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THE WEATHER, BEVERLY HILLS CA		
	Friday	79° 67°
	Saturday	80° 66°
	Sunday	80° 68°
	Monday	82° 70°
	Tuesday	82° 68°
	Wednesday	81° 66°
	Thursday	79° 66°

Beverly Hills Police Gala Celebrates Officers



Photo by Jessica Ogilvie

BHPD Officer Maraya Contreras received the Allen H. Carlin Award at the Beverly Hills Police Gala

BY JESSICA OGILVIE

Beverly Hills Police Department (BHPD) officers and community members celebrated outstanding service at the annual Beverly Hills Police Gala at Espelette at the Waldorf Astoria Beverly Hills on Sept. 17.

Present at the celebration were Mayor Sharona Nazarian and City Councilmembers Craig Corman, Mary Wells and Lester Friedman, along with several members of the Beverly Hills Unified School District board.

See GALA, page 18

Controversial SB 79 Bill Awaits Newsom’s Signature

BY POOJA S. NAIR

On Sept. 12, 2025, the California Legislature approved Senate Bill 79, the Abundant and Affordable Homes Near Transit Act. The bill is now on Governor Gavin Newsom’s desk, and if signed, it will mark one of the most significant recent attempts to expand state authority over local zoning approvals.

SB 79 establishes statewide zoning standards for land within half a mile of a major publicly funded transit-oriented development (“TOD”) stop, which will override many local density and height restrictions and permit multiple-story projects of up to nine stories in areas that would otherwise remain limited to smaller structures. A TOD stop is defined as a major transit stop served by heavy rail transit, very high frequency commuter rail (72 trains per day across both directions), high-frequency commuter rail, light rail transit, or specified bus service within an urban county. The law provides Tier 1 zoning for heavy rail lines, and Tier

See REAL ESTATE, page 9

Design for La Cienega Park Playground Is Approved

BY JESSICA OGILVIE

A new design proposal for the La Cienega Park playground has been approved following a unanimous vote taken by the Beverly Hills City Council at its Sept. 16 meeting.

Mayor Sharona Nazarian, who serves as a liaison to the Recreation and Parks Commission along with Councilmember Mary Wells, expressed her enthusiasm for the completion of the design.

"Since we budgeted this three and a half years ago, it's great to see it coming to fruition," Nazarian said.

The effort to redesign the park began in earnest in August 2024 when city staff drafted and sent out a survey to residents. Based on the results of the survey, a proposed design for the playground area was



Photo by Madeleine Connors

The playground at La Cienega Park

developed and presented to the Recreation and Parks Commission on March 25. Input on the design was received from Nazarian and Wells, who requested improvements on lighting and shade.

See CITY COUNCIL, page 17

Planning Commission Recommends Against Short-Term Rentals for Landmark Homes

BY JESSICA OGILVIE

Owners of single-family homes designated as landmark historic properties in Beverly Hills may not receive an exemption to the city's recent ban on short-term rentals, following a vote taken by the Beverly Hills Planning Commission at their Sept. 11 meeting.

The commission was split in a 3-2 vote

See PLANNING, page 6

In this issue:

Courier’s Red-Hot Real Estate!

BEVERLY HILLS *COURIER*

Courier Calendar

NOW - OCT. 5
HAUSER AND WIRTH:
“JAMES JARVAISE AND HENRY TAYLOR: SOMETIMES A STRAIGHT LINE HAS TO BE CROOKED”
TUES.-SUN. 11 A.M.-6 P.M.
‘Sometimes a straight line has to be crooked’ is the first exhibition to put the work of Henry Taylor, one of today’s most celebrated painters, in dialogue with that of his teacher, California modernist James Jarvaise (1924 - 2015). Taylor will explore an idea he has long carried: to pay homage to Jarvaise—an artist who saw something special in him as a student in the 1980s—through an exhibition. Composed along loosely thematic lines and consisting largely of paintings, this major installation will span the 1950s to the present, with new works created especially for the show by Taylor, whose interest in landscape, alongside the figure, will be freshly explored. The first exhibition of Taylor’s work to take place at Hauser & Wirth in Los Angeles, the title is taken from advice Jarvaise imparted to his student: the words of a vital teacher who offered Taylor many lessons on how to build a painting with integrity. Seen together for the first time, the exhibition will

feature over seven decades of work by the two artists. Admission is free and the gallery is located at 901 E. 3rd Street, Los Angeles.
hauserwirth.com

NOW - OCT. 5
BEVERLY HILLS PLAYHOUSE:
“MY DAD’S KID”
FRI.-SAT. 8 P.M.
SUN. 7 P.M.
Beverly Hills Playhouse presents the world premiere drama of “My Dad’s Kid” by playwright Eric Toms. Allen Barton will direct a cast of two in the sweet and witty production about complicated familial dynamics. Christmas week in LA, Greg— an aimless novelist moonlighting as a ride-share driver—gets a surprise visit from Pamela, his razor-sharp half-sister. In one cramped apartment, two versions of their father collide, buried secrets surface, old grudges, quick laughs and one long-avoided truth spills out. He’s stuck; she’s sprinting. A witty, big-hearted two-hander about family, identity, reinvention and a father myth that won’t stay tidy. A funny, tender two-hander rewrites the story of family—and self. Tickets are \$35 or \$15 for students.
bhplayhouse.com

NOW - OCT. 13
LACMA: “BRUCE NAUMAN: FROM THE COLLECTION”
MON.-TUES., THURS. 11 A.M.-6 P.M.
FRI. 11 A.M.-8 P.M.
SAT.-SUN. 10 A.M.-7 P.M.
Language, both written and spoken, has been a subject throughout Bruce Nauman’s six-decade career, which includes sculpture, printmaking, video and installation. Words are not just carriers of meaning; their visual form and rhythm are integral to his artwork. “Bruce Nauman: From the Collection” brings together two works that engage language in distinct ways. “Lewidr” (1972), one of Nauman’s early neon word sculptures, is an anagram of the last name of his first art dealer, Nicholas Wilder. The large-scale video and sound installation “For Beginners (all the combinations of the thumb and finger)” (2010) depicts two pairs of hands following spoken commands. As fingers and thumbs open and close in different combinations, “For Beginners” becomes hypnotic and unsettling rather than clear and instructional. Tickets are \$23 for adults and \$19 for seniors, students with ID and visitors with a disability. Admission is free for youths 17

and younger. Admission is also free on Mon.-Fri. after 3 p.m. LACMA is located at 5905 Wilshire Blvd., Los Angeles.
lacma.org

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



Leslie Martinez
The Cave of Turning Space, 2024
Canvas scraps, used terrycloth studio rags, used studio clothing, polyester sewing threads, rolled canvas tubes, paint chips, modeling paste, acrylic paint on canvas
60 x 75 x 5 inches

Collection of East West Bank.
Courtesy of the artist and Commonwealth and Council.
Photo by Paul Salvesson.



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Saturday, - October 11th 12:00pm-5:30pm



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Estimate \$20,000–30,000

Platinum, Sapphire and Diamond Ring
Estimate \$100,000–150,000

INFORMATION & APPOINTMENTS

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DoyleLA@Doyle.com
310-276-6616



L# 19101168

City Council Discusses Street Tree Master Plan



BY JULIANNA LOZADA

The City Council at its Study Session on Sept. 16 provided direction on the 9800-9900 S. Santa Monica Boulevard Street Tree Master Plan, which recommends that Mexican fan palm trees replace lost ficus trees on that block.

