kindergarten class and one first-grade class at Horace Mann.

Students enrolled in the program will be taught the same state-approved curriculum as those in English-only classes. Those in the DLA will receive 90% of their core subject instruction in Spanish and 10% in English.

"They're not on a separate track from their grade," Seemann said. "All kids in kinder [and first] are still held to the same state standards."

The goal, said Seemann, is to grow the program through high school, adding dual language teachers as the cohort progresses. By the time they graduate, he said, "They're going to be nearly fluent, if not completely fluent."

To train teachers and administrators, BHUSD has partnered with TNTP, a non-profit whose educational consultants help districts launch programs such as the DLA.

BHUSD has also hired several educators with backgrounds in dual language

programs. Adrienne Kim, a new assistant principal at Horace Mann, coordinated Mandarin and Spanish dual immersion programs in the Montebello Unified School District.

"It's been really exciting for all of us to grow," said Seemann. "Every day, I continually am learning and seeing new things. And our team's really strong."

BHUSD Superintendent Dr. Alex Cherniss said in a statement to the Courier that the DLA is emblematic of the district's potential.

"This moment represents the very best of BHUSD," he said. "The Dual Language Academy is a shining example of what is possible when vision meets action. Thanks to the incredible work of our teachers, our Board of Education, and our district leadership, we are creating opportunities that will last a lifetime for our students."

Members of the current Board of Education have repeatedly stated their desire for BHUSD schools to be recognized by the National Blue-Ribbon Schools Program, which identifies schools across the country that have achieved overall academic excellence.

Sabag believes the DLA is a step toward that goal.

"As we work toward the National Blue-Ribbon recognition, we've focused on the key elements that define exceptional schools; early language access is one of them," she said in her statement. "The Dual Language Academy is not only aligned with that vision, it's a powerful example of what we can accomplish when we lead with purpose and put students first."

Seemann said the idea of a dual language immersion program had been discussed by the district in the past, but it never gained traction. He noted that the current moment lent itself to the creation of the program, as Cherniss has launched similar programming elsewhere, and board members were in support of the effort.

"It was the perfect timing," Seemann said.

Parents who are interested in enrolling their children should contact the district. As of press time, spots are available in some classes; however others are full. ●

Beverly Hills Christian Science Church

Community Fellowship Event

Coming soon!!!

Sunday, August 17th

In 9 days!!!

Church Service at 11 a.m.

(Readers: Lewis Hall, Kelly Turner; Pianist: Amelia Thompson, soloist: Golda Zahra)

Light Lunch at 12 Noon

Recital at 1 p.m.

"Music of Soul"

works by Bellini, Chopin, Rachmaninoff, Gounod, Schubert, Levland and Graham, Rogers and Hammerstein II



Golda Zahra Berkman



Kamilla Kakhkharova Bendersky

Where?

The church auditorium at 141 S. Rexford Drive
<https://christiansciencebeverlyhills.org>

Parking in the garage or across the street

All are welcome to attend the church service OR the recital OR both.

www.beverlyhillscourier.com

CITY COUNCIL, from page 1
work and dedication to our community. So, thank you very much."

The previous collective bargaining agreement between the city and the BHPMA expired on June 30, and the parties began negotiations for the new contract in February. A tentative agreement was reached on June 17.

Speaking to the council, labor negotiator Peter Brown commended the discussions held between representatives for the BHPMA and representatives for the city.

"These were collaborative, respectful negotiations that we had with the police association," he said. "They were strong advocates for their positions, but they were professional and respectful at all times."

Among the terms of the new agreement are a 20% salary increase, spread out in 5% increments over four years; the addition of a new holiday of Juneteenth, the first of which will occur on June 19, 2026; an increase of \$170 per month in deferred compensation; and an additional 24 hours of administrative leave, increasing by 12 hours each in 2026 and 2027.

Salary increases and deferred compensation will be applied retroactively as of July 1.

The agreement will also require all employees in the BHPMA to live within 150 miles of the BHPD headquarters. Employees who do not meet that requirement as of July

1 are exempt.
"That's to ensure that if there's an emergency, that people who live farther away, they can get back and provide public safety to this community as quickly as possible," said Brown.

The new agreement went into effect on July 1 and will expire on June 30, 2029.

