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THE WEATHER, BEVERLY HILLS CA		
	Friday	88° 68°
	Saturday	85° 69°
	Sunday	87° 68°
	Monday	84° 66°
	Tuesday	82° 65°
	Wednesday	81° 66°
	Thursday	78° 67°

City Council Approves Up to \$550 Million in Bonds for One Beverly Hills



One Beverly Hills rendering courtesy Foster + Partners & Kerry Hill Architects

BY JESSICA OGILVIE

One Beverly Hills, the development project underway at the gateway to the city on Santa Monica and Wilshire Boulevards, will receive up to \$550 million in funds generated through

city-issued bonds in the coming years. The decision came following a public hearing and vote by the Beverly Hills City Council at its Aug. 19 meeting. The council unanimously approved the See ONE BEVERLY HILLS, page 7

City Responds to Ruling in Linden Drive Case

BY JESSICA OGILVIE

The city of Beverly Hills has responded to a Superior Court judge’s ruling last week regarding the Builder’s Remedy project at 125-129 S. Linden Drive. On Aug. 12, Los Angeles Superior Court Judge Curtis A. Kin found the city in violation of the state's Housing Accountability Act and Permit Streamlining Act in its dealings with the project developers, 9300 Wilshire and Leo Pustilnikov. At issue is a 19-story development that will include 165 residential units, 33 of which will be designated as affordable for lower-income households. It will also include a hotel with 73 rooms and a hotel restaurant. A spokesperson for 9300 Wilshire and Pustilnikov characterized the ruling as a “vindication” that will “bring much needed housing, at various income levels, to the city.” In contrast, Beverly Hills City Attorney Laurence Wiener said that the city is “very disappointed” with the ruling. “We believe that we had legitimate, good faith arguments that this development lost See LINDEN DRIVE, page 9

Ryan Gohlich Appointed Next Beverly Hills City Manager

BY ANA FIGUEROA

Ryan Gohlich has been appointed as the next city manager of Beverly Hills. His term will begin on July 4, 2026, upon the retirement of Nancy Hunt-Coffey. The announcement about Gohlich’s appointment was made at the Aug. 19 City Council meeting. Gohlich currently serves as assistant city manager and is “the natural choice” for the position said Mayor Sharona Nazarian. “Since joining the City of Beverly Hills almost 20 years ago, Ryan has led the critical planning and development functions with a meticulous attention to detail while earning the trust of his colleagues, the City Council and the community. In Beverly Hills, we are fortunate to have strong succession planning and with several competitive City Manager



Ryan Gohlich recruitments currently underway on the Westside, it was important to make this See RYAN GOHLICH, page 9

BHUSD Board Member Russell Stuart Sues City

BY JESSICA OGILVIE

Beverly Hills Unified School District (BHUSD) Board member Russell Stuart has filed a lawsuit against the city for personal injuries sustained during the November 2024 Rodeo Nights Holiday Lights celebration. The complaint, which was filed in Los Angeles Superior Court on Aug. 7, stems from an accident that occurred when a carjacking suspect jumped a curb during the event, striking Stuart and several other people. Stuart was taken away in an ambulance and sustained serious injuries, including broken ribs and arms. Stuart is seeking damages including See RUSSELL STUART, page 20

In this issue:

Courier’s Red-Hot Real Estate!

BEVERLY HILLS *COURIER*

Courier Calendar

NOW - AUG. 25

ECHO THEATER COMPANY:

“BERTA, BERTA”

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

SUN. 4 P.M.

The Echo Theater Company presents the West Coast premiere of “Berta, Berta,” a sensuous love story by Angelica Chéri that was inspired by a prison chain gang song from Parchman Farm. In 1920s Mississippi, Leroy has committed an unforgivable crime and is ready to accept his punishment: incarceration at notorious Parchman Farm. He has just one final wish before he’s caught – a chance to make amends with his long lost love, Berta. Their reunion swells from a quarrelsome conjuring of the past to an impassioned plot to escape their impending fate. Tickets are \$38 on Fridays through Sundays. On Mondays, tickets are pay-what-you-want. The venue for this production is Atwater Village Theatre at 3269 Casitas Ave., Los Angeles. echotheatercompany.com

NOW - AUG. 31

HAMMER MUSEUM: “NOAH DAVIS”

TUES.-THURS., SAT.-SUN. 11 A.M.-6 P.M.

FRI. 11 A.M.-8 P.M.

The first institutional survey of the late Noah Davis charts the breadth and depth of the American artist’s relentless output. Assembling over 50 works made between 2007 and 2015, the exhibition is organized in a manner that reflects the diverse interests informing Davis’ practice including current affairs, everyday life, family histories, ancient Egyptian cosmologies, the racism of American media, art history and architecture.

Inspired by vernacular sources—from flea market photographs to personal archives—Davis’s fluid painting style questioned complex histories of representation and image-making. Although the body of paintings he produced over a brief creative life was largely figurative, Davis employed unorthodox techniques and rich color palettes to create scenes that feel simultaneously realistic and dreamlike, joyful and melancholic, capturing the contradictory sensations of lived experience. Admission to The Hammer is free, and it is located at 10899 Wilshire Blvd., Los Angeles. hammer.ucla.edu

NOW - 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 the historic Greystone Mansion, 905 Loma Vista Drive, Beverly Hills. The series is presented by the city of Beverly Hills. The next performance is Aug. 27, “The Dream,” written by David Hunt Stafford. A woman wakes from a nightmare in which she sees a deceased person lying in tall brush along a remote location in an unincorporated area of the county. She wakes her husband to tell him of her troubling dream. “I saw a dead body …” or did she? “It was only a dream”... or was it? Tickets are \$10 for residents of Beverly Hills and \$15 for non-residents. beverlyhills.org/1420/Play-Readings

NOW - SEPT. 15

THEATRICUM BOTANICUM:

“MUCH ADO ABOUT NOTHING” AND “A MIDSUMMER NIGHT’S DREAM”

Celebrated for lively, expansive productions by William Shakespeare that fill the outdoor stage and spill over into the surrounding woods, Will Geer Theatricum Botanicum opens its 2025 “Season of Resilience” with two of Shakespeare’s most beloved comedies. “Much Ado About Nothing” remains one of the most exuberant and spirited battles of the sexes ever written, while “A Midsummer Night’s Dream” might be the Bard’s most entertaining and beguiling play. There’s no better way to watch Shakespeare come alive than by spending a summer afternoon or evening at Theatricum’s spectacular amphitheater, carved into a rustic hillside in Topanga. Showtimes are available online and tickets range from \$15-\$64. Theatricum Botanicum is located at 1419 N. Topanga Blvd., Topanga. theatricum.com

NOW - JAN. 4, 2026

MOCA GRAND: “DIARY OF FLOWERS:

ARTISTS AND THEIR WORLDS”

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

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

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

“Diary of Flowers: Artists and their Worlds” brings together over 80 artworks from MOCA’s renowned collection, demonstrating how artists create their own worlds through their art-building networks, circles, and mythologies. Embracing the boundaries between the personal and the social, public and

private lives, as well as emotional and psychological states, works in the show privilege sites of creativity and the place of the imagination to conjure new worlds and possibilities. Friendship, love, and intimacy become important starting points for artistic expression. The exhibition features work in all media across different geographies, cultures, and periods, by artists including Belkis Ayón, Abraham Cruzvillegas, Mona Hatoum, Candice Lin, Annette Messenger, Wangechi Mutu, and more, as well as a gallery dedicated to Nan Goldin. Admission to MOCA Grand is free. It is located at 250 S. Grand Ave., Los Angeles. moca.org

SEPT. 5

STAND UP FOR OUR RIGHTS:

A NIGHT OF COMEDY

6 P.M.

In support of reproductive health and justice, the Los Angeles Guild for Reproductive Health hosts the Annual Fundraising Gala: a night of celebration, community, and purpose. Alongside delicious food, refreshing drinks, and meaningful moments of connection and purpose, the recently announced incredible celebrity host is Kathy Griffin – a bold and brilliant advocate for reproductive health and rights. The evening will feature a stellar comedy lineup headlined by the hilarious Rita Rudner, with additional performances by the outstanding talents of Carol Leifer, Stephanie Miller, Cathy Ladman, Dana Goldberg, and Stephanie Blum. To keep the energy high, DJ Cathy Michele will be spinning live. Legendary weatherman and L.A. treasure, Fritz Coleman, will appear in the role of ambassador and announcer, plus singer-songwriter, Molly Bergman, brings her voice to the spotlight. Individual tickets are \$250. The Skirball Cultural Center hosts this event and is located at 2701 Sepulveda Blvd., Los Angeles. lagrh.org

OCT. 9

FRENCH HERITAGE SOCIETY:

“CHAMPAGNE, MUSIC, AND THE

MOVIES”

6-8 P.M.

The Southern California Chapter Chairs Poppy Paulos, Monte Tomerlin, and Edie Frère, and Event Chair Pam Gates, invite guests to an audio-visual presentation of Oscar-winning music by French composers Georges Delerue, Alexandre Desplat, Camille and Clement Ducal, Maurice Jarre, Michel Legrand and Gabriel Yared. The evening will feature Robert Townson, world-famous producer of film music, and a special guest who is yet to be announced. Champagne and Hors D’oeuvres are served at 6 p.m. and the presentation begins at 7 p.m. Tickets are \$125. The event will be hosted at the Beverly Hills Women’s Club, located at 1700 Chevy Chase Drive, Beverly Hills. frenchheritagesociety.org



Photo by Makela Yopez Photography

DeJuan Christopher and Kacie Rogers in “Berta, Berta” for Echo Theatre Company until Aug. 25

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Planning Commission Approves 9600 Wilshire Boulevard Specific Plan Project



Photo courtesy of Marmol Radziner

Rendering of the 9600 Wilshire Blvd. property

BY JULIANNA LOZADA

The 9600 Wilshire Boulevard Specific Plan project will move on to City Council after approval from the Planning Commission at its Aug. 14 meeting.
After nearly three hours of presentation,

public hearing and deliberation, commissioners voted unanimously to approve staff's recommendation to adopt the resolutions that would formally recommend the project to City Council for approval.
The project is part of Saks See PLANNING COMMISSION, page 9

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BHPD Warns of Distraction Theft Scams



The Beverly Hills Police Department (BHPD) is reminding community members, particularly older adults, to remain attentive to their surroundings to help prevent distraction thefts.
In distraction thefts, a suspect may engage a victim in conversation, ask for assistance, or create a diversion while another person takes personal property. These incidents can occur in public places, parking lots, or outside homes.

Recently, BHPD has noted a pattern of distraction thefts in which thieves offer "blessings" or spiritual protection while placing fake jewelry, gifts, or religious items on an older victim. In the process, the suspect discreetly removes the victim's authentic jewelry without the victim noticing. The item most often taken is a necklace. The suspects tend to work in pairs, with one female dressed in modest clothing. A male accomplice and getaway car are usually nearby. In some cases, the suspects told the victim they were from Dubai.