Staff and the Public Works Commission (PWC) have supported the recommendation, which would cost \$42,000 to install. The project would be funded through the

existing Capital Improvement Program.

Because of narrow setbacks on the block, narrow tree wells, lack of an irrigation system and input from commercial interests, the PWC considered several options, which included installing floating islands into the street to allow for a canopy tree, widening the sidewalk, letting the vacancies remain vacant, and using the Mexican fan palm.

The staff report of the master plan said the Mexican fan palm tree has been used

See STUDY SESSION, page 18

Consul General of France Addresses Rotary Club



Photo courtesy George Nicholas
Consul General of France Adrien Frier at the Rotary Club of Beverly Hills

BY JULIANNA LOZADA

Adrien Frier, Consul General of France, addressed the Rotary Club of Beverly Hills on Sept. 15 on the state of Euro-American relationships and growing challenges to the international system, among other topics.

Representing the Southwestern United States—which includes Southern California, Arizona, Colorado, New Mexico and Nevada—Frier described the three missions he’s charged with in looking after the

25,000 registered French citizens living in the region. His priority is safety, ensuring they have their proper identity and travel documents. Because of the vastness of the United States and the six-hour plane ride to the French embassy in Washington, D.C., he also maintains strong relationships with local elected officials. And he describes his biggest duty as helping to spread French cultural influence through art, film, sports and education.

See ROTARY CLUB, page 18



Evening with the Mayor

STATE OF THE CITY ADDRESS DELIVERED BY BEVERLY HILLS MAYOR SHARONA NAZARIAN

SEPT 25, 2025 | 4:30 - 7 PM
GREYSTONE MANSION

PRESENTED BY: BEVERLY HILLS CHAMBER OF COMMERCE

PROGRAM CAN BE VIEWED AT BEVERLY HILLS CITY HALL OR BY VISITING BEVERLYHILLS.ORG/LIVE.



Judge Rejects Menendez Brothers' Bid for New Trial

Erik and Lyle Menendez, who last month were denied in their bids for parole after serving more than three decades in prison for the 1989 shotgun slayings of their parents in Beverly Hills, have now lost their bid for a new trial.

Los Angeles Superior Court Judge William C. Ryan issued an order on Sept. 15 rejecting a 2023 petition filed by the brothers' attorneys, who argued that new evidence surrounding alleged sexual abuse at the hands of their father should warrant a new trial for the pair.

In sum, the purported new evidence that slightly corroborates that petitioners were sexually abused, does not negate the finding of premeditation and deliberation and the lying in wait special circumstance," according to a memorandum of decision issued by the court. "The evidence alleged here is not so compelling that it would have produced a reasonable doubt in the mind of at least one juror or supportive of an imperfect self-defense instruction."

The ruling is the latest setback for the brothers and many of their relatives, who

have been working to secure their release. With bids for parole and a new trial falling short, they are now left with only a long-shot request they submitted to Gov. Gavin Newsom in hopes that he will grant them clemency.

The two brothers were initially sentenced to life without the possibility of parole for the Aug. 20, 1989, shotgun killings of Jose and Mary Louise "Kitty" Menendez at their Beverly Hills home. The Menendez brothers claim the killings were committed after years of abuse, including alleged sexual abuse by their father.

In May, the two were re-sentenced to 50 years to life, automatically making them eligible for parole consideration because they were younger than 26 when the crime occurred. Both are imprisoned at Richard J. Donovan Correctional Facility in San Diego. But in separate hearings last month, state panels rejected the brothers' bid for parole. They will be eligible to seek parole again in three years.

With parole denied, the brothers awaited

See MENENDEZ, page 17

BHUSD Announces Expanded Counseling Services



Photo courtesy of BHUSD

BHUSD staff, board and school counselors at the Sept. 9 BHUSD school board meeting

BY JULIANNA LOZADA

The Beverly Hills Unified School District (BHUSD) has unveiled a transformation of the College and Career Counseling Department aimed at revamping student support at all grade levels.

BHUSD Assistant Superintendent Dustin Seemann told the Courier that the district decided to make the change after seeing the need for more individualized counseling for students and families.

The goal of the district is to support students through each educational transition, looking not only from secondary to post-secondary education, but also from fifth to sixth grade and eighth to ninth grade.

See BHUSD, page 17

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PLANNING, from page 1

on the issue, with Commissioners Myra Demeter and Terri Kaplan and Chair Jeff Wolfe voting to deny the exemption.

The issue was initially raised for public debate at the City Council's Aug. 5 meeting, when the council voted to ban short-term rentals in the city. Short-term rentals were defined as leases of less than 12 consecutive months.

After hearing from the public that some owners of single-family landmark homes used short-term rentals to finance the required maintenance of their homes, councilmembers instructed the Cultural Heritage and Planning Commissions to consider whether to offer an exemption.

On Sept. 3, the Cultural Heritage Commission discussed the issue. Commissioners were generally in favor of the exemption, however they suggested certain changes to the draft proposed by city staff. Some of those changes were incorporated into the draft presented to the Planning Commission.

The ordinance under review by the Planning Commission at their Sept. 11 meeting proposed that any short-term rental falling under the exemption must be located in a single-family residential zone; may only be offered in a separate structure such as a guest house, accessory dwelling unit (ADU) or junior ADU; and must have a minimum stay of two consecutive nights.

The property owner would be required to be present during the renter's stay and would pay transient occupancy taxes.

Deborah Blum, a Beverly Hills resident who owns a single-family landmark historic home and has been at the forefront of advocating for the exemption, spoke on Sept. 11 about why the exemption would be important for individuals or families such as herself.

"While cities can simply mandate that private property owners preserve historic features, they often create programs to make preservation more financially viable, thereby incentivizing people to landmark their properties in the first place ... carving out an exemption will create another financial incentive," she said.

Demeter expressed her opinion that any short-term rentals at all would decrease the number of available housing units in the city.

"I believe that the city should not be encouraging any short-term rentals," she said. "The carve-out takes units off the market, which is in direct contrast to our promise in our housing element. We can expect that if we were to do that, that we would hear from higher powers, perhaps the state. ADUs are a wonderful vehicle, and we've worked very hard to ... streamline the process, but it is not for short-term rentals. It is to increase the housing stock."

Noting that there are many homes in the

city that are expensive to maintain regardless of landmark status, Kaplan said she felt similarly to Demeter.

"I think this is fundamentally poor policy, to create a carve-out that, on its face, suggests that it's for the broad range of landmarked residential properties, but we've had zero input from any other owners [aside from Blum] ... if we're looking for incentives for people to landmark their properties, there are many other things we should look to," she said. "This should not be one of them."

Commissioner Gary Ross, who voted against the denial of the exemption, expressed his support for individuals and families who willingly shoulder the responsibility of maintaining landmark homes.

"I do believe that there are burdens and obligations on homeowners of these structures that they take on in a noble and righteous manner to preserve our community, and I'm in favor of encouraging that," he said. "There are only 18 of them ... they purchased their homes with certain rights and expectations."

Following the 3-2 vote, the commission's recommendation to deny the resolution will be forwarded to the City Council for consideration at a future meeting. At that time, the council would have the option to adopt an ordinance that is not in alignment with the Planning Commission's recommendation, however it could only include topics considered by the commission.

