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| THE WEATHER, BEVERLY HILLS CA | | |
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| | Friday | 74° 58° |
| | Saturday | 75° 58° |
| | Sunday | 75° 60° |
| | Monday | 72° 58° |
| | Tuesday | 75° 57° |
| | Wednesday | 78° 60° |
| | Thursday | 80° 63° |

Mayor Delivers 2025 State of the City Address



Photo by Julianna Lozada

Hundreds attended the annual State of the City address on Sept. 25.

BY JULIANNA LOZADA

Beverly Hills Mayor Sharona Nazarian delivered her State of the City address at Greystone Mansion and Gardens on Sept. 25, echoing the theme of unity that she has projected throughout her term as mayor.

The event, organized by the Beverly Hills Chamber of Commerce, offered networking opportunities, live music and a selection of hors d’oeuvres before the mayor’s address.

At the core of the priorities outlined by

See STATE OF THE CITY, page 11

Council Approves Design Standards for Multifamily Housing

BY JESSICA OGILVIE

The Beverly Hills City Council at its Sept. 30 meeting unanimously approved a draft ordinance that will amend the regulations of multifamily residential developments that govern objective design standards and approved a draft resolution to adopt objective design standards for certain multifamily housing projects.

The issue was taken under consideration by the city following the recent passage of several state laws that significantly limit the ability of cities to deny or reduce a housing development’s density based on subjective design criteria.

Until now, Beverly Hills has reviewed proposed housing projects on a case-by-case basis, relying on the Architectural and Design Review Commission’s subjective discretion to ensure high-quality design.

See COUNCIL, page 11

BHUSD Board Considers Increased Security for BHHS

BY JESSICA OGILVIE

The Beverly Hills Unified School District (BHUSD) Board at its Sept. 30 meeting discussed the possibility of heightened security at Beverly Hills High School.

The item, brought for discussion by Board Members Sigalie Sabag and Russell Stuart, included potentially increasing the height of a fence being built at the school from eight feet to 20 feet.

"If we look at Beverly Vista Middle School, and we see the soccer field, the fence, I believe, is 20 feet ... I think that would be very secure," Sabag said.

Currently, the fence is planned to be eight feet tall and is slated for completion in December. The project is already designed and under contract. According



Beverly Hills High School

to Amin Salari, the chief Operating Officer/Executive Vice President of Operations at Fonder-Salari, Inc., which is doing the construction, increasing the height of the fence would take an additional four months and

See BHUSD, page 11

BHUSD Board Responds to Cease and Desist Letter

BY JESSICA OGILVIE

The Beverly Hills Unified School District (BHUSD) Board has responded to a cease-and-desist letter that was delivered to the board at its Sept. 9 meeting.

The cease-and-desist, issued by attorney Daniel Lifschitz, who is a parent of a BHUSD student, alleges that in its recent activates during public meetings, the board has violated the Brown Act.

The Brown Act governs public meetings and conversations about issues affecting the public among elected officials with the goal

See CEASE AND DESIST, page 5

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Courier Calendar

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

NOW - OCT. 12
ROGUE MACHINE THEATRE:
“ADOLESCENT SALVATION”
MON., FRI. 8 P.M.
SAT.-SUN. 5 P.M.
Playwright Tim Venable and director Guillermo Cienfuegos team up for the third time at Rogue Machine. In the production, over the course of one night, through a haze of tequila, texting and Taylor Swift, three teens banter, bicker and push each other to the edge of danger - with consequences that could prove lethal by morning. This searingly funny and fearlessly inquisitive play examines the moral complexity of the kinds of characters we judge most harshly - and the fatal consequences of ignoring our own complicity in the deeds that we condemn. General admission is \$45 (Seniors \$35) on Fri., Sun. and Mon. and \$60 on Sat. (Seniors \$45). Students with ID or under 18 are \$25 at the door, as available. Discount showings are on Sept. 12, 19, 26 and Oct. 3. Rogue Machine is located at 7657 Melrose Ave., Los Angeles. roguemachinetheatre.org

NOW - OCT. 19
LACMA: “LINE, FORM, QI:
CALLIGRAPHIC ART FROM THE
FOUNDATION INK COLLECTION”
MON.-TUES., THURS. 11 A.M.-6 P.M.
FRI. 11 A.M.-8 P.M.
SAT.-SUN. 10 A.M.-7 P.M.
An examination of the innovations in calligraphic art, “Line, Form, Qi: Calligraphic Art from the Fondation INK Collection” highlights experimental works of modern and contemporary calligraphic art made by artists including Yahun Chang, Fung Ming Chip, Gu Wenda, Inoue Yūichi, Lee In, Henri Michaux, Nguyễn Quang Thắng, Qiu Zhijie, Tong Yangtze, Wang Dongling, Wei Ligang

and Xu Bing. Works on view reveal the evolution of the pictograph, explorations of the relationship between content and form, the development of new scripts and the abstraction of the written word. Accompanied by a scholarly exhibition catalogue, “Line, Form, Qi” is the second in a series of exhibitions of works from the Fondation INK Collection, a 400-piece collection of contemporary art in the spirit of ink that was promised to LACMA in 2018. Tickets are \$23 for adults and \$19 for seniors, students with ID and visitors with a disability. Admission is free for youths 17 and younger. Admission is also free on Mon.-Fri. after 3 p.m. LACMA is located at 5905 Wilshire Blvd., Los Angeles. lacma.org

NOW - OCT. 19
THEATRE 40: “ALL THESE WOMEN”
THURS.-SAT. 7:30 P.M.
SUN. 2 P.M.
Theatre 40 presents the world premiere of “All These Women,” written and directed by Melanie MacQueen. In the play, women struggle for the right to vote during the Woodrow Wilson administration. Theatre 40 is located at 241 S. Moreno Dr., Beverly Hills. Tickets start at \$38.75. Free parking is available. theatre40.org

NOW - NOV. 1
GAGOSIAN: CAROL BOVE:
“NIGHTS OF CABIRIA”
MON.-FRI. 10 A.M.-5:30 P.M.
Gagosian presents “Nights of Cabiria,” an exhibition of new sculptures by Carol Bove, opening on Sept. 25. This will be the artist’s first full exhibition at the Beverly Hills gallery and follows the installation of her sculpture “Mary” (2025) on the building’s roof in April.

Embracing modernist formalism as a point of departure, Bove’s metal sculptures explore previously overlooked openings in the narrative of art history. In “Nights of Cabiria,” Bove reflects on the industrial heritage of Los Angeles as a Cold War-era center for precision aerospace and weapons manufacturing along with subcultural expressions of that focus such as surfboard production devoted to perfect surface finishes. The exhibition design responds to the unique architectural features of the Beverly Hills gallery and makes use of reclaimed structural scaffolding called “soldier beams.” This scaffolding, intended for applications in civil engineering, is used to construct a series of playful follies as well as pedestals and other framing devices for sculptures. Admission to Gagosian is free and the Beverly Hills gallery is located at 456 N. Camden Drive. gagosian.com

NOW - JAN 12, 2026
GETTY VILLA: “THE KINGDOM
OF PYLOS: WARRIOR-PRINCES OF
ANCIENT GREECE”
WED.-MON. 10 A.M.-5 P.M.
The Getty Villa presents “The Kingdom of Pylos.” In this exhibit visitors will encounter the latest discoveries from Messenia, an epicenter of Mycenaean civilization in Late Bronze Age Greece, displayed for the first time outside Europe. Archaeology and cutting-edge science reveal the world of the Griffin Warrior, whose grave held offerings of incomparable artistry. Princely burials in monumental tombs reflect a society that came to be ruled by the Palace of Nestor in ancient Pylos. Inscribed clay tablets and vivid wall paintings document the final years of a powerful kingdom. Admission to the Getty Villa is free, located at 17985 Pacific Coast Highway, Pacific Palisades. getty.edu

OCT. 9
FRENCH HERITAGE SOCIETY:
“CHAMPAGNE, MUSIC, AND THE
MOVIES”
6-8 P.M.
The Southern California Chapter Chairs Poppy Paulos, Monte Tomerlin and Edie Frère and Event Chair Pam Gates, invite guests to an audio-visual presentation of Oscar-winning music by French composers Georges Delerue, Alexandre Desplat, Camille and Clement Ducal, Maurice Jarre, Michel Legrand and Gabriel Yared. The evening will feature Robert Townson, world-famous producer of film music and a special guest who is yet to be announced. Champagne and Hors D’oeuvres are served at 6 p.m. and the presentation begins at 7 p.m. Tickets are \$125. The event will be hosted at the Beverly Hills Women’s Club, located at 1700 Chevy Chase Drive, Beverly Hills. frenchheritagesociety.org



Photo by Jeff Lorch

Carolina Rodriguez, Michael Guarasci and Alexandra Lee in “Adolescent Salvation” for Rogue Machine Theatre



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Class of 2025-26 Team Beverly Hills Announced



Forty-four members of the community have been selected to participate in the 2025-2026 Class of Team Beverly Hills ("Team BH"). The goal of Team BH is to educate participants about the city's various operations, programs, and opportunities for volunteer involvement. During their term, Team BH members take part in demonstrations, workshops and interactive experiences conducted by city departments and community groups.