In other business, the council approved a ban on short-term rentals in the city, which will go into effect on Sept. 5.

The ordinance amends the Beverly Hills Municipal Code (BHMC) to prohibit single-family properties and multifamily residences in the city from being leased for fewer than 12 consecutive months.

Councilmembers have stated in the past that the intent of the new regulation is to deter the use of short-term rentals for loud parties, increase available housing in the area, and encourage residents who would commit to living in the city for the long term to move in.

The ordinance applies to all residential zones, including accessory dwelling units as well as features on the property such as tennis courts and swimming pools. A penalty fee structure was also added to the BHMC to provide the city with a mechanism for enforcement.

During discussion of this topic at the council's July 1 meeting, several residents expressed their support for an exemption

for single-family homes that are designated as historic landmarks, noting that income generated by short-term rentals in those cases is often used to cover costs related to required property maintenance.

According to Chloe Chen, a principal planner in the city's Community Development Department, the city's Planning Commission

will review a potential carve-out for such properties at its Sept. 11 meeting, and the Cultural Heritage Commission will conduct a Study Session on the issue at its Sept. 3 meeting. ●

THE COURIER IS NOW ON APPLE NEWS!



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Back-to-School 2025: Sharpening pencils—and budgets

By Rebecca Lohrey and Summer Taylor, Deloitte



Back-to-school in Los Angeles isn't just about notebooks and sneakers—for some, it's also about balancing rising costs with smart strategies. Deloitte's 2025 Back-to-School survey finds many Los Angeles parents are spending thoughtfully—cutting where it counts, but still willing to splurge on a first-day outfit or a must-have item their child is excited about. With Los Angeles parents planning to spend \$821 per child this year, outpacing the national average, they appear to be leaning into digital tools, promotions, and even their kids' preferences to make the season special—without losing sight of the budget.

Spending trends and priorities

Surveyed Los Angeles parents are thinking carefully about how—and when—they shop, with half saying they spread out their back-to-school purchases over time rather than making one big trip. To stretch their budgets, many are

timing purchases around significant sales, hunting for deals, and making deliberate trade-offs. Others say they plan to switch to more affordable brands, choose longer shipping windows, and turn to private labels or cashback tools to make everyday purchases go further.

The role of technology and social media

Technology continues to influence how parents approach back-to-school. Most Los Angeles parents (66%) plan to use social media to discover products, compare prices, and hunt for deals. These shoppers tend to spend 1.8 times more than those who don't use social media—suggesting that influence now happens before the cart is even loaded.

Generative AI (GenAI) is also shaping the shopping experience for many parents. Sixty-one percent of Los Angeles parents say they'll use AI tools to personalize how they shop—whether it's finding the right products or setting budgets. Millennials (ages 29 to 44) are leading the way, with 56% reporting they feel more comfortable using AI compared to six months ago, versus 51% for Gen X (ages 45 to 60).

Value-seeking behaviors

Families appear to be making deliberate choices to get more for less. Two-thirds of Los Angeles parents say they're open to switching to more affordable brands, and more than half (55%) prefer shopping at budget-friendly retailers. Private labels are gaining ground, with 51% of parents planning to choose these cost-effective alternatives.

Lunches are another area where survey respondents indicate they are considering trade-offs. With 60% expecting higher prices for packed lunches, many report they are turning to store brands or shelf-stable foods to keep costs down without compromising convenience.

Extracurricular activities and budget management

Extracurricular activities still seem to matter as well: nine out of 10 parents plan to enroll their children. But that doesn't mean spending freely—60% say they'll spend the same or less than last year, possibly indicating a more intentional approach to enrichment.

Resilience, strategy, and smarter choices

As the school bell rings in a new academic year, Los Angeles parents aren't just checking off supply lists—they're adapting in real time. Many may be shifting their spending habits, embracing digital tools, and becoming more strategic about what truly matters. For some, value isn't just about lower prices—it may also be about smarter choices. For retailers, the opportunity could lie in presenting solutions, such as timely promotions, personalized technology, and flexible pricing that meets families where they are. In 2025, back-to-school success may be more than just a sales window—it could be an opportunity for brands to show they truly understand what families need.