In other news, Assistant Director and City Planner Masa Alkire has announced his departure from Beverly Hills after accepting a position with the City of Manhattan Beach. As of Sept. 8, Alkire will serve as Manhattan Beach's Community Development Director.

"Masa's service to the City of Beverly Hills included overseeing the City's planning programs and handling several major development projects," said Michael Forbes, Director of Community Development, in a statement. "We thank Masa for his years of dedicated service to Beverly Hills and wish him all the best in his new role." •

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‘Riefenstahl’—Beautiful Ignominy



Contact sheet from the holdings of Heinrich Hoffman, © Bayerische Staatsbibliothek/Bildarchiv

Riefenstahl welcomes Adolf Hitler in her villa in Berlin-Dahlem (1937).

BY NEELY SWANSON

Leni Riefenstahl glorified Nazi Germany with her beautiful, powerful films that encapsulated its philosophy of power, beauty, racial purity and morality. “Triumph of the Will” remains one of the most frighteningly powerful documentaries illustrating the magnetic pull Hitler exerted over his chosen populace—and it should also have been a chilling warning to those who were not. This powerful documentary, written and directed by Andres Veiel, takes a hard new look at the still-controversial filmmaker. Diving into previously unavailable material makes this an important, must-see film, deconstructing the mask she so carefully fabricated after the war.

“Olympia,” her masterpiece, chronicled the 1936 Berlin Olympics, rightfully deifying Jesse Owens and revolutionizing sports photography with the tracking shot. She spent months before the Olympics filming high divers to find the right angles and camera positions. There can be little doubt that she was a formidable director and may be one of the best, if not the best, woman director of the 20th century. This, however, does little to excuse her Nazi past, despite all her denials. As she repeatedly said, throughout her post-World War II lifetime (and she lived to 101, dying in 2006), “I am not responsible!”

Responsibility is an interesting choice of words because it can be interpreted differently, whether implying lack of trust, causation, accountability, proficiency, and to be very clear, she was extremely proficient. Riefenstahl was the very definition of responsible. She had complete control of her art. Despite her protests to the contrary, she was not following orders. She had final

cut in everything she did, whether shooting and editing her films, choosing subject matter, or rejecting the advances of those like Goebbels, who pressed her, literally and figuratively. Leni Riefenstahl was very responsible.

Beginning her professional life as an actress, Leni had Greta Garbo-like beauty and presence. She immediately attracted attention in her first movie, “The Holy Mountain” (1926), doing her own climbing stunts. Not content just to act, in 1932 she directed, wrote, edited, produced and starred in “The Blue Light.” By this time she was very much on Hitler’s radar and he on hers. She was electrified the first time she heard him speak, “The State doesn’t give us orders. We give the State orders.” After an earlier commission, Hitler personally asked her to create a film about the 1934 Nuremberg Rally. The resulting film, “Triumph of the Will,” is an epic of propaganda filmmaking. Riefenstahl consistently denied that she was making propaganda; she was the ultimate apologist hiding behind her art.

“Olympia” (1938) was the most costly documentary up to that time. It was to be a film that glorified the athleticism of the Aryan race. She researched the original Greek games and the paintings and statuary depicting those athletes. But during the games, her focus shifted and she became entranced with the Black athletes dominating their events, particularly Jesse Owens. Her shots of him became burned in the minds of anyone seeing that footage, and most of us have. She described the Black athletes as beautiful, powerful animals, not as human beings.

Director Andres Veiel was drawn into “Riefenstahl” by producer Sandra

Maischberger who, after the death of Riefenstahl’s partner in 2016, gained access to her estate. Although Leni Riefenstahl has been the focus of quite a few previous documentaries and Veiel makes use of clips from many of them, the gold mine that Maischberger discovered was boxes and boxes of Riefenstahl’s personal records, diaries, outtakes, unpublished photos, home movies and phone recordings. Unlike previous documentaries, Veiel was not beholden to either Riefenstahl or her partner, Horst Kettner.

The Leni Riefenstahl that emerges from Veiel’s outstanding study is a narcissist who knew exactly how to portray herself, whether innocent victim, naive young woman, object of desire, artist, apologist or, basically, anything she chose. Totally camera-aware, she flirts with it as though it were a sexual partner. She was a master at shutting down any conversation she didn’t like. She was always in control: in control of her films, of the men around her, of her life and most of all, her image. She was well aware of how important the public perception of her would be to her legacy. Her first avenue of attack was to “deny, deny, deny.” If you say it loud enough and often enough,

you control the narrative. Leni, no matter how many times she changed her story, was always in control of the narrative. After all, she was only following orders.

Archival footage from previous interviews, and she was never hesitant to participate in talk shows, provided that the host adhered to her ground rules. In the 1950s, ‘60s and ‘70s, many Germans were still in denial over their part in the murder of the Jews and drank whatever drivel Riefenstahl had to offer. What comes to mind is the character of Sergeant Schultz in “Hogan’s Heroes,” an American comedy series of the 1960s about a German prisoner of war camp. His catchphrase, “I know nothing, nothing.” That was the phrase Riefenstahl lived by, even when confronted with evidence to the contrary. The concentration camps? No knowledge. Didn’t she notice that Jews were disappearing? The only Jews she knew who disappeared were the ones who went to America. In one of her last Reich-sponsored movies, “Lowlands,” she used Roma children from an internment camp as extras. When the film finished shooting, those children and their parents were shipped to Auschwitz where they were murdered. Asked about that, Riefenstahl insisted that she had seen all of them again after the war. “I know nothing, nothing.”

Although she continued filming and photographing, notably in Sudan, her life’s work after the war was to reshape the public’s perception of her. Her story shifted with every interview. She was convinced that she could change history, or at least her history, something made possible by the dearth of evidence to the contrary. That evidence, evidence of her admiration for Hitler, the Nazi Party and its values, the existence of the camps and the persecution of the Jews, was finally uncovered in the boxes and boxes of memorabilia that she and her partner kept locked for years. Most trenchant was the interview that never was. When contacted to appear on a Swiss talk show, she laid down her ground rules about what could and could not be discussed. When the host refused to acquiesce, she refused to appear. But this didn’t stop the show. Instead, very powerfully, the camera closes in on an empty chair, body mic hanging over the edge, as the host explains that she refused to show up unless they excised footage about the killing of the Jews. He proceeds with his questions to the chair and shows the footage, making it all the more intense.

Riefenstahl, “I’m not responsible.”
Open now at the Laemmle Royal. ●



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.



Open Space Element Update

WHAT?

The Open Space Element guides management and development of parks, recreational facilities, and natural resources to support and enhance the quality of life of residents.

Per state law, the Open Space Element must be updated to include analysis related to equity, climate resilience, rewilding, and preservation.

WE WANT TO HEAR FROM YOU!

Share your ideas about potential opportunities and impacts related to the maintenance and conservation of natural and recreational resources. Head to the website below and provide input for the update process!

Want to Receive Updates?

Sign up as an interested party by visiting the website below, or email longrange@beverlyhills.org.

Stop by our table at the **Beverly Hills Farmers' Market** on **October 12, 2025** to find out more about the Open Space Element Update in Beverly Hills!