The Resident Members of Team BH are: Michelle Adams, Michael Lippman, Nicole

Ahobim, Meghan Mariani, Ashley Anderson. Claire O'Brien, Teja Anderson. Ryan Osborn, Michael Arena, Elaine Polacheck, Krissy Austin, Jeannine Ramer, Judy Burkow, Roxana Rastegar, Ruth Chung, Paula Rodriguez, Donelle Dadigan, Susie Romano, Kelsey Dempsey, Dena Roth, Ethan Eichman, Jordan Rubinstein, Francis Ford, Maxime Salvador, Michelle Hadley, Lana Savinoff, Cynthia Hajjar, Drew Speckman, Carole Hakak, Kilani (Lani) Storm, Aaron

See TEAM BEVERLY HILLS, page 5

Good Shepherd Catholic School Turns 95



The mayor and city council presented a plaque to the school on Sept. 30.

BY JULIANNA LOZADA

This year, Good Shepherd Catholic School is celebrating its 95th anniversary, culminating in a gala at Il Cielo on Oct. 11 and Mass the following day. It is the only Catholic school in the city and holds a history as rich as Beverly Hills itself.

"GSBH remains the only Catholic school in Beverly Hills and since 1930, has stood as a beacon of faith, learning, and community spirit—weathering the storms of history and emerging ever stronger. Through the turmoil of the Great Depression, the darkness of World War II, the founding of global institutions like the United Nations, the tense days of the Cold War, the digital revolution brought by the Internet, the heartbreak of 9/11, and countless other pivotal moments, our school has remained steadfast in its mission," reads the school's website.

Good Shepherd Catholic School started in 1930 by the Holy Cross Sisters, who were stewards of both the school and the parish, which celebrated its centennial in 2023. The church received a historical landmark designation the same year, which was facilitated by former Cultural Heritage Commissioner Kimberly Vinokur Reiss.

"I think that the churches are a fundamental part of the history of our city," said Reiss, on the school's 95th anniversary.

What allows Good Shepherd to continue for 95 years? "Faith as the foundation," says Christine Redlin, the marketing and outreach specialist for the school.

"For nearly a century, our school has been the cornerstone of faith, learning, and community here in Beverly Hills ... we celebrate our students and our families in a way that we highlight our faith, our learning and our existence in this wonderful community," said Principal Lisa Widmann, who's been with Good Shepherd for over 25 years.

Widmann described the relationship between the city and the school as strong and something she is fortunate to have. She said they are "all part of this wonderful Beverly Hills family," and that the city is very supportive of how they educate their students. Father Ed Benioff, pastor of the

Church of the Good Shepherd, spoke to the interfaith connections with other religious institutions and with members of the council who are Jewish, especially during residents' heightened concerns about antisemitism and religious intolerance. He also mentioned the exchange of facilities between Sinai Temple in West Los Angeles and his strong relationship with Rabbi Erez Sherman.

"We really appreciate the support of the city, because sometimes, church and state, we are a religious school. In my time here, in 10 years, I've received nothing but support and goodwill," expressed Benioff.

Beverly Hills City Council formally recognized Good Shepherd's 95 years at its meeting on Sept. 30.

"Congratulations on behalf of myself and my colleagues on the Beverly Hills City Council. We're absolutely delighted, and we appreciate the number of years and dedication you have given to our most important citizens, our young people," said Mayor Sharona Nazarian.

Supervisor Lindsey P. Horvath, who represents Beverly Hills, also weighed in on the school's enduring legacy. "For nearly a century, Good Shepherd has been much more than a school—it is a cornerstone of Beverly Hills, embodying the spirit of faith, compassion, and commitment to service that defines our community. This incredible milestone is a testament to the dedication of its teachers, families, and alumni who have nurtured generations with love and excellence. I am excited to celebrate not only its rich history, but the enduring impact Good Shepherd continues to have on shaping compassionate leaders and uplifting our community."

Both the church and the school have been attended by a variety of notable alumni, including California's 37th Governor, Joseph Graham "Gray" Davis Jr., who served from 1999 to 2003.

"When my family moved to California, the first school I attended was Good Shepherd, and it was one of the best," Davis told the Courier. ●

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Lifschitz handed each member of the board a cease-and-desist letter at the Sept. 9 meeting.

CEASE AND DESIST, from page 1
of ensuring transparency.

In its Oct. 1 response, the board, represented by attorney Joseph R. Sanchez of Best Best & Krieger, LLP, said that it "respectfully disagrees with [Lifschitz's] characterization of the events in question and [Lifschitz's] interpretation of applicable law" and that it "has not violated the Brown Act's public comment requirements."

In his cease-and-desist letter, Lifschitz argued that the board violated the Public Comment Obligation (PCO) of the Brown Act by "substantially chang[ing]" agenda items after public comment had been closed.

Lifschitz specifically identified recent discussions about standards-based instruction, a resolution to combat antisemitism and a mandate to display the Israeli flag at BHUSD facilities that was quickly reversed due to safety concerns. Noting that the PCO limits the board's ability to act on agenda items without sufficient input from the public, he argued that the community has been "robb[ed] ... of any opportunity to address what the board actually votes on."

Citing California Government Code Sections 54960 and 54960.2, Lifschitz invoked his right to take legal action to stop the board from violating the PCO going forward.

In its response, the board argued that the Brown Act doesn't require public comment to be reopened after agenda items are modified during board discussions, and that the items referenced by Lifschitz in his letter were sufficiently described in agendas as to allow the public to be adequately informed.

"Legislative bodies retain the fundamental right to deliberate, debate, and modify proposals during properly noticed meetings ... agenda descriptions need not include every detail of potential action, provided the description reasonably informs the public

of the subject matter under consideration," the board's response states.

Replying to the board's response in a statement to the Courier, Lifschitz addressed applicable case law, specifically *Preven v. City of L.A.*, which was decided in 2019. The board in its letter said that "The *Preven* decision does not establish a general rule requiring renewed public comment whenever agenda items are modified during the same meeting."

"The response from the board's counsel is disappointing, as it both misapprehends the relevance of the *Preven* decision and effectively writes out the 'substantially changed' clause from Section 54954.3," Lifschitz said in his comment to the Courier. "I will liaise with counsel on the matter to see if escalation can be avoided and take next steps as appropriate."

Tensions have run high between the board and the public in recent years. In March, Board Members Sigalie Sabag and Russell Stuart were served with notifications of an intent to circulate recall petitions against them. Prior to that, members of the community flooded board meetings to protest decisions to place longtime Media Director Romeo Carey on administrative leave and to reassign El Rodeo Elementary School Principal Sarah Kaber and Vice Principal Kevin Painter, and following the resignation of former Superintendent Dr. Michael Bregy.

In its response to the cease-and-desist letter, members of the board said that they would carry on with their conduct as it stands.

"The board will continue to conduct its business in full compliance with the Brown Act," the response reads, "while preserving its ability to engage in meaningful deliberation and consideration of the matters properly before it." ●

TEAM BEVERLY HILLS, from page 4

Hasson. Kehvon Thomas, Hilary Helstein, Richman Tine, Cindy Kamm, Dimitri Tolios, Maryam Kazerani Pasikhani, Eden Yungerman and Alexandra (Ali) Kozak

The Business Members of Team BH are Ariel Rofeim - Rofeim Law, APC and

Tatiana Zinko - Giroud Nutrition LLC2025-2026

The Student Members of Team BH are Naomi Chung and Ariela Tehrani

Class of 2024 Member is Pamela Klammer ●

BHUSD Accepting Applications for Citizens' Bond Oversight Committee

The Beverly Hills Unified School District (BHUSD) is now accepting applications for the Citizens' Bond Oversight Committee (CBOC), which plays a vital role in ensuring transparency and accountability in the use of bond funds.

Openings are available in several categories, including parent or guardian of a BHUSD student, PTA representative, member of a business organization, member of a taxpayer or senior citizens' organization,

at-large community member, and individuals with professional experience in finance or construction. Applications are due by Oct. 24, 2025. For more information or to apply, visit bhUSD.org/CBOCApplication or call 310-551-5100 ext. 2210.

The formation of this committee reflects BHUSD's ongoing commitment to fiscal responsibility and Educational Excellence. ●

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SCAN THE QR CODE

‘Blue Moon’—Very Blue

BY NEELY SWANSON

Lorenz (Larry) Hart, a name that may no longer ring any bells, was one of the keystones of the American Songbook. Hart, as lyricist, and Richard Rodgers, as composer, were the equals of Irving Berlin, Cole Porter and George Gershwin. They wrote musicals in the ‘20s and ‘30s, but mostly they are remembered for their songs. Rodgers and Hart wrote, to mention just a few, “Bewitched, Bothered and Bewildered,” “I Could Write a Book,” “I Wish I Were in Love Again,” “Manhattan,” as in I’ll take Manhattan, “The Lady Is a Tramp,” “This Can’t Be Love” and “Blue Moon,” the song he absolutely hated, but one that is still paying and paying and paying.

