# BEVERLY HILLS COURIER

VOLUXI NO. 36

SEPTEMBER 5, 2025

THE NEWSPAPER OF RECORD FOR BEVERLY HILLS

BEVERLYHILLSCOURIER.COM

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### THE WEATHER, BEVERLY HILLS CA

ථ	Friday	84°   64°
<del>\</del>	Saturday	84°   64°
<del>\</del>	Sunday	85°   64°
<u>~</u>	Monday	82°   64°
<u>~</u>	Tuesday	79°   64°
<u>~</u>	Wednesday	78°   63°
<del>\</del>	Thursday	77°   63°

# BHUSD Reverses Course on Israeli Flag Display

BY JESSICA OGILVIE

The Beverly Hills Unified School District (BHUSD) Board has passed a resolution banning the display and flying of most flags on district property.

The unanimous vote, taken at a special

board meeting on Aug. 29, came in response to Superintendent Dr. Alex Cherniss' overturning of a board resolution adopted on Aug. 26, which stated that in honor of Jewish American Heritage Month, all schools and facilities in the district "will display the flag of the State of Israel ... throughout the month

of Mav."

Cherniss overruled that resolution in less than 24 hours, stating that his decision was made with concern for "the safety and security of our students."

Speaking at the special meeting on Aug. See FLAG DISPLAY, page 3



Photo by Jessica Ogilvie

Buildings and facilities in the district are subject to a new resolution regarding flag display.

# BHUSD Superintendent Focuses on Academic Achievement in New School Year



Dr. Alex Cherniss

BY JESSICA OGILVIE

Beverly Hills Unified School District (BHUSD) Superintendent Dr. Alex Cherniss began his tenure in April. Now, as he looks ahead to his first full year leading the district, his focus, he told the Courier in an exclusive interview, is on student achievement and academic rigor.

"When I got here, one of the things I noticed was that we had a lot of kids that weren't at grade level ... we're going to close those achievement gaps," he said, "and that's going to be the primary focus this year."

Cherniss' time at BHUSD began not as superintendent but as a math teacher at Beverly Vista Middle School. He then worked as an administrator in the district before leaving to serve as the superintendent See CHERNISS, page 7

# Short-Term Rental Exemption Moves to Planning Commission

BY JESSICA OGILVIE

Members of the Beverly Hills Cultural Heritage Commission submitted recommendations regarding an exemption for owners of single-family homes designated as historic landmarks that would allow those owners

See SHORT-TERM RENTAL, page 13

Award-Winning
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years of service to the community 1965-2025

# Courier Calendar

NOW - SEPT. 14 GETTY CENTER: "LINES OF CONNECTION: DRAWING AND PRINTMAKING" TUES.-FRI., SUN. 10 A.M.-6:30 P.M. SAT. 10 A.M.-9 P.M.

The Getty presents "Lines of Connection: Drawing and Printmaking." In Europe, drawing and printmaking had rich interconnected histories evolving from the 15th centurywhen drawing and printing rose to prominence-to the 19th, when photography and notions of originality significantly altered their relationship. This major loan exhibition tells the story of how artists worked creatively on paper, crossing boundaries between media and challenging traditions. Bringing the exhibition's themes to the present, a display of LA-based artist Toba Khedoori's works examines how drawing and printmaking intersect in her practice. Admission to The Getty is free. It is located at 1200 Getty Center Drive, Los Angeles. getty.edu

updates on the featured businesses.

### 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 singersongwriter, Molly Bergman. Individual tickets are \$250. The Skirball Cultural Center hosts this event and is located at 2701 Sepulveda Blvd., Los Angeles. lagrh.org

### SEPT. 7 SOCCERFEST 2025 4-7 P.M.

Celebrate 50 years of AYSO youth soccer in Beverly Hills at this free community festival on Sept. 7, 4-7 p.m. at La Cienega Park. Highlights include a live DJ, food trucks, retro games, soccer activities for all ages, and a special welcome from the Mayor and City Council. The first 150 guests receive exclusive goodie bags. Attendees can RSVP online. aysoregion76.eventbrite.com

### SEPT. 14 THE WALLIS: MARTÍN + ALTSTAEDT + SCHUMAI

MARTÍN + ALTSTAEDT + SCHUMANN 4 P.M.

LACO opens its 2025/26 season with a concert of classics led by Jaime Martín. "The Hen" symphony sets the stage with Haydn's characteristic wit and drama, followed by the Los Angeles debut of acclaimed cellist Nicolas Altstaedt performing Schumann's lyrical Cello Concerto. Finally, fate comes knocking at the door with the four iconic notes of Beethoven's Symphony No. 5—the brilliant motif that launched music history into a powerful new beginning. Tickets range from \$75-\$155. The Wallis

is located at 9390 N. Santa Monica Blvd., Beverly Hills. thewallis.org

### **OCT. 9**

# FRENCH HERITAGE SOCIETY: "CHAMPAGNE, MUSIC, AND THE MOVIES"

6-8 P.M.

Questions? Email info@beverlyhillschamber.com

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 Credit:

@takpro

### FLAG DISPLAY, from page 1

29, Cherniss added that his decision was also based in part on "misinformation" about the district's intent.

"This is a highly charged issue, to the point where we were receiving a lot of inappropriate feedback from people from all over, and so that's how we got to where we are," he said.

The resulting Aug. 29 resolution, which purported to clarify the district's stance on flying and displaying flags, states that the only flags that may be flown or displayed on district property, including in classrooms, are the United States of America flag, the California flag, the city of Beverly Hills flag and BHUSD or individual school flags.

The resolution states that it does not restrict students and student activities, college or career activities or PTA events and programs, including multicultural celebrations.

The board's Aug. 26 resolution was presented as an initiative to combat antisemitism. In addition to the edict to display the Israeli flag during the month of May, the resolution recognizes May as Jewish American Heritage Month, memorializes events of the Holocaust and Oct. 7 and adopts the International Holocaust Remembrance Alliance's working definition of antisemitism.

Board President Rachelle Marcus and Board Member Amanda Stern voted against the Aug. 26 resolution because of the Israeli flag mandate. It passed in a 3-2 vote.

At the Aug. 29 special meeting, Stern spoke about the backlash generated by the order to display the Israeli flag during the month of May, stating that she received over 480 messages containing "highly negative, vulgar, antisemitic comments" in the course of the three days following the vote.

"I don't know if you guys anticipated the amount of undue stress and self-inflicted wounds this did to our standing as a district," she said. "I'm embarrassed by the media. I am embarrassed that several law enforcement folks and leaders in the city expressed deep concern for the hate mail they got ... so while I know you guys never wanted to occasion that, I feel that it was a wild miscalculation of what this would do."

During public comment on Aug. 29, multiple members of the community brought up a concern that the board used fears about antisemitism to surreptitiously ban the display of the LGBTQ+ Pride flag.

The concern stems in part from the board's Aug. 26 discussion. At that meeting, Board Vice President Judy Manouchehri stated that she and Marcus considered whether excluding the display of the Israeli flag was in conflict with mandating the display of the Pride flag, and that both women wanted to broach the subject with the entire board.

Manouchehri was referencing a resolution passed in June 2021, in which the then-sitting board voted to display the Pride

flag during the month of June. That board recognized June as Lesbian, Gay, Bisexual, Transgender and Queer Pride Month.