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SIDLEY



GILLIAN ANDERSON
August 9



ANTONIO BANDERAS
August 10



RICA BERCOVICI
August 10



JOE SHOOSHANI
August 12



TONI BERNSTEIN
August 14



JOANIE BLACK
August 14



NADINE WATT
August 14

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). The pendulum will swing, the scales will tip, the party will ignite. And when it all gets out of hand, just remember that control is an illusion, but a necessary one. So just do the thing that makes you feel calm, and then handle what you can.

TAURUS (April 20-May 20). There's fresh energy today. Reclaim your time, and in doing so, step into a more powerful version of yourself. Step back from the grind. Someone around you wants to contribute -- and would feel good doing so.

GEMINI (May 21-June 21). Weirdly enough, stillness moves everything forward. Silence, surrender, non-reaction -- not only will this pause improve things more than any direct effort, but it will also make you look really cool.

CANCER (June 22-July 22). People aren't like fate. You can reason, negotiate and, most importantly, (SET ITAL)choose(END ITAL) who you keep close. Learn to spot narcissism early. Prioritize mutual care. Givers

make the best company. Your peace begins with who you allow near.

LEO (July 23-Aug. 22). Some bonds don't shift with the weather. You'll know and appreciate the grounding force of unconditional love -- the kind that isn't based on what you do, provide or accomplish. You'll exchange steady, generous attention.

VIRGO (Aug. 23-Sept. 22). Curiosity is rare in some spaces. What one person calls nosy, a wiser person recognizes as the energy of intelligence. Your questions wake people up. So don't shrink to fit the room. Let them rise to meet your energy.

LIBRA (Sept. 23-Oct. 23). The work is recognizing your true priorities (not just your aspirational ones), owning them without shame and adjusting your self-image accordingly. It's not always flattering -- but it's freeing.

SCORPIO (Oct. 24-Nov. 21). In today's situation, you won't know what's expected of you. There's no clear script or direction. But you're naturally observant and intuitively attuned to others, so you'll figure out who is leading and what's needed.

SAGITTARIUS (Nov. 22-Dec. 21). Vague hopes are not your thing; you imagine with detail and intention, see names,

schedules, spaces and all the plans. Your mind is doing architecture. What you imagine is already in motion.

CAPRICORN (Dec. 22-Jan. 19). Like a flower, you open as you lean into the light. In today's case, it comes from people who, like you, seek fun, togetherness and levity. You'll also be influenced by warm personalities and media that highlights loving kindness.

AQUARIUS (Jan. 20-Feb. 18). Action will impress you. You'll model it, play off it, strategize for or against it. As

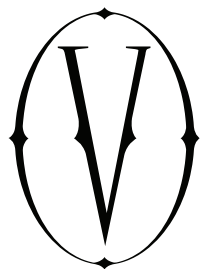
for those who talk a lot but don't take action, you're polite to them and that's all. You make your decisions based on evidence, not persuasion.

PISCES (Feb. 19-March 20). Like a sea creature, you're comfortable in the vast, layered, sometimes murky waters of real connection, vulnerability and truth. But the shallows feel risky. Avoid surface-level conversations, people who pretend, situations that lack depth ... and you'll avoid getting beached.



Hair Stiles, the 2-year-old, 14-pound Yorkie mix, is available for adoption. If interested in him, contact Kim Sill at Shelter of Hope at 310-770-3571.

shelterhopepetshop.org



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PUZZLE ANSWERS

08/01/25 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
08/08/25 ISSUE

ARRANGED MARRIAGES
BY JOHN KUGELMAN / EDITED BY WILL SHORTZ

John Kugelman, of Gainesville, Va., is a software engineer specializing in cybersecurity. This is his 13th crossword for The Times. It has five carefully chosen, elegantly clued theme answers running across the grid. Each one made me say “wow.” Also, note the lively answers at 9- and 67-Down, each crossing three theme lines. That’s a sign of expert puzzle-making. — W.S.