Hart was a complicated man. He could fill a book with pages of self-loathing. Hart was a very short (5 feet tall on a good day), not very attractive (he considered himself ugly), closeted Jewish gay man (an open secret on Broadway) who lived with his mother until the day he died. None of this was a professional stumbling block; it was his rampant alcoholism and lack of reliability that broke up his 20-year collaboration with Richard Rodgers and drove him to Oscar Hammerstein II, with whom he had an even more successful collaboration. Rodgers, who wrote on a regular schedule, from morning until dinner, was hamstrung by his partner’s lack of self-discipline. His lyrics were pungent, romantic, acerbic and brilliant, but his lack of work ethic was intolerable. Clubbing from dinner till dawn, reluctantly waking after noon, Rodgers could no longer tolerate Hart’s hungover presence at the end of his working day. He tried repeatedly to get Hart the help he needed, but Hart always fell back into his old habits. I tell you all of this because you will get very little history of Hart’s importance or relationships in Richard Linklater’s very flawed film, “Blue Moon.”

Opening on a dark, dimly lit alley outside an anonymous bar, Hart has stumbled and cannot get up. He died of pneumonia shortly thereafter. Cut to a glamorous theater and the 1943 opening night of “Oklahoma,” full cast singing the rousing first number about corn as high as an elephant’s eye to rapturous applause. A sour Hart, seated next to a bejeweled and overdressed older woman, his mother, stands and exits. Unable to watch further, he walks across the street to Sardi’s, the famous Broadway restaurant known for celebrity caricatures on the walls and its opening night parties. A regular at that bar, he cajoles Eddie, the bartender, into pouring him a whiskey. It’s clear that Eddie has been previously instructed not to serve Hart any alcohol, but they’re friends and Larry can be very convincing. And so starts the long (very long) monologue that Larry carries on about the new love of his life, Elizabeth Weiland, a Yale undergraduate 27 years his junior. Eyebrows raised, Eddie indicates that he thought Larry’s interests lay elsewhere. Nevertheless, he’s smitten and drones on and on about this relationship. Sitting in a corner is E.B. White, the famous

author of “The Elements of Style,” “New Yorker” essays and “Charlotte’s Web.” This is the first of unnecessary conceits as White was famously shy, drank little and avoided social interactions. The wise pundit to Hart’s melancholy, the interactions ring false.

Larry’s diatribe isn’t just on the vicissitudes of his proclaimed love for Elizabeth, who has just arrived to greet him, but also for how much he loathed “Oklahoma,” a musical destined to live forever and one whose sentimentality is making him sick, literally and figuratively. It panders to the unwashed masses who live in the hinterlands and proclaims false joy and hope to those who should know better. His disdain is limitless, all with an undercurrent of jealousy for Rodgers’ new partner, Oscar Hammerstein. Not alluded to in the film was that Rodgers had wanted Hart to contribute to his collaboration with Hammerstein on “Oklahoma,” but his personal habits torpedoed that possibility. Contrary to Hart’s insinuations, Hammerstein was not a sentimental hack. Hammerstein was one of the originators of the book musical, where songs and dancing followed the story and not the reverse. His previous musical collaborator was Jerome Kern. Together they wrote “Showboat,” a musical not renowned for sentimentality and gave the world “Old Man River.”

As the clock ticks past 11 p.m., the cast of “Oklahoma” arrives for their party as they await the critics’ reviews. The creators, Richard Rodgers and Oscar Hammerstein, enter to waves of applause. Not coincidentally, the room and its inhabitants are bathed in a bright light contrasting markedly with the somber lighting in the bar. Among other things Hart hates is that Rodgers chose a very tall, very big man as his new partner. Larry approaches Richard, Richard reacts with trepidation knowing that there are no good endings with Larry. Falsely proclaiming his love for the play, one that he had seen many times out of town, Larry still is able to decry what he considers its overt sentimentality and Roger’s desertion of him. A skeptical Rodgers tries valiantly to extricate himself, reviewing their past relationship and why it broke up. Still, he patiently listens to Hart’s latest uncooked idea, while throwing him a lifeline, proposing a revival of one of their past hits, “A Connecticut Yankee in King Arthur’s Court.”

The night drags on and so does Hart. On and on and on and on. One becomes grateful that the evening is ending and so, not very ironically, is Hart who will be dead within the year.

There are multiple reasons this film doesn’t work. First and foremost, it is all talk and no action, primarily because the talk isn’t very interesting. The Hart one comes to know, and loathe rather than pity, is an annoying, whiny man who complains incessantly about his height, lack of respect, isolation and abandonment issues without any recognition or insight into his own personal failings. The man known for his quick wit is humorless. Some of this might have worked if there had been a way to



Photo by Sabrina Lantos, courtesy of Sony Pictures Classics

Andrew Scott and Ethan Hawke

incorporate his backstory in a non-expositional manner. Richard Linklater, a very accomplished director and writer, saddled himself with the inexperienced Robert Kaplow, whose only previous writing credit was another film Linklater directed, “Me and Orson Welles,” in 2008. The story is, unfortunately, tedious and most of the acting does not rise to the level of insightful or exciting. Ethan Hawke, as Hart, seems to be miscast. Cinematographer Shane F. Kelly was successful in making the 5’10” Hawke look short, using a body double when shooting from behind. Still, it was impossible not to constantly make a mental note about how they were shooting him, a distraction from the tedious dialogue. Hawke successfully imparts needy but neglects the more complex vulnerability. One longs for him to stop talking.

Bobby Cannavale as Eddie the bartender is given little to do other than an occasional “tsk tsk” while he pours another drink. Simon Delaney was, no doubt, cast as Oscar Hammerstein II because of his size. He’s given little to say and is saddled with one of the “gotcha” moments when he introduces his 13-year-old guest and neighbor, Stephen Sondheim. Yes, Sondheim was his neighbor and mentee, but the likelihood that he brought him, instead of his own children, to the premiere is next to nil. Even less likely is that he would have unleashed Sondheim to critique Hart’s lyrics. Like inserting E.B. White into the action or having Weegee photograph the opening party, these are false plot pushers; wink-winks to a public who might recognize the names in 21st-century terms.

There is, however, a very bright moment in an otherwise tedious film. Andrew Scott, as Richard Rodgers, is captivating the moment he enters the scene. Not relying on dialogue to draw character, his eyes and tight smile reveal empathy, sympathy and the finality of his divorce from the partner who gave him his start. In the short space of a few minutes, you understand Rodgers, how he had to reluctantly move on and the fact that Hart will always be a part of him but no longer with him. Their interaction, graced with very little dialogue from Hart, is insightful in a way that the rest of the film isn’t. Without a spare movement or dialogue, you know who Rodgers is. Definitely not a saint, the window into his reputation as a serial philanderer is seen when he absorbs Hart’s lady love, Elizabeth, into his entourage, all with small gestures, eyes that see only her in that moment and a minor piece of dismissive dialogue about his wife having gone ahead to the party at their apartment without him.

“Words and Music,” the 1948 film about Rodgers and Hart directed by Norman Taurog, was little better, glossing over Hart’s alcoholism and eliminating any hint that he liked boys. It was a disaster as a biography starring Mickey Rooney (realistically short at 5’2”) but at least it offered a full panoply of his music sung by the greatest stars of the day, Judy Garland, Gene Kelly, Lena Horne, Mel Tormé and many others. Would that Linklater had incorporated more music rather than just the occasional song played on the restaurant piano by a character called Morty Rifkin.

Opening Oct. 17 at the AMC Century City 15. ●



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.

New Details Released for Botanical Gardens at One Beverly Hills



Rendering courtesy of Cain

The Botanical Gardens at One Beverly Hills

Cain and global design collective RIOS have shared additional details regarding the 4.5 acres of botanical gardens that will be open to the public at One Beverly Hills. Set within the historic grounds of the former Beverly Hills Nurseries which later became the Robinson-Mays department store, the gardens will feature two miles of walkways, trails, sitting

areas, and water features surrounded by more than 200 species of native and adaptive plants, offering residents and visitors a place to connect with nature.

RIOS’ design draws on California’s biodiversity and takes inspiration from the state’s distinct ecological zones. Species once cultivated by the historic nursery will

be reintroduced alongside new plantings. Visitors will encounter pollinator gardens alive with butterflies and hummingbirds, color-themed landscapes, and cascading water features.

Mayor Sharona Nazarian noted, “The forthcoming botanical gardens at One Beverly Hills will bring new life to our city. They reimagine the Western gateway to Beverly Hills, a site that has been a cornerstone of our community for generations. When complete, they will honor our city’s legacy while advancing our commitment to sustainability, beauty, and unity. Residents and visitors will have a new place to gather, connect with nature, and experience Beverly Hills in a way that celebrates both our history and our future.”

Jonathan Goldstein, co-founder and CEO of Cain, observed, “The gardens at

One Beverly Hills reflect our belief that community and wellbeing must be at the centre of urban design. From the beginning, our vision has been to create a place that feels part of the fabric of Beverly Hills while welcoming residents and visitors alike. By restoring these historic grounds, we are investing in a landscape that will endure, enrich the city’s cultural identity, and provide future generations with a space to gather, reflect, and connect with nature.”

Additionally, One Beverly Hills has announced that retail and dining partners including Dolce & Gabbana, Casa Tua Cucina, and Los Mochis will be among the brands featured in the project’s 200,000-square-foot curated retail offering.