"The only other resolution that we have is the one for the month of June ... that included a flag," Manouchehri said on Aug. 26. "One thing that [Marcus] and I discussed, we believed we had to be even-handed in our approach."

Speaking during the public comment period, Beverly Hills resident Daniel Lifshitz suggested that the attempt to ban most flags was a means to ban the Pride flag.

"Today's measure is a chance to ban indirectly what the board's right-leaning majority simply doesn't have the guts or political capital to attempt banning directly," he said. "There was no public appetite to do away with Pride flags, so you endangered our community with a forced controversy, to make bigoted lemonade out of lemons, to use your bumbling error as a collateral attack on the LGBTQ community."

Stern and Manouchehri exchanged tense words during the Aug. 29 meeting. Following her comments about the fallout of the attempted Israeli flag mandate, Stern asked all board members about their stance on the Pride flag.

"I do want to ask you all directly, do you personally, professionally, want to get rid of the Pride flag?" she said.

Manouchehri was the only board member to reply to the question. She did not offer a direct answer as to her stance on the Pride flag in her response. Manouchehri instead expressed her general support for the LGBTQ+ community.

"To suggest that our LGBQT [sic] community should think that we are out there for them and we are against them after the three years that I've been on the board and I've loved, and continue to love, every student and every community member that has ever approached me," she said, "I am truly offended, and I ask you to stop right there."

In a written comment to the Courier, Stern expressed confidence that the board will be able to act in harmony in the future.

"The unfortunate backlash to the passage of the resolution, which I believe was posed in good faith to combat unprecedented levels of antisemitism and to commemorate important days in May, ultimately had nothing to do with a very different resolution which takes place in June, coincidentally, when school is not in session," she said. "Moving forward, I am optimistic that board members will find common ground so that students, families, staff and administrators can find meaningful ways to celebrate Pride Month in June." •



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# Volunteers Prepare for Memorial | Burton Way Builder's Remedy Ceremony

On Sept. 11 at 5:30 p.m., Beverly Hills will remember the victims of the Sept. 11, 2001, terrorist attack. A ceremony will take place at the Beverly Hills Fire Station at 445 N. Rexford Drive.

In preparation for the annual ceremony, a team of volunteers worked on the beam at the 9/11 Memorial over the Labor Day weekend.

The bent steel beam was salvaged from the World Trade Center, and must be treated each year to slow down the rust. Pictured are Reggie Sully, Carla, Ava and Aria Vega, and Shane, Peter and Timmy Fermelia.



Photo courtesy of Sergio Rodriguez and Octavio Morales

# Project Increases to 26 Stories



Rendering Courtesy Crescent Heights

A Builder's Remedy project on Burton Way will now include six additional stories.

BY JESSICA OGILVIE

A Builder's Remedy project located at 8844 Burton Way has submitted revised plans to the city that increase the building's overall

height and square footage.

The mixed-use development, which is being built by developer Crescent Heights, was originally proposed to be 20 stories and 223 feet tall. The new plans propose

# **BEVERLY HILLS Community Services** DAY OF WELLNESS

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In partnership with the City of Beverly Hills Community Services Department, the Human Relations Commission and the Health and Safety Commission.

BEVERLY HILLS COURIER

a building that reaches 26 stories and just over 309 feet.

Residential density in the building has not changed from the originally proposed 200 units, ranging in size from studios to three-bedroom apartments. Of those, 22 units will be earmarked for affordable housing, up from 20 in the previous proposal. The affordable units will include 14 reserved for extremely low-income households and eight for moderately low-income households.

The newly revised plans for the Burton Way development also include 318 parking spaces, 24 bicycle parking spots and 42,226 square feet of open space, including a rooftop deck. The building will occupy 492,029 square feet in total.

According to the website for LARGE Architecture, the firm designing the project, the development will also include private theaters, yoga studios and clubhouses.

The development is one of 14 Builder's Remedy projects currently under review by Beverly Hills. Several are involved in lawsuits against the city, while others have received one or more notices that their applications are incomplete.

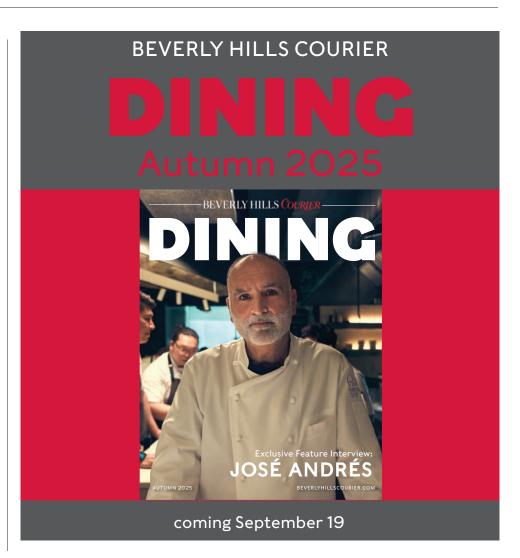
Revised plans for 8844 Burton Way were submitted in March of this year, and again in July.

"We're excited to bring a world-class project like 8844 Burton to Beverly Hills," said Elliott Kahn, a partner at Crescent Heights, in a statement to the Courier. "It includes 200 much needed homes at a variety of price points, including severely lacking affordable housing. On one of the most prominent multi-family corridors of Beverly Hills, the wide landscaped medians and bike lanes are uniquely suited to this exact kind of multi-family housing."

Developer Crescent Heights is not the first builder in Beverly Hills to expand their vision in recent months. In August, a Builder's Remedy project at 125-129 South Linden Dr. submitted revised plans that brought the development's height from 19 to 36 stories, with 20 new residential units and seven new hotel rooms.

That same month, Los Angeles Superior Court Judge Curtis A. Kin ordered the city to process the application for the development on South Linden Drive, finding Beverly Hills in violation of the state's Housing Accountability Act and Permit Streamlining Act.

Kin's decision regarding South Linden Drive is expected to set a precedent for other, similar complaints. •







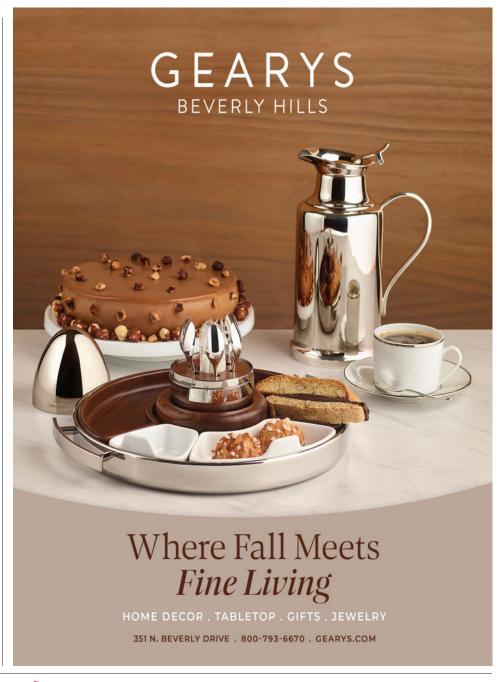
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# Community

# NASA Astronaut Addresses Rotary Club of Beverly Hills

The Rotary Club of Beverly Hills welcomed a special speaker to its last luncheon of August, NASA Astronaut Garrett Reisman. A veteran of all three Space Shuttles: Endeavour, Discovery and Atlantis, Reisman regaled his audience with stories about training exercises, space walks, and life on the International Space Station for a total of more than 100 days.