See more information at:
beverlyhills.org/OpenSpaceElement



HANDY WORKER PROGRAM

The Handy Worker Program provides reimbursements (up to a maximum of \$1,000 per application, per household) to help lower-income tenants of multi-family units in the City make much-needed minor home improvements. Qualifying repairs include items such as shower grab bars, door handle replacements, or wheelchair ramps.

Applications are processed on a first-come, first-serve basis prioritizing senior households, and until annual funding has been exhausted.

Application Process:

- 1 Submit the Pre-Approval Application & documentation to reserve your estimated reimbursement.
- 2 Complete the approved work.
- 3 Submit the Completed Work Application along with the required documentation.
- 4 Receive your reimbursement.



DON'T MISS OUT ON THIS CHANCE TO SPRUCE UP YOUR HOME!

Stop by the Planning Division table at the **Beverly Hills Farmers' Market** on **October 12, 2025**, to find out more about the Handyworker program!



For more information, visit: [BEVERLYHILLS.ORG/HANDYWORKER](https://beverlyhills.org/handyworker)
✉ LongRange@beverlyhills.org

Sunday Socials

WITH

Sharona

Come join

Mayor Sharona Nazarian for an afternoon of fun, games, and connection!

Whether you're a senior, a teen, or anywhere in-between, all community members are invited to this exciting new intergenerational initiative. **This is a chance to build new friendships, share ideas, and celebrate our Beverly Hills community.**

Students May Receive Volunteer Hours for Participating!

- Karaoke, Backgammon, Trivia and Crafts!



Save the Date for the next Sunday Socials with Sharona:

- December 7, 2025
- February 8, 2026



Light refreshments will be served and RSVP is required at beverlyhills.org/SundaySocials



INTERGENERATIONAL GAMES DAY

Sunday, September 28, 2025

Roxbury Park Community Center
11:00 am – 1:00 pm



Courier's Red-Hot Real Estate!



REAL ESTATE, from page 1

2 zoning for light rail lines and dedicated bus corridors. New developments in Tier 1 zones may be built 6 to 9 stories high, while new developments in Tier 2 zones may be built 5 to 8 stories high.

SB 79 was introduced on Jan. 15, 2025. It passed the Senate floor on June 3, 2025 by a 21-13 vote. It passed the Assembly floor on Sept. 11, 2025 and then passed a concurrence vote the following day. SB 79 follows a seven-year campaign by Senator Scott Wiener to push the bill forward after previous versions died in committee.

On June 23, 2025, Mayor Sharona Nazarian submitted an opposition to the State Assembly on behalf of the city of Beverly Hills. That opposition criticized SB 79's shift away from locally-driven planning and delegation of zoning authority to transit agencies. She also stated that "in a built-out, compact city like Beverly Hills, SB 79 would have far-reaching and disruptive consequences," and would undermine years of deliberate planning. SB 79 was also opposed by the League of California Cities and California State Association of Counties. The Los Angeles City Council also passed a resolution opposing the bill on March 28, 2025, similarly citing the need for local

control and desire to preserve the character of local neighborhoods.

Supporters of the legislation, including Streets for All, claim that SB 79 will bring up to \$1 billion to the city of Los Angeles alone due to projected increased property tax revenue from construction. YIMBY ("Yes in my backyard") organizations contend that SB 79 addresses multiple statewide priorities, including supporting new housing, reducing car reliance, and maximizing infrastructure investments.

Weiner stated that SB 79 "tackles the root causes of California's affordability crisis by allowing more homes to be built near major public transportation stops and on land owned by transit agencies—bolstering transit use, slashing climate emissions, and supporting public transportation in the process."

SB 79 builds on recent legislation attempting to streamline development, and particularly CEQA reforms signed into law on June 30, 2025, which created a new statutory CEQA exemption for infill housing development projects. Additionally, SB 423, also authored by Senator Weiner, extended SB 35 to continue a streamlined approval process for new affordable housing projects and expanded that to mixed-use projects.

The reduction in local control will be a challenge to Beverly Hills. The city has long exercised strict authority over zoning, design standards, and planning decisions, reflecting both community values and property market dynamics. SB 79 shifts that balance by permitting the imposition of state standards. While the city retains the option to adopt an alternative transit-oriented development plan, any such plan must meet or exceed the state's housing targets and be approved by the Department of Housing and Community Development ("HCD").

The most immediate impact lies along Wilshire Boulevard due to the new stations on the Metro Purple Line at Wilshire/La Cienega and Wilshire/Rodeo. Parcels near

these stations will become eligible for increased height and density allowances, which could enable development on a new scale for the city.

Governor Newsom now has until Oct. 12 to sign or veto SB 79. If, as expected, it is signed into law, SB 79 will take effect on July 1, 2026. Starting on that date, SB 79 will require a housing development to be an allowable use on any site zoned for residential, mixed, or commercial development within one-half mile of a Tier 1 or Tier 2 TOD stop for cities with a population of at least 35,000, and one-quarter mile for cities with a population of less than 35,000 unless the local agency adopts an ordinance or local TOD alternative plan deemed compliant by HCD before July 1, 2026. ●



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Beverly Hills



NEW PRICING | BY APPOINTMENT

604 N. Alpine Drive \$13,995,000

Fully renovated landmark 2sty Buff & Hensman Arch estate. 5BD 5.5BA. Dramatic open flow. Big lot. X-priv yrd. Pl/spa/cabana/storage/mature hedging. Amazing!

Beverly Hills

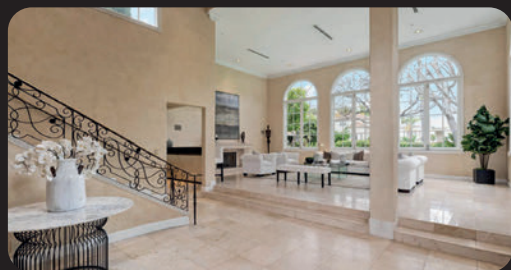


NEW X | OPEN SUNDAY 2-5

500 Leslie Lane \$6,995,000

Fabulous 1sty 1962 Hawaiian Mod. 4BD 4.5BA. Open flow. Hi clngs. Circular lines. Terrazzo flrs. Lg flat yrd. Lawn/patios/pl/spa/BBQ. Cul-de-sac. SE + SW Views.

Beverly Hills



JUST SOLD OVER ASKING

110 N. Oakhurst Drive \$4,995,000

1st time for sale in 34yrs. Grand gated 4,661SF 1990 blt 2sty. Contemp Med. 5BD 4.5BA. Perfect open layout. 2sty entry/liv rm. Huge kitch/brkfst/fam rm combo. Pl/patios.

Brentwood



JUST SOLD OVER ASKING

279 S. Westgate Avenue \$4,795,000

Noted redone rectilinear 2sty Arch. 3BD 3.5BA. Great rm. Glass walls. Lite wd flrs. Open flow. Huge primary upstairs. 2BD stes down. Fab Boffi kitch. Crtyrd w/fp/bbq/seating.

Beverly Hills



NEW X | FIRST OPEN SUNDAY 2-5

209 S. Swall Drive \$4,475,000

Cstm 2004-blit 2sty sunlit Contemp Med. 5BD up + mds down. 5.5BA. Open liv/dining rms. Sep office. Big kitch/fam rm. Lg yrd w/lawns/patios/privacy. Quiet block.