Phased completion of One Beverly Hills is expected to commence in 2027. ●

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Birthdays

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SIDLEY



STANLEY BLACK
October 3



LIEV SCHREIBER
October 4



JADE MILLS
October 5



MARILYN STAMBLER
October 5



LILI BOSSE
October 6



SIGOURNEY WEAVER
October 8



GUILLERMO DEL TORO
October 9

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Something stops you from throwing yourself completely into the action, unselfconscious and free -- the awareness of how you're being perceived. Self-monitoring has its place. Your genius lies in walking the line between abandon and reflection.

TAURUS (April 20-May 20). People's choices won't move in a straight line; nor will your own. Sometimes we act with intention; other times we get sidetracked or restless for no clear reason. That wandering is simply part of being human.

GEMINI (May 21-June 21). A raucous spirit rises in you. Kicking down barriers isn't about destruction in this case, but about expression. You'll align your surroundings -- your clothes, art, environment and every part of your style -- with a renegade energy. How liberating!

CANCER (June 22-July 22). Those with nothing to prove have no problem admitting the gaps in their knowledge. Besides, finding answers is half the fun. And since you never did pretend to know everything, you're free to be

"just as you are" along the way.

LEO (July 23-Aug. 22). In a healthy group, the burdens and blessings of any individual become a part of the collective. Hard things will feel easier. Avoid those who lead your focus to the negative. They are draining to be around, and you're better off on your own.

VIRGO (Aug. 23-Sept. 22). You don't have to be perfect to be lovable. You already are so lovable -- in messy moments, and in your brilliance, too. Give yourself the rest you need. It's the act of self-care that will matter most in keeping you healthy and wise.

LIBRA (Sept. 23-Oct. 23). The clouds shape themselves to delight the creative mind -- you. The moon shines for musers and wanderers -- also you. The stars for those who look up -- you again. Because you appreciate what's overhead, you'll find surprises waiting at your feet.

SCORPIO (Oct. 24-Nov. 21). Today you may be struck by the realization that you have some of the same questions you had as a child, or the same moods of your adolescence. It doesn't mean you haven't grown. The angst may rhyme, but it doesn't repeat.

SAGITTARIUS (Nov. 22-Dec. 21). Willpower often feels scarce, but today

you'll be fueled by a cosmic current that makes discipline easier. The sting of effort softens, and in its place comes the deep satisfaction of progress and the lightness of no regrets.

CAPRICORN (Dec. 22-Jan. 19). Relationships get better as expectations touch down to earth. Instead of aiming for constant joy, look for balance: Do I feel safe, respected and, for the most part, understood? These are the anchors, not endless bliss.

AQUARIUS (Jan. 20-Feb. 18). You're

pry to wisdom that communicates physically -- in goosebumps or restlessness, in tingles, tightness, a change of breath or a thousand other signals. It's intelligence far beyond what the mind can grasp.

PISCES (Feb. 19-March 20). You give others room to make mistakes. You can't control relationships, but you can control how you frame and engage with them. You'll choose compassion. It has a better outcome and is, quite frankly, easier.



Kate Spayed is a 2-year-old, 7-pound Terrier that is ready for rescue. For inquiries about her, contact Shelter of Hope at info@shelterhopepetshop.org.

shelterhopepetshop.org

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ELECTION DAY:

Tuesday, November 4, 2025

Time: 7:00am to 8:00pm

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
10/03/25 ISSUE

GIMME A BREAK!
BY ADRIANNE BALK / EDITED BY WILL SHORTZ

Adrianne Baik is a student at Harvey Mudd College, in Claremont, Calif., class of 2027, majoring in chemistry and climate. In her spare time she makes puzzles for the Claremont Colleges and her blog. She notes that two other current Harvey Mudd students are published Times constructors, and another graduated last year — an amazing statistic for a school with a total enrollment of under a thousand. — W.S.

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ANSWERS FOUND
IN NEXT WEEK’S
PAPER...

COUNCIL, from page 1

That process is no longer permitted under state law. Now, cities must base their approvals of housing projects only on objective standards, which are defined in a city staff report as "definitive, measurable, and consistently applicable across projects without personal judgment or discretion."

Since November 2024, the draft ordinance has undergone reviews and revisions from members of the Planning Commission and the Architectural and Design Review Commission. The Planning Commission on Aug. 28 unanimously approved the draft ordinance that went before the City Council on Sept. 30.

By establishing objective standards for certain design elements, the proposed ordinance aims to maintain the quality of buildings and aesthetics in the city while still adhering to state law. The ordinance suggests measures by which to control building bulk, manage streetscape compatibility, limit noise and maintain a premium exterior quality of buildings, among other things.

The proposal does not change existing density, height or setback standards.

Some of the proposed standards, which would apply to multifamily housing developments with at least one affordable unit, include mandating that windows less than 8 feet from a property line be offset, angled or obscured; that rooftop decks adjoining housing have a setback from roof edges and a 6-foot clear sound wall; and that balconies near single-family interior lot lines have translucent railings.

Vinyl windows and siding, mirrored glass and faux-wood plywood would be prohibited.

Councilmembers noted during their discussion that the new ordinance is required under state law and voiced their appreciation for the work done by city staff to draft

the language while taking care to maintain the character of the city.

"This was a huge undertaking," said Mayor Sharona Nazarian. "We are in support. We agree with the recommendations that were made, which shows the thorough job that you all did to really preserve our community feel, so we are very grateful for that."

This ordinance is the first phase of the effort to come into compliance with state law. The second phase will include the engagement of a consultant to expand and broaden objective design standards by the end of 2026.

In other news, the council voted unanimously to adopt the city's final offer with the Management and Professional Employees Association, with which it has been in negotiations for several months.

At issue was how many categories an employee would need to exceed expectations in a performance review in order to earn a bonus. The city proposed four out of eight, and the union, which represents approximately 142 city employees, proposed three out of eight.

Speaking at the Sept. 30 meeting, Tania Schwartz, the Management and Professional Employees Association President, called the city's proposal a "clear departure from the historical standard."

Negotiations for the next Memorandum of Understanding (MOU) between the city and the union will start in approximately six months.

At the end of the meeting, Councilmember Craig Corman took over the vice mayorship from Vice Mayor John Mirisch. The exchange reflected a decision made by the council in February to split the position, allowing Corman and Mirisch to serve six months each of the 2025-26 term. ●

BHUSD, from page 1

cost an additional \$2 million to \$2.5 million.

Salari explained that the primary challenge of increasing the height of the fence would be building a foundation. Since the fence will be crafted from wrought iron, night time soil excavation would be required, among other things.

Suggesting that if the board is interested in adding height to the fence, it should be done after construction is completed on the existing plan, Salari noted that a lighter, taller structure could be placed behind the eight-foot fence.

"I am sure we can add, if you want to have a fence, add something on the top behind the existing fence later, but let's just move forward with this project, considering the time and cost impact, because we'd have to go back to the drawing board," he said.

In other news, during public comment at the Sept. 30 meeting, multiple parents and community members read proposed resolutions designed to combat anti-Black and anti-Hispanic prejudice which, they said, were submitted for inclusion on the board's agenda but were not included.

"We have made multiple requests for this board to address the racism and disparate treatment that Black and Latin children in this district face," said parent Victoria González-Tate. "But protection and

acknowledgment of Black and Latin is always coming in the hereafter ... If you have no interest in the equal educational rights of Black and Brown students, then step out of the way for the parents, students, teachers and community members to do so."

Both resolutions were based on the language of the board's recently adopted resolution to combat antisemitism.

BHUSD parent Zola Mashariki read a proposed resolution that, she said, would combat "anti-Hispanic and anti-Latino prejudice through education, awareness, remembrance and support."

The resolution would include mandates that BHUSD recognize mid-September through mid-October as Hispanic Heritage History Month, commemorate Cesar Chavez Day on March 31, create spaces to celebrate the diversity within the Hispanic and Latino communities and adopt the United Nations (U.N.) International Convention on the Elimination of All Forms of Racial Discrimination, a landmark treaty definition that was adopted by the U.N. in 1965.

"It is time to educate BHUSD staff and students and to reflect, remember and learn ... I hope you will take this seriously and adopt it," Mashariki said.

Dr. Regulus Allen, also a BHUSD parent, read a proposed resolution to combat anti-Black bigotry and racial prejudice.

STATE OF THE CITY, from page 1

Nazarian was public safety, an issue that has been of top concern for the city and its residents. She reported that crime in the city is down by 20% and pointed to investments in state-of-the-art technology and security partnerships. Nazarian reported that there are nearly 3,000 cameras, surveillance drones, automated license plate readers and other security infrastructure in Beverly Hills, investing 52% of its total budget in public safety.

Currently, she's working on several public safety initiatives—AI Blue Stripe, which aims to streamline the workflow for the Beverly Hills Police Department, and BHPD Live Link, which provides updates on calls for service.

In light of the January wildfires that swept through Altadena and the Pacific Palisades, Nazarian affirmed that both safety from crime and natural disasters are of utmost priority as mayor.

"The fires in January were a threat to us all. We were fortunate the fires did not enter our city limits, but it was heartbreaking to see what happened to our neighbors, to the east and to the west, who lost everything," said Nazarian.