In most cases, the targeted victims are women in their late 70's, walking alone in a residential area.

Common Red Flags:

- Strangers asking for directions to a local market, 405 freeway, 10 freeway, or other locations
- Unsolicited spiritual, religious, or offers of blessings
- Strangers attempting to place items on their victim
- Overly friendly behavior from unfamiliar individuals

Tips to Stay Safe:

- Decline physical contact
- Be cautious when approached by strangers asking for help, directions, or money
- Walk away from unsolicited encounters
- If something feels unusual or suspicious, contact the BHPD at 310-550-4951 (non-emergency). For emergencies, dial 911. ●

Council Recognizes Health and Safety Commission

At its Aug. 19 meeting, the Beverly Hills City Council honored the Health and Safety Commission with a Moment of Unity certificate for the commission's work promoting social media safety.



Photo courtesy city of Beverly Hills

(From left): City Councilmember Craig Corman, Vice Mayor John Mirisch, Health and Safety Commission Chair Helena Rosenthal, Commissioner Dr. Erica Felsenthal, Mayor Sharona Nazarian and Councilmembers Lester Friedman and Mary Wells

Mayor Discusses Public Works at Straight Talk With Sharona



Photo by Julianna Lozada

Brown, Nazarian and Epstein at Straight Talk With Sharona

BY JULIANNA LOZADA

During the fifth Straight Talk with Sharona on Aug. 14, Mayor Sharona Nazarian discussed an array of topics with the Director of the Public Works Department, Shana Epstein.

The Straight Talk series invites residents to interact with the mayor and other city officials, learn more about the community and provide input on some of Beverly Hills' most pressing issues. Past topics have included

fire safety with Fire Chief Greg Barton and building skills for success with Director of Community Services Stephanie Harris.

In her conversation with the mayor, Epstein spoke about the functions of the Public Works Department and how it impacts residents daily.

"We're with you all day, all the way," said Epstein.

The Public Works Department is responsible for services such as utilities, traffic and

streetlights, and the stormwater system. The city's non-emergency assistance program, AskBH, is also a program of the Public Works Department.

Nazarian asked about some of the department's sustainability initiatives. WaterSmart, an online water-use tracking tool that was launched earlier this year, is one of the key water efficiency programs under the city's sustainability initiatives. In recent years, the city has increased its reliance on more energy-efficient infrastructure, such as LED streetlights and solar photovoltaic on the main library, police station, City Hall, and a parking garage structure. Epstein also mentioned that businesses in the city are prohibited from distributing single-use plastic and Styrofoam foodware and are now required to use compostable or recyclable products for those that provide disposable foodware items.

Like the rest of the state, Beverly Hills has adopted more stringent water conservation methods in light of historic drought conditions. Currently, Epstein explained, Public Works is looking for new wells to increase its independence from the Metropolitan Water District to ensure the city has adequate water resources. The city has also

encouraged residents to conserve water and has implemented regulations for when watering can be done and how long sprinklers can be turned on.

Epstein explained how the Public Works Department works with other city departments to prepare for and prevent the spread of wildfires, especially since the deadly fires that swept through parts of Los Angeles in January.

"Fighting fires is a team effort," Epstein stated.

Public Works helps maintain water quality standards, ensure continuous water supply for firefighters and plan for remote water shutoffs in the case of a wildfire. During disasters, the department is responsible for the essential infrastructure that allows for first responders to do their job and keep communities functioning.

Epstein then talked about upcoming projects the department is working on, such as the public safety kiosk center at the Wilshire/La Cienega station, which is set to open later this year. Ongoing projects include pipeline replacement at Coldwater Canyon and selecting new trees to contribute to help grow the city's urban forest.

See STRAIGHT TALK WITH SHARONA, page 9



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'& Juliet'—& Much More!



Photos by Matthew Murphy

The cast of “& Juliet”

BY NEELY SWANSON

Get ready for some fun, laughter and unexpected raucous joy. “& Juliet” has arrived at the Ahmanson, and it’s one of the must-see events of the summer. Like “Mamma Mia,” presently being revived in New York, this is a “leave your brain at the door” jukebox musical that will have you rocking in your seat and wondering how David West Read conceived such an imaginative reworking of Shakespeare’s “Romeo and Juliet.” By reworking, I mean throwing away the book and incorporating a veritable plethora of pop tunes from the ‘90s and 2000s, all by one remarkable composer, Max Martin (and friends). The list of stars who made these songs famous is too long to list, but among them are Backstreet Boys, Britney Spears, Ariana Grande, Pink and Katy Perry, with Celine Dion and Bon Jovi thrown in for good measure.

Will Shakespeare is in the process of finishing his latest play, “Romeo and Juliet,” and Anne Hathaway, his wife, is none too happy. Why, she asks, does he have to kill off Juliet? Romeo’s dead, OK; but Juliet? Come on. Why can’t she wake up and just move on like the powerful independent woman she should be? Will is unsympathetic. She should leave

the writing to him and stay home and raise the kids. Frustrated, Anne lets him have it. He likes his plays better than her; she’s not even sure that she’s the inspiration for his love poems. She grabs his quill and begins a “page one rewrite” of the ending.

Her Juliet doesn’t die. She has more to offer, although her parents are still intent on sending her to a nunnery. Enlisting Nurse Angelique’s help to escape that fate, she gathers her best friends around her—boyfriend May, clearly on the opposite end of the gender spectrum, and April, played by Anne. Will is less than impressed and informs Anne that the playwright never plays. But Anne has loftier aspirations and wants to show off her singing and dancing skills. A disheartened Will sees where this is going and it’s not in his direction. Of course, he violates his own rule not to insert himself into the action by doing just that as he wink-winks his way into various chorus roles.

The fun begins the minute the cast launches into the song “Larger than Life” as Juliet talks about what she wants. Will and Anne argue about her perception, but Anne just forges ahead with her vision of the play and the enlightenment of Juliet, singing “I Want It That Way,” like the first song, another former hit by the Backstreet Boys.



Teal Wicks and Corey Mach

What to do? What to do? Let’s leave 15th-century Verona and carriage off to Paris where the fun continues. The plot is loose but, in the end, it’s really not about Juliet: it’s about Anne and what she wants and what she doesn’t have. Will and Anne’s musical interactions pepper Anne’s play throughout with an undercurrent of playfulness and tension, but always musically fun and inventive. It’s hard not to get swept into the anachronistic, illogical fun. Juliet’s parents are still threatening her with a nunnery, so

a hasty marriage is planned and abandoned when love conquers all, just not the love anyone was expecting.

Everyone gets what or who they want; love is lost, love is found, everyone and everything is full of surprises and no one dies (literally or figuratively).

The colorful costuming is a modern take on the hats, tiaras, doublets, puffy-sleeved chemises, peasant skirts and hose worn by both the men and women. Jennifer Weber

See “& JULIET,” page 20

ONE BEVERLY HILLS, from page 1

request of developer Cain International ("Cain") to establish a Community Facilities District (CFD) including two improvement areas within One Beverly Hills, to issue the requested bonds and to levy special taxes on entities within the CFD to repay those bonds.

The bond authorization is broken down into two parts. Cain has requested approximately \$315 million in net proceeds to reimburse the cost of constructing the approved public improvements. The city has determined that a gross bond authorization of \$390 million is necessary to generate this amount. The remaining \$160 million will facilitate a future City Council's ability to finance major repairs, replacements or enhancements to public infrastructure in proximity to the One Beverly Hills project site.

Councilmember Craig Corman recused himself from the discussion and vote because he is a member of a nearby country club.

Cain will cover all costs related to the creation of the CFD and bonds. In addition, the city will receive a \$15 million contribution from the developer to be used at the city's discretion, with certain limitations, as well as an Environmental Mitigation and Sustainability fee between 2% and 4%.

Beverly Hills Mayor Sharona Nazarian negotiated the contribution up from \$10 million during the Aug. 19 meeting. According to Jeff Muir, the city's director of finance, the contribution will be paid when the first series of CFD bonds are issued.

Nazarian reflected on the significance of the council's actions in a statement to the Courier.

"In Beverly Hills, we must lead with vision as we plan for the future of our city," she said. "I'm delighted that we were able to reach a unanimous vote that not only ensures the completion of this unique and important anchor project, but also delivers meaningful public benefit to our community. The additional upfront funding and EMS fees will provide critical resources to continue strengthening public safety, investing in infrastructure upgrades, and enhancing the quality of life for our residents for generations to come. We are grateful for this partnership."

Cain's Managing Director Larry Green told the Courier in a statement, "We are pleased the city has taken this important step toward establishing a Community Facilities District, a key part of the public improvements for the One Beverly Hills project. This unanimous vote reflects not only the strong partnership between Cain and the city of Beverly Hills, but also the incredible support of the community that made this milestone possible. With the CFD in place, we will be building best-in-class infrastructure that delivers meaningful benefits to the community, including enhanced safety and security, improved streets, and upgraded public spaces. The council's action demonstrates a shared commitment to the city's future and ensures continued progress on this transformative development. We thank

the Mayor, Vice Mayor, and Councilmembers for their partnership, and we are grateful to the community for their support as we work together to advance One Beverly Hills."

One Beverly Hills is a mixed-use project on a 17.5-acre parcel that encompasses the Beverly Hilton and Waldorf Astoria Beverly Hills. Once complete, the development will include a new Aman Hotel, two residential towers, boutiques, casual dining, a conference center and approximately 10 acres of botanical gardens and open space.

The development broke ground in February 2024 and is expected to be completed in 2028.

Cain petitioned the city in the fall of 2024 to form a CFD to assist with financing certain elements of the project, including public infrastructure improvements and ongoing maintenance services. According to representatives for the project who spoke at the Aug. 19 meeting, the amount requested through bonds accounts for 3% of the project's total financing.

Beverly Hills residents who live outside of the CFD will not incur any taxes related to the bonds, and no money will come out of the city's general fund. If the developer defaults or goes into bankruptcy, the city will not be liable for the bonds.

The proposal falls under the state's Mello-Roos Community Facilities Act, which allows local agencies to finance public improvements and services through the establishment of CFDs and special taxes levied only on properties that will benefit from the improvements.

In a letter to the city, former Assembly Speaker Pro Tempore Mike Roos, who co-authored the act with then-Senator Henry Mello, said that the city's bonds plan is in accordance with the intent of the legislation.

"I commend your City Council for considering this prudent and effective financial tool," Roos wrote. "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."

Infrastructure improvements covered by the bonds will include work on such facilities as roadways, parks and traffic signals. Services and incidental expenses would include the maintenance, design, landscaping and repair of certain facilities.

During public comment, residents spoke both in favor and against the issuance of bonds. Those in favor emphasized the fact that the city will not incur any debt, and that the financing will support a development of which many in the city are in favor.

Those opposed argued that the developer appeared to be asking for a large sum of money and it was unclear what the city would receive in return.