- ACROSS**

1 Maintains, as a superstition

9 Subject of the 2017 musical film “The Greatest Showman”

15 “Same with me”

20 Not funny

22 Ralph Ellison novel about a nameless protagonist’s journey in racist America

24 Forgiving middle-aged dads for their dad jokes, say?

26 Picket line?

27 Bud in Cooperstown

28 Dorm room staple food

29 Cross-country conveyances

30 Darth Vader’s childhood nickname

32 Inflexible

34 Have away with words?

36 Muppet of Mexican descent

39 Knows just when to hold ’em and when to fold ’em, maybe

42 Gives lip

47 Attire for Larry Page and Sergey Brin when visiting Google incognito?

51 Columbus sch.

52 Carnage

53 Down Easter

54 One with a set of pipes

55 Come out of one’s shell

57 Sherlock’s sister on TV

60 ____ bag

62 Much-maligned 2019 movie about which one review said “It’s ‘Battlefield Earth’ with whiskers”

63 One of classical music’s Three B’s

66 Landscaper’s supply

69 Tundra or taiga

71 “You think that hunk of junk’ll pass inspection? Please!”?

78 Trademarked refrigerator

79 Uncle Sam’s land, informally

80 Lithe

81 +/-

84 Drink mixed in mixed drinks

86 Handy

89 Avatar of Vishnu

90 Back in, in a way

92 Try to hit in laser tag

95 Older sister of Rachel, in Genesis

98 Basic BASIC statements

99 Real chess playa?

104 Contemporary of Gauss and Faraday

105 James who played Scotty on “Star Trek”

106 “No ____, Bob”

107 Part of une pièce de théâtre

110 Plunderers of Rome

112 Hindu honorific

113 Clock toggle

117 Hollowed out, as an apple

120 Hogwarts’s “Half-Blood Prince”

122 Burnt pigment

126 Greeting from a famous Italian character to a famous Italian American actress?

130 DC power player in the late 1800s?

131 Good thing to play in a trick-taking game

132 Magical symbol

133 Dispensing, with “out”

134 Art lovers

DOWN

1 One always cooking up new ideas?

2 Ritzy

3 “That’s my cue”

4 ____ compensation (stock options, for instance)

5 Revegetation, e.g.

6 Canon option, in brief

7 They may be Thai or chai

8 Cuisinart competitor

9 Noted rapper with an oxymoronic name

10 Director Lee

11 Traveler in no need of hotels, for short

12 Columbian caravel

13 “I’m your guy”

14 Bogged down

15 ____-right (political category)

16 Twice tres

17 Out of control

18 Nail salon request, familiarly

19 1980s band among Australia’s all-time best-selling groups

21 Quartz compound

23 Cast out

25 When doubled, “Sleep well”

31 Langston Hughes poem that begins “____, sing America”

33 Word with mine or dump

35 ____ the Town (punny fast-food restaurant name)

36 Vacation package offerer, perhaps

37 Visionary?

38 Lot unit

40 Prefix with angular

41 D.C. 100: Abbr.

43 Mickey Mouse’s boss in “Fantasia”

44 Whale of a tale

45 Géorgie, par exemple

46 Identity thief’s acquisitions, in brief

47 The pyramids, essentially

48 Stimp’y’s TV pal

49 Rookies

50 Bond’s man?

56 Skill taught to Luke Skywalker

58 Texter’s gasp

59 Feast with kalua pig

61 Skedaddles

64 ____ de Glace (glacier in the French Alps)

65 Fr. holy women
- 67 Desperate pursuit of fame, in modern lingo

68 Weight

70 Channel that popularized video jockeys

72 Shower scrubber

73 Split

74 Mai ____

75 TV friend of Jerry, George and Kramer

76 Money for your money

77 Slightest

81 Black-and-white hunter

82 Longtime NPR host Diane

83 Part of a flight

85 Bone-dry

87 Business entity inits.

88 Shrill cries

91 Slimy veggie

93 Brian who co-founded the Long Now Foundation

94 In awe

96 Chums, in Chamonix

97 “Bah, humbug!”

100 Nashville and New Orleans, for musicians

101 Stomping ground

102 Bringing up the rear

103 [Yuck!]

