BEVERLY HILLS COURIER

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OCTOBER 17, 2025

THE NEWSPAPER OF RECORD FOR BEVERLY HILLS

BEVERLYHILL SCOURIER.COM

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THE WEATHER, BEVERLY HILLS CA

- \$-	Friday	77° 58°
\	Saturday	81° 58°
\Box	Sunday	77° 57°
\	Monday	76° 57°
<u>~</u>	Tuesday	74° 58°
ථ	Wednesday	71° 57°
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Olympic Boulevard Builder's Remedy Projects Move Forward



Photo courtesy of Ottinger Architects

Rendering of development at 353 South Beverly Drive

BY JESSICA OGILVIE

The Beverly Hills Planning Commission on Oct. 9 conditionally approved plans for three new Builder's Remedy projects, all located at or near the corner of Olympic Boulevard and South Beverly Drive.

The plans include an 8-story mixeduse development at 9467 Olympic Blvd., another 8-story mixed-use development at 333-353 S. Beverly Dr. and a 13-story mixeduse development at 9441 Olympic Blvd. All three properties are owned by Samuel See OLYMPIC BOULEVARD, page 23

Sharona Nazarian Joins Mayor's **Advisory Board for Combat Antisemitism Movement**

BY JULIANNA LOZADA

Beverly Hills Mayor Sharona Nazarian was recently invited to join the inaugural Mayor's Advisory Board formed by the Combat Antisemitism Movement. She will join other mayors in providing guidance on actionable city policies.

The Combat Antisemitism Movement (CAM) was founded in 2019 and consists of more than 850 interfaith organizations, decision-makers, content creators and activists with the goal of leading "a united front against Jew hatred."

deep responsibility to ensure that history doesn't repeat itself.



Mayor Sharona Nazarian

"We are living in a moment where silence Nazarian told the Courier she feels a is not an option. It is more important than ever to stand up to hate, discrimination and See ADVISORY BOARD, page 23

Outreach Efforts to Encourage **ADUs Extend** to Farmers' Market

BY JESSICA OGILVIE

At a small booth at the Beverly Hills Farmers' Market on Oct. 12, flanked by stands selling fresh bread, flowers and produce, representatives from the city's Planning Department held informal educational conversations with residents about accessory dwelling units, or ADUs.

"A lot of people are interested in building ADUs," said Chloe Chen, the city's principal planner, at the farmers' market event. "We are encouraging them as alternate options for housing."

The booth, which received about a dozen visitors, was part of an ongoing initiative to spread the word about how to build an ADU, the regulations that govern them and what the process looks like in Beverly Hills.

According to Chen, the Housing Element requires the city to achieve an average of 20 ADUs per year by the end of 2025 or face penalties.

The need for more housing comes from the city's Housing Element, which was certified by the state in May 2024. The certification followed three years of attempts by Beverly Hills officials to draft a document that met the state's requirements, including four formal rejections from state officials and dozens of amendments.

The final document requires the city to allow approximately 3,100 new housing units by 2029.

Among the programs that city staff were promoting at the Sunday market were the Incentive ADU (IADU) program and the city's preapproved ADU plans.

The IADU program allows owners of single-family lots of 13,000 square feet or larger to build one additional ADU above what is permitted by state law, with certain requirements. The structure cannot be larger than 800 square feet. It may be detached or attached to the home and at least one ADU on the property must be deed-restricted for rental use, with a minimum term of 12 months.

See ADU, page 21



In this issue:

Courier's Red-Hot Real Estate! 重

BEVERLY HILLS COURIER

Courier Calendar

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 - OCT. 19 THE WALLIS: "UNRAVELLED" FRI.-SAT. 7:30 P.M. SUN. 2 P.M.

Beverly Hills will be the epicenter of all things brain health for three days in October thanks to the UnRavelled Brain Health Festival, an engaging and informative multi-faceted event, open to the public, bridging the arts and science to raise awareness of frontotemporal dementia (FTD). FTD, which is the same type of dementia Bruce Willis has, is the most common type of dementia in people under age 60 and is often misdiagnosed. The festival is anchored by the world premiere of "UnRavelled," a

new multi-media play by Jake Broder, an award-winning playwright and Atlantic Fellow at the Global Brain Health Institute, based on an astounding true story about frontotemporal dementia. In addition to the theatrical production, the festival features a wide array of compelling pre- and post-performance activities, including panel discussions with some of the country's foremost FTD experts, interactive self-guided displays and exhibits spotlighting FTD, dementia and caregivers. Play tickets include admission to the UnRavelled brain health festival. Tickets range from \$32-\$77. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. thewallis.org

OCT. 19 CHRISTIAN SCIENCE CHURCH 11 A.M.