Photo courtesy Tiffany Davis

# BHHS Holds Back to School Night



Beverly Hills High School (BHHS) welcomed families back to campus on Sept. 2 for its annual Back to School Night. The evening included teacher meetings and discussions about curriculum, academic expectations, and support resources.

"At BHHS, we believe in living each day

with intention, academically, socially, and emotionally," she said. "Back to School Night allows us to strengthen the connections that make that possible and set the tone for a positive, productive year," said BHHS Principal Loan Srisraka.





Scandia Home Beverly Hills 332 N. Beverly Drive | 310.860.1486 beverlyhills@scandiahome.com

### CHERNISS, from page 1

at Palos Verdes Peninsula Unified School District and, most recently, as superintendent at Placentia-Yorba Linda Unified School District.

Now, he's bringing his robust experience to bear in Beverly Hills with an eye towards raising test scores and ensuring that the city's students are where they need to be.

According to state testing results, approximately 31% of Beverly Hills students in grades three through eight as well as grade 11 did not meet grade-level standards in English Language Arts in 2024, and approximately 42% fell below grade level in math.

The scores are a holdover from the COVID-19 pandemic, Cherniss said, when many children weren't writing on a regular basis or receiving the same level of feedback from teachers as they normally would have.

"All of these kids came back to school with these huge learning gaps, and that's really impacted the academic achievement," he said.

To combat the setback, BHUSD will launch a new program, offering free after-school instruction by district teachers beginning in October. In these nine-week instructional sessions, kindergarten through middle school-aged students who are not performing at or above grade level will receive extra support.

Teachers who facilitate the sessions will be compensated for their time.

"This isn't homework club, and it's also

not like hiring high school or college kids to tutor," Cherniss said. "This is hiring our professionals to do real instruction."

Additionally, BHUSD is providing innovative training to new and veteran teachers. The district has adopted a new mathematics curriculum, Cognitively Guided Instruction (CGI), which Cherniss describes as "more rigorous."

"We're raising the level of instruction and we're giving support ... and, so what does that do long term? It provides more kids [who are] college ready," he said. "We start focusing early on getting them up to grade level and above, and then we'll get more college-ready students by the time they graduate from high school."

Speaking to the Courier in April, Cherniss said he hoped to increase revenue in the district in order to finance new projects. To that end, he said he may look to naming opportunities as new sports facilities complete construction or renting out Peters Auditorium. But more than that, he's focused on eliminating spending where possible.

"The easiest way to add to your bottom line on the revenue side is actually not revenue; it's cutting expenses," Cherniss said. "Since I got here, we've cut \$1.3 million in district office management salaries and expenses ... and that's a lot of money that can be spent on kids."

Since stepping into his role, Cherniss has been tasked with leading a Board of Education that is at times at odds with one

another. Most recently, the board was divided over a proposal to display the Israeli flag as part of Jewish American Heritage Month (see story on pg. 1). Cherniss stepped in and made the decision not to display the flag on BHUSD property.

When asked about his thinking on that decision, Cherniss declined to comment, saying only that "my thinking was very much explained in my statement" released at the time of the incident.

As to his strategy for leading a board that does not always see eye to eye, Cherniss said the board consists of "very strong personalities" who are outspoken in their beliefs.

"My job is to continue to be, sort of, the middle of the wheel, and the board can be all those spokes around the wheel," he said. "I make sure the wheel continues to move around and forward in the right direction."

In the years ahead, Cherniss said his focus is on long-term gains for the district and its students.

"In order to change culture, it doesn't happen overnight," he said. "We're going to start doing a lot of small wins that will start to add up. I love being here, and I look forward to helping our district achieve success now and into the future."

# THE COURIER IS NOW ON APPLE NEWS!



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# Always Remember 9/11 Memorial

### Date:

Thursday, September 11, 2025

### Time:

5:30 p.m. to 6:00 p.m.

### Location:

Beverly Hills Fire Department 445 N. Rexford Drive

**Virtual Participation Link: BEVERLYHILLS.ORG/LIVE** 

The informal morning commemoration promptly starts at 6:45 a.m. **Free two-hour** parking is provided in the structure next to the Library

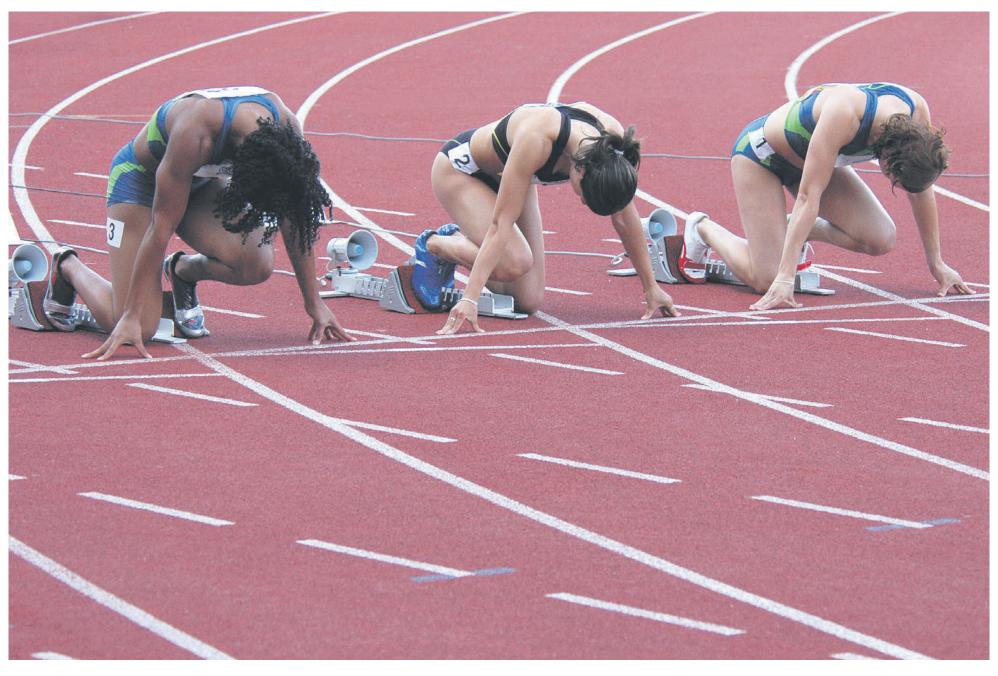






# **Health and Wellness**

# Why Young Female Athletes Face Higher Risk for ACL Injuries



BY MICHAEL BANFFY, M.D.

Anterior cruciate ligament (ACL) tears are among the most common—and most serious—injuries in young athletes. Teenage girls and young women are particularly vulnerable, especially those who play high-impact sports like soccer, basketball and volleyball.

Research shows female athletes are up to eight times more likely than their male counterparts to experience an ACL tear. These injuries often require surgery and a 9-12- month recovery period. For any kind of athlete, that kind of setback can be physically and emotionally devastating. The good news is that with proper training, awareness and early intervention, many of these injuries can be prevented or treated effectively to avoid long-term damage.

The ACL is one of four primary ligaments in the knee. It helps keep the knee stable and protects the meniscus and cartilage when an athlete changes direction, pivots or lands from a jump.

Why are young female athletes more likely to tear this ligament? Several factors are involved.