108 Sacred object

109 Lose ground?

111 Slash on a scoresheet

113 Qtys.

114 When repeated, a tropical fish

115 ____ rock (genre for Pink Floyd and Dream Theater, familiarly)

116 Apt name for a narcissist?

118 Release

119 He loved Lucy

121 Nesting pair in the Outback

123 Army ____

124 The Emerald Isle

125 Photosensitive cells

127 Seasoning for una margarita

128 Bit of plasma

129 One whose uniform bears the Star of Life, for short

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Police Blotter

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

<u>ARSON</u>	<u>BURGLARY - RESIDENTIAL (COMMON AREA)</u>	7/20/2025, 4 a.m. at 400 Block of N. PALM DRIVE
7/26/2025, 10:48 a.m. at 200 Block of S. LE DOUX ROAD	7/21/2025, 5:30 a.m. at 100 Block of N. ALMONT DRIVE	<u>ROBBERY</u>
<u>ASSAULT - SIMPLE</u>	7/21/2025, 5:20 a.m. at 100 Block of N. ALMONT DRIVE	8/1/2025, 12:53 a.m. at N. MAPLE DRIVE / BURTON WAY
8/3/2025, 4:47 p.m. at CARMELITA AVE / N. BEVERLY DRIVE	<u>BURGLARY - RESIDENTIAL (NO ONE HOME)</u>	7/27/2025, 9:30 p.m. at CARMELITA AVE / N. CAMDEN DRIVE
7/28/2025, 1 a.m. at 100 Block of REEVES DRIVE	8/5/2025, 1:30 a.m. at 9300 Block of WILSHIRE BLVD.	7/22/2025, 10:49 p.m. at 400 Block of S. ROXBURY DRIVE
7/27/2025, 8:53 a.m. at 400 Block of N. REXFORD DRIVE	8/2/2025, 9:15 p.m. at 300 Block of N. OAKHURST DRIVE	<u>THEFT OF AUTO PARTS</u>
7/25/2025, 10:48 a.m. at N. CRESCENT DRIVE/ S. SANTA MONICA BOULEVARD	7/26/2025, 3:17 a.m. at 400 Block of N. OAKHURST DRIVE	7/26/2025, 9 a.m. at 300 Block of N. LA PEER DRIVE
7/22/2025, 6:20 a.m. at 400 Block of N. ROXBURY DRIVE	7/21/2025, 4:45 a.m. at 100 Block of N. ALMONT DRIVE	<u>THEFT - GRAND</u>
7/21/2025, 2:59 p.m. at 400 Block of N. BEDFORD DRIVE	7/20/2025, 9:43 a.m. at 100 Block of MCCARTY DRIVE	8/3/2025, 11:58 a.m. at 500 Block of N. REXFORD DRIVE
<u>BURGLARY - COMMERCIAL BUILDING</u>	<u>DUI ARREST</u>	8/1/2025, 2:45 p.m. at 9700 Block of WILSHIRE BLVD.
7/31/2025, 12 p.m. at 300 Block of N. CANON DRIVE	8/1/2025, 11:13 p.m. at DAYTON WAY / N. REXFORD DRIVE	7/28/2025, 4:18 p.m. at 400 Block of N. RODEO DRIVE
7/21/2025, 3:53 a.m. at 200 Block of S. ROBERTSON BLVD.	8/1/2025, 6:22 p.m. at BEVERLY BOULEVARD / N. OAKHURST DRIVE	7/27/2025, 5:58 p.m. at 200 Block of S. CAMDEN DRIVE
<u>BURGLARY - CONSTRUCTION SITE</u>	7/28/2025, 8:28 a.m. at COLDWATER CANYON DRIVE / N. BEVERLY DRIVE	7/24/2025, 2:49 p.m. at 400 Block of N. RODEO DRIVE
7/26/2025, 3 p.m. at 200 Block of S. ROXBURY DRIVE	7/28/2025, 4:34 a.m. at N. SANTA MONICA BOULEVARD / N. CRESCENT DRIVE	7/23/2025, 9 p.m. at 200 Block of S. PALM DRIVE
<u>BURGLARY - FROM A MOTOR VEHICLE</u>	7/25/2025, 12:56 a.m. at 100 Block of S. OAKHURST DRIVE	7/23/2025, 12 p.m. at 300 Block of MCCARTY DRIVE
7/28/2025, 10:05 a.m. at 400 Block of S. ROXBURY DRIVE	7/20/2025, 2:12 a.m. at 300 Block of N. BEVERLY DRIVE	7/21/2025, 2 p.m. at 400 Block of N. RODEO DRIVE
7/27/2025, 1:30 a.m. at 100 Block of S. CRESCENT DRIVE	<u>MOTOR VEHICLE THEFT</u>	7/21/2025, 12:31 p.m. at 400 Block of N. OAKHURST DRIVE
7/26/2025, 3 p.m. at 400 Block of S. OAKHURST DRIVE	7/28/2025, 4:05 a.m. at 8900 Block of DAYTON WAY	7/20/2025, 4:27 p.m. at 9600 Block of SUNSET BLVD.
7/25/2025, 5:30 p.m. at 100 Block of S. CAMDEN DRIVE		7/20/2025, 3:20 p.m. at 9800 Block of HILLGREEN PLACE