The City Council will hold a second reading and adoption of the special tax ordinance on Sept. 9. Bonds will not be issued until the project is nearer to completion.

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NOTICE OF PUBLIC HEARING

DATE: Thursday, September 11, 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: **257 North Cañon Drive**
(nearest cross street: Dayton Way)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, September 11, 2025, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

A request for a **Zone Text Amendment** and **Rooftop Dining Use Permit** associated with the existing commercial building and rooftop use for the property located at **257 North Cañon Drive**.

Zone Text Amendment. Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-3901, the applicant has requested to amend BHMC §10-3-3107 to allow commercial office use as a permitted rooftop use provided that the commercial tenant concurrently occupies a separate tenant space within the same building, with the approval of a Development Plan Review by the Planning Commission.

Rooftop Dining Use Permit. Pursuant to BHMC §10-3-3107.5, a Rooftop Dining Use Permit is required to allow rooftop dining and rooftop open air dining uses. The proposed project also includes a request to allow the construction of tenant improvements on an existing rooftop for a future restaurant with rooftop open air dining.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 5 Categorical Exemption (Minor Alterations to Land Use Limitations) and a Class 3 Categorical Exemption (New Construction or Conversion of Small Structures) in accordance with the requirements of Sections 15305 and 15303 of the State CEQA Guidelines. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt from further environmental review under CEQA.

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://www.beverlyhills.org/BevPublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email commentPC@beverlyhills.org
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/live

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 the end of the day on Tuesday, September 2, 2025, will be attached to the agenda report regarding this item. Any comments received after Tuesday, September 2, 2025, but prior to 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 **Alexandria Smille, Associate Planner** in the Planning Division at **(310) 285-1162**, or by email at asmille@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department and can be reviewed by contacting the project planner listed above.

Sincerely:
Alexandria Smille, Associate Planner



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



NOTICE OF PUBLIC HEARING

DATE: Thursday, September 11, 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

The Planning Commission of the City of Beverly Hills, at a **REGULAR** meeting on **Thursday, September 11, 2025** will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING SHORT TERM RENTAL REGULATIONS (TRANSIENT USES) FOR PROPERTIES WITH A DESIGNATED HISTORIC LANDMARK IN SINGLE FAMILY RESIDENTIAL ZONES, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Planning Commission will consider a resolution recommending a draft ordinance to the City Council containing potential changes to the short term rental regulations (referred to as single-family transient uses in the Beverly Hills Municipal Code (BHMC)) applicable to properties on the Local Register of Historic Landmarks in single-family residential zones. The Commission will consider changes including, but not limited to, the following:

- Allowing short term rentals within guest houses and accessory dwelling units (ADUs) located on properties with a designated historic landmark in a single-family residential zone on a limited basis, with a minimum length of stay;
- Requiring the property owner to reside or be present on site while short term rental is conducted;
- Requiring the registration and payment of applicable business taxes and transient occupancy taxes; and
- Establishing specific penalties or fees for violation of short term rental regulations.

Environmental Review

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The Planning Commission will consider finding the project categorically exempt from CEQA pursuant to Sections 15061(b)(3) and 15305 of Title 14 of the California Code of Regulations since the project only involves use restrictions on certain properties and does not authorize construction. In addition, the project reflects minor changes in land use limitations that do not result in changes to land use or density.

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://www.beverlyhills.org/BevPublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email commentPC@beverlyhills.org
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/live

It is recommended that written public comments be submitted to the 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 Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email. In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time.

If a comment is received after the agenda item is heard, it will not be a part of the record. Any written comments received by end of the day on Tuesday, September 2, 2025, will be attached to the item's agenda report. Any comments received after Tuesday, September 2, 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. 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 or if you would like to be added to the interested parties list for this topic, 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



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RYAN GOHLICH, from page 1
selection in a timely manner. Ryan’s institutional knowledge will play an important role in the ongoing success and prosperity of our city.”
Gohlich first came to Beverly Hills as an assistant planner in 2007. Since then, he has held a number of positions, including senior planner and assistant director of community development/city planner. In 2021, he became director of community development, followed by the assistant city manager role in 2023.

PLANNING COMMISSION, from page 4
plans for a two-block, mixed-use development at 9600 Wilshire Blvd. that includes the historic Saks Fifth Avenue property.
Saks Global—the parent company of Saks Fifth Avenue—submitted revisions to the original plan in November after residents from the southwest neighborhood of Beverly Hills voiced their concerns about the project’s impact on traffic.

This is the fourth time a public hearing has been held for the proposed project. During its presentation, staff addressed follow-up items from the July 24 meeting and reviewed several resolutions.
During public comment at the commission’s last meeting, on July 24, speakers expressed concern related to labor and workforce practices, environmental review, traffic congestion, and the level of engagement between the applicant and the community. Commissioners decided that additional review was needed regarding land use, identification of potential vehicle pullout areas alongside Wilshire Boulevard, reduction of construction-related noise and projected traffic impact.
To address the concerns raised at the July 24 meeting, the commission brought back the plan for public hearing on Aug. 14 with several revisions to the conditions of approval and draft Specific Plan.

Staff addressed four follow-up issues that commissioners brought up at the last meeting. First, staff decided not to recommend vehicle pullout areas along Wilshire Boulevard because they would reduce sidewalk space and potentially violate the Americans with Disabilities Act requirements. For additional noise mitigation, the applicant added a requirement to the Construction Management Plan for sound-dampening shields on mobile equipment that is stationary for extended periods. Regarding southbound turn restrictions, staff consulted with BHPD and confirmed these are enforceable with proper signage in the public right of way. To ensure compliance, they revised Condition 72 to explicitly require city-approved signage installation. Finally, the city’s traffic consultant, Fehr & Peers, prepared a supplemental trip generation memorandum. The analysis found that even if fewer total car trips are generated by the project, local residential streets could see more traffic.
Additional amendments were made to the plan’s conditions for clarification and consistency in the applicant’s use of language.
Douglas Adams, a representative for the project and senior vice president of development at Saks Global, assured the commission of maintaining dialogue with the southwest Beverly Hills neighborhood to improve existing traffic conditions.
“Over the past three hearings and two study sessions before that, we believe we have demonstrated this project is well-thought-out

“It is truly the privilege of my career to be selected as city manager of Beverly Hills,” said Gohlich. “I am thankful to the City Council for the trust they have placed in me and look forward to leading the incredibly dedicated and talented staff of this organization into the future.”
Gohlich holds a B.S. degree in city and regional planning from Cal Poly San Luis Obispo and Master of Arts in organizational leadership from Woodbury University. ●

and will enhance the southwest neighborhood and the city overall,” said Adams.
President and CEO of the Beverly Hills Chamber of Commerce Todd Johnson spoke on behalf of the chamber for its support for the plan.
“The chamber has supported this project from day one,” said Johnson. “Saks has been there [on Wilshire Boulevard], I believe, 85 years. The continuation of this project will ensure that it will be here another 85 years.”
Representatives from the Southwest Homeowners Association and others expressed concern with the project, including health and environmental risks, noise from construction, sign enforcement, labor practices and street closures.
During deliberations, Commissioner Gary Ross recognized the traffic concerns for southwest residents but was overall in favor of the project.

“Something has to go there to develop that area. It’s unsightly, it’s lying fallow, it’s not on-brand with our city, and what the applicant wants to do is very much not just on-brand but pays homage to the history of the Saks building there,” said Ross.
“This is a good project that in my opinion would enhance not just the entire city but the daily lived experience of those currently live in the southwest and those who will hopefully become new residents of the southwest,” said Commissioner Terri Kaplan. “That is not to say that I am not aware and empathetic to the significant impact that the current residents will experience as we potentially move forward with this.”

Commission Vice Chair Lou Milkowski sympathized with the complaints brought forth in previous meetings but believes that “the laundry list of conditions that we are proposing satisfies a lot of my concerns and hopefully a lot of concerns of our residents.”
Commission Chair Jeff Wolfe stated that the construction and traffic issues are the ones he’s had to overcome.

“I believe that the benefits of the project will outweigh the construction impacts,” said Wolfe, who spoke similarly about the traffic impacts.
“Cities have to move on, cities have to progress, and some of that is going to have negative impacts on certain elements and certain aspects of the city,” said Wolfe.
The fate of the project now lies in the hands of City Council, which will make the final decision on the two-block development that has sparked months of debate between supporters and concerned residents. ●

STRAIGHT TALK WITH SHARONA, from page 5
Finally, Nazarian briefly spoke to Matthew Brown, Recreation Services Manager, on the topic of coyotes, including how residents can protect themselves and their pets.
“Food, water and shelter are what coyotes look for,” said Brown, who encouraged residents to not leave food or water outside. He also instructed residents to keep their pets on short leashes and indoors as much as possible. When encountering coyotes, Brown said to “make yourself big” through waving arms in

LINDEN DRIVE, from page 1
its privileges under the ‘builders remedy’ law and needed to conform to our general plan and zoning laws,” he told the Courier in a statement. “It is unfortunate that the state has seen fit to take a good deal of local zoning out of the hands of cities and mandated higher density in order to promote more affordable housing.”
The application for the 125-129 S. Linden Drive project was first submitted to the city in a preliminary application in October 2022. A developmental plan review (DPR) application was submitted by the developer in April 2023, which contained some changes to the initial plan.

The DPR was deemed incomplete by the city, setting off a series of communications between the developer and city staff. According to the Aug. 12 ruling, at least six letters of incompleteness were sent to the applicant by the city.
Many, if not all, of those letters stated that the project no longer qualified for Builder’s Remedy protections, alleging that the preliminary application had lapsed.
In June 2024, the state’s Housing and Community Development Department (HCD) sent a letter to the city refuting its claim that the preliminary application had lapsed and directing the city to process the project. HCD then sent a notice of violation to the city in August 2024, stating that Beverly Hills’ “failure to accept the application for processing is in violation of state housing law,” according to Kin’s ruling.
In December 2024, HCD sent a second notice of violation regarding the city’s overall

the air and making loud noises to “haze” the animal.
Brown explained that the city does not have its own animal control staff but works with the city of Los Angeles and the California Department of Fish and Wildlife in dealing with coyotes.
He hopes that through educating the public about safety measures they can adopt when living in a community with coyotes, residents feel more comfortable with coexisting safely in their shared environment. ●

practice of processing Builder’s Remedy projects. The department wrote that a “preliminary application remains vested unless the number of residential units or square footage of construction changes by 20 percent or more.”
Two lawsuits were filed against the city regarding the Linden Drive project, both requesting a writ of mandate to compel the city to approve the project. The first was filed in June 2024 by Californians for Homeownership, Inc., and the second was filed in September 2024 by 9300 Wilshire. The complaints were consolidated in Kin’s ruling.
Builder’s Remedy projects have proven contentious in Beverly Hills. Because the projects are often out of compliance with the city’s size, height and density regulations, some residents and elected officials have argued that they do not conform to the rest of the city.
The city has received applications for 14 Builder’s Remedy projects. At least six developers of those projects have filed lawsuits against the city, including the Linden Drive developers, challenging determinations made against them by the city.