Anatomically, females tend to have a more "knock-kneed" alignment, which puts greater stress on the ACL, especially during awkward landings or sudden direction changes. On average, females also have less muscle mass around the knee compared to males, which means they have less natural support for the joint.

Hormones, including estrogen and progesterone, may also affect ligament looseness and stability. In adolescent females, hormonal fluctuations during or after puberty may further increase the risk of injury. Research from Cedars-Sinai and other institutions suggests that certain phases of the menstrual cycle, when estrogen levels are high, may be linked to a higher likelihood of ACL injuries.

Sports that require cutting, pivoting and jumping are the most common culprits in knee injuries. These movements can put sudden, intense strain on the ligament, particularly in athletes who haven't learned proper landing mechanics.

Some ACL injuries are dramatic—athletes may hear a pop, experience immediate swelling and feel their knee give out. Other injuries are more subtle, especially when the tear is the result of a non-contact incident. In those cases, the most telling symptom is a persistent sense of instability, particularly when trying to cut or pivot.

Diagnosis involves a clinical exam and

is confirmed with imaging, usually an MRI. In most young, active patients, surgery to reconstruct the ligament is the best option. We typically use a tendon graft from the same leg to replace the torn ACL. While walking and basic activities often feel normal within a few weeks, returning to sport takes much longer—as much as a year for the graft to integrate and strengthen.

Prevention, however, is where we can make the biggest impact. ACL prevention programs—incorporating strength training, neuromuscular control drills and jump-landing instruction—are essential. These can be as simple as bodyweight squats, hamstring-strengthening movements and plyometric drills that teach athletes to land with knees aligned and under control. When done consistently, often as part of a warmup, these programs significantly reduce injury rates.

For athletes returning from ACL surgery, my advice is always the same: be patient. The

knee may feel strong after a few months, but the biology takes time. Returning too soon risks reinjury, which can be heartbreaking after months of rehab.

Once an athlete has torn one ACL, their risk of tearing the other is about four times higher. Not only does the athlete carry the same anatomic risk factors in the healthy knee, the individual also is likely to overcompensate. Imbalances in knee strength and the nervous system effectively make the healthy knee perform overtime, increasing the risk for injury.

All of this is why prevention training is not just a pre-injury strategy—it's a lifelong habit for any athlete who wants to stay healthy and competitive. And even if reinjury does occur, it's not the end of a sports career. With proper treatment, revision surgery and dedicated rehabilitation, many athletes successfully return to their sport stronger than ever. •

Michael Banffy, M.D., is chief of Sports Medicine at Cedars-Sinai Orthopaedics, specializing in joint preservation, cartilage restoration and advanced hip, shoulder and knee arthroscopy. He serves as a team physician for the Los Angeles Rams, the Los Angeles Dodgers and Loyola Marymount University Athletics.

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# **Birthdays**



**MURRAY FISHER** September 5



**RON SERIO** September 5



**IDRIS ELBA** September 6



JON BOSSE September 7



**CAROL LEVEQUE** September 10



LAURIE ACKERMAN September 11



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# Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Romantic competition will work in your favor. If there's a love triangle, or someone else is trying to impress the same person, it's just a sign that you have a knack for choosing attractive people. And you'll come out well through all of this.

TAURUS (April 20-May 20). The intensity of your inner world can either weigh you down or fire you up. Today, it fuels you. Your depth, passion and attention make you unstoppable -- especially when you focus it on a single, worthy goal. Pick

GEMINI (May 21-June 21). There's an area of life in which you haven't found what works -- yet. There's no shame in it, and in fact, it would be a shame to pretend otherwise. Keep exploring. You'll find it soon.

CANCER (June 22-July 22). The decision fatigue is real. Too many choices hang a question mark over an entire experience. When you're faced with too many options, it can cloud the whole situation with uncertainty or

indecision. Trust your gut to pick the top three options and go from there.

LEO (July 23-Aug. 22). You recognize the hole in your knowledge. In this case, the first step is deciding how you're going to learn. Consider all the forms: formal, informal, through doing, reading, following along and

VIRGO (Aug. 23-Sept. 22). You're not trying to teach anyone a lesson, but your example says it all. How you move, speak or shrug off nonsense becomes a model for others. You lead by living. Keep going; people are watching and learning.

LIBRA (Sept. 23-Oct. 23). You feel a gut instinct that doesn't match what people around you are saying or what's being presented on the surface. It's because your subconscious is picking up on signals and patterns. Your internal voice is far ahead of the facts.

SCORPIO (Oct. 24-Nov. 21). It's the ideal day to digitally streamline: Organize your desktop/files. Turn off notifications. Use tools that support your workflow, not interrupt it. The bottom line is, if you keep doing the same things in the same setup, harder effort just burns you out faster.

SAGITTARIUS (Nov. 22-Dec. 21). Go

solo if you can swing it. It will take more initiative to meet people, but it will also be easier to get to know them, as you won't have to worry about any impression but the one you're making.

CAPRICORN (Dec. 22-Jan. 19). Once you decide what to do, take the risk. It's a day to jump in. Once in motion, supporters show up to help you execute the plan. Formerly slow projects suddenly speed up and produce something viable.

AQUARIUS (Jan. 20-Feb. 18). Rare

connections don't come along every day, and they cannot be duplicated. You'll go out of your way to make special things even better, and that is energy well-spent. It's what life is about.

PISCES (Feb. 19-March 20). Don't be spooked by what you don't want. It's out there, and when it comes into your realm, the gift is one of contrast. It helps you define your purpose and your course of action -- even yourself.



Luke Sky Walker is a 3-year-old, 9-pound Brussels griffon mix available to join a new family. To meet him, contact Shelter of Hope at info@shelterhopepetshop.

shelterhopepetshop.org

BEVERLY HILLS COURIER SEPTEMBER 5, 2025 PAGE 9



# NOTICE OF PUBLIC HEARING AND SUMMARY OF ORDINANCE

The Council of the City of Beverly Hills, at its regular meeting to be held on Tuesday, September 30, 2025, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

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

OBJECTIVE DESIGN STANDARDS; AND FINDING THE ORDINANCE AND RESOLUTION TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City Council will consider adoption of Objective Design Standards (ODS) and an ordinance to amend the regulations applicable to multi-family residential development in Chapter 3 of the Beverly Hills Municipal Code (BHMC). The Planning Commission previously reviewed this topic at the November 14, 2024 study session and adopted Planning Commission Resolution No. 2092 unanimously recommending the City Council adopt the draft ordinance at their August 28, 2025 regular meeting. The draft ordinance includes, but is not limited to, the following

- Adoption of the ODS by reference;
- · Reduction of some housing constraints within the BHMC, including simplification of façade modulation requirements and reduction of minimum unit sizes;
- Amendments to the Architectural Review requirements Development Plan Review procedure to reference the new exemption for ODS projects with up to five deviations from ODS standards through a density bonus project; and
- · Clarification and simplification of existing regulations, with no changes to the allowable density, building height, or setback requirements.

This summary of the ordinance is prepared and published in accordance with the requirements of Government Code §36933. A certified copy of the entirety of the text of the proposed ordinance will be available for review during normal business hours at the Office of the City Clerk Office located at City Hall, 455 N. Rexford Drive, Second Floor, Beverly Hills, CA 90210 at least five days before the City Council will consider adoption of the ordinance.