Public Notices

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 2562609CAD TS No: Y24-10041 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 6/25/2024. 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. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 6/25/2024 as instrument number 20240413782 in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 11/26/2024 as instrument number 20240829481 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 4/18/1980 as instrument number 80-392388, WILL SELL on 9/11/2025, 10:00 A.M. In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner of said property is: Dennis E. Braun, a single man. The property address and other common designation, if any, of the real property is purported to be: 960 Larrabee St., Unit 326, West Hollywood, CA 90069, APN 4339-015-170. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured

by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$30,560.23. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 AND ALL OTHER INTERESTED PARTIES: 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 this 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 www.nationwideposting.com using the file number assigned to this case: Y24-10041. 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 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 www.nationwideposting.com, using the file number assigned to this case Y24-10041 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. IMPORTANT NOTICE : Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 7/25/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0477154 To: BEVERLY HILLS COURIER 08/08/2025, 08/15/2025, 08/22/2025

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Public Notices

<p>RFQual #26-350-2</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 TRADE CONTRACTORS LISTS FOR WILL ROGERS PARK WATER FOUNTAIN EQUIPMENT REPLACEMENT PROJECT</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 Trade Contractors Lists for WILL ROGERS PARK WATER FOUNTAIN EQUIPMENT REPLACEMENT (“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. The last date to submit a fully completed questionnaire is 2:00 PM Thursday, September 18, 2025.</p> <p>Contractors must register as a vendor at the following website in order to download the prequalification package, and to receive clarificationss and notifications when issued. 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: Notice of the Establishment of a Qualified Trade Contractors Lists for WILL ROGERS PARK WATER FOUNTAIN EQUIPMENT REPLACEMENT PROJECT.. Answers to questions contained 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. The CITY reserves the right to adjust, increase, limit, suspend or rescind the pre-qualification 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 appealing 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 qualifications submittals are required to be submit electronically via PlanetBids. The electronic submittal system will close exactly at the date and time set forth in this</p>	<p>request for qualifications.</p> <p>Any questions regarding the question-naire and qualification package should be submitted via PlanetBids by 2:00PM, Thursday, August 28 , 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 qualifications 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 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 not 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</p>	<p>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> <p>NOTICE OF PETITION TO ADMINISTER ESTATE OF JORENE NEAL Case No. 25STPB06778</p> <p>A Petition for Probate has been filed by Shannon Bonner in the Superior Court of California, County of Los Angeles. The hearing will be held on September 24, 2025, at 8:30 a.m. in Dept. 29 at 111 N. Hill Street, Los Angeles, CA 90012. All creditors must file claims with the court and mail a copy to the petitioners at 1701 S. Shenandoah Street, LA, CA 90035 within four months from the date of first publication of this notice. BHC- Published 08/01/25, 08/08/25, 08/15/25</p> <p>NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIE NEAL Case No. 25STPB06779</p> <p>A Petition for Probate has been filed by Shannon Bonner in the Superior Court of California, County of Los Angeles. The hearing will be held on September 24, 2025, at 8:30 a.m. in Dept. 29 at 111 N. Hill Street, Los Angeles, CA 90012. All creditors must file