Beverly Hills



NEW X | BY APPOINTMENT

211 S. Spalding Drive PH3 \$3,995,000

Extraordinary 3yr custom renovation complete. Best SE facing PH. Incrd city vus. Sunlit open space. 2BD 3.5BA. Great rm. Lg balc. Best full srvc bldg. Valet/pl/gym/etc.

Playa Del Rey



NEW X | BY APPOINTMENT

6202 Pacific Avenue \$3,995,000

Rare vacant R3 corner lot at 62nd and Pacific. 100ft x 40ft. Unobstructed 180 degree water and city vus. Across from bike path and Playa bridge. Potential +.

Beverly Hills



JUST SOLD

237 S. Almont Drive \$2,880,000

Charming updated 1sty spacious sunlit Spanish. 2BD 2BA Beaut wd flrs. Period details. Lg dining/den. Cook's kitch. Hi clngs. Huge fully priv yrd. Best 200 block.

Pacific Palisades



JUST SOLD OVER ASKING

847 Iliff Street \$1,695,000

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Beverly Hills



NEW X | BY APPOINTMENT

300 N. Swall Drive Unit 106 \$1,595,000

Best deal. Updated IV Seasons 1-lvl unit. Big patio & balcony. Hi clngs. Beaut newer wd flrs. Glass walls. Fab newer kitch. 2BD stes 2.5BA. 2,662 SF. 24hr valet/concierge. Pl/gym.

Beverly Hills



NEW X | BY APPOINTMENT

121 N. Almont Drive PH 303 \$1,495,000

Immac top flr sunlit spacious 2BD 2.5BA. SE cmr w/balc. Hi clngs. Lite-wd herringbone flrs. Big kitch w/laundry inside. Lg liv/dining rms. Huge primary w/walk-in. 14 unit luxe 1993 bldg.



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September 22



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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Opportunities don't always arrive in tidy order after "earning." Sometimes they come early, because someone senses your readiness -- or more likely because it's needed in the moment and you're in the vicinity to be tapped.

TAURUS (April 20-May 20). Everyone needs a support system. You'll be attracted to those with talents and skills that complement yours. Even if you must go out of your way to add to your team, it will be worth it because building teams is building power.

GEMINI (May 21-June 21). A strategic act of inclusion builds goodwill. The one you performed a while back is now affecting your life in a good way because someone feels woven into your circle -- evidence that this is the way to continue on, moving forward in kindness.

CANCER (June 22-July 22). Selectivity turns a good day into a great one. Choose depth over breadth. The temptation is to say yes to it all, but if you only say yes to one, you can immerse, enjoy more fully and gain

more satisfaction than scattered energy would allow for.

LEO (July 23-Aug. 22). If your first communication doesn't land, take that as information. Use it to guide an adjustment of tone, language or delivery. Tweak gradually. Change one thing at a time so you can see what made the difference.

VIRGO (Aug. 23-Sept. 22). Prometheus is the figure in Greek mythology who stole fire from the gods and gave it to humans, a gift that brought light, warmth, knowledge and power. There's a Promethean fire lighting up your situation today -- the breakthrough that feels stolen from the heavens.

LIBRA (Sept. 23-Oct. 23). The air will be cleared. Misunderstandings between people will be resolved. Much will be accomplished because of this, but for now, just concentrate on flowing as much compassion as possible.

SCORPIO (Oct. 24-Nov. 21). People may not talk about the flip side of a situation, but everyone knows there is one and can make an accurate guess about it.

SAGITTARIUS (Nov. 22-Dec. 21). It's not necessary to be easy to read,

contact or find today. You'll cultivate a magnetic vibe based in mystery and maybe a dash of ambiguity while you're at it. People will be drawn in by not understanding everything right away.

CAPRICORN (Dec. 22-Jan. 19). You know exactly who your role model is, but you may not know who is using you as a role model. For this reason, be on your best behavior at all times today. You'll be copied in this state.

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

is no winning or losing today, only actions that will change the journey for a mile or two. But all roads are leading to the same destination, so don't take any of it too seriously. It's a day when you can't go wrong, so just have fun with the choice.

PISCES (Feb. 19-March 20). You get the feeling that you won't get the task correct right away. This one requires practice. But a small win in the early stages will give you the gumption to keep at it.



LL Drooljay is currently eligible for adoption. He's a 2-year-old, 9-pound Maltipoo and is ready to join a new home. If interested in him, contact Shelter of Hope at info@shelterhopepetshop.org.

shelterhopepetshop.org

MENENDEZ, from page 5
the decision on the “habeas corpus” motion filed by their attorneys in 2023 asking that they be granted a new trial. In that petition, attorneys for the brothers pointed to two new pieces of evidence they contend corroborate the brothers’ allegations of long-term sexual abuse at the hands of their father: a letter allegedly written by Erik Menendez to his cousin Andy Cano in early 1989 or late 1988, and recent allegations by Roy Rossello, a former member of the boy band Menudo, that he too was sexually abused by Jose Menendez as a teenager.

Attorneys Mark Geragos and Cliff Gardner, representing the brothers, wrote that the new evidence “not only shows that Jose Menendez was very much a violent and brutal man who would sexually abuse children, but it strongly suggests that—in fact—he was still abusing Erik Menendez as late as December 1988—just as the defense had argued all along.”

In the memorandum of decision, the

judge noted, “Neither piece of evidence adds to the allegations of abuse that the jury already considered, yet found that the brothers planned, then executed that plan, to kill their abusive father and complicit mother ... What is more, the introduction of either of these two pieces of evidence would not have resulted in the trial court giving an imperfect self-defense instruction because neither demonstrate the brothers experienced a fear of imminent peril.”

The brothers’ first trial ended with jurors unable to reach verdicts, deadlocking between first-degree murder and lesser charges including manslaughter. The second trial, which began in October 1995 and lacked much of the testimony centered on allegations of sexual abuse by Jose Menendez, ended with both brothers being convicted of first-degree murder and conspiracy.

Lyle Menendez is now 57 years old. His brother Erik is 54.

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BHUSD, from page 5
A new Director of Counseling, Kristi Bond, will lead the College and Career Counseling Department with the support of the board to connect and streamline the TK-12 counseling services.

“Our goal is to create a seamless roadmap of support that begins the moment a student enters BHUSD and continues until they walk across the graduation stage,” said Bond. “By investing in academic advisement, college counseling, and wellness, we are ensuring that each student feels cared for, supported, and prepared for the future.”

Under Bond’s direction, the district will initiate counseling support for students at a younger age, instead of waiting until high school.

“We want to make sure that our elementary, our fifth-grade families know all the options going into middle school,” said Seemann. Then, Seemann explained, high school counselors will visit eighth graders in the spring to help them prepare for ninth grade. These include helping students choose the best electives for the career pathway they want to follow.

Additionally, Beverly Hills High School will add three additional school counselors, totaling eight for the entire school. With the additional staffing, four counselors will be allocated to underclassmen and four to upperclassmen, providing a more specialized approach to counseling based on the students’ grade level needs. Seemann estimates that this equates to roughly 140 students per counselor, whereas the state average is around 500 students to one counselor.

“Just by personnel power to be able to meet each student individually and making sure we have robust conversations around many options, from Ivies [Ivy League] to UCs [University of California] to out-of-state—there’s so many options for our students, that we want to make sure that they’re making the best, most educated decision,” said Seemann. The model runs on the idea that through delegating counselors based on grade-level need, students are able to get the most specialized support.