### 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 provisions of this Ordinance (including the ODS document and related code amendments) are within the scope of and consistent with the Addendum to the Mitigated Negative Declaration (MND) for the Amendments to the Adopted 2021 - 2029 City of Beverly Hills Housing Element (State Clearinghouse No. 2021090102), which was adopted by the City Council on March 18, 2024 and certified by the State Department of Housing and Community Development on May 1, 2024. The Ordinance also appears to qualify for the Class 5 Categorical exemption under CEQA Guidelines Section 15305 as a minor alternation in land use limitations because the amendments do not result in any changes to allowable density or land use, and the residential areas of the City to which the Amendments apply have an average slope of not more than 20%. Accordingly, the City Council will consider a recommendation to find the project categorically exempt from CEQA pursuant to the adopted Housing Element MND and Sections 15061(b)(3) and 15305 of Title 14 of the California Code of Regulations.

### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

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

### <u>Public Comment Participation:</u>

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

### How to Submit Public Comment (Email/Video):

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

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

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council'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.

### In Person Participation:

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

If there are any questions regarding this notice, please contact Chloe Chen, Principal Planner in the Planning Division of the Community Development Department at (310) 285-1194, or by email at cchen@beverlyhills.org. Please also contact us to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

**HUMA AHMED** 

City Clerk



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) 285-2400 (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

The City Council of the City of Beverly Hills, at its regular meeting to be held on Tuesday, September 9, 2025, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chamber of City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider adoption of:

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES, AND CHARGES FOR **FISCAL YEAR 2025-2026** 

The City Council will consider a resolution which will amend certain fees and service charges that are charged to the public for the various activities and services as set forth in the schedule for fiscal year 2025-2026.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak or provide written comments on this matter.

### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Members of the public may participate in the meeting by attending in-person or telephonically, and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable.

City Council/Parking Authority meetings are broadcast on local Beverly Hills television and on other media platforms. Anyone who participates at the meeting and/or enters the City Council Chamber is subject to having their image displayed. These recordings will remain publicly accessible in perpetuity.

Public Comment Participation:

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

### How to Submit Public Comment (Email/Video):

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

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

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly.

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

The proposed Resolution will be available on the City website. For additional background information on the fees or if there are any questions regarding this notice, please contact the Finance Department's Revenue Division at (310) 285-1000, or by email at revenue@beverlyhills.org.

**HUMA AHMED** City Clerk



If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disability Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.

www.beverlyhills.org



# **NOTICE OF PUBLIC HEARING**

DATE: Thursday, September 25, 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** 456-468 North Rodeo Drive / ADDRESS:

449-453 & 461-465 North Beverly Drive

(nearest cross street: South Santa Monica Boulevard)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, September 25, 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 to construct a new three-story (45') commercial building at 456, 468 N. Rodeo <u>Drive</u>, and <u>449-453</u>, <u>461-465 N. Beverly Drive</u>. The project proposes a mix of retail, café, gift store, exhibition/museum with dining areas and rooftop uses.

The following entitlements have been requested in association with the proposed project:

Development Plan Review. Pursuant to Beverly Hills Municipal Code (BHMC) Section 10-3-3100, a Development Plan Review is required to be reviewed by the Planning Commission for all projects involving more than 15,000 square feet of new floor area and is not otherwise exempt pursuant to BHMC Section 10-3-3101.

Conditional Use Permit. Pursuant to BHMC Sections 10-3-1604, a Conditional Use Permit (CUP) is required to establish a museum space in the C-3 Commercial Zone. The CUP request includes the museum's integrated components including its exhibition areas, café, chocolaterie, gift shop, and a fine dining restaurant (on the North Beverly side of the project site). Pursuant to BHMC Section 10-3-3801, the Planning Commission may also grant exemptions to the height and area requirements otherwise applicable to the conditional uses being requested. An exemption to BHMC 10-3-3107.5(A)(3)(c) is being requested to allow the enclosed rooftop restaurant associated with the museum space to exceed 3,500

Rooftop Dining Use Permit. Pursuant to BHMC Section 10-3-3107.5, a Rooftop Dining Use Permit is required to allow for rooftop dining and rooftop open air dining uses in connection with a proposed conditional use in the C-3 Commercial Zone in the

Encroachment Permit. If approval of the requested entitlements is granted by the Planning Commission, the City Council will separately consider at a future public hearing a request for an Encroachment Permit in accordance with the provisions of BHMC 8-3-1 to allow for private improvements within the public right-of-way. The proposed project includes two pedestrian bridges and one tunnel crossing the public alley within the project site, as well as specialized paving within the alley.

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 32 Categorical Exemption (Infill Development Projects) in accordance with the requirements of Section 15332 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:

- <u>In Person</u>: 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.
- <u>Video Comment</u>: <u>https://www.beverlyhills.org/BevPublic</u>, 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 16, 2025, will be attached to the agenda report regarding this item. Any comments received after Tuesday, September 16, 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 ing the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact Alvaro Gomez, Senior Planner in the Planning Division at (310) 285-1142, or by email at <a href="mailto:agomez@beverlyhills.org">agomez@beverlyhills.org</a>. 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,

Alvaro Gomez, AICP, Senior 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.

# Letter to the Editor

Dear Editor,

The Courier reported that President Trump recently said, in his usual word salad, "Beverly Hills is a great place. I have friends, they leave their trunk open for their car ... because they know they're going to be vandalized. They don't want their trunk ripped off in order for them to steal what's in their back. They leave their doors open so when they go in to steal the radio or whatever they take, that they don't rip off the door ... that's at a level that nobody's ever seen before. Nobody lives like that."

I have lived in Beverly Hills more than 20 years. Maybe Trump is thinking of Manhattan in the 1980s, because the Beverly Hills he describes isn't consistent with reality.

Yes, property crime is higher in Beverly Hills than elsewhere because (as bank robber Willie Sutton said when asked why he robbed banks), this is where the money is.

And violent crime happens too, as with the recent murder of longtime resident Jackie Avant with an assault weapon, but fortunately it is rare.

If Trump really wanted to do something

about crime, in Beverly Hills and elsewhere, he and his Republican colleagues in Congress would pass rational gun laws, including universal background checks and an assault rifle ban. Trump would harangue his corrupt Supreme Court about including the first clause of the Second Amendment, "A well-regulated militia ... " in its gun decisions.

And instead of giving tax breaks to billionaires, while opposing unions and cutting government programs so important to the middle class and the poor, he would take steps to reduce the income and wealth inequality that has increased since the Reagan years. Richer people rarely steal or commit violent crimes.

I hope Trump's lies about the situation in Beverly Hills aren't a pretext for him to send the National Guard to patrol Santa Monica Gardens Park.

**Daniel Fink Beverly Hills** 

# September is Ovarian Cancer **Awareness Month**



Sanaz Memarzadeh, M.D.