Other projects have received incomplete notifications, and still more are engaged in back-and-forth communication with city staff regarding the necessity of Environmental Impact Reviews.
The decision in the Linden Drive lawsuit is expected to set a precedent for other complaints regarding Builder’s Remedy projects in Beverly Hills. ●

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Ryan L. Dubin 2002-2025



Ryan L. Dubin

Ryan Levi Dubin of Beverly Hills, California, passed away on Aug. 11, 2025, after battling colorectal cancer and its many complications for over two and a half years. He was just 23 years old.

Ryan was adored by his parents, three siblings, and sister-in-law-and by his many extended family members and friends-the

moment he entered this world and throughout a life that was tragically cut short. Ryan’s sweet and caring soul, humility, intellect, wit, and drive were known far and wide.

Ryan was born in Santa Monica on June 21, 2002, to Dr. Mark and Cindy (Zimmerman) Dubin and older siblings Alex, Josh, and Ellie. He grew up in Beverly Hills, attending El Rodeo School (K-8). He attended Beverly Hills High School and graduated in May 2020. At Beverly, Ryan competed in DECA and Model UN, immersed himself in architecture and design, played soccer and ran cross country, and turned his family’s local school story time tradition into an accessible program available to children worldwide. He was deeply connected to his dad’s native Wisconsin, attending Camp Interlaken JCC for seven years and spending many summers at Elkhart Lake.

Ryan attended the Iovine and Young Design Academy (IYA) at the University of Southern California, pursuing his ambitions in business, innovation, entrepreneurship, and design. At USC, he was a member of Pi Kappa Alpha (Pike) and served as President of TAMID, a program that connects U.S. college students with Israeli companies.

He lived in Tel Aviv the summer of 2022, interning at a consulting firm.

In December 2022, Ryan was diagnosed with stage IV colorectal cancer. Despite undergoing surgeries and treatment, Ryan never let his disease define him, and it didn’t. In the summer of 2023, he interned at a major tech company in Los Angeles. He graduated from USC in May 2024 with a B.S. from IYA and a business minor from Marshall. He completed a strategic consulting internship in New York in summer 2024 and received an offer to return for a full-time position.

Ryan had a deep passion for music, attending rock concerts since the age of four, and his musical tastes spanned five decades from the Grateful Dead to the Red-Hot Chili Peppers to Tame Impala. He had

a strong appreciation for listening to vinyls from start to finish, a metaphor for his emotional intelligence and his desire to listen to everyone’s story all the way through. During the pandemic, he taught himself guitar and later helped form a band at USC.

He traveled the world, hiked mountains, and spent hours talking about emerging technologies, politics, and sports with his family and friends. He had a deep connection to his Jewish identity and to Israel, a special place he visited many times. Ryan is survived by his parents, Mark and Cindy, and his three older siblings, Alex, Josh (Lauren), and Ellie. Donations welcome to the Ryan L. Dubin Legacy Fund through the Jewish Community Foundation, supporting causes meaningful to Ryan. <https://ryandubinlegacyfund.jewishfoundationla.org> ●



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Wednesday, September 10, 2025

4:30 PM to 6:30 PM

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Zillow Ban Lawsuit Tests Antitrust Application to Real Estate



BY POOJA S. NAIR

The antitrust lawsuit filed this summer between Compass and Zillow over the so-called “Zillow Ban” has attracted great interest across the real estate industry nationally. It has engendered particularly strong sentiment here in Beverly Hills, where privacy and security concerns often weigh in favor of private or “pocket” listings (See Letter to the Editor, July 18, 2025 issue of the Courier).

The Courier has asked attorney Pooja S. Nair for a recap of this high-profile case and what is at stake at a critical hearing this fall.

On June 23, 2025, Compass filed a federal antitrust lawsuit against Zillow in the Southern District of New York (Case No. 1:25-cv-05201). The lawsuit challenges the Zillow Ban, which Zillow has framed as its new Listing Access Standards designed to provide maximum information to homebuyers.

According to the complaint (which cites Zillow’s own investor presentations), Zillow has 66% of the real estate audience share for the U.S. market, and 64% of the average daily app users. The Zillow Ban requires that any home that is publicly marketed be entered into a multiple listing service (MLS) and syndicated to Zillow within one business day. Failure to do so would result in the listing being blocked from appearing on Zillow and Trulia. The definition of a publicly marketed home is broad.

In the lawsuit, Compass describes its 3-phased marketing strategy, in which Compass provides a staging ground for listing. In phase 1, the listing is presented as a Compass Private Exclusive on Compass’ internal platform, only available to Compass agents. In phase 2, the listing moves to the “Coming Soon” phase, where it is posted to Compass’s public home search platform. In Phase 3, the listing is shared with the MLS database, and distributed to Zillow and other aggregators. The Zillow ban would

make the first two phases of Compass’s marketing strategy obsolete in that any homes that were listed in Phase 1 and 2 would be banned from appearing on Zillow. Compass emphasizes that by eliminating those early phases, the Zillow Ban is stripping away at customer’s ability to test the waters in a more curated environment before launching into the wider marketplace.

Compass alleges that the Zillow Ban would make it hard “indeed nearly impossible for home sellers to sell their home outside of Zillow, in an effort to force all listings to be on Zillow where Zillow makes money selling leads off the homeowners’ listings.” It further alleges that the Zillow Ban makes it impossible for Zillow’s competitors to carry unique inventory and removes privacy benefits, because it forces homeowners to weigh the benefits of a private listing over the tremendous risk of never being able to list the property on Zillow.

Compass alleges that Zillow conspired with Redfin and eXp Realty to get those competitors to adopt and adhere to the Zillow ban. Compass further alleges in the Complaint that the Zillow Ban violates the antitrust laws by allowing Zillow to leverage its monopoly power to impose the Zillow ban on the market, and simultaneously entering into anticompetitive agreements with its competitors to do the same. Compass seeks a judicial declaration that Zillow’s conduct violates antitrust laws, and an injunction prohibiting Zillow from implementing and enforcing the Zillow ban, in addition to damages for Compass.

The case is before U.S. District Judge Jeannette A. Vargas in the Southern District of New York. After Compass quickly moved for a preliminary injunction and filed a motion to expedite discovery on June 27, 2025. The court approved an order for limited expedited discovery. On July 17, 2025, Zillow filed its opposition to the preliminary injunction.

Zillow’s opposition argues that “the antitrust laws do not permit Compass to force Zillow to deal with Compass on its preferred terms or support hidden listings which harms customers and Zillow.” Essentially, Zillow argues that the motivation of Compass’ lawsuit is about protecting its own hidden funnel, to the detriment of consumers. Zillow’s framing positions itself as a democratizer of real estate data, compared to Compass as an outdated entity focused on exclusivity.

The lawsuit is currently in the expedited discovery stage, with the parties trading arrows, designating experts, and engaging in heated discovery practice. Compass’ evidentiary hearing on the motion for preliminary injunction will be on November 18, 2025, and the hearing will be extremely hard fought. Between now and then, both sides will likely marshal economic experts, industry insiders, and competing visions of how the real estate marketplace should function. The litigation is already attracting close attention from industry professionals, who see it as a referendum on how much control one platform should wield over how homes are bought and sold.

The long-term implications of the lawsuit could have a major effect on Beverly Hills and other luxury markets, which have historically used tools such as office exclusives, whisper campaigns, and staged rollouts to market ultra-high-end properties where privacy matters. Under the Zillow Ban, those phased strategies would be

eliminated because any public marketing would trigger the one-day MLS rule, and prevent the seller from ever using Zillow, making utilizing the Compass phase 1 and phase 2 tools prohibitively risky. This is because if a home does not sell in those phases, the homeowner could risk never having it listed to the wider Zillow audience.

This case also fits into the larger wave of antitrust challenges against digital platforms. Courts and regulators are already wrestling with whether companies like Google, Amazon, and Apple are misusing their roles as gatekeepers to stifle competition. Compass is essentially arguing that Zillow falls within the same category as tech giants whose control over market access has been checked by the courts under the antitrust statutes.

Over the next three months before Compass’s preliminary injunction hearing, the stakes remain high. For Compass, a win could preserve its phased strategy and limit Zillow’s influence over how the industry markets homes. For Zillow, victory would reaffirm its authority to set industry standards. However it is resolved, the Zillow Ban antitrust suit is a test case for the future of how real estate will be marketed, and its outcome will be especially influential in luxury markets. ●



Pooja S. Nair is a Partner and Chair of the Food, Beverage, and Hospitality Department at Ervin Cohen & Jessup LLP. She represents clients in real estate litigation and complex business disputes involving contracts, employment, intellectual property, and fraud. Her insights have appeared in Law360, Daily Journal, The New York Times, and the Los Angeles Times. Before joining ECJ, she led the Food and Beverage practice at TroyGould and practiced white-collar defense at Foley & Lardner. She also serves on nonprofit boards and has been recognized as one of Los Angeles’s Top Litigators and Trial Attorneys and Most Influential Women Lawyers by the LA Business Journal.



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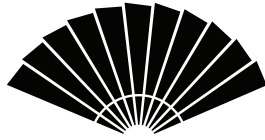
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Birthdays

The Courier's Birthday Page is Proudly Sponsored by

SIDLEY



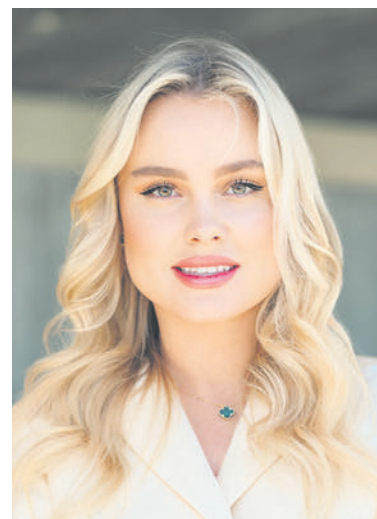
HAPPY BELATED BIRTHDAY
CATHY HAYMES BAKER
August 20



ALEXANDRE ANU
August 22



JAY JENNINGS
August 23



ILONA LAOR
August 24



NORMAN SHORR
August 25



KEKE PALMER
August 26



AARON PAUL
August 27

BEVERLY HILLS COURIER

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). You'll lead with emotional sight. Your heart has vision that extends to the stars or contracts to the microscopic. It even senses the invisible. You'll pick up on what isn't said, the energy behind words or the hidden meaning in an interaction.

TAURUS (April 20-May 20). No more exhausting exchanges. No more contortions to fit what they expect. Sovereignty means nothing in someone else's kingdom. Today's power move is reclaiming your realm, your rhythm, your say.

GEMINI (May 21-June 21). It's OK that not everyone is positive. Negativity can be grounded, practical and even helpful. But today, seek levity. Stick with the people who make you feel hopeful. And if you haven't met them yet, start the search tonight.