claims with the court and mail a copy to the petitioners at 1701 S. Shenandoah Street, LA, CA 90035 within four months from the date of first publication of this notice. BHC- Published 08/01/25, 08/08/25, 08/15/25</p> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025138584 The following is/are doing business as: THE OTHER EYE 369 S DOHENY DRIVE SUITE 268 BEVERLY HILLS, CA 90048; Matilda Del Toro 369 S Doheny Drive Suite 268 Beverly Hills, CA 90048; The business is conducted by: AN INDIVIDUAL registrant(s) has HAS begun to transact business under the name(s) listed on JULY 2025: Matilda Del Toro, Owner. Statement is filed with the County of Los Angeles: July 9, 2025; Published: July 18, 25, August 1, 8, 2025 LA/CC</p> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025139971 The following is/are doing business as: BEVERLY HILLS COURIER DINING 499 NORTH CANON DRIVE #212, BEVERLY HILLS, CA 90210; BH COURIER ACQUISITION, LLC. 499 NORTH CANON</p>	<p>DRIVE #212, BEVERLY HILLS, CA 90210; The business is conducted by: A LIMITED LIABILITY COMPANY registrant(s) has HAS begun to transact business under the name(s) listed on September 2019: BH Acquisition, LLC. John Bendheim, Manager. Statement is filed with the County of Los Angeles: July 10, 2025; Published: July 18, 25, August 1, 8, 2025 LA/CC</p> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025148354 The following is/are doing business as: 1) POTATO QUALITY PRODUCTIONS 2) POTATO QUALITY STUDIOS 3) POTATO QUALITY ENTERTAINMENT 760 SERRANO AVE APT 217, LOS ANGELES, CA 90005; POTATO QUALITY, LLC 760 SERRANO AVE APT 217, LOS ANGELES, CA 90005; The business is conducted by: A LIMITED LIABILITY COMPANY registrant(s) has HAS NOT to transact business under the name(s) listed: Potato Quality, LLC. Parker Caston Jr., President. Statement is filed with the County of Los Angeles: July 21, 2025; Published: July 25, August 1, 8, 15, 2025 LA/CC</p> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025156366 The following is/are doing business as: 1) GOING GONE MUSIC 2) LASKA MUSIC 3) MASTERWERKS 204 S. REEVES DRIVE APT #12, BEVERLY HILLS, CA 90212; PATRIC F STEELE 9461 Charleville Blvd PMB 273, Beverly Hills, CA 90212; The business is conducted by: AN INDIVIDUAL registrant(s) has NOT begun to transact business under the name(s) listed: Patric F Steele, Owner. Statement is filed with the County of Los Angeles: JULY 31, 2025; Published: AUGUST 1, 8, 15, 22, 2025 LA/CC</p> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025161025 The following is/are doing business as: MIRACLE SMILE, LLC 9903 SANTA MONICA BLVD #500 BEVERLY HILLS, CA 90212; Miracle Smile, LLC 9903 Santa Monica Blvd #500 Beverly Hills, CA 90212; The business is conducted by: A LIMITED LIABILITY COMPANY AI #ON B20250199337 registrant(s) has NOT begun to transact business under the name(s) listed: Miracle Smile, LLC. Allie Ida, Managing Partner; Statement is filed with the County of Los Angeles: August 6, 2025; Published: August 8, 15, 22, 29, 2025 LA/CC</p> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025161136 The following is/are doing business as: JUNKHUALS 8250 LANKERSHIM BLVD SPC 136 NORTH HOLLYWOOD, CA 91605; Ivan Taranov 8250 Lankershim Blvd. SPC 136 North Hollywood, CA 91605; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed ON AUGUST 2020: Ivan Taranov, Owner; Statement is filed with the County of Los Angeles: August 6, 2025; Published: August 8, 15, 22, 29, 2025 LA/CC</p> <p>SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES CASE NO: 25SMCP00396 ORDER TO SHOW CAUSE FOR CHANGE OF NAME</p> <p>In the Matter of the petition of: Iliak Piana Yang To all interested person(s): Petitioner: Iliak Piana Yang current residence address: 120 S. Crescent Drive #301, Beverly Hills, CA 90212 filed a petition with the Superior Court of California, County of Los Angeles, 1725 Main St., Santa Monica, CA 90401, on July 16, 2025 for a Decree changing names as follows: Present Name: Iliak Piana Yang Proposed Name: Kailli Peng 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: August 29, 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: Iliak Piana Yang Judge of the Superior Court: Lawrence Cho, David W. Slayton, Executive Officer/Clerk, Dated: July 16, 2025 BHC - July 18, 25, August 1, 8, 2025</p>
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BEVERLY HILLS *COURIER*

PAGE 21

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