Nazarian stated that wildfire preparedness is a "community effort," and that the city is excelling in its initiatives, like taking advantage of new technology and ensuring that the city's water infrastructure is sound. She pointed to upcoming efforts such as BH Fire Watch, a technology that detects early signs of fires before they spread, and the fire department's recently unveiled BH Wellness Network, which provides more accessible and affordable hospital transport and other services. The Beverly Hills Fire Department is also preparing its large-scale evacuation drill for the north end of the city, which is set to happen on Nov. 9.

On the topic of the city's finances, Nazarian reported potential upcoming budget challenges due to decreased international travel, affecting how much revenue is generated from the Transient Occupancy Tax. Despite the city showing a deficit in the next two to three years, she assured that the city will never compromise on public safety and has budgeted accordingly.

She highlighted the city's various businesses and their financial contribution to the city.

"When our businesses succeed, they generate the revenue that funds public safety, strengthens our infrastructure, and enhances our quality of life, making it a win-win for everyone," said Nazarian. Through another one of her initiatives, Spotlight with Sharona, the mayor visits both old and new businesses across the city.

Another priority for Nazarian is accessibility through frequent community engagement events, including "Straight

Talk with Sharona" town halls, "Sharona's Innovation Circle" for young professionals and the upcoming "Sunday Socials with Sharona" for multigenerational gatherings.

Looking to the future, she discussed some upcoming opportunities and challenges for the city. The most immediate is the unveiling of the Wilshire/La Cienega station on the Metro D Line, which will also open with a public safety kiosk. Additionally, two large-scale developments, One Beverly Hills and the Saks Fifth Avenue project, are taking shape, which the mayor said will "transform our city and serve as anchors." Though Nazarian said she would be remiss if she didn't mention the effect builder's remedy has on the city.

"California's affordable housing crisis has created real challenges, not just for Beverly Hills, but for communities across the state. The state is mandating more intensive development and increasing low-income housing, often taking local control away from our cities," said Nazarian. "Many California cities face the same loss of local control under builder's remedy. While litigation has not been successful, I believe the best path forward is collaboration. And this is the moment that calls for strong leadership. By working with developers, we, on the City Council, can encourage adjustments that help these projects fit more harmoniously into the character and scope of our community."

The mayor's call for unity and collaboration reached across various parts of her address, but especially in the context of upcoming global events coming to Los Angeles—the 2026 FIFA World Cup and the 2028 Olympic Games. Though the city isn't hosting any games, Nazarian said the city is preparing for visitors who want to dine and stay in Beverly Hills. Nazarian, along with other mayors, is also part of the LA28 Organizing Committee.

Finally, Nazarian ended with a personal dedication, both as mayor and as an immigrant who fled religious persecution, to fight antisemitism and intolerance. She mentioned concrete steps she and the rest of City Council have taken, like hosting a panel on the diversity of the Jewish experience, planning women's rights summits with the members of the Woman, Life, Freedom movement, and a permanent memorial for the victims of the Oct. 7 attacks in Israel.

"By coming together, we move away from the evils of hate and towards unity, understanding and a brighter future for everyone in peace. We live in the most beautiful city in the world. We are prosperous and comfortable, thanks to those who came before us, our business leaders, residents, visitors, and city staff. But we will continue to strive to be better and even more unified," Nazarian ended. ●

The draft resolution included mandates that BHUSD recognize February as Black History Month, commemorate Juneteenth as a designated day of remembrance marked by such activities as assemblies and trips to the California African American Museum in Exposition Park and designate Feb. 1 as National Freedom Day.

Speaking about the importance of such resolutions, González-Tate noted that "this board benefits off the backs of Hispanic culture by making its elementary schools dual immersion in an effort to pull BHUSD out of the gutters they put themselves in." ●

Police Blotter

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



ASSAULT - SIMPLE

9/27/2025, 12:01 a.m. at 9500 Block of WILSHIRE BLVD.

9/23/2025, 4:03 p.m. at 400 Block of N. CANON DRIVE

9/22/2025, 9:14 a.m. at 9700 Block of WILSHIRE BLVD.

9/21/2025, 9:48 p.m. at N. SANTA MONICA BOULEVARD / N. CRESCENT DRIVE

9/20/2025, 3:28 p.m. at 400 Block of N. RODEO DRIVE

9/19/2025, 1:30 p.m. at 9400 Block of S. SANTA MONICA BLVD.

9/19/2025, 1:08 p.m. at 300 Block of N. CANON DRIVE

9/18/2025, 12:45 p.m. at OLYMPIC BOULEVARD / S. CAMDEN DRIVE

BURGLARY - COMMERCIAL BUILDING

9/26/2025, 3:30 p.m. at 300 Block of N. BEVERLY DRIVE

9/26/2025, 1:30 p.m. at 9600 Block of WILSHIRE BLVD.

BURGLARY - CONSTRUCTION SITE

9/27/2025, 3:30 p.m. at 9900 Block of WILSHIRE BLVD.

9/26/2025, 4:35 p.m. at 300 Block of N. PALM DRIVE

BURGLARY FROM A MOTOR VEHICLE

9/24/2025, 4:10 a.m. at 400 Block of N. MAPLE DRIVE

BURGLARY - RESIDENTIAL (COMMON AREA)

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

BURGLARY - RESIDENTIAL (NO ONE HOME)

9/19/2025, 8 p.m. at 200 Block of S. HAMILTON DRIVE

DUI ARREST

9/28/2025, 2:21 a.m. at N SANTA MONICA BOULEVARD / WILSHIRE BOULEVARD

9/27/2025, 6:09 a.m. at 100 Block of N. LE DOUX ROAD

9/21/2025, 4:25 a.m. at BEVERWIL DRIVE / OLYMPIC BOULEVARD

9/19/2025, 5:15 p.m. at WILSHIRE BLVD. / N. SANTA MONICA BLVD.

9/18/2025, 11:12 p.m. at N. LA CIENEGA BOULEVARD / WILSHIRE BOULEVARD

MOTOR VEHICLE THEFT

9/28/2025, 7:51 a.m. at 100 Block of N. ROBERTSON BLVD.

9/23/2025, 7:40 p.m. at 8500 Block of WILSHIRE BLVD.

THEFT FROM COMMERCIAL BUILDING

9/23/2025, 2:45 p.m. at 300 Block of N. BEVERLY DRIVE

THEFT - GRAND

9/25/2025, 3:21 p.m. at 400 Block of N. OAKHURST DRIVE

9/25/2025, 11:51 a.m. at 500 Block of SIERRA DRIVE

9/17/2025, 11:05 a.m. at 300 Block of S. LA PEER DRIVE

THEFT - GRAND (FROM VEHICLE)

9/27/2025, 1:40 p.m. at 300 Block of N. BEVERLY DRIVE

THEFT - PETTY

9/29/2025, 10:16 a.m. at 9000 Block of WILSHIRE BLVD.

9/28/2025, 8 p.m. at 200 Block of N. CRESCENT DRIVE

9/27/2025, 1 p.m. at 9100 Block of WILSHIRE BLVD.

9/26/2025, 7:07 p.m. at 300 Block of N. BEVERLY DRIVE

9/22/2025, 10:19 p.m. at 100 Block of N. WILLAMAN DRIVE

9/21/2025, 9:04 a.m. at 9000 Block of WILSHIRE BLVD.

9/17/2025, 11:02 a.m. at 300 Block of N. RODEO DRIVE

VANDALISM

9/26/2025, 2 p.m. at 400 Block of S. BEVERLY DRIVE

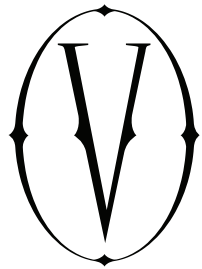
9/25/2025, 7:30 p.m. at N. CLARK DRIVE / DAYTON WAY

9/25/2025, 1:53 p.m. at S. DOHENY DRIVE / WHITWORTH DRIVE

9/18/2025, 4:30 p.m. at 400 Block of S. LA PEER DRIVE

9/17/2025, 8:46 a.m. at 300 Block of S. ELM DRIVE

9/17/2025, 2:36 a.m. at 200 Block of S. CARSON ROAD



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PARIS



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OBITUARIES

Ina Fae Lewis

(1940 – 2025)



Ina Fae Lewis (nee Porias), beloved mother, grandmother, sister, and friend, died from a short but intense battle with pancreatic cancer on September 1, 2025, at age 85. She brought music, laughter, and love into every life she touched. Born to Dr. Joseph and Edith Porias, Ina spent her early years on Webster Street in Irvington, New Jersey, where she formed a lifelong friendship with Shelley Hochberg. Her teen years in

Coral Gables, Florida, deepened her passion for music. She earned her Bachelor of Music degree from the University of Miami in 1961 and later a Master of Music from Michigan State University. Her 1963 graduate recital—with works by Hindemith, Haydn, Schumann, Albéniz, and Chopin—was praised for its “singing tone” and expressive clarity.

At MSU, Ina met her first husband, Robert Kaplan, and together they raised their children, Matthew and Meredith, in Vancouver, Canada. After their divorce, Ina relocated to Los Angeles and launched her creative career. Known professionally as Ina Kaplan, her business—Incidentally it’s Ina—produced the beloved “This Is Your Life” concerts, where she wove rhyme, humor, and song into personalized celebrations. As the LA Daily News noted in 1984, her performances left audiences both laughing and moved. As she herself said, “I try to keep all my material light and funny, yet by the close of the show, nearly everyone has been touched emotionally, and they’re almost always crying just a bit.”