In celebration of the Christian Science Church having been present in Beverly Hills for 100 years, the church is holding another Community Fellowship Event. The event begins with a Sunday Service at 11 a.m. on the topic, Doctrine of Atonement. (A piano prelude begins at 10:50 a.m.) The service lasts an hour and includes hymn sings, a music solo vocal performance, and readings from the King James Version of the Bible and the Christian Science textbook, "Science and Health with Key to the Scriptures" by Mary Baker Eddy. At Noon a light lunch will be served, catered by Urth Caffé. At 1 p.m. is a music recital featuring Amelia Thomson on piano and Paul De la Rosa on trombone. The approx. 50-minute program will include musical works by Gustav Mahler, Eugène Bozza, Eduard Lassen, William Bolcom, and Scott Joplin. The recital will take place in the church auditorium at 141 S. Rexford Drive. All are welcome to attend the church service or the recital or both.

christiansciencebeverlyhills.org

OCT. 21 MR. BRAINWASH ART MUSEUM: "YOUTH RENEWAL FUND'S 2025 LA BENEFIT" 6:30-9:30 P.M.

Youth Renewal Fund (YRF) will host its annual Los Angeles Benefit at the renowned Mr. Brainwash Art Museum in Beverly Hills supporting Darca Schools in Israel. More than just a benefit, this event is a celebration of creativity, community and the shared belief that all children—regardless of

race, religion, or birthplace-deserve access to a high-quality education. 100% of proceeds from the LA Benefit will directly support Darca Schools' mission of advancing social mobility, ensuring students in Israel's most disadvantaged communities receive the same worldclass education as their peers in more affluent areas, so that no child is left behind. The evening will showcase powerful stories of social mobility, alumni success and innovative programs from Darca Schools, where students are breaking barriers and redefining their futures through education. Guests will enjoy an inspiring and unique evening of immersive art, cocktails, curated cuisine, live entertainment by DJ duo Vassal States, a brief program and an exclusive silent auction featuring contemporary art, unique gifts and memorable experiences. Tickets are \$360/pp and sponsorships are available. The Mr. Brainwash Art Museum is located at 465 N. Beverly Drive, Beverly Hills. For more information on tickets, ways to support, or sponsorship opportunities, please contactgabrielle@ youthrenewalfund.org or visit the fund's website.

youthrenewalfund.org

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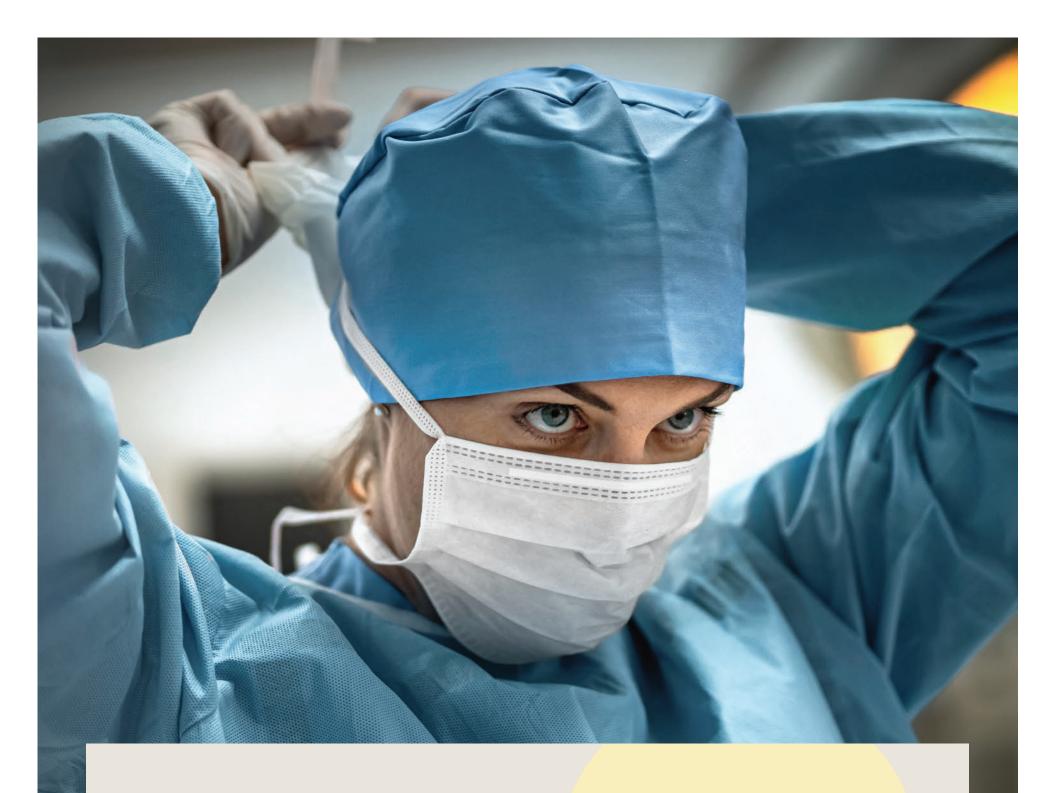
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KEEP ON SETTING THE STANDARD