The increased staffing also works to increase visibility and accessibility of counseling services, said Seemann. Now, instead of relying on students to reach out to their counselors, the counselors will schedule individualized meetings with each student and their family to discuss their specific needs and goals.

The investments in the College and Career Counseling Department are also focused on providing support for students’ social and emotional needs through programs like the NormanAid Wellness Center at BHHS and BulldogAid at Beverly Vista Middle School.

“The board has been instrumental in being able to expand our NormanAid into the middle school with the BulldogAid Center, and providing each of our school sites marriage and family therapists,” said Seemann. “When our kids are happier, our kids feel supported, our attendance is going to increase.”

The Beverly Hills Counseling Team was awarded Recognized ASCA Model Program designation by the American School Counselor Association, marking BHHS as one of the leading schools in data-driven counseling practices. They were one of 18 schools in California to receive the distinction.

“Now, we are in direct competition with our private schools in the local areas,” said Seemann. “I could confidently say that we match them for the number of Advanced Placement courses ... and now, we’re matching them with the individualized white-glove support that they are able to provide their students because of the high tuition cost. Our board is now backing that with funds, and now we can say confidently that we not only have the exact same academic programming that they provide, we are providing all the support behind it.”

The ultimate goal of these expanded counseling services is to see higher test scores, increased enrollment, complete access to students’ post-secondary options of their choosing and more confidence in their abilities. ●

CITY COUNCIL, from page 1
New drawings were approved by the Recreation and Parks Commission on Aug. 26 and presented to City Council on Sept. 16.

Designed by Mark Tessier Landscape Architecture, the proposed new ADA-compliant playground will be divided into two zones, one with play structures for children ages 2-5 and the other for children ages 5-12. The two spaces will be demarcated by oversized concrete pebbles, which are intended to resemble a riverbed. The pebbles also serve to deter skateboarders.

Other elements of the new playground will include a stage for story time and other performances, nature-themed springers, a slide, swings and swivel play platforms.

A number of shade structures will be installed, including spherical shades above the stage, canopies incorporated into the play equipment, sail shades at seating areas and trees throughout the park.

Equipment for play structures is proposed to be supplied by Kompan, which manufactured similar items for the playground at Roxbury Park.

All councilmembers expressed their support for the project.

“I think it’s very thoughtful and long overdue ... it won’t just be [for people] in that neighborhood, it’s going to be for all the families and they’re going to really appreciate it,” said Wells.

“The design looks great,” added

Councilmember Craig Corman. “I know people put a lot of time and effort into it and it shows ... I’m very much in support and I look forward to getting this thing done.”

Echoing comments made by others on the council, Nazarian voiced her hope that construction will be completed by summer 2026.

“It’s a long time waiting for our entire community and we want to see this coming together ... the designs you have are adorable,” she said. “They really do look fantastic.”

The project will now be sent out for bids.

In other business, the council approved a purchase order not to exceed \$685,014 to J. Ben Bourgeois Productions, Inc. for holiday décor, lighting materials and services related to the 2025 Rodeo Drive Holiday Lighting Celebration, which will take place on Nov. 13. The company has been providing this service to the city since 2019.

The council also heard from multiple members of the public who expressed their concern over the city’s recent approval to issue up to \$550 million in bonds to assist with the financing of One Beverly Hills, a private luxury development.

Bonds will not be issued until construction of One Beverly Hills is closer to completion. ●

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ROTARY CLUB, from page 4

France remains America's oldest ally, a relationship spanning nearly 250 years since U.S. independence from Britain. Frier emphasized that defining military moments like D-Day and the liberation of Normandy during World War II cemented this partnership. "There is no other country in the world with which we have a stronger military relationship," Frier stated.

The relationship between France and the U.S. extends beyond strategic and military dimensions. On a hyperlocal level, Beverly Hills and Cannes—the French Riviera city known for its annual international film festival—became “sister cities” in 1986 on the heels of the Cold War. Mayor Sharona Nazarian visited Cannes last year when she was vice mayor in hopes of revitalizing the relationship with the French city.

The economic relationship between France and the U.S. has grown stronger in recent years, Frier stated. He noted that \$161 billion was exchanged in trade between the countries per year—a significant increase from 2022 and pre-COVID-19 years.

“Beyond the strategic relationship, between the political relations, between the military connections, you also have things that change daily lives of this part of the country. Creating jobs, studies, culture: this is something that is very important at the end of the day,” said Frier.

Yet the relationship between the United States and France and Europe as a whole is not without challenge. Frier, who spent 20 years as a diplomat specializing in military and strategy before serving as consul general of France, shared his insight on the strains being put on this alliance.

“We see a world where strength and confrontation are on the verge of replacing rule of law and negotiation,” said Frier. The world is witnessing an attempt by different countries to create a new world order to replace the current one which they believe has disproportionately benefited the United

States.

Francis Fukuyama’s “End of History” theory, which posits that liberal democracies are the end goal for governments and would therefore end the outbreak of conflict between states, is now being challenged. The fundamental question now, Frier stated, is who is willing to step forward to try and defend the international system? That system has never been perfect but has “somehow managed to prevent us from repeating the worst that we have known twice during the last century,” he added.

Through the weakening of bodies like the United Nations and the mutual defense principle, or Article 5 of the Charter of the North Atlantic Treaty Organization, the international system faces new challenges that require global cooperation and alignment.

The economic and political turmoil resulting from the creation of the euro and Britain’s exit from the European Union in 2016 were “wake-up calls” for Europe. In February 2022, Europe’s security environment was completely transformed when Russia decided to invade Ukraine.

“France never thought it would end up in a situation whereby a direct high-level intensity conflict with another country—Russia, which has a nuclear weapon—would be in the realm of possibility,” said Frier.

Additionally, he recognized that though the French-American relationship is being tested with the second Trump administration, he believes that the countries’ relationship goes beyond three difficult years. Frier pointed to their aligned strategic goals, strong people-to-people relationships, and history, one of the assets of this relationship.

“I am sure that this French, Euro-American friendship is not going away,” said Frier. “This is not going away because there are political disagreements between Paris and Washington or between Brussels and Washington.” ●

STUDY SESSION, from page 4

successfully in the past, including the block of S. Santa Monica Boulevard directly east of the proposed project area, where conditions are “essentially the same.”

“The Mexican fan palm is a good long-term fit when used as an avenue tree in a commercial setting where narrow setbacks and multistory buildings limit both normal root development and aerial growth space. The tree fits the Public Works Commission’s replacement tree criteria, provided the annual trim cycle is maintained,” read the staff report. Some of the PWC’s tree criteria look at fire risk, size appropriateness, tree type and performance.

City Arborist Ken Pfalzgraf said the aim of the master plan is to retain canopy on that block as long as possible. However, he pointed to the aggressive root structure of the ficus trees, which currently occupy that block of S. Santa Monica Boulevard, damaging public and private infrastructure.

There are 18 vacant sites in the proposed project area where Ficus trees have been removed due to sidewalk damage, private property conflicts and development requirements.

Pfalzgraf said property owners have expressed sentiments such as, “We don’t want the trees abrading our buildings; don’t want to open a window on the second floor and have squirrels and creatures coming in; we don’t enjoy having litter and things on the roof; we don’t enjoy having our sidewalks busted up.”