In the early 80’s, Ina met Bernie Lewis during an adult class at Beverly Hills High School on the subject of parapsychology. They fell in love and married shortly after, combining his four sons with her two children. She prided herself on creating a melodic blended family. Generosity was central to her life. For 30 years, she served the Saint John’s Cancer Institute (formerly the John Wayne Cancer Institute Auxiliary), including multiple terms as President, and received the organization’s “Angel Award.” She also volunteered in schools, reading stories to children, and championed music education through the Harmony Project.

Ina was a lover of language—mastering Italian and Spanish, a stickler for grammar, but also splashing her speech with Yiddish and affectionate gibberish. She enjoyed playing along with Jeopardy and had a wicked sweet tooth. She delighted in family traditions: her brisket anchored every family dinner, grandkids and kids all had loving nicknames, she cherished her multiple best friends, and spent decades playing mahjong and canasta every Wednesday. She reveled in the beauty of Maui and took several family trips there. Her identity as a lifelong learner included traveling the world with Bernie, who passed away seven years ago.

Ina is survived by her son Matthew Kaplan of Boulder, Colorado, and his wife Leah, and their sons AJ and Koby; daughter Meredith Alexander of Los Angeles and her husband Jesse, and their sons Simon and Monty; Bernie’s sons Randy, Scott, Barry, and David, and their families; and her brother Mitchell Porias of Houston. Her family and friends will remember her radiant presence, laughter, and wisdom: “Choose joy... don’t wait for it to come to you,” and “Those who live on in hearts left behind never die.” To share Ina’s love for music with the next generation, donations may be made to the Harmony Project.

OBITUARIES

Ben Lesser

1928 - 2025



Holocaust Survivor, Author, Lecturer, and visionary founder of The ZACHOR Holocaust Remembrance Foundation, Ben Lesser passed away peacefully at 96, Tuesday, September 23, 2025, the first day of the Jewish New Year, Rosh Hashanah.

Ben Lesser was known around the world for his courageous testimony, tireless advocacy and unwavering commitment to education and remembrance.

Born in Krakow, Poland in 1928 to Shari Segal and Lazar Leser. Ben was the second youngest of five children, Moshe Leser, Lola Lieber-Schwartz, Goldie Leser and baby brother Naftali Leser. At age ten his life as a boy was forever changed. He endured four concentration camps, a seven-week death march, and two death trains, one of which was the notorious ill-fated death train from Buchenwald to Dachau where of the 6,000 inmates that walked on, only 18 walked off. Ben was the last living survivor from that train.

Of the family of seven, only two survived the Holocaust - Lola and Ben.

Ben immigrated to America making his way to Los Angeles, where he married his beloved wife, Jean Singer in 1950. They were married for 72 years before her passing in 2022. He retired from UPS of 25 years to co-found with his wife Jean - Ben Lesser and Associates Realty in 1973 and later co-founded The ZACHOR Holocaust Remembrance Foundation in 2009 with daughter, Gail Lesser-Gerber dedicating his life to Holocaust education.

Ben’s life was a living testament to resilience and hope. His story of survival and his message to choose love continues to inspire thousands. Through his story, the world was reminded that even after unthinkable suffering, dignity, compassion can prevail. His devotion to build light through his foundation is a legacy that will never fade.

He is survived by his daughters, Sherry Kramer and Gail Lesser-Gerber, four grandchildren and blessed with seven great-grandchildren.

May his memory be a blessing, etched in eternity. “ZACHOR”

He will be laid to rest in Jewish tradition surrounded by family and friends on Sunday, October 5, 2025 at 1:30 pm, Mount Sinai Memorial Park, 5950 Forest Lawn Dr. Los Angeles, CA 90068. A memorial will also be held in Las Vegas mid-October.

To attend the **virtual service**, please log onto the Mt. Sinai Website and search for Ben Lesser.

Supporting his life’s work and mission is the best way to honor Ben and what he stood for. As such, In lieu of flowers, the family requests that donations be made in Ben’s memory to ZACHOR Holocaust Remembrance Foundation.

PUBLIC NOTICES

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

FICTITIOUS BUSINESS NAME STATEMENT **2025175837** 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 Reprint: October 3, 10, 17, 24, 2025

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**

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NAME CHANGE,
BIDS, NOTICE TRUSTEE’s
AND OBITUARIES

FOR MORE INFO
CALL US AT 310-278-1322

Public Notices

TRUSTEE SALE
NO. F25-00153

Notice of Trustee's Sale
Loan No. E-2248 Title
Order No. 15953979
You Are In Default
Under A Construction
Deed Of Trust, Security
Agreement And
Assignment Of Rents
Dated 05/14/2022 And
More Fully Described
Below (The "Deed Of
Trust"). 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
Proceedings Against
You, You Should
Contact A Lawyer. A
public auction sale to the
highest bidder for cash
or cashiers check (pay-
able at the time of sale
in lawful money of the
United States) (cashier's
check(s) must be made
payable to Assured
Lender Services, Inc.),
will be held by a duly
appointed trustee. The
sale will be made, but
without covenant or
warranty, expressed or
implied, regarding title,
possession, or encum-
brances, to pay the
remaining principal sum
of the note(s) secured
by the Deed of Trust, with
interest and late charges
thereon, as provided in
the note(s), advances,
under the terms of the
Deed of Trust, inter-
est thereon, legal fees
and costs, charges
and expenses of the
undersigned trustee
("Trustee") for the total
amount (at the time of
the initial publication of
this Notice of Trustee's
Sale) reasonably esti-
mated to be set forth
below. The amount may
be greater on the day
of sale. Trustor(s): 1236
Fairfax LLC, a California
limited liability company
Recorded: recorded on
05/26/2022 as Document
No. 20220568437 of
Official Records in the
office of the Recorder
of Los Angeles County,
California; Date of Sale:
10/28/2025 at 11:00AM
Place of Sale: Behind
the fountain located
in Civic Center Plaza,
400 Civic Center Plaza,
Pomona, CA 91766
Amount of unpaid bal-
ance and other charges:
\$13,069,065.18 The pur-
ported property address
is: 1236 N. Fairfax Ave.,
West Hollywood, CA
90046 Legal Description
Lot 11 Of Hollywood
Valley View Tract, In The
City Of West Hollywood,
County Of Los Angeles,
State Of California, As
Per Map Recorded In
Book 10 Page 192 Of
Maps, In The Office Of
The County Recorder
Of Said County. Except
The Westerly 14 Feet
Thereof.
(AKA Lot 051 on adjust-
ed plat map) Personal
Property Description
See Exhibit "A" attached
hereto and made a part
hereof Assessors Parcel
No. 5530-001-051 FKA
5530-001-050 FKA
5530-001-007 The bene-
ficiary under the Deed of
Trust heretofore execut-
ed and delivered to the
undersigned a written
Declaration of Default
and Demand for Sale,

and a written Notice of
Default and Election to
Sell Under Construction
Deed of Trust, Security
Agreement and
Assignment of Rents
(the "Notice of Default
and Election to Sell").
The undersigned caused
the Notice of Default and
Election to Sell to be
recorded in the county
where the real proper-
ty is located and more
than three months have
elapsed since such
recording. The under-
signed Trustee disclaims
any liability for any incor-
rectness of the property
address or other com-
mon designation, if any,
shown herein. If no
street address or other
common designation is
shown, directions to the
location of the proper-
ty may be obtained by
sending a written request
to the beneficiary within
10 days of the date of
first publication of this
Notice of Trustee's Sale.
If the Trustee is unable
to convey title for any
reason, the successful
bidder's sole and exclu-
sive remedy shall be the
return of monies paid to
the Trustee, and the suc-
cessful bidder shall have
no further recourse.
Notice To Potential
Bidders: If you are con-
sidering bidding on this
property lien, you should
understand that there
are risks involved in bid-
ding 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 bid-
der at the auction, you
are or may be respon-
sible for paying off all
liens senior to the lien
being auctioned off,
before you can receive
clear title to the prop-
erty. You are encouraged
to investigate the exist-
ence, priority, and size
of outstanding liens that
may exist on this prop-
erty by contacting the
county recorder's office
or a title insurance com-
pany, 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 prop-
erty. 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, pur-
suant to Section 2924g
of the California Civil
Code. The law requires
that information about
trustee sale postpone-
ments be made available
to you and to the public,
as a courtesy to those
not present at the sale. If
you wish to learn wheth-
er your sale date has
been postponed, and, if
applicable, the resched-
uled time and date for
the sale of this property,
you may call (877)440-
4460 or visit this internet
web-site www.mkconsul-