CANCER (June 22-July 22). Maybe the "real you" is less a personality and more a frequency. Not a brand. Not a mask. Not a label. Just your own rhythm -- unfiltered, unafraid, unforced. And when you live in that rhythm, everything true can find you.

LEO (July 23-Aug. 22). You're drawn to smart choices today. No need to crack a book or take things apart; your instincts already understand how it all works. You apply this insight effortlessly and make progress without fuss.

VIRGO (Aug. 23-Sept. 22). Your way is golden. Your heart, steady and strong. Your vision, lit with something only you can see. And the world feels it. Your energy draws support; your clarity sparks momentum. It will be easier than ever to get others on board with your plan.

LIBRA (Sept. 23-Oct. 23). You want to spend time in your own way. But which way is that? Lately you've been heavily influenced by another without detecting the persuasion. But you're waking up to it now. And because of this, you'll make a new rule that's all yours.

SCORPIO (Oct. 24-Nov. 21). No rushes, no demands. Those who want everything yesterday will miss the opportunity to learn how it's made, earned and delivered. The origin story is important because it speaks to the integrity (or lack of integrity) in what exists.

SAGITTARIUS (Nov. 22-Dec. 21). You have something to teach those born in

another time, and doing so will bring good fortune to all. Whether older or younger, there's much of value to impart about the experience of your own particular slice of history.

CAPRICORN (Dec. 22-Jan. 19). You're feeling the urge to say something. It's critical, or it's bold. But is it helpful? Sit with it for a while. Let the idea prove itself inside you before risking the ripple it might cause outside of you.

AQUARIUS (Jan. 20-Feb. 18). Relationships are ecosystems, not

isolated events -- and even small changes can create exponential impact. You'll be reminded how adding someone new can trigger chain reactions, reveal truths, shift loyalties, stir emotions, change priorities and affect the whole group.

PISCES (Feb. 19-March 20). You have taken someone into your heart even though you're well aware that even the best-intended people can bruise the hearts they live inside. That's love's risk, and love wouldn't be love without it.



This is Petrick, a 4-month-old, 35-pound Golden Doodle currently available for adoption. If interested in this sweet boy, contact Shelter of Hope at info@shelterhopepetshop.org. Applications for adoption and other dogs that need homes are available online, and any interest is appreciated.

shelterhopepetshop.org

“& Juliet,” from page 6
choreographs “& Juliet” like an MTV musical video of the ‘90s with bumps and grinds and hip hop and unadulterated joy. The cast performs the numbers like they would for a Beyoncé arena show. Only massive self-control keeps you from getting out of your seat and joining them.

What really sells the show is the fabulous cast of every size, shape, color and gender. Their enthusiasm, raucous singing and delightful dancing envelope you from the beginning. There are very few weaknesses. Mateus Leite Cardoso, who plays François/Frankie, Juliet’s Parisian love interest, is a fine singer but as an actor and dancer, he is stiff where he needs to be fluid. In the Los Angeles production, the role of Romeo has been recast, and Ben Jackson Walker, who originated the role on Broadway, is adorably tall, cute and gangly but seems still to be trying to integrate into an ensemble that has been rehearsing together for a while. The duo of Anne Hathaway (also April) and Shakespeare played by Teal Wicks and Corey Mach, respectively, are delightful, engaging, and the whole package when it comes to acting, singing and dancing. They really underpin everything with their personal marriage drama, one that is totally relatable. Supporting players Kathryn Allison as Angelique, Juliet’s faithful nurse, Nick Drake as the gender bending May, and Paul-Jordan Jansen as Lance, François’ father, all add substance and merriment to the convoluted story.

The star and shining light who carries

this frothy production on her adorable off-shoulder blousons is the remarkable Rachel Simone Webb as Juliet. Her talented singing, dancing and acting set the stage on fire, and you will stand and cheer her at the end. Surely a major career on stage, screen and television awaits her.

Director Luke Sheppard keeps everything moving quickly, no small feat when considering the vast number of moving parts. It’s all very seamless. After a seemingly flawless, explosively entertaining first act, it was almost to be expected that the second act suffered from a lull as it tried to regain its footing in the story. David West Read had sung and danced himself into a corner. But recover it did, rousing itself to Juliet’s showstopper, “Roar,” a song originally popularized by Katy Perry. And roar you will at this jukebox musical that Max Martin (a Swede just like the creators of “Mama Mia,” Benny Andersson and Björn Ulvaeus) inspired with his many lyrical creative partners, or “friends,” as he deems them. If you miss it at the Ahmanson, hie thee to the Segerstrom Center for the Arts in Costa Mesa; its next stop.

Now playing through Sept. 7 at the Ahmanson Theatre, 135 N. Grand Avenue. Performances at 7:30 p.m., Tuesday-Thursday; 8 p.m. on Fridays; 2:00 and 7 p.m. on Saturdays; and 1:00 and 7 p.m. on Sundays.

At the Segerstrom Center for the Arts, 600 Town Center Drive, Costa Mesa, from Sept. 9 to 21. ●



Rachel Webb



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

NEWS



Photo by Sean Beckner-Carmitchel

The scene following the carjacking and crash in which Stuart was injured last November

RUSSELL STUART, from page 1
medical expenses, damaged and destroyed property and general damages, arguing in the complaint that the city “negligently, wantonly, recklessly ... and unlawfully proximately caused injury and damages” by not providing sufficient pedestrian safety measures.

In the lawsuit, Stuart alleges that the city had erected K-rails and other barriers near the location of the accident and could have used them as crowd safety measures closer to where the accident occurred.

The suit states that barriers would have served to “protect pedestrians from the reasonable foreseeability of a vehicle jumping the curb, which is a well-known hazard (e.g., due to impaired drivers, distracted drivers, or accidents). These barriers could have been placed in the street at that location to alert drivers that the roadway was closed to through traffic, or on the edge of the sidewalk to protect pedestrians.”

In an email to the Courier, Stuart’s attorney Barry Novack noted that the complaint was filed “only after the city denied our claim for damages for the significant injuries sustained.”

“The city failed to place available K-rails on the sidewalk in a position to protect against vehicles colliding with pedestrians,” Novack wrote, “thereby creating a foreseeable and preventable dangerous condition.”

Beverly Hills City Attorney Larry Wiener expressed his condolences for the incident but stopped short of agreeing to Stuart’s demands.

“We are very sorry about the accident that Mr. Stuart was involved in last November,” Wiener said in a statement to the Courier. “It

was an unfortunate incident where a suspect involved in a nearby carjacking jumped the curb and struck Mr. Stuart with his vehicle. However, Mr. Stuart’s allegation that the city should have K-rail at every intersection to prevent this type of accident is unreasonable. The city will defend the case vigorously.”

The accident occurred in the evening of Nov. 14, 2024. Stuart was purchasing a balloon for his daughter on the street when, according to a statement he gave to the Courier at the time, he heard tires screeching, then woke up in an ambulance.

He was released the following week and told the Courier at the time that he thanked “the good Lord, who not only protected me in that moment, but has shielded my soul.”

Stuart received an outpouring of support on social media following the accident.

Stuart’s wife, Lisa, posted words of gratitude to the community.

“I’m so grateful to the unbelievable number of people that have reached out to me,” she wrote. “The community of Beverly Hills; people don’t understand how tight knit it can be.”

The driver of the vehicle that hit Stuart, 22-year-old James Portul of Pittsburgh, pled guilty shortly after the incident to charges of carjacking and hit-and-run with injury. Portul stole the car by force on the 400 block of North Bedford Drive, then drove it into a building on Wilshire Boulevard after hitting the victims.

He fled on foot but was detained on the 200 block of North Beverly Drive.

Stuart was sworn in as a member of the BHUSD Board in December 2024. ●

SUDOKU 08/22/25 ISSUE								
						5	6	
	7	8			5			
6			2			1		
				3			4	9
4		7				3		6
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		9			3			2
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	4	6						

SUDOKU ANSWERS 08/15/25 ISSUE								
1	2	8	4	3	5	9	6	7
6	3	4	7	8	9	2	5	1
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4	8	2	9	7	1	6	3	5
9	6	1	2	5	3	7	4	8
7	5	3	6	4	8	1	2	9
2	7	5	8	1	6	3	9	4
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PUZZLE ANSWERS 08/15/25 ISSUE														
BOW		THEE			RISE			YUP						
ANET		AEONS		PEDIS				TONE						
ASHY		MISTERS		SCOTT				RUDE						
STAPLER		EXIST		HEROCOP										
AVOW		CRYPTOS			ADAB									
EKE		OKGO		ARFS		NUT								
MET		REALID		SAVEUP		ATE								
OOO		DEMOT		TROLLS		LTR								
JUMP		PERON		PERIL		IWON								
ITALICS		ONKEY		CTSCANS										
KILO		KYOTO		HUEY										
THEGYM		MASSEUR		REDSOX										
WITH		PAIR		HULU		ICBM								
ACHT		OMNIS		BUSES		NOVA								
SKI		ASSIST		ERSATZ		USS								
		STRUT		KARAT		DEIGN								
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HAITI		DYER		EAST		GONNA								
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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
08/22/25 ISSUE

PASSING GLANCES
BY ADAM WAGNER AND CHANDI DEITMER / EDITED BY WILL SHORTZ

Adam Wagner, of Oakland, Calif., is a creative lead at Patreon, a monetization platform for content creators. Chandi Deitmer, of Cambridge, Mass., writes puzzles for Elevate Labs, a brain-training app. They met through an online crossword constructor forum. Adam writes, “We’re both used to being the person in a collaboration who pitches the wild, way-too-ambitious ideas and then relies on the other to talk us back down to earth.” — W.S.

- ACROSS**

1 Helpful site for a D.I.Y’er

5 Thurman of film

8 Need for a transfer of power?

12 Make easier to swallow

16 Basis for a write-off, perhaps

18 Mann who wrote songs for 1999’s “Magnolia”

19 First name in country

21 ... something big and rocky with a Space Force base in it

23 “So weird ...”

24 New York City’s _____ Place

25 Norse mythology’s equivalent of Olympus

26 Really tipsy

27 Be possessive?

28 Auctioneer’s cry

29 ... something pointy grown by Pinocchio

30 Teeming

34 “This is the first truth that _____ thine own tongue was guilty of”: “All’s Well That Ends Well”

36 Mimic

37 Rep who’s not a Rep.

38 Music genre associated with the tellum, or reverse mullet
- 39 ... something conical in a chemistry lab

46 ... something round and metallic with kanji written on it

49 Homes for hogs

50 Run-down

51 Figure (out)

52 Disney snow queen

54 Approves

55 Many a hangout in Boystown, Chicago

56 Tolerate

59 Corner piece

61 Common remote batteries

62 In the style of

63 Children’s game phrase that should start the italicized clues ... or a hint to eight squares in this puzzle

68 [Not another word!]