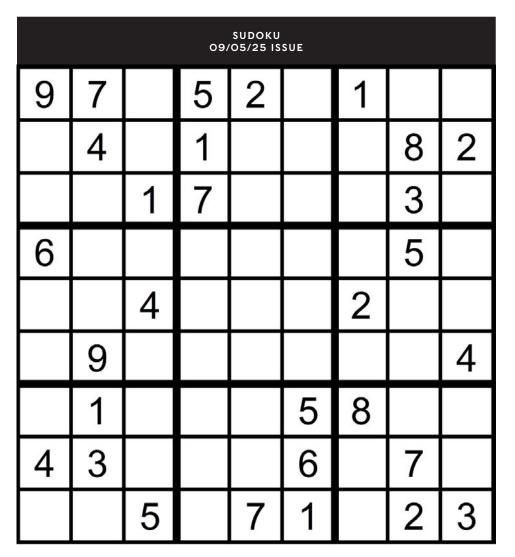
September is national annual Ovarian Cancer Awareness Month, and leaders across the Southland will recognize this critical women's health issue. On Sept. 16, the Beverly Hills City Council will present a proclamation to Paula Babbini, president and founder of The Ovarian Cancer Circle and Dr. Sanaz Memarzadeh. A physician, surgeon, medical school professor and scientist, Memarzadeh leads the G. O. Discovery Laboratory on the UCLA campus. That same evening the City Hall Palm Court will be illuminated in teal. Similar events will take place in West Hollywood and Los Angeles. •

# BEVERLY HILLS COURIER

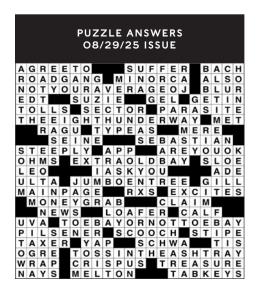


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# **Fun and Games**



SUDOKU ANSWERS 08/29/25 ISSUE										
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# BEVERLY HILLS COURIER

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### THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE 09/05/25 ISSUE

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### MIXED COMPANY BY MICHAEL LIEBERMAN / EDITED BY WILL SHORTZ

Michael Lieberman, of Washington, D.C., is a lawyer at Fairmark Partners, an antitrust firm that fights corporate mergers. Some of his colleagues at work are Times puzzle doers, he says, "and it's always fun to see them post their solving times in the office chat." — W.S.

### ACROSS

- 1 Swanky
- 5 Bluffer's declaration 11 Educational advertisement, for
- short 14 Farm-related prefix
- 18 Ding-dong ditch, e.g.
- 20 Bitter Italian digestif 21 Close of business?
- 22 Spanish province WSW of Bilbao
- 23 If HOSTESS & PETCO merged and became a medical supply company, they would
- sell 25 Small fry?
- 27 It can be a pain in the neck
- Lingus
- 29 One of 200+ stations for NBC, e.g.
- **30** Fitting 31 If NEUTROGENA, BIC
- & VANS merged and opened a winery, they would sell \_\_\_\_ 35 Jane Jane \_\_\_\_, longtime writer for The New Yorker
- 36 Author Roald
- 37 Cursor icon for clickable links
- 38 Snack with a Mega Stuf variety
- 41 Sit tight
- 44 Tickle
- 48 If IBM, DANNON & ACER merged and started a bakery, they would sell
- Sallie \_\_\_\_ (student loan program)

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- company, they would séll \_
- an electronics accessories

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- **81** If FORD & WALGREENS merged and became
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- 69 French filmmaker
- 73 Debater's skill
- (Velázquez masterpiece)
- 80 Big name in the ice cream aisle
- 83 Like a bicycle or a horse
- 86 Winter Olympics setting in 1972, 1998, 2018 and 2022

- 53 King in a 1978 novelty 87 Actress Skye hit 90 German artic
- 92 Atomic number of
- 61 Las Vegas's W.N.B.A.
- 62 October birthstone
- 67 If EPSON & CHASE merged and became
- company, they would sell \_\_\_\_

- **75** Golden arrowshooting deity

- a landscaping company, they would sell \_\_\_\_
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        - perhaps 105 Narrow inlet

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- 106 Buckwheat, for one 108 Time-shares?
- 109 If MERCK, MARS & AIG merged and became an art
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  70 Some train depot figs.

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  - 115 Scorch 116 Old-fashioned
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  - Bear," familiarly 118 Analyzed grammatically
  - 119 Element of many signs DOWN
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  - 4 Billboard chart listings 5 Hypotheticals 6 Suggestion, casually
  - 7 Cheering loudly 8 Like a "wet" signature

- 9 Be furious
- 13 When Ophelia dies in "Hamlet" 14 2015 Kendrick Lamar
- anthem that won two Grammys
  - 15 Ace the test

  - 19 Spanish girl
  - 24 Skin-care brand with
  - Lilly and
  - 29 Tapped, as a cigarette

  - 39 Relieved (of) 40 Supplementary data

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- 53 Purchases that come with metal plates

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- **54** Craving 55 Bags with black and green varieties
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**62** "Aha, got it!"

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- 103 "Love & Death" actress Elizabeth **107** Pelt
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- 111 Hip

### SHORT-TERM RENTAL, from page 1

to offer short-term rentals on their properties.

The discussion, which took place at the Commission's Sept. 3 meeting, came at the request of the City Council, which on July 1 voted to ban all short-term rentals in the

request of the City Council, which on July 1 voted to ban all short-term rentals in the city with a potential carve-out for owners of single-family landmark properties.

At that time, the council heard from Deborah Blum, who owns such a home and said she utilizes income from renting her guest house as a way to keep up with the required maintenance of landmark properties. Blum said that while the exemption would be good for her family, it would also be "beneficial for the city ... historic preservation drives tourism and economic growth."

The council instructed the Cultural Heritage Commission to take up the issue and provide input to the Planning Commission.

At their Sept. 3 meeting, the Cultural Heritage Commission heard a staff report with a draft ordinance that would allow for the exemption.

Under the ordinance, owners of landmark single-family homes would be permitted to rent a guest house, accessory dwelling unit (ADU) or "other permitted habitable space" on a short-term basis. Rentals would need need to be a minimum of two consecutive nights, and the property owner would be required to be present in the main residence during the stay.

Property owners would also be required

to apply for a business tax license and pay transient occupancy taxes.

There are currently 18 single-family landmark properties in the city, and according to the staff report, 16 appear to have an ADU or similar structure.

Blum, whose house was built in 1913, spoke during the public comment period on Sept. 3.

"I am grateful that this commission recognizes what not everyone appreciates," she said, "that these landmarks reflect the magic of Hollywood's Golden Age and represent a heritage that enriches our community and attracts visitors from around the world ... the income from our guest house rental has been essential in allowing us to maintain and preserve this historic property in an independent and financially sustainable manner, ensuring its continued contribution to Beverly Hills its architectural and cultural legacy."

Better Neighbors LA, a coalition of tenants, housing advocates and community members, wrote to the commission to oppose the exemption.

"The Beverly Hills City Council recently adopted an amended short-term rental ordinance that prohibits [short-term rentals] in all residential units, establishes a one-year minimum lease requirement and creates a penalty schedule that sets fines to the maximum extent allowed under state law," their message stated. "Introducing a new ordinance that permits [short-term rentals] in

historic landmark homes would undermine this progress by creating a loophole that weakens enforcement and compromises the ordinance intended protections."

The commissioners spoke largely in favor of the exemption, however most wanted stricter regulations.

Commissioner Marc Teren noted that historic landmark properties are "very expensive to maintain," but expressed concern over the fairness of the exemption. Teren suggested mandating either a higher number of minimum days the property could be rented per stay along with a maximum number of times it could be rented per year, or a mandate that the property could only be rented for 30 days at a time.

"My recommendation would be a

minimum stay of at least five days and a maximum of two stays a month, 24 times a year ... if I live next to a landmark property that has an ADU, and I have an ADU and I can't rent mine, I'm not very happy about that," he said.