stantsinc.com, using the
file number assigned to
this case F25-00153.
Information about post-
ponements that are very
short in duration or that
occur close in time to the
scheduled sale may not
immediately be reflect-
ed in the telephone
information or on the
Internet web-site. The
best way to verify post-
ponement information is
to attend the scheduled
sale. Notice To Tenant:
You may have a right
to purchase this prop-
erty after the trustee auc-
tion, if conducted after
January 1, 2021, pursu-
ant to Section 2924m of
the California Civil Code.
If you are an "eligible
tenant buyer" you can
purchase the prop-
erty 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 (877)440-4460 or
visit this internet website
site www.mkconsul-
tsinc.com, using the file
number assigned to this
case F25-00153 to find
the date on which the
trustee's sale was held,
the amount of the last
and highest bid, and the
address of the trustee.
Second, you must send
a written notice of intent
to place a bid so that
the trustee receives it no
more than 15 days after
the trustee's sale. Third,
you must submit a bid,
by remitting the funds
and affidavit described
in Section 2924m(c) of
the Civil Code, so that
the trustee receives it no
more than 45 days after
the trustee's sale. If you
think you may qualify as
an "eligible tenant buyer"
or "eligible bidder," you
should consider con-
tacting an attorney or
appropriate real estate
professional immediat-
ely for advice regarding
this potential right to
purchase.* NOTICE TO
POTENTIAL BIDDERS:
WE REQUIRE
CERTIFIED FUNDS AT
SALE BY CASHIER'S
CHECK(S) PAYABLE
DIRECTLY TO
"ASSURED LENDER
SERVICES, INC." TO
AVOID DELAYS IN
ISSUING THE FINAL
DEED. THE PROPERTY
COVERED IN THIS
ACTION INCLUDES
ALL SUCH REAL
PROPERTY AND
THE PERSONAL
PROPERTY IN WHICH
THE BENEFICIARY
HAS A SECURITY
INTEREST DESCRIBED
HEREIN AND IN
EXHIBIT "A" ATTACHED
HERETO, IT BEING
THE ELECTION
OF THE CURRENT
BENEFICIARY UNDER
THE DEED OF
TRUST TO CAUSE A
UNIFIED SALE TO BE
MADE OF SAID REAL
AND PERSONAL
PROPERTY IN
ACCORDANCE WITH
THE PROVISIONS OF

SECTION 2924F(b)(2)
OF THE CALIFORNIA
CIVIL CODE.
Date: 10/1/2025 Assured
Lender Services, Inc.
/s/ Abby Damico,
Foreclosure Assistant
Assured Lender
Services, Inc. 111
Pacifica Suite 140 Irvine,
CA 92618 Phone: (714)
508-7373 Sales Line:
(877)440-4460
Sales Website: www.
mkconsultantsinc.
com Reinstatement
Line: (714) 508-7373
To request reinstate-
ment and/or payoff
FAX request to: (714)
505-3831 This Office
Is Attempting To
Collect A Debt And Any
Information Obtained
Will Be Used For That
Purpose. Exhibit "A"
Personal Property
Description That cer-
tain real property locat-
ed at 1236 N. Fairfax
Ave., West Hollywood,
CA 90046 [APN(s)/TAX
ID(s): 5530-001-050]
legally described herein;
together with all of the
easements, rights, priv-
ileges, franchises, ten-
ements, hereditaments
and appurtenances now
or hereafter belonging
or in any wayertain-
ing thereto (the "Real
Property"); All structures,
buildings and improve-
ments of every kind or
nature now or hereafter
located upon the Real
Property; (c) All machin-
ery, equipment, appa-
ratus, fittings now or
hereafter located upon
the Real Property; (d) All
articles of personal prop-
erty except furniture,
clothing and personal
effects now or hereaf-
ter affixed to or located
upon the Real Property;
(e) All building materi-
als and supplies now or
hereafter located upon
the Real Property and all
architectural renderings,
drawings, specifications
now or hereafter relating
to the Real Property; (f)
All contracts and agree-
ments now or hereafter
existing relating to the
design, construction or
improvement of the Real
Property; (g) All depos-
its given to utilities and
governmental author-
ities pertaining to the
Property; (h) All present
and future governmen-
tal, utility and homeown-
er association approvals,
permits and entitlements
pertaining to the Real
Property; (i) All proceeds
(including claims and
demands therefor) of the
conversion, voluntary or
involuntary, of any of the
foregoing into cash or
liquidated claims, includ-
ing, but not limited to,
proceeds of insurance
(whether required by
Lender or optional) and
condemnation awards;
and, (j) All other or great-
er rights and interests
of every nature in the
Property and in the pos-
session and use thereof
and income therefrom,
whether now owned or
hereafter acquired by
Trustor.

BHC Published 10/3/25,
10/10/25, 10/17/25

COURIER
CLASSIFIEDS

APN: 4337-011-048
TS No.: 25-09527CA
TSG Order No.:
250232865-CA-VOI

NOTICE OF TRUSTEE
SALE UNDER DEED
OF TRUST YOU ARE
IN DEFAULT UNDER
A DEED OF TRUST
DATED JUNE 29,
2006. 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. Affinia Default
Services, LLC, as the
duly appointed Trustee,
under and pursuant to the
power of sale contained
in that certain Deed of
Trust Recorded July
6, 2006 as Document
No.: 06 1487858 of
Official Records in the
office of the Recorder
of Los Angeles County,
California, executed by:
Angel Santos, a mar-
ried man as his sole &
separate property, as
Trustor, will be sold AT
PUBLIC AUCTION TO
THE HIGHEST BIDDER
for cash (payable in full
at time of sale by cash,
a cashier's check drawn by
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, savings
association, or savings
bank specified in section
5102 of the Financial
Code and authorized
to do business in this
state). All right, title and
interest conveyed to and
now held by it under
said deed of trust in the
property situated in said
county and state, and
as more fully described
in the above referenced
deed of trust. As more
fully described in the
attached legal descrip-
tion. See Exhibit A.
LEGAL DESCRIPTION
EXHIBIT A PARCEL
1: LOT 4 IN BLOCK 6
OF TRACT NO. 4769,
IN THE CITY OF
WEST HOLLYWOOD,
COUNTY OF LOS
ANGELES, STATE OF
CALIFORNIA, AS PER
MAP RECORDED IN
BOOK 52, PAGE 23-25
INCLUSIVE OF MAPS,
IN THE OFFICE OF THE
COUNTY RECORDER
OF SAID COUNTY.
PARCEL 2: THAT
PORTION OF SECTION
18, TOWNSHIP 1
SOUTH, RANGE 14
WEST, IN THE CITY OF
WEST HOLLYWOOD,
COUNTY OF LOS
ANGELES, STATE
OF CALIFORNIA, AS
SHOWN ON THE MAP
OF TRACT NO. 4769
RECORDED IN BOOK
52 PAGES 23 TO 25
INCLUSIVE OF MAPS,
LYING BETWEEN THE
WESTERLY PROLONGATION OF
THE NORTHERLY
AND SOUTHERLY
LINES OF LOT 4 IN
BLOCK 6 OF S TRACT
NO. 4769. EXCEPT
THEREFROM ALL
OIL, GAS, MINERALS,
AND OTHER
HYDROCARBON
SUBSTANCES LYING
BELOW THE SURFACE

OF SAID LAND, BUT
WITH NO RIGHT OF
SURFACE ENTRY, AS
PROVIDED IN DEEDS
OF RECORD. Sale
Date: October 21, 2025
Sale Time: 10:00 AM
Sale Location: Behind
the fountain located
in Civic Center Plaza,
400 Civic Center Plaza,
Pomona, CA 91766 2
File No.:25-09527CA
The street address and
other common designa-
tion, if any, of the real
property described above
is purported to be: 621
Westborne Dr, West
Hollywood, CA 90069.
The undersigned Trustee
disclaims any liability for
any incorrectness of the
street address and other
common designation, if
any, shown herein. Said
sale will be made in an
"ASIS" condition, but with-
out covenant or warranty,
expressed or implied,
regarding title, posses-
sion, or encumbrances,
to pay the remaining prin-
cipal sum of the note(s)
secured by said Deed of
Trust, with interest there-
on, as provided in said
note(s), advances, if any,
under the terms of the
Deed of Trust, estimat-
ed fees, charges and
expenses of the Trustee
and of the trusts created
by said Deed of Trust,
to-wit: \$1,075,625.94
(Estimated). Accrued
interest and addition-
al advances, if any, will
increase this figure prior
to sale. It is possible that
at the time of sale the
opening bid may be less
than the total indebted-
ness due. 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 entit-
le you to free and clear
ownership of the prop-
erty. You should also be
aware that the lien being
auctioned off may be a
junior lien. If you are
the highest bidder at the auc-
tion, 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 prop-
erty. You are encouraged
to investigate the exist-
ence, priority, and size
of outstanding liens that
may exist on this prop-
erty by contacting the
county recorder's office
or a title insurance com-
pany, 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 lend-
er may hold more than
one mortgage or deed
of trust on the property.
NOTICE TO PROPERTY
OWNER: The sale date
shown on this notice of
sale may be postponed
one or more times by the
mortgagee, beneficiary,
trustee, or a court, pur-
suant to Section 2924g
of the California Civil
Code. The law requires
that information about
trustee sale postpone-
ments 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 appli-
cable, the rescheduled
time and date for the sale
of this property, you may
call, (800) 758-8052 for
information regarding the
trustee's sale or visit this
internet website, www.
xome.com, for informa-
tion regarding the sale of
this property, using the file
number assigned to this
case, T.S.# 25-09527CA.
Information about post-
ponements that are very
short in duration or that
occur close in time to the
scheduled sale may not
immediately be reflected
in the telephone infor-
mation or on the internet
website. The best way to
verify postponement infor-
mation is to attend the
scheduled sale. NOTICE
TO TENANT: You may
have a right to purchase
this property after the
trustee auction pursuant
to Section 2924m of the
California Civil Code. If
you are an "eligible tenant
buyer," you can purchase
the property if you match
the last and highest bid
placed at the trustee auc-
tion. 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 (866) 932-
0360, or visit this internet
website www.affiniade-
fault.com, using the file
number assigned to this
case 25-09527CA to find
the date on which the
trustee's sale was held,
the amount of the last
and highest bid, and the
address of the trustee.
Second, you must send
a written notice of intent
to place a bid so that
the trustee receives it
no more than 15 days
after the trustee's sale.
Third, you must submit
a bid so that the trustee
receives it no more than
45 days after the trust-
ee's sale. If you think you
may qualify as an "eligi-
ble tenant buyer" or "eli-
gible bidder," you should
consider contacting an
attorney or appropriate
real estate professional
immediately for advice
regarding this potential
right to purchase. 3 File
No.:25-09527CA If the
Trustee is unable to con-
vey title for any reason,
the successful bidder's
sole and exclusive rem-
edy shall be the return
of monies paid to the
Trustee and the suc-
cessful bidder shall have
no further recourse. For
Pre Sale Information Log
On To: www.xome.com
or Call: (800) 758-8052.
For Post Sale Results
please visit www.affin-
iadefault.com or Call
(866) 932-0360 Dated:
September 16, 2025
By: Omar Solorzano
Foreclosure Associate
Affinia Default Services,
LLC 301 E. Ocean
Blvd., Suite 1720 Long
Beach, CA 90802 (833)
290-7452 4 File No.:25-
09527CA NPP0478854
To: BEVERLY HILLS
COURIER 09/26/2025,
10/03/2025, 10/10/2025