Councilmembers Mary Wells and Lester Friedman were part of the liaison when the master plan passed through the Public Works Commission for the second time, where they considered what property owners would ideally like to see on that block.

“It does seem like our criteria as a city in how we choose trees feels very limiting,”

said Wells, noting that council liaisons challenged PWC to look at different options. “I certainly would challenge us to look at the criteria we look at for the different areas of our city, and see if we perhaps should be looking at it from a different point of view.”

Councilmember Craig Corman said he was not enthusiastic about the Mexican fan palm tree because it does not provide canopy, but is “reluctantly” willing to support the recommendation.

“In my mind, this is about filling holes, not about re-landscaping the entire street,” said Corman.

Vice Mayor John Mirisch similarly expressed his approval of the recommendation, but was frustrated that the Mexican fan palm is the only viable tree replacement.

Mayor Sharona Nazarian said the safety of residents should be prioritized and supported the project’s contribution to the beautification of the city.

Looking ahead to November, the Council also provided direction on the 2025 Rodeo Drive Holiday Lighting Celebration Program.

Nazarian and Friedman were the council liaisons for this item, who expressed their support for the Rodeo Drive Committee’s request for street closure and waiving city permits and labor fees. Friedman emphasized that the RDC this year cut out a significant portion of the budget from years prior, amounting to 66% of the 2024 budget. There will also be a larger footprint of security personnel during the event.

Wells recommended looking into the possibility of using Transient Occupancy Tax dollars to address the proposal’s cuts to fireworks time and use of a certain audio system to ensure residents are still getting an elevated experience.

The Rodeo Drive Holiday Lighting Celebration Program will take place on Nov. 13. ●

GALA, from page 1

Hosted by actor Jay Flats, the sold-out event was attended by 350 people.

The event began with a reciting of the Pledge of Allegiance and a performance of "The Star-Spangled Banner" by 10-year-old Isabella D'Amore Alt, who comes from a lineage of police officers. Beverly Hills Police Officers Association (BHPOA) President Christian Bond then held a moment of silence for the late Charlie Kirk, the right-wing political activist and media personality.

Speaking to the crowd after Bond, Nazarian, who has made safety a central premise of her mayorship, thanked the BHPD for its work and dedication.

"When others are running away from danger, the brave men and women of our amazing Beverly Hills Police Department are courageously running towards it," she said. "It takes courage, professionalism and the extraordinary love for community, for duty and for protecting lives that are not their own ... [even if we have a] challenge or slight disagreement, one thing never changes. We deeply value, respect and support the men and women who support and protect this community."

The BHPOA is currently in contract

negotiations with the city.

Attendees mingled and enjoyed selections of Espelette fare such as sushi, arancini, Wagyu beef sliders and lobster sliders before the awards presentation began. The awards were presided over by BHPD Captains Renato Moreno and Max Subin. Police chiefs normally hand out the awards but this year, BHPD Police Chief Mark Stainbrook was unable to attend due to illness.

The Clinton H. Anderson Award, given in honor of the former BHPD chief, was presented to Officer Ara Mani.

"Officer Mani has fully embraced the spirit of police and community together," said Subin. "From day one, his gratitude and love for the city has been evident in his approach to community-based policing and the care he brings every call for service ... his dedication, compassion and integrity are a credit to the badge and to the city of Beverly Hills."

The Allen H. Carlin Award was given to Officer Maraya Contreras.

"Officer Maraya Contreras began her career with the Beverly Hills Police Department as a cadet, and quickly stood out for her calm, confident presence and strong, proactive nature," said Moreno.

"She has since become the department's first—I'll say that again, the department's first—female motorcycle officer. She exemplifies excellence in every role she has taken on ... she consistently goes above and beyond in service to others."

Vanessa Rivas received the Marvin Iannone Award, named after another former BHPD chief.

"This award is proudly presented to Vanessa Rivas in recognition of her outstanding contributions to the Records Bureau," said Subin. "Vanessa consistently goes above and beyond to deliver exceptional service, ensuring every customer interaction is handled with care, professionalism and attention to detail ... her commitment, leadership and work ethic make her a vital part of the department and truly deserving of the recognition."

Lifesaving awards were presented to nine officers whose actions are credited with saving a life. Those officers were Field Training Officers Billy Blair, Jesse Lyga and Stephen Comp; Officers Ian Frederich,

Ara Mani, Joseph Vela and Michael Downs; Detective Francesca Fasullo; and Sergeant Eric Bender.

In February 2024, Blair, Lyga and Comp responded to a radio call of a four-year-old child who had been found face down in a pool and did not have a recognizable pulse. Officers immediately began CPR, and their actions are credited with saving the child's life.

In March 2024, Frederich and Mani responded to a call of an unhoused person whom they discovered unresponsive with shoelaces and electric cords tied tightly around his neck. After cutting off the cords and shoelaces, the individual was able to breathe again.

Also in March 2024, Bender, Downs, Fasullo and Vela attended to a bicyclist who was bleeding severely from a laceration following a collision. Their applied tourniquet was credited with saving the individual's life.

The gala raised \$52,000 for the department through a silent auction. ●

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SUDOKU 09/19/25 ISSUE								
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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
09/19/25 ISSUE

THE NAME IS THE GAME
BY DERRICK NIEDERMAN / EDITED BY WILL SHORTZ

Derrick Niederman, of Charleston, S.C., is a writer, mathematician and game designer who was until recently an adjunct math professor at the College of Charleston. His game inventions include Pathwords, 36 Cube and the soon-to-be-published Tosswords, which, he says, “enables players to create more interesting words than they ever could playing Scrabble or Boggle.” — W.S.

- ACROSS**

1 Where Gloria Estefan was born

7 Hairstyle that can be casual or formal

11 Relative of a sultan

15 Strikebreaking sort

19 One who gives a good talking-to?

20 Spring’s opposite, tidally

21 Constant nuisance

22 Mansión, por ejemplo

23 As the British pound rises in value, the dollar ____

25 Sure things

27 Area with pews

28 Part of many a morning routine

29 Equipment

30 Orchestra section toward the middle of the pit

31 With 76-Down, individually

33 Fury

34 After spending the afternoon at Epcot, we had dinner at a ____ bistro

36 Ancestor of the tuba or sousaphone

38 Low-quality paper?

39 Like a naughty Beetle Bailey, in brief

40 Overdone

41 The “E” of Q.E.D.

43 Depleted

48 Facetious suffix with most
- 51 Did Joyce write courtesy of a ____?

55 Blunt negative

56 Philosopher who purportedly said “The best fighter is never angry”

58 Have a bawl

59 Son of Hanna-Barbera’s Doggie Daddy

60 Reason to relocate a picnic blanket, maybe

61 Borneo neighbor

63 Female moose or elephant

65 Fish-eating raptors

66 Dab with a towel

67 Subdivisions of some counties: Abbr.

68 An increase in ham prices forced the deli to ____ sandwiches higher

71 Begged

72 Scorch the surface

73 Andean stimulant

74 Source of the films “The Blues Brothers” and “Coneheads,” in brief

75 Gerald Ford or William Howard Taft, once

78 Peter, Paul and Mary, e.g.

79 Words before sea or lunch

81 Summer mo.

83 Decks for reading

84 Biblical preposition

85 To Washington ____, Germany, seemed far from Tarrytown, N.Y.

88 Big word in advertising

89 Toady
- 91 Buzz, so to speak

92 Charles or Ray who lent their name to a kind of chair

94 Unpleasant look

97 Social gathering of a sort

98 Certain canines

102 Some Californians consider Santa ____ on Earth

107 ____-cone

108 Stockpile

109 Anesthetic first used on a patient in 1842

110 “Fine as is, actually”