69 Location marker on a map app

70 Novelist James

71 Mega-store?

72 Alfred E. _____, mascot of Mad magazine

74 Long-running drama with the protagonist Olivia Benson, for short

75 Per _____

77 Nowhere close

81 Hall’s music partner

82 Certain water hazard

84 ... something yellow and happy in a text message

87 ... something soft and melty in a black tub

90 Place with moving exhibits
- 91 Locale for a Snapple fact

92 G.I. grub

93 _____ Hammarskjöld, only posthumous winner of a Nobel Peace Prize

94 Outdoor event with costumes

96 ... something feathery sipping on nectar

101 Final four event

103 Store that sells protein powder

104 Single facial feature

105 One of the Jacksons

107 Onionlike vegetables

110 New home for a “fresh prince” in a 1990s sitcom

111 ... something long and painted on a highway

114 Down in the dumps

115 Pungent

116 Crispy tortilla-based dishes

117 Funerary shroud

118 Excellent, in 1990s slang

119 Elect (to)

120 Herb paired with brown butter in sauces
- 6 First letter of “menorah,” in Hebrew

7 “Let’s raise our glasses!”

8 Fortresses

9 Poet Khayyám

10 Las Vegas’s Harry _____ International Airport

11 Thieves’ place

12 Wedge placed next to a wheel to prevent it from moving

13 Iowan, by another name

14 Sherlock’s younger sister on TV

15 Like the Río de la Plata vis-à-vis the Amazon

17 Noted N.S.A. whistle-blower

18 One going fishing

19 You might get one in a row

20 Contributes

22 Source of some base humor, for short?

26 Fast-food chain founded in New Orleans

29 Some noblewomen

30 Happy, dopey, sneezy, sleepy, grumpy and bashful: Abbr.

31 _____ idéal

32 Ones making “Out!” cries

33 Advanced cautiously, front end first

35 Upgraded with new machinery

39 Several characters in nonfiction?

40 Republican politico Haley

ANSWERS FOUND
IN NEXT WEEK’S
PAPER...

1	2	3	4		5	6	7		8	9	10	11		12	13	14	15		
16				17				18						19				20	
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104								105	106						107			108	109
110								111						112					113
114								115					116						
	117							118					119				120		

- 41 Brendan of “The Mummy”

42 Ballad

43 Held in check

44 Tired

45 Newswoman Phillips

47 “Please rush!”

48 Hole for a shoelace

53 Archer’s protection

55 Fund-raising fete

57 Way around

58 “Take that, loser!”

60 Spanish interjection

61 Smash to smithereens
- 63 “Word has it ...”

64 Sleep, informally

65 Topsy-turviness

66 That group

67 Cheese typically wrapped in paraffin

68 Sort who won’t heed the advice “Don’t look down”?

73 What abuts une côte

74 Diaphanous

76 Can you believe it?

78 An ellipse has two of these

79 Slightly open
- 80 Ready to eat

82 Turn (in)

83 At all, with “the”

85 Out of touch for decades, say

86 Shakespearean potion ingredient

88 Vacillator’s confession

89 Timeless

94 Venice’s _____ Bridge

95 Express Amtrak options

96 Transportation centers

97 Slightly outdo
- 98 Brand of wafer

99 Scrutinize

100 Animated daughter of King Triton

102 “Ridiculous!”

105 Bit of blue on a map of Scotland

106 Otherworldly glow

108 Radiohead’s first #1 album (2000)

109 Holdup

111 Greeting with the hands

112 _____eared

113 Jargon suffix

Police Blotter

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



ASSAULT - SIMPLE

8/18/2025, 3:14 p.m. at 8700 Block of WILSHIRE BLVD.

8/17/2025, 11:44 p.m. at 9800 Block of WILSHIRE BLVD.

8/16/2025, 7:27 p.m. at SUNSET BOULEVARD / N. BEVERLY DRIVE

8/16/2025, 6:12 p.m. at N. RODEO DRIVE / BRIGHTON WAY

8/16/2025, 8:31 a.m. at 100 Block of N. ROBERTSON BLVD.

8/15/2025, 9:30 p.m. at 100 Block of S. ELM DRIVE

8/14/2025, 8:53 p.m. at CHARLEVILLE BOULEVARD / MCCARTY DRIVE

BURGLARY - COMMERCIAL BUILDING

8/15/2025, 12:35 p.m. at 9500 Block of WILSHIRE BLVD.

8/13/2025, 4:50 p.m. at 9100 Block of WILSHIRE BLVD.

8/11/2025, 12:31 a.m. at 9000 Block of WILSHIRE BLVD.

8/8/2025, 2:30 p.m. at 300 Block of N. BEVERLY DRIVE

BURGLARY FROM A MOTOR VEHICLE

8/19/2025, 12:30 p.m. at 8700 Block of CLIFTON WAY

BURGLARY - RESIDENTIAL (COMMON AREA)

8/17/2025, 5:55 a.m. at 100 Block of N. ALMONT DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

8/18/2025, 10 a.m. at 500 Block of ARDEN DRIVE

8/17/2025, 5:40 a.m. at 500 Block of CHALETTE DRIVE

8/13/2025, 12:23 a.m. at 400 Block of N. DOHENY DRIVE

8/10/2025, 3:58 a.m. at 1100 Block of HILLCREST ROAD

8/9/2025, 8:06 a.m. at 1100 Block of HILLCREST ROAD

DUI ARREST

8/7/2025, 9:56 p.m. at N. SANTA MONICA BOULEVARD / N. CANON DRIVE

MOTOR VEHICLE THEFT

8/15/2025, 12 p.m. at 600 Block of ARDEN DRIVE

THEFT - GRAND (FROM VEHICLE)

8/16/2025, 4:30 p.m. at 400 Block of N. BEDFORD DRIVE

THEFT - PETTY

8/16/2025, 4:46 p.m. at 100 Block of N. ALMONT DRIVE

8/16/2025, 12:59 p.m. at 400 Block of N. RODEO DRIVE

8/14/2025, 5:45 a.m. at 9600 Block of OLYMPIC BLVD.

8/13/2025, 10:40 a.m. at 300 Block of S. REXFORD DRIVE

8/9/2025, 7:56 a.m. at 100 Block of S. WILLAMAN DRIVE

8/8/2025, 9:45 p.m. at 600 Block of N. LINDEN DRIVE

8/8/2025, 7:37 a.m. at 100 Block of S. CRESCENT DRIVE

THEFT - PETTY (FROM VEHICLE)

8/19/2025, 10:15 a.m. at 300 Block of N. OAKHURST DRIVE

8/9/2025, 6:30 a.m. at 600 Block of N. CAMDEN DRIVE

VANDALISM

8/14/2025, 5:25 a.m. at 9100 Block of BEVERLY BLVD.

8/13/2025, 10 p.m. at 400 Block of S. REXFORD DRIVE

8/13/2025, 1:30 p.m. at 700 Block of N. RODEO DRIVE

8/11/2025, 1 p.m. at 400 Block of N. CRESCENT DRIVE

8/10/2025, 4:13 p.m. at OLYMPIC BOULEVARD / S. ELM DRIVE

8/6/2025, 10 p.m. at 200 Block of S. LA CIENEGA BLVD.

8/10/2025, 6 p.m. at 100 Block of S. OAKHURST DRIVE

ROBBERY

8/16/2025, 9:08 p.m. at N. CANON DRIVE / S. SANTA MONICA BOULEVARD

THEFT FROM COMMERCIAL BUILDING

8/7/2025, 4:30 p.m. at 400 Block of N. CANON DRIVE

THEFT OF AUTO PARTS

8/14/2025, 6 p.m. at 400 Block of S. MAPLE DRIVE

THEFT - GRAND

8/19/2025, 10:34 a.m. at 9700 Block of WILSHIRE BLVD.

8/8/2025, 3:38 p.m. at S. CRESCENT DRIVE / GREGORY WAY

OBITUARIES

David Peter Arnold

1934 - 2025



Peter Arnold, a Woodbury resident since 1990, died on 14 August 2025 at his home in the attentive care of Danbury Regional Hospice. Born David Peter Arnold on 28 December 1934 in Kansas City, Missouri, he was the only child of David Thornton Arnold and Marjorie Lucille Grable — sister to actress Betty Grable. The family moved soon after to California, where Peter graduated from Beverly Hills High in 1953 and received a BA in English from Fresno State College in 1959.

As a college undergraduate Peter developed a keen interest in photography, becoming an assistant to Fresno-based portrait photographer Paulo Takahashi. Then, while covering the renowned Blue Angels as a stringer for United Press International, Peter was inspired to enlist in the U.S. Navy as a pilot. For four years he flew A4 Skyhawks on and off the aircraft carrier U.S.S. Forrestal. There followed a distinguished 25-year career flying for commercial carrier American Airlines.

Despite his commanding skills in the air, photography remained Peter’s avocation and first love. During his many years in Woodbury, Connecticut, he developed a reputation as the go-to photographer for those running for office as well as for anyone wishing to memorialize a birthday or farewell party. His fine art photography also resulted in several well received shows, and his work in his beloved American southwest, showing off its majestic landscapes and colorful inhabitants, earned him his greatest accolades among those who acquired his work.

If photography was Peter’s first love, baking exquisite desserts was a close second. No one privileged to taste his heavenly bûche de Noël (yule log) or lemon tart ever doubted his mastery of kitchen confectionery.

Peter’s first marriage, to Betty Letts, ended in divorce. In addition to his son, Peter Thornton Arnold, from his first marriage, Peter is survived by his wife, Penny Hartzell, whom he married in 1999; a stepdaughter, Glory Mongin; two grandchildren, Maddie Arnold and Philip Arnold; and two step grandchildren, Oliver Mongin and Rosie Mongin.

In lieu of flowers consider a contribution to Danbury Regional Hospice at regionalhospicect.networkforgood.com. A party to celebrate Peter’s life will be held at a later date.

Online condolences may be left at:
www.munsonloveterefuneralhome.com

PUBLIC NOTICES

T.S. No.: 2024-01188-CA-REV

A.P.N.:5530-005-026

Property Address: 7505 HAMPTON AVE #4, WEST HOLLYWOOD, CA 90046

NOTICE OF TRUSTEE’S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要
고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP L’U Y: KÈM THEO ĐẦY L’U BÀN TRÌNH BÀY TÒM LƯOC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/30/2009. 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.