Public Notices

| | | | |
|--|--|--|--|
| <div>PUBLIC NOTICES</div> <div>RFQUAL #26-350-10</div> <div>CITY OF BEVERLY HILLS PUBLIC WORKS DEPARTMENT 345 FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210</div> <div>REQUEST FOR PREQUALIFICATION OF BIDDERS AND PREQUALIFICATION INSTRUCTIONS FOR: NOTICE OF THE ESTABLISHMENT OF A QUALIFIED GENERAL CONTRACTORS LIST FOR THE FIRE STATION NO. 2 TENANT IMPROVEMENT PROJECT</div> <div>Notice is hereby given that the City of Beverly Hills (“CITY”) has determined that all bidders for Notice of the Establishment of a Qualified General Contractors List for the Fire Station No. 2 Tenant Improvement Project (“Project”) must be pre-qualified prior to submitting a bid. It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.</div> <div>No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid. The last date to submit a fully completed questionnaire is 5:00 PM Thursday, October 16, 2025.</div> <div>Contractors must register as a vendor at the following website in order to download the prequalification package, and to receive clarifications and notifications when issued. The Prequalification package may be viewed on, and downloaded from the City’s PlanetBids portal: https://pbsystem.planetbids.com/portal/39493/bo/bo-detail/104883</div> <div>This item is listed as: <i>Notice of the Establishment of a Qualified General Contractors List for the Fire Station No. 2 Tenant Improvement Project.</i> Answers to questions contained in the questionnaire are required. The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the Project, and reserves the right to check other sources available. The CITY’s decision will be based on objective evaluation criteria.</div> <div>The CITY reserves the right to adjust, increase, limit, suspend or rescind the pre-qualification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.</div> <div>While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determining bidder responsibility prior to bid and to aid the CITY in selecting the lowest responsible bidder, neither the fact of prequalification, nor any prequalification rating,</div> | <div>PUBLIC NOTICES</div> <div>will preclude the CITY from a post-bid consideration and determination of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.</div> <div>All qualification submittals are required to be submitted electronically via PlanetBids. The electronic submittal system will close exactly at the date and time set forth in this request for qualifications.</div> <div>Any questions regarding the questionnaire and qualification package should be submitted via PlanetBids by 5:00PM, October 8, 2025. Questions sent via email or over the phone; with the exception of those related to accessing or using PlanetBids, will not be answered.</div> <div>Contractors are responsible for submitting and having their documents accepted before the closing time set forth in the request for qualifications. NOTE: Pushing the submit button on the electronic submittal system may not be instantaneous; it may take time for the Contractor’s documents to upload and transmit before the documents are accepted. It is the Contractor’s sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no responsibility for documents that do not arrive in a timely manner, no matter what the reason.</div> <div>The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.</div> <div>Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.</div> <div>The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended for the Project and the Project will be bid without prequalification.</div> <div>Contractors may submit all qualification submittals electronically via Planet Bids. Contractors who submit a complete pre-qualification package will be notified of their qualification status no later than ten business days after submission of the information.</div> <div>The CITY may refuse to grant prequalifica-</div> | <div>PUBLIC NOTICES</div> <div>tion where the requested information and materials are not provided by the due date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting prequalification packages for this Project will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.</div> <div>In addition to a contractor’s failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a contractor may be found not prequalified for either omission of or falsification of, any requested information.</div> <div>Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the Contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the Contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the Contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial process or any other legal process or proceeding.</div> <div>If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY’s receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City’s pre-qualification determination.</div> <div>The hearing shall be conducted by a panel consisting of three members of the Public Works Department senior management staff (the “Appeals Panel”). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one day after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.</div> | <div>PUBLIC NOTICES</div> <div>Notice of Online Public Auction Tax-Defaulted Property Subject to the Tax Collector’s Power to Sell (Sale No. 2025B)</div> <div>Whereas, on Tuesday, May 6, 2025, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell certain tax-defaulted properties at the online public auction.</div> <div>TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Friday, October 17, 2025, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online public auction, TTC will offer for sale and sell said properties on Saturday, October 18, 2025, beginning at 3:00 p.m. Pacific Time, through Tuesday, October 21, 2025, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online public auction at https://www.govease.com/los-angeles.</div> <div>Free computer access is available at public libraries located throughout Los Angeles County. The County and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in an online auction.</div> <div>The minimum bid for each parcel is the total amount necessary to redeem, plus costs, as required by R&TC Section 3698.5.</div> <div>If a property does not sell during the online public auction, the right of redemption will revive and remain until Friday, December 5, 2025, at 5:00 p.m. Pacific Time.</div> <div>TTC will re-offer any properties that did not sell or were not redeemed prior to Friday, December 5, 2025, at 5:00 p.m. Pacific Time, for sale at online public auction at https://www.govease.com/los-angeles beginning Saturday, December 6, 2025, at 3:00 p.m. Pacific Time, through Tuesday, December 9, 2025, at 12:00 p.m. Pacific Time.</div> <div>Information regarding this sale is available at ttc.lacounty.gov. Bidders are required to pre-register at https://www.govease.com/los-angeles and submit a deposit of \$5,000, or 10 percent of the spend limit that is set by each registered bidder. Bid deposits must be in the form of wire transfer, cashier’s check, or bank-issued money order at the time of registration. Registration will begin on Friday, September 12, 2025, at 8:00 a.m. Pacific Time and end on Tuesday, October 14, 2025, at 5:00 p.m. Pacific Time.</div> <div>Pursuant to R&TC Section 3692.3, TTC sells all property “as is” and the County and its employees are not liable for any known or unknown conditions of the properties, including, but not limited to, errors in the records of the Office of the Assessor (Assessor) pertaining to improvement of the property.</div> <div>If TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, TTC will send notice to all parties of interest, pursuant to State law.</div> <div>Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector, at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at ttc.lacounty.gov or email us at auction@ttc.lacounty.gov.</div> <div>The Assessor’s Identification Number (AIN) in this publication refers to the Assessor’s Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at assessor.lacounty.gov.</div> <div>I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on September 4 , 2025.</div> <div></div> <div>ELIZABETH BUENROSTRO GINSBERG Treasurer and Tax Collector County of Los Angeles State of California</div> <div>The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:</div> <div>PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE(SALE NO. 2025B) 3415 AIN 8204-005-072 YEN,YUN LIANG LOCATION COUNTY OF LOS ANGELES \$24,448.00 3418 AIN 8215-010-022 HUFFKAER,LISA TR MARY A O CONNOR TRUST LOCATION COUNTY OF LOS ANGELES \$22,798.00 3420 AIN 8221-023-033 MOTA,JENNIFER LOCATION COUNTY OF LOS ANGELES \$52,306.00 3421 AIN 8221-023-034 MOTA,JENNIFER LOCATION COUNTY OF LOS ANGELES \$31,433.00 3427 AIN 8243-037-036 COLEMAN,JOHN B III LOCATION COUNTY OF LOS ANGELES \$39,588.00 CN120661 618 Sep 26, Oct 3,10, 2025</div> |
|--|--|--|--|

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BEVERLY HILLS COURIER

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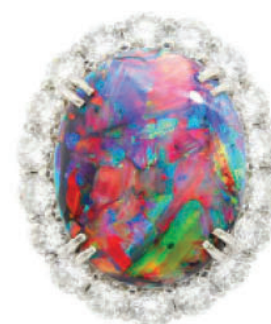


PREVIEW IN BEVERLY HILLS

Friday, October 10th
12:00pm-5:30pm



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



AUCTION IN NEW YORK

Wednesday, October 22

INFORMATION & APPOINTMENTS

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