111 Canada’s first national park, founded in 1885

113 “____ Three Lives” (early TV drama)

114 The shark-warning notes of “Jaws,” for example

116 The supermodel was holding a copy of ____ herself on the beach

118 Tackle box item

119 Home makeover, in brief

120 Election Day is one: Abbr.

121 Work on the score of

122 Carbon compound

123 Beat one’s chest

124 Set of pull-ups?

125 Very high
- 6 Media personalities Melber and Fleischer

7 Remove a restraint from

8 Irk

9 Have the nerve

10 Special ____

11 Buddy who portrayed TV’s Jed Clampett

12 Peninsula in southeast Asia

13 Consecutively

14 Somnial acronym

15 Aquatic acronym

16 Collection of laws

17 “Jeez, sorry I ____!”

18 Sarastro in Mozart’s “The Magic Flute,” e.g.

24 Product of the first three primes

26 Tiny house occupants

29 Get crazy (over)

32 Pushes with force

34 Smears

35 Directs, as cargo

37 Edmonton N.H.L. player

38 International shoe brand originating in England

42 Extremely loyal

44 One who’s a well-meaning but bad influence on a friend, maybe

45 Why do none of the Fruit of the Loom characters ____-colored clothing?

46 Current

47 Annoyance

48 Trains above street level

49 White wine named for a region in France
- DOWN**

1 Schmooze

2 ____ Afghan Airlines, carrier to the Mideast

3 Parts of a heart or trumpet

4 No fewer than

5 “Stat!”

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ANSWERS FOUND
IN NEXT WEEK’S
PAPER...

PUBLIC NOTICES

NOTICE OF APPLICATION TO ESTABLISH A BRANCH OFFICE

Notification is given that Citizens Bank, National Association, One Citizens Plaza, Providence, RI 02903, has filed an application with the Office of the Comptroller of the Currency on or about September 12, 2025, as specified in 12 CFR 5, for permission to establish a staffed branch at 9593 Wilshire Boulevard Beverly Hills, CA 90212. Any person wishing to comment on this application may file comments in writing with the Director for Large Bank Licensing, Office of the Comptroller of the Currency, 7 Times Square Large Bank Licensing 10th Floor Mailroom, New York, New York 10036, or by email to licensing-publiccomments@occ.treas.gov, within 30 days of the date of this publication. Written requests for a copy of the public portion of the application should be sent to the Director for Large Bank Licensing at licensingpubliccomments@occ.treas.gov. The public may find additional information regarding this application in the OCC's Weekly Bulletin at www.occ.gov.

NOTICE TO BIDDERS for the ANNUAL CITYWIDE PAVEMENT MARKING PROJECT within the City of BEVERLY HILLS, CALIFORNIA 00000

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 restrictions.

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-detail/132298>

PUBLIC NOTICES

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 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, Ca 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

BUSINESS NAME STATEMENT **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 INDIVIDUAL 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 INDIVIDUAL 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

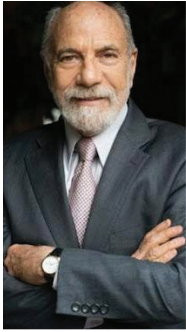
FICTITIOUS BUSINESS NAME STATEMENT **2025170481** The following is/are doing business as: **DOWNSIZING LA 150 S. EL CAMINO DR STE 300 BEVERLY HILLS, CA 90212**; Chad Horwitz 10523 Ashton Ave. Apt 302 Los Angeles, CA 90024; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact 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

FICTITIOUS BUSINESS NAME STATEMENT **2025184573** The following is/are doing business as: **SOLIDWARE 9903 SANTA MONICA SUITE 485 BEVERLY HILLS, CA 90212**; Theodore Furs Inc., 9903 Santa Monica Blvd Suite 485 Beverly Hills, CA 90212; The business is conducted by: A CORPORATION registrant(s) has begun to transact business under the name(s) listed ON APRIL 2025: **Theodore Furs Inc., Theodoros Kyriazis, President**; Statement is filed with the County of Los Angeles: September 4, 2025; Published: September 12, 19, 26, October 3, 2025 LA/CC

FICTITIOUS BUSINESS NAME STATEMENT **2025180031** The following is/are doing business as: **MIGRANTES ECUATORIANOS RESIDENTES EN EL EXTERIOR 20821 AIRLINE AVE. LAKEWOOD, CA 90715**; Edgar Francisco Villavicencio 20821 Airline Ave. Lakewood, CA 90715; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed ON MAY 2025: **Edgar Francisco Villavicencio, Owner**; Statement is filed with the County of Los Angeles: August 29, 2025; Published: September 12, 19, 26, October 3, 2025 LA/CC

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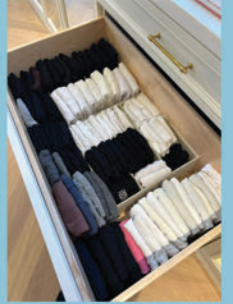


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Class Code: 12299
Min. Participants: 8

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

TAI CHI & QIGONG [18+]
Sa | 9/6 - 10/4
9:15am-10:30am
\$125 (R) / \$154 (NR)
Class Code: 12303
Min. Participants: 8

FALL 2

TAI CHI & QIGONG [18+]
Tu | 11/18 - 12/9 (No class 11/11)
11:15am - 12:30pm
\$99 (R) / \$124 (NR)
Class Code: 12300
Min. Participants: 8

TAI CHI & QIGONG [18+]
Th | 11/20 - 12/11 (No class 11/27)
11:15am - 12:30pm
\$174 (R) / \$195 (NR)
Class Code: 12302
Min. Participants: 8

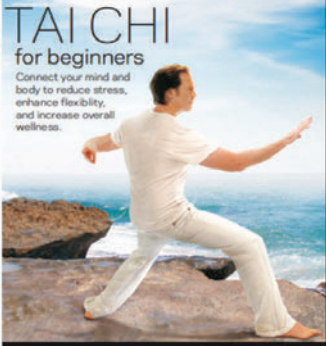
TAI CHI & QIGONG [18+]
Sa | 11/15 - 12/13 (No class 11/29)
9:15am-10:30am
\$99 (R) / \$124 (NR)
Class Code: 12304
Min. Participants: 8

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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Samuel Barnes has been teaching for 44 years and is a star of a blockbuster best selling tai chi DVD, now streaming on Amazon Prime's "Be Fit", "Element Tai Chi for Beginners" He teaches at UCLA and works with celebs, CEO's, politicians, studio execs and all in need. He trains his clients with tai chi techniques for accelerating healing, improving balance and developing powerful martial applications.

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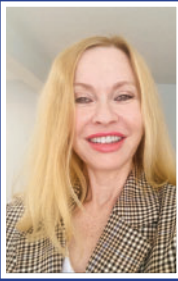
SEPTEMBER 19, 2025 BEVERLY HILLS COURIER PAGE 21

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