It takes courage to step up when the stakes are at their highest. To do what's never been done. To be first, not for the glory, but for the difference it makes in the lives of others. We've been a frontrunner since taking our first steps. From reporting the first AIDS cases to performing the world's first human bladder transplant, we keep on achieving remarkable breakthroughs when the world needs them most.



Keep on rising

Cultural Heritage Commission and Liaisons Discuss New Awards Program



Cultural Heritage Commission/City Council liaisons met on Oct. 12.

BY JULIANNA LOZADA

The Cultural Heritage Commission (CHC) met with liaisons Mayor Sharona Nazarian and Councilmember John Mirisch on Oct. 13, seeking direction on the new historic preservation awards program and updates to the Historic Preservation Ordinance.

The new historic preservation awards program is part of the commission's work plan for fiscal year 2025-26. The CHC's

Community Outreach and Education Subcommittee met three times over the course of 2024 to discuss the development of an awards program.

The inaugural program seeks to recognize significant contributions to the city's architectural and cultural heritage, culminating in an award ceremony in May.

To fully fund the awards program, the number of Golden Shields the commission See CULTURAL HERITAGE, page 10

Beverly Vista Middle School Celebrates Ribbon Cutting for New Athletic Field

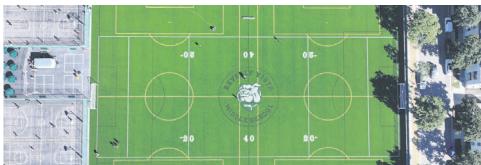


Photo courtesy BHUSD

Aerial view of new athletic field

Beverly Vista Middle School (BVMS) celebrated the official ribbon cutting of its brand-new athletic field on Oct. 15. The event was attended by members of the Beverly Hills Police Department, City Council Member Lester Friedman, along with Superintendent Dr. Alex Cherniss, Board of Education members, district leaders, Principal Rich Waters, and BVMS athletes.

The new field provides BVMS with a regulation-sized athletic facility where students can train and compete. The upgraded space includes new turf, modern safety features, and an improved layout designed for performance and play.

"This field is a shining example of what happens when a community comes together to support its schools," said Superintendent Dr. Alex Cherniss. "The students of BVMS now have a space that reflects the strength of their school spirit and the district's commitment to excellence."



We're heading to one of Beverly Hills' gems:

BRIGHTON WAY.

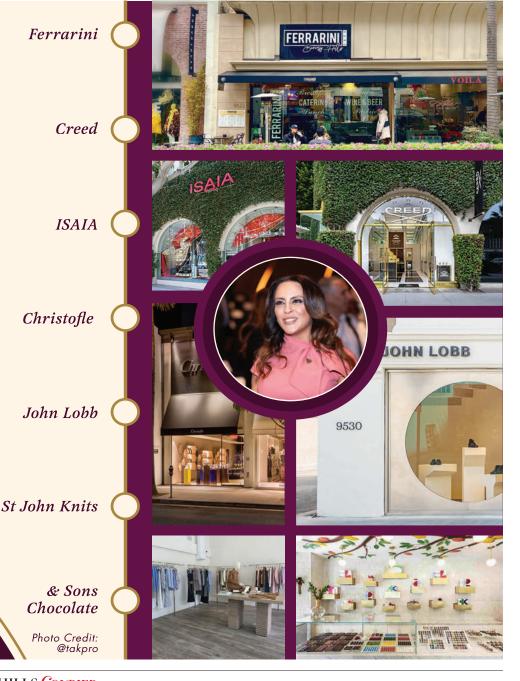
Everyone is welcome, and the event is **free**—but spots fill up fast, so reservations are required.