Commissioner Alan Robert Block said that Beverly Hills wants more property owners to designate their homes as landmark properties, and this exemption is a way to encourage them to do so.

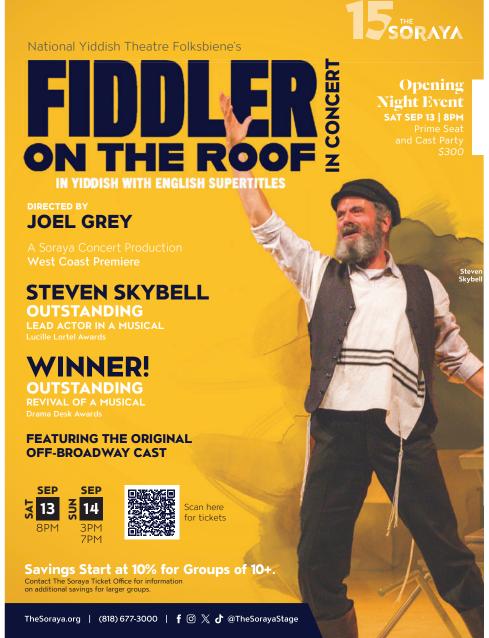
"I don't see anything wrong with adding an additional incentive of ... allowing a shortterm rental," he said.

The Cultural Heritage Commission's recommendations will be sent to the Planning Commission, which will address the issue at its Sept. 11 meeting. •



The Cultural Heritage Commission put forth recommendations about a proposed exemption to the ban on short-term rentals.





# **Police Blotter**

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



### **ASSAULT - SIMPLE**

9/1/2025, 8:15 p.m. at 300 Block of S. REXFORD DRIVE

8/30/2025, 9:18 p.m. at 400 Block of N. CANON DRIVE

8/27/2025, 4:20 p.m. at 9800 Block of WILSHIRE BLVD.

8/23/2025, 9 a.m. at 1100 Block of N. BEVERLY DRIVE

8/22/2025, 10:30 a.m. at WILSHIRE BOULEVARD / N. REXFORD DRIVE

### BURGLARY -RESIDENTIAL (HOME OCCUPIED)

8/26/2025, 12:30 p.m. at 9900 Block of DURANT DRIVE 8/21/2025, 11:50 p.m. at 100 Block of COPLEY PLACE

### **DUI ARREST**

8/31/2025, 7:51 p.m. at N. ROBERTSON BOULEVARD/ WILSHIRE BOULEVARD

8/25/2025, 12:56 a.m. at N. SAN VICENTE BOULEVARD / N. GALE DRIVE

8/24/2025, 6:21 p.m. at WILSHIRE BOULEVARD / S. BEVERLY DRIVE

# $\frac{\text{MOTOR VEHICLE}}{\text{THEFT}}$

8/23/2025, 8:45 a.m. at 200 Block of N. LA PEER DRIVE

### **ROBBERY**

8/25/2025, 6 p.m. at 100 Block of N. LA PEER DRIVE

### THEFT - GRAND

9/2/2025, 3:18 p.m. at 400 Block of N. RODEO DRIVE

8/30/2025, 11:55 a.m. at 9000 Block of OLYMPIC BLVD.

8/29/2025, 4:28 p.m. at 300 Block of N. BEVERLY DRIVE

8/28/2025, 5:45 a.m. at CHARLEVILLE BOULEVARD / S. OAKHURST DRIVE

8/27/2025, 5:16 p.m. at 300 Block of N. BEVERLY DRIVE

8/27/2025, 2 a.m. at 500 Block of CHALETTE DRIVE 8/26/2025, 4 p.m. at 200 Block of S. GALE DRIVE

8/23/2025, 6:51 p.m. at 300 Block of N. BEVERLY DRIVE

### THEFT - GRAND (FROM VEHICLE)

8/27/2025, 4:30 a.m. at 600 Block of N. BEDFORD DRIVE

### THEFT - PETTY

9/2/2025, 12:40 p.m. at S. LA PEER DRIVE / OLYMPIC BOULEVARD

9/2/2025, 3:24 a.m. at 200 Block of MORENO DRIVE

8/27/2025, 12 a.m. at S. OAKHURST DRIVE / GREGORY WAY

8/26/2025, 8:09 p.m. at 9000 Block of WILSHIRE BLVD. 8/24/2025, 2:14 p.m. at 300 Block of N. BEVERLY DRIVE

8/22/2025, 7:17 a.m. at N. SANTA MONICA BOULEVARD / N. CANON DRIVE

8/21/2025, 8:15 p.m. at 400 Block of N. CANON DRIVE

# THEFT - PETTY (FROM VEHICLE)

9/2/2025, 5:20 a.m. at 400 Block of BEVERWIL DRIVE

9/1/2025, 10 p.m. at 400 Block of S. BEDFORD

PAGE 14 BEVERLY HILLS COURIER SEPTEMBER 5, 2025

# **Public Notices**

### **OBITUARIES**

# Ruth Renate Ephraim (1933 - 2025)



Ruth Renate (Grunbaum) Ephraim took her last breath August 17, 2025 in Los Angeles, California with her cherished family by her side.

On September 6, 1933, Ruth was born in Fulda, Germany, the beloved daughter of Thea and Alfred Grunbaum.

At the age of 4, with the Nazis thirty minutes behind, her family fled to

Portland, Oregon, sponsored by the Feldman family.

Ruth was a carefree, happy-go-lucky child who loved to sing, tap dance, play jacks, pick-up sticks, and make and sell little dolls in the neighborhood for "pin money."

She attended Couch grade school and Lincoln High School before enrolling at USC where, in 1951, as a freshman, she met and fell in love with Lionel Ephraim, a junior.

After college, Ruth attended dental assistant school in Los Angeles with plans to marry Lionel; however, fate intervened. Instead, she returned to Portland, due to the untimely passing of her father.

Not long after, in Portland, on a double date, she met Stanley Steinberg; they continued dating, fell in love, and married in 1956. Together, they lovingly and attentively raised their two children, Blake and Taina, in the warm, inviting Van Evera Bailey designed home they commissioned in the West Hills, and enjoyed the company of many dear friends and countless vacations, mostly planned around tennis, at favorite spots in Cannon Beach, Gearhart, Seaside, Palm Springs, Hawaii, and internationally in Europe, Mexico, and Asia.

Ruth was social and engaging; she laughed often and loved to create memorable meals, and attend and host parties, bringing together her family and friends. With a love of good food and passion for cooking, Ruth found her niche in the kitchen, where, as a self-taught gourmet cook, time and again, she rose to the challenge of tasting an entrée or spectacular dessert in a restaurant and upon returning home, lovingly creating it without a recipe and excitedly planning a party to share her new creation with her friends.

She relished her opportunities to cook alongside President John F. Kennedy's chef, René Verdon, Wolfgang Puck, Julia Child's colleague, Simone "Simca" Beck, and Tony Curtis.

From an early age, Ruth loved fashion. She was an active member of the LACMA Costume Council and Fashion Circle for many years. She was known for her impeccable taste and was often approached by passersby who complimented her on her beauty and style.

After 31 years, Ruth and Stanley amicably parted ways with each remarrying later. They remained dedicated co-parents, always putting their children first.

Ruth reunited with Lionel Ephraim and married him in 1988; they enjoyed their remarkable devotion to each other, honeymooning in South Africa, traveling the globe, and making their home together in Beverly Hills.