Trustor: JULIA S. KIM, A WIDOW

Duly Appointed Trustee: Western Progressive, LLC

Deed of Trust Recorded 11/05/2009 as Instrument No. 20091667272 in book ---, page--- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 10/07/2025 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 774,834.04

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THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER’S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 7505 HAMPTON AVE #4, WEST HOLLYWOOD, CA 90046

A.P.N.: 5530-005-026

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 774,834.04.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

If the Trustee is unable to convey title for any reason, the successful bidder’s sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused

PUBLIC NOTICES

a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2024-01188-CA-REV. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,”

PUBLIC NOTICES

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 (855)-976-3916, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2024-01188-CA-REV to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Western Progressive, LLC, as Trustee for beneficiary

C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Date: August 12, 2025

Trustee Sale Assistant

BHC published 08/22/25, 08/29/25, 09/05/25

PUBLIC NOTICES

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

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

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

FICTITIOUS BUSINESS NAME STATEMENT 2025170481 The following is/are doing business as: DOWNSIZING LA 150 S. EL CAMINO DR STE 300 BEVERLY HILLS, CA 90212; Chad Horwitz 10523 Ashton Ave. Apt 302 Los Angeles, CA 90024; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed ON AUGUST 2025: Chad Horwitz, Owner; Statement is filed with the County of Los Angeles: August 18, 2025; Published: August 22, 29 September 5, 12, 2025 LA/CC

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
CASE NO: 25NWCP00387
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

In the Matter of the petition of: Wayne Hernandez To all interested person(s): Petitioner: Wayne Hernandez current residence address: 7715 California Ave. #A, Huntington Park, CA 90255 filed a petition with the Superior Court of California, County of Los Angeles, Norwalk Courthouse, 12720 Norwalk Ave 90650, on August 7, 2025 for a Decree changing names as follows: Present Name: Wayne Hernandez Proposed Name: WENDY HERNANDEZ 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: October 3, 2025 Time: 8:30am Dept: R Room: 606 The address of the court is: Superior Court of California, County of Los Angeles, Norwalk Courthouse, 12720 Norwalk Ave 90650, Reason for name change: Petitioner is already known by his/her proposed name wishes to be known by his/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: Wayne Hernandez Judge of the Superior Court: Lee W. Tsao David W. Slayton, Executive Officer/Clerk, Dated: August 7, 2025 BHC - August 15, 22, 29, September 5, 2025

Public Notices

COUNTY OF LOS ANGELES DEPARTMENT OF TREASURER AND TAX COLLECTOR

Notice of Divided Publication

NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULT LIST (DELINQUENT LIST)

Made pursuant to Section 3371, Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Elizabeth Buenrostro Ginsberg, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2023, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2022-23 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2022-23 taxes remain defaulted after June 30, 2026, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2027. All other property that has defaulted taxes after June 30, 2028, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2029. The list contains the name of the assessee and the total tax, which was due on June 30, 2023, for tax year 2022-23, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at tfc.lacounty.gov or contact us at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 7, 2025.

ELIZABETH BUENROSTRO GINSBERG TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES STATE OF CALIFORNIA

Assesseees/taxpayers, who have disposed of real property after January 1, 2022, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2023, for the taxes, assessments, and other charges for the Tax Year 2022-23:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2023 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2022-2023. AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

ADAMIAN, GEORGE A AND ALICE TRS ADAMIAN FAMILY TRUST 4388-019-016 \$69,660.75

AMERICAN HEART ASSOCIATION 4388-004-017 \$171.22

ARZANIPOUR, DANNY SITUS 1820 BENECIA AVE 202 LOS ANGELES CA 90025-5028 4319-009-159 \$22,006.49

ATTIAE, SHAHRIAR A AND CAPITANO, DANIELLA M SITUS 8787 SHOREHAM DR NO 1102 WEST HOLLYWOOD CA 90069-2212 5559-006-119/S2022-010 \$8,048.00

AVILA, CHRISTINE A SITUS 2740 HUTTON DR LOS ANGELES CA 90210-1216 4385-012-006 \$105,656.91

AWAD, MARK H 4357-007-017 \$28,151.68

BENCOHEN, FARSHID AND SHARON TRS BENCOHEN TRUST SITUS 10211 CLEMATIS CT LOS ANGELES CA 90077-2107 4382-032-130 \$724.98

BEVERLY HILLS INVESTORS INC SITUS 8666 HOLLYWOOD BLVD LOS ANGELES CA 90069-1416 5559-015-004/S2021-010 \$58,998.44

BEYCHOK, MARK 4371-019-037 \$5,956.71

BOVERO, MICHAEL TR BOVERO DECD TRUST AND HESTER, EMILIA E 4371-033-011 \$1,272.36

BOWMONT INVESTMENTS LLC SITUS 2600 N BOWMONT DRIVE LOS ANGELES CA 90210-1815 4388-012-063 \$300,490.37

BRAUN, DENNIS E SITUS 960 LARRABEE ST 326 W HOLLYWOOD CA 90069-3949 4339-015-170 \$9,191.56

BROWN, MICHAEL C SITUS 2437 GREENVALLEY RD LOS ANGELES CA

90046-1435 5564-010-029/S2022-010 \$87,271.65

BUSRAN, LOURDES S AND MARTINEZ, ANNABELLE AND ROMEO 4380-018-014 \$1,854.79

CASEY, MICHAEL G AND SUSAN C 4371-035-003 \$873.55

CC ESTATES 880 4 LLC SITUS 853 LARRABEE ST NO 15 W HOLLYWOOD CA 90069-4514 4339-019-051/S2021-010/S2022-010 \$49,135.17

CEM PROPERTIES LLC SITUS 520 N REXFORD DR BEVERLY HILLS CA 90210-3310 4341-030-012 \$272,293.94

CHARNO, ANNA TR ANNA CHARNO TRUST AND ITKIN, GARRY TR GARRY ITKIN TRUST SITUS 13345 MULHOLLAND DR LOS ANGELES CA 90210-1141 2386-001-015 \$20,657.76

CHENG, BERNARD SITUS 220 S RODEO DR BEVERLY HILLS CA 90212-3804 4328-031-029 \$61,666.08

CHOU, DAVID AND PHOEBE SITUS 175 N SWALL DR APT 202 BEVERLY HILLS CA 90211-1997 4335-029-093 \$25,626.60

DALDUMYAN, ARTAK 2384-002-014/S2021-010/S2022-010 \$23,395.67

DONATI, VIRGIL SITUS 9005 CYNTHIA ST NO 204 WEST HOLLYWOOD CA 90069-4834 4340-023-079 \$5,693.84

DONOVAN, ARCHIE 5558-018-010/S2021-010 \$4,180.12

DUMONTET, CHRISTIAN R TR CHRISTIAN R DUMONTET TRUST SITUS 1700 N QUEENS ROAD LOS ANGELES CA 90069-1401 5558-023-009 \$256,179.39

E S G HOLDINGS INC SITUS 1380 DAVIES DR LOS ANGELES CA 90210-2041 4357-015-050 \$277.14

EASTHILL S A SITUS 1362 ANGELO DR LOS ANGELES CA 90210-2016 4357-004-018 \$13,301.55

FOX, JILL E TR AND JILL E FOX FAMILY TRUST SITUS 1636 QUEENS RD LOS ANGELES CA 90069-1430 5558-022-026/S2021-020 \$18,550.16

FRISCH, JONAH M TR JANIS M FRISCH TRUST AND FRISCH, J TR DAVID M FRISCH TRUST 4341-036-009 \$1,468.45

GALLAY, CHARLES SITUS 1271 BEVERLY ESTATE DR LOS ANGELES CA 90210-2148 4356-013-007 \$20,364.94

GERSHOVICH, GREG TR J STAIGER TRUST SITUS 120 N DOHENY DR 202 LOS ANGELES CA 90048-2819 4335-005-033 \$26,543.76

GOLCHEH, HEDAYAT SITUS 100 S DOHENY DR NO 70 LOS ANGELES CA 90048-2955 4335-008-151 \$17,616.79

GOODRICH, STEVEN AND HARKINS, AMY AND HARKINS, RUTH SITUS 1922 COMSTOCK AVE LOS ANGELES CA 90025-5109 4319-013-035 \$70,102.01

GORDON, ROGER CO TR ET AL HANNAH GORDON DECD TRUST SITUS 132 S REEVES DR BEVERLY HILLS CA 90212-3009 4331-001-019 \$166,679.20

SITUS 417 N DOHENY DR BEVERLY HILLS CA 90210-4002 4335-006-037 \$73,312.68

GORDON, ROGER TR HANNAH GORDON DECD TRUST AND GORDON, R CO TR GORDON DECD TRUST SITUS 128 S REEVES DR BEVERLY HILLS CA 90212-3036 4331-001-020 \$198,585.87

GURSEY, JEREMY SITUS 10079 WESTWANDA DR LOS ANGELES CA 90210-1428 4383-025-019/S2021-010/S2022-010 \$19,576.92

GUTTMAN, PHILLIP L CO TR GUTTMAN FAMILY TRUST SITUS 300 N SWALL DR UNIT 253 BEVERLY HILLS CA 90211-4736 4335-020-031/S2022-010 \$17,149.36

HAKIMI SHAVALIAN, ORLY TR ORLY HAKIMI SHAVALIAN TRUST SITUS 320 N MAPLE DR # 303 BEVERLY HILLS CA 90210-3806 4342-004-052 \$30,250.42

HATAMI, SELINKA 4380-003-032 \$423.82

HENRY, JOHN AND DAVIS, NIKKI AND DAVIS, PAMELA SITUS 3947 BENEDICT CANYON DR LOS ANGELES CA 91423-4625 2272-015-011 \$56,427.99

HILL VIEW LLC SITUS 235 S REEVES DR 204 BEVERLY HILLS CA 90212-4068 4331-003-052 \$74,115.03

HOUSE ON THE HILL LLC SITUS 9291 FLICKER PL LOS ANGELES CA 90069-1726 5561-021-007/S2022-010 \$117,284.67

HUIZENGA, ROBERT SITUS 1546 VIEWSITE TER LOS ANGELES CA 90069-1324 5558-006-030 \$289,272.61

JALALI, YOUSEF AND CHARISSA TRS Y AND C JALALI TRUST 2274-020-023 \$4,924.14

JUNG, ANDREW K AND KIM, SUSAN Y 4383-007-015 \$15,281.38

KARIM, SAMIR AND SHIVJI, ZAHRA SITUS 1920 S BEVERLY GLEN BLVD NO 106 LOS ANGELES CA 90025-5161 4319-008-077/S2022-010 \$2,063.21

KELLEY, CATHERINE A TR MS HASNOK TRUST SITUS 10327 MISSOURI AVE NO 103 LOS ANGELES CA 90025-6903 4319-009-059 \$55,899.42