Head to **BEVERLYHILLS.ORG/SPOTLIGHT** to reserve your place and receive updates on the featured businesses.

Wednesday, October 29, 2025

4:30 PM to 6:30 PM

To register and learn more, visit **beverlyhills/spotlight. Questions?** Email info@beverlyhillschamber.com





Community

Golden Reunion for BHHS



The Beverly Hills High School class of 1975 recently held its 50th-year reunion at the Santa Monica Women's Club. Pictured are (from left): Cynthia Bolker, Lisa Kay Schwartz and Debra Olshan.

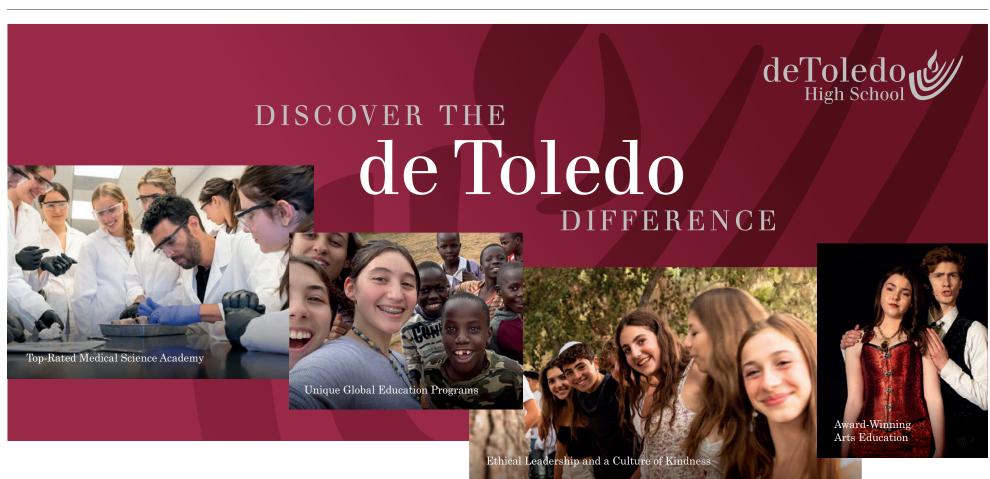
Celebration for Good Shepherd School

Good Shepherd Catholic School celebrated its 95th Anniversary Gala at Il Cielo in Beverly Hills on Oct. 11. Los Angeles County Supervisor Lindsey Horvath attended and presented a commendation to Principal Lisa Widmann for her academic excellence and leadership.



Photo courtesy Christine Redlin

Mayor Sharona Nazarian, Rev. Ed Benioff, Principal Lisa Widmann and former California Governor Gray Davis, who attended Good Shepherd Catholic School.



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RSVP at dTHS.org/OpenHouse

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Fall Funtastic Harvest Festival and Dia de los Muertos Celebration Will Take Place on Oct. 26 at Farmers' Market

The city of Beverly Hills invites the community to celebrate the magic of autumn at the Fall Funtastic Harvest Festival and Dia de los Muertos Celebration on Oct. 26 from 10 a.m. to 12:30 p.m. at the Beverly Hills Farmers' Market. The event will include creative pumpkin artistry, live performances, and arts activities, including a pumpkin carving/ decorating contest. Contestants are encouraged to create their carvings at home and bring them to be judged by 9 a.m. Winners will be announced at 11:45 a.m. First, second and third place prizes will be awarded in two categories: youth and adult. Additional activities include a Halloween Costume Parade and Dia de los Muertos mini altar-making with Self-Help Graphics, face painting by Shanah Designs, and Spooky Storytime hosted by the Beverly Hills Public Library. Mariachi and dance performances by Cortines High School and Danza Azteca will also take place.