Southern California suited Ruth, who had once remarked, "When you wake up every day and the sun is shining, you can't help but be in a good mood."

Ruth felt great joy outdoors and was a lifelong athlete. She enjoyed rollerskating as a youngster, then ice skating and skiing. She stayed active through walking daily, aerobics, and, with a competitive spirit, playing tennis with her friends and family, especially with her son, Blake, who was ranked 87th nationally as a junior. She was a 50-year member of the Multnomah Athletic Club.

Ruth was appreciative of her circumstances in life and having faced her own challenges at various times, she was empathetic to the struggles of others. She was generous with her resources, time, and artistic and culinary talents, volunteering throughout her life on numerous committees and fundraising events and contributing to her community through causes including the American Cancer Society, Catlin Gabel School, Children's Burn Foundation, Congregation Neveh Sholom, Lymphoma Society, NAMI, National Council of Jewish Women, Portland Art Museum, The Jewish Federation of Los Angeles, Temple Beth Israel Sisterhood, and the

Her warmth, charm, and vivacious personality attracted many people to her, and her loss will leave a huge void in the hearts of many, who had the pleasure of her bright and lovely friendship. But there is comfort knowing that the petite, beautiful, loving, elegant, fun, spitfire with creative talents and a direct and dynamic personality lived her rich fullfilling life just the way she wanted, and after 91 derful vibrant years of laughter, adventure, care, and love when the time came, she was ready to go, and she passed as she had wished, with her family beside her.

Per Ruth's wish, a small, private service was held on Aug 22, 2025, attended by her devoted husband, Lionel Ephraim and her beloved children Blake and Taina Steinberg.

In lieu of flowers, please hold Ruth in your heart; her memory will live on through shared stories and contributions made in her name.

### **PUBLIC NOTICES**

# NOTICE TO BIDDERS for the ANNUAL CITYWIDE PAVEMENT MARKING PROJECT within the City of BEVERLY HILLS, CALIFORNIA

BIDS - Proposals for the ANNUAL CITYWIDE PAVEMENT MARKING PROJECT within the City of Beverly Hills, California, will be received up to the hour of 2:00 p.m., on Thursday, September 11, 2025, via PlanetBids. Bid results will be sent to all bidders through PlanetBids and award of the contract will be made during a subsequent meeting of the City Council. Please see PlanetBids for details

**SCOPE OF WORK** – The contractual work shall span three consecutive years, with the described services to be performed once annually per the City's established timeline. The quantity estimates provided below represent aggregate quantities for the complete three-year contract duration.

In general terms, the contract work for this project shall consist of: replacement of existing pavement striping and markings, including raised retroreflector markers, according to the current Caltrans standard striping details (4" to 6" and 6" to 8" where applicable) throughout the entire City. Replacement striping and markings shall be placed over existing striping unless otherwise directed by City Staff. Removal of existing striping and markings shall be performed prior to replacement where applicable. Replacement of striping and markings to be thermoplastic and traffic rated paint. The project also includes the installation of new striping alignments at various locations within the City. Some project locations will require the work to be performed at night, on weekends, or with other working hour re-

The contract documents, including plans and specifications may be viewed and downloaded from the City's PlanetBids portal:

https://vendors.planetbids.com/portal/39493/bo/bo-detail/132298

In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess the following license(s): "A or C-32"

THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACT FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.FICTITIOUS

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# PUBLIC NOTICES

MENT 2025161071 The following is/are doing business as: JS PARTNERSHIP 1357 Roscomare Rd, Los Angeles, CA 90077; Joan Blywise Steier 1357 Roscomare Road, Los Angeles, CA 90077; Shirley Stamen Jaffe 9601 Arby Drive, Beverly Hills, CA 90210; The business is conducted by: COPARTNERS registrant(s) has begun to transact business under the name(s) listed ON JUNE 2020: Joan Blywise Steier, General Partner; Statement is filed with the County of Los Angeles: August 6, 2025; Published: August 29, September 5, 12, 19, 2025 LA/CC

FICTITIOUS BUSINESS NAME STATEMENT 2025173938 The following is/are doing business as: DAVID J. BAILEY DBA 8218 DE LONGPRE AVENUE 439 NOTH CANON DRIVE SUITE 300, BEVERLY HILLS, CA 90210; David Bailey 439 North Canon Drive Suite 300, Beverly Hills, CA 90210; The business is conducted by: AN INDIDVIDUAL registrant(s) has begun to transact business under the name(s) listed on AUGUST 2025: David J Bailey, Owner; Statement is filed with the County of Los Angeles: August 21, 2025; Published: August 29, September 5, 12, 19, 2025 LA/CC

FICTITIOUS BUSINESS NAME STATEMENT 2025173953 The following is/are doing business as: DAVID J. BAILEY DBA 8231 DE LONGPRE AVENUE 439 NOTH CANON DRIVE SUITE 300, BEVERLY HILLS, CA 90210; David Bailey 439 North Canon Drive Suite 300, Beverly Hills, CA 90210; The business is conducted by: AN INDIDVIDUAL registrant(s) has begun to transact business under the name(s) listed on AUGUST 2025: David J Bailey, Owner; Statement is filed with the County of Los Angeles: August 21, 2025; Published: August 29, September 5, 12, 19, 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

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

# PUBLIC NOTICES

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 thererecorded on under 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 dis-

cretion, the seller (fore-

closing party) reserves the right to withdraw the

property from sale after

# PUBLIC NOTICES

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 war-ranty, 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 prop-erty only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should under-stand 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 companv. 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

BEVERLY HILLS COURIER

# **Public Notices**

# 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社

고사항: 본 첨부 문서에 정보 요 약서가 있습니다

NOTA: SE ADJUNTA
UN RESUMEN DE LA
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LÀ BẢN TRÌNH BẢY
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TIN TRONG TÀI LIỆU

# 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:
BEHINDTHE FOUNTAIN
LOCATED IN CIVIC
CENTER PLAZA, 400
CIVIC CENTER PLAZA,
POMONA, CA 91766

Estimated amount of

# PUBLIC NOTICES

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

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CHECK CASHIER'S 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, SAVINGSASSOCIATION OR SAVINGS BANK SPECIFIED SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS

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

# PUBLIC NOTICES

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 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 <a href="https://www.alti-">https://www.alti-</a> source.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.

# PUBLIC NOTICES

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 "eli-gible 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 (855)-976-**3916**, or visit this internet website <a href="https://tracker.">https://tracker.</a> 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

# PUBLIC NOTICES

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, 08/2925, 09/05/25

FICTITIOUS BUSINESS NAME STATEMENT 202517583 The following is/are doing business as: WLM & ASSOCIATES 4907 WEST WASHINGTON BLVD #201 LOS ANGELES, CA 90016; Wilma Marshall 4907 West Washington Blvd #201 Los Angeles, Ča 90016; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed ON AUGUST 2025: Wilma Marshall, Owner; Statement is filed with the County of Los Angeles: August 25, 2025; Published: August 29, September 5. 12. 19. 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

O8 LEGAL SERVICES

### PERSONAL INJURY & ACCIDENT

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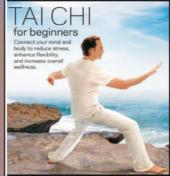
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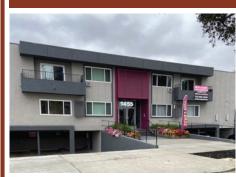
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