KHANLOU, PIROUZ CO TR KHANLOU BLAIR FAMILY TRUST SITUS 1740 RIAL LN LOS ANGELES CA 90077-2702 4371-003-011 \$43,370.52

KIM, SHEROUM L SITUS 1131 ALTA LOMA RD NO 317 WEST HOLLYWOOD CA 90069-2434 5559-001-099 \$7,637.23

KRAIEMS, MOSHE TR ALMONT PROPERTY TRUST SITUS 241 S ALMONT DR BEVERLY HILLS CA 90211-2506 4331-027-011 \$49,545.22

LANE FAMILY PROPERTIES LLC SITUS 9617 HIGHLAND GORGE DR LOS ANGELES CA 90210-2317 4355-017-035 \$74,699.20

LARI, MOOSSA SITUS 1734 COLDWATER CANYON DR LOS ANGELES CA 90210-2407 4352-005-045 \$97,149.02

LASER, JOHN E SITUS 3329 COY DR LOS ANGELES CA 91423-4527 2274-022-050/S2022-010 \$18,694.10

LAVAE, DANIEL M CO TR LAVAE FAMILY TRUST SITUS 303 N ALPINE DR BEVERLY HILLS CA 90210-4906 4342-018-010 \$131,577.68

LOHR-SCHMIDT, BERNDT 4380-018-015 \$99.83

LUKIANOV, GENE AND JERALDINE SITUS 8821 WONDERLAND PARK AVE LOS ANGELES CA 90046-1456 5564-010-038 \$6,404.96

MAINE, JOSEPH SITUS 8787 SHOREHAM

DR NO 910 WEST HOLLYWOOD CA 90069-2230 5559-006-107/S2021-010/S2022-010 \$4,892.80

MAJDI, HOSSAIN M ET AL SITUS 818 N DOHENY DR NO 701 WEST HOLLYWOOD CA 90069-4858 4340-018-092 \$12,769.15

MANCINI, ROBERTO SITUS 1218 HILLDALE AVE LOS ANGELES CA 90069-1823 5560-024-012 \$52,866.70

MANSOUR, AMIR B TR AMAN TRUST 2386-021-001 \$4,977.70

SITUS 13652 OAK CANYON AVE LOS ANGELES CA 91423-4723 2386-021-002 \$74,387.54

MATLOOB, SASHA SITUS 1568 VIEWSITE DR LOS ANGELES CA 90069-1323 5558-006-016 \$84,845.45

MCKEE, MARIA G SITUS 930 N DOHENY DR 416 WEST HOLLYWOOD CA 90069-3182 4340-024-133/S2021-010/S2022-010 \$352.06

MENKEN, ROBIN TR ROBIN MENKEN TRUST SITUS 1208 HILLDALE AVE LOS ANGELES CA 90069-1823 5560-024-010 \$64,352.84

MILACA INVESTMENTS LLC SITUS 4034 MILACA PL LOS ANGELES CA 91423-4423 2274-002-025 \$56,624.93

MILO COMPANY LIMITED SITUS 9770 WENDOVER DR LOS ANGELES CA 90210-1228 4385-008-019 \$57,372.15

MULHOLLAND BH PARTNERS LLC SITUS 13331 MULHOLLAND DR LOS ANGELES CA 90210-1147 2386-001-011/S2021-010 \$527,109.57

NEBBITT, AUSANTA 4371-018-006 \$688.30

NEMAN, RAMIN AND MICHELLE TRS SKP NEMAN TRUST SITUS 1147 PICKFAIR WAY BEVERLY HILLS CA 90210-2247 4348-013-023 \$5,305.06

NERO, OLGA SITUS 2700 ANGELO DR LOS ANGELES CA 90077-2102 4382-025-053/S2020-010 \$92,848.79

NK STUDIO CITY LLC SITUS 1053 N HILLCREST RD BEVERLY HILLS CA 90210-2612 4391-030-038 \$159,901.00

NODA, EASTER K TR EASTER K NODA TRUST SITUS 611 N DOHENY DR BEVERLY HILLS CA 90210-3526 4341-032-048 \$21,898.28

OCASIO, PATRICIA M 4371-027-009/S2021-030/S2022-010 \$1,011.35

PANDJAITAN, MARULI AND IRMGARD 4371-032-029 \$2,011.39

PAPPAS PROPERTIES LLC SITUS 904 HILLDALE AVE WEST HOLLYWOOD CA 90069-4426 4340-004-026 \$79,022.45

PARTOVY, RAMIN SITUS 509 N ELM DR BEVERLY HILLS CA 90210-3418 4341-022-023 \$242,317.28

PEZZULLO, RALPH AND JESSICA 4383-025-014 \$53,035.32

PINECREST INVESTMENTS LLC 2272-026-023 \$8,073.15

QUIET VIEW PROPERTIES LLC SITUS 9364 BEVERLY CREST DR LOS ANGELES CA 90210-2504 4352-011-029/S2021-010 \$142,887.47

ROBIAM DEVELOPMENTS LLC 2274-014-023 \$9,515.36

2274-014-024 \$4,291.54

RUSH AIR SERVICE LLC 4388-010-026 \$44,452.93

RUSSELL, DARNELL JR 4380-021-026/S2021-010/S2022-010 \$787.60

SCHAEFFER, DARREN TR DARREN SCHAEFFER TRUST AND SCHAEFFER, IRWIN SITUS 1664 SUNSET PLAZA DR LOS ANGELES CA 90069-1354 5558-012-013 \$144,183.45

SEGULYEV, BARRY L ET AL VIEAU, SANDRA J 4371-029-001 \$1,235.49

SHABY PROPERTIES LLC SITUS 507 N CAMDEN DR BEVERLY HILLS CA 90210-3201 4345-027-001 \$1,146.14

SHEMIAN, MORIS AND ESTELA TRS SHEMIAN FAMILY TRUST SITUS 380 TROUSDALE PL BEVERLY HILLS CA 90210-1902 4391-016-004 \$198,560.71

SM PROPERTIES DEVELOPMENT LLC SITUS 3457 N CAMINO DE LA CUMBRE RD LOS ANGELES CA 91423 2274-021-031 \$125,655.46

TORO HOLDINGS LLC SITUS 1326 LONDONDERRY VIEW DR LOS ANGELES CA 90069-1353 5559-019-014 \$217,437.33

VALENCIA, BYRON S TR VALENCIA FAMILY TRUST 2384-021-059 \$3,561.86

2384-021-060 \$3,574.76

2384-021-061 \$2,455.22

VIEAU, SANDRA J ET AL SEGULYEV, BARRY L 4371-027-021 \$203.95

VILLALUZ, JOSE R, JR AND ERLINDA S SITUS 1131 ALTA LOMA RD NO 114 WEST HOLLYWOOD CA 90069-2426 5559-001-035 \$3,732.85

WEST CENTRAL LAND LLC 4380-017-028/S2022-010 \$552.35

YANG, KAILI P TR LI L YANG DECD TRUST SITUS 120 S CRESCENT DR NO 301 BEVERLY HILLS CA 90212-3142 4331-008-067 \$31,039.47

ZAKHOR, AFSHIN AND NAZY 4392-003-016 \$7,654.02

1102 GOOD KARMA LLC SITUS 838 N DOHENY DR NO 903 WEST HOLLYWOOD CA 90069-4850 4340-019-080/S2021-010/S2022-010 \$40,381.18

1407 BEVERLY GLEN LLC 4371-015-010 \$5,652.05

3802 HOLLYLINE LLC SITUS 3802 HOLLYLINE AVE LOS ANGELES CA 91423-4602 2272-002-030 \$46,435.55

385 TROUSDALE PLACE LLC SITUS 385 TROUSDALE PL BEVERLY HILLS CA 90210-1902 4391-015-016 \$330,117.56

73DT BUSINESS PROPERTIES LLC SITUS 432 N OAKHURST DR 103 BEVERLY HILLS CA 90210-4253 4342-037-004 \$75,302.20

SITUS 432 N OAKHURST DRIVE 203 BEVERLY HILLS CA 90210 4342-037-012 \$70,775.92

CN119763 512 Aug 22,29, 2025

WE PUBLISH DBA's, SUMMONS NAME CHANGE, BIDS, NOTICE TRUSTEE's AND OBITUARIES FOR MORE INFO CALL US AT 310-278-1322

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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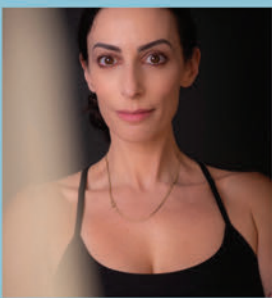
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Tu | 9/2 - 9/30
11:15am - 12:30pm
\$125 (R) / \$154 (NR)
Class Code: 12299
Min. Participants: 8

FALL 2
TAI CHI & QIGONG [18+]
Tu | 11/18 - 12/9 (No class 11/11)
11:15am - 12:30pm
\$125 (R) / \$154 (NR)
Class Code: 12300
Min. Participants: 8

FALL 3
TAI CHI & QIGONG [18+]
Th | 9/4 - 10/2
11:15am - 12:30pm
\$125 (R) / \$154 (NR)
Class Code: 12301
Min. Participants: 8

FALL 4
TAI CHI & QIGONG [18+]
Th | 11/15 - 12/13 (No class 11/27)
11:15am - 12:30pm
\$125 (R) / \$154 (NR)
Class Code: 12302
Min. Participants: 8

FALL 5
TAI CHI & QIGONG [18+]
Su | 9/8 - 10/4
9:15am-10:30am
\$125 (R) / \$154 (NR)
Class Code: 12303
Min. Participants: 8

FALL 6
TAI CHI & QIGONG [18+]
Su | 11/15 - 12/13 (No class 11/27)
9:15am-10:30am
\$125 (R) / \$154 (NR)
Class Code: 12304
Min. Participants: 8

ABOUT THE INSTRUCTOR
Samuel Barnes, director of Tai Chi Works Studio and the Qigong Healing Institute in Beverly Hills, has over 42 years of experience teaching Tai Chi and other Eastern health practices. He has taught at UCLA, traveled in China and Tibet, and lectures internationally with the National Qigong Association and the World Congress on Qigong, Tai Chi, and Traditional Chinese Medicine.





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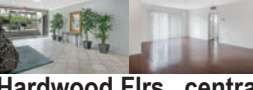
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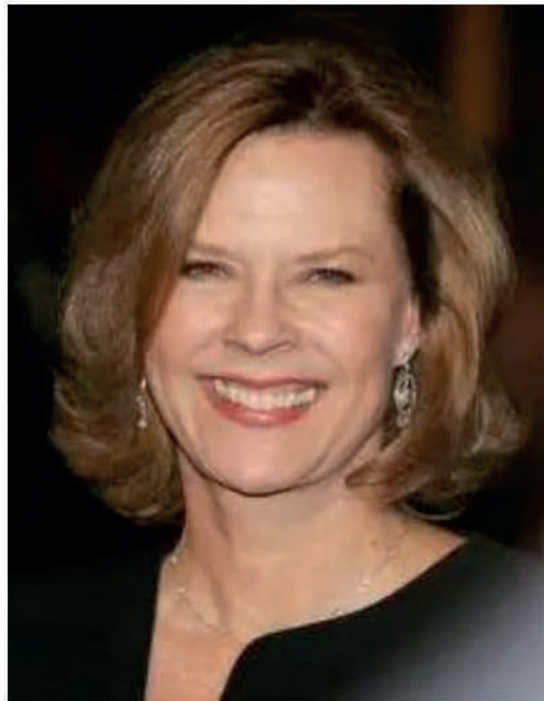
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