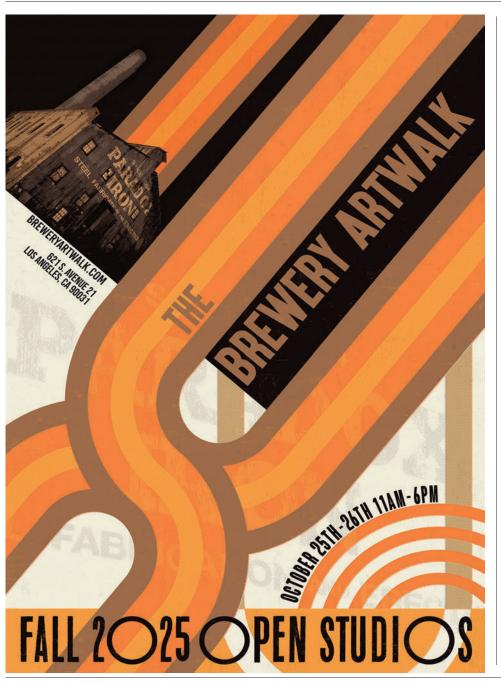
This free event is presented by the city of Beverly Hills Community Services Department, with community partner, the Wallis Annenberg Center for the Performing Arts. To get more information about the event, and to register for the Pumpkin Contest, please visit www.beverlyhills.org/farmersmarket.



The entire community is invited to celebrate on Oct. 26.



Dance groups will be on hand in honor of Dia de los Muertos.





Health and Wellness

Harnessing Hope: How Peace in the Middle East Can Help Us Rewire Our Brains for Positivity

BY EVA RITVO, M.D.

This week's historic peace agreement in the Middle East offers more than geopolitical significance. It provides a powerful opportunity to understand how our brains process hope, and insights into how we can train ourselves to see more goodness in our world.

President Trump's declaration of peace between Israel and Hamas, formalized at a signing ceremony in Egypt with dozens of world leaders, has sparked an unusual wave of bipartisan celebration. Even longtime rivals like Hillary Clinton have praised the process, calling for global commitment to peace, security, and stability. Whether this fragile peace endures remains to be seen. Nonetheless, the moment itself provides a rare opportunity for us individually and collectively to shift our thoughts from fear to hope.

Deep within your brainstem lies a network of neurons called the Reticular Activating System (RAS). Think of it as your brain's executive assistant, filtering the millions of sensory inputs flooding your consciousness each second and deciding which deserve attention. Your RAS prioritizes what you've trained it to value most. This process begins in early childhood and continues throughout life, largely out of our awareness.

Our brains are wired with a negativity bias, a tendency to notice bad news before good. One critical comment can outweigh 10 compliments; a distressing headline keeps our focus longer than an uplifting one. Since Oct. 7, 2023, news from the Middle East has reinforced this bias, heightening expectations of conflict and despair and causing ripple effects of unrest around the globe, tearing apart friends, families, co-workers and classmates.

If we are to thrive in our fast-paced, interconnected world with so much suffering, we must train our RAS to look for examples of kindness, compassion, caring and connection. This week finally brought that sort of news front and center. So, let's seize the moment.

We can attempt to do this by retraining our RAS. Whatever you repeatedly think about, discuss, or visualize gets tagged as "important." Once tagged, your brain filters the world to confirm it. Believe humanity is dangerous, and you'll find endless proof. Believe positive transformation is possible, and your brain will begin to notice evidence everywhere.

Brain imaging shows that witnessing or hearing about acts of kindness, such as peace agreements, triggers activity in the reward system, releasing dopamine, serotonin, and oxytocin. These feel-good chemicals enhance trust, motivation, and social connection. Psychologists call this experience "moral elevation." It is that subtle warmth in your chest when you witness goodness. It's your mirror neurons lighting up, inspiring



So how do we use this moment to reshape our thinking?

- Start your mornings with positive intentions. Ask yourself, "What kind act can I notice or create today?" This primes your RAS to filter for goodness throughout the day.
- Keep a kindness journal. Each evening, record three kind acts you witnessed or performed. Studies show that this simple practice rewires the brain toward optimism and gratitude.
- Practice mindful listening. Paying full attention to someone quiets your RAS and strengthens empathy. Presence itself becomes a form of kindness.
- Curate your media diet. The attention economy thrives on outrage because fear activates our ancient survival circuits. By seeking positive new stories, such as "Modern Love" weekly column in the NYTimes, you reinforce neural pathways
- · Use visual cues. Post reminders of peace and positivity where you'll see them often, such as T-shirts, coffee mugs, Post-it Notes. Such cues keep your focus and your RAS anchored in what truly matters to you.

In an era when countless forces compete

for your attention, remember that you retain agency over one of the most powerful tools you possess: your focus. The RAS follows the training it has received through our genes, our childhood and our adult experiences. Feed it fear, and it will find danger. Feed it hope, and it will highlight opportunity.

This week, world leaders were able to come together and sign an agreement ending suffering in the Middle East and quelling anxiety around the globe. Whatever the future holds, that moment happened. That experience now lives in our shared consciousness. The shift from "impossible" to "possible" is no longer merely a theory. We have evidence that positive change can occur and is worth working towards.

The question is: For how long will your RAS allow you to focus on it? Will you let this breakthrough recalibrate your expectations for what humans can achieve when they choose dialogue over division? Or will the next round of negative news pull you back in and decrease your hope for the future?

By choosing where we direct our attention, we can participate in the world's healing: one thought, one conversation, one act of compassion at a time.

"Be the change you wish to see in the world."

Gandhi •



Beverly Hills Courier columnist Dr. Eva Ritvo is a psychiatrist with more than 30 years' experience practicing in Miami Beach. She is the author of "Bekindr-The Transformative Power of Kindness" and the founder of the Bekindr Global Initiative, a movement to bring more kindness in the world. She is the co-author of "The Beauty Prescription" and "The Concise Guide to Marriage and Family Therapy." She is also the co-founder of the Bold Beauty Project, a nonprofit that pairs women

with disabilities with award-winning photographers creating art exhibitions to raise awareness. Dr. Ritvo received her undergraduate and medical degrees from UCLA, and psychiatry residency training at Weill Cornell Medicine.



JOIN US FOR A SPECIAL EVENT PUMPKIN SPICE & EVERYTHING NICE THURSDAY, OCTOBER 23 - 2:00 PM

You're invited to a festive fall gathering filled with engaging conversations, crafts, and live music! Enjoy autumn-inspired bites and beverages while creating your own succulent pumpkin. After the event, join us for an exclusive tour of our community!

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Reserve your apartment at our new luxury senior living community — coming soon to Beverly Grove — to save up to \$10,000 on move-in costs!*

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NOTICE OF PUBLIC HEARING

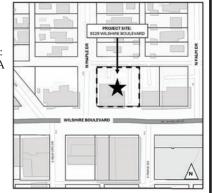
DATE: Wednesday, October 29, 2025

TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Meeting will be held in person at: Commission Meeting Room 280A

Beverly Hills City Hall 455 North Rexford Drive Beverly Hills, CA 90210

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



PROJECT ADDRESS:

9229 Wilshire Boulevard

(nearest cross street: North Maple Drive)

The Planning Commission of the City of Beverly Hills, at its SPECIAL meeting on Wednesday, October 29, 2025, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider the following:

A request to construct a new 14-story mixed-use development with a height of 163'-0" located at 9229 Wilshire Boulevard. The building would include a combination of residential, commercial, and hotel uses. A total of 116 dwelling units are proposed; 24 would be reserved for low-income households. Parking for 140 vehicles would be provided within a subterranean parking structure. Approximately 5,340 square feet of outdoor living space is proposed through a combination of private and common outdoor living spaces. The applicant seeks approval of the project under the "Builder's Remedy" provisions of the state Housing Accountability Act (Government Code Section 65589.5(d)(5)). The project site is located within the City's C-3 Commercial and Mixed Use Overlay Zone, and has a General Plan designation of Low Density General, Commercial. The following entitlements have been requested in association with the proposed project:

Development Plan Review. Pursuant to Beverly Hills Municipal Code (BHMC) Section 10-3-3100.A., Development Plan Review is required to construct a new mixed-use development at the project site.

Density Bonus Permit. Pursuant to Section 65400 and 65915 of the California Government Code, a Density Bonus permit is proposed to allow an additional number of units that may be constructed on a property, in addition to certain incentives/waivers from development standards, to accommodate the provision of 24 affordable housing units.

Conditional Use Permit. Pursuant to BHMC §10-3-2862, any construction of a new hotel shall require the issuance of a Conditional Use Permit.

The project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a statutory exemption pursuant to Public Resources Code Section 21080.66(a). This exemption is applicable to certain housing development projects that meet prescribed objective standards. Accordingly, the Planning Commission will consider a recommendation to find the project statutorily exempt from further environmental review under CEQA.

How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch or listen to the commission meetings through the following methods:

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

www.beverlyhills.org/watchlive

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email. In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time.

If a comment is received after the agenda item is heard, it will not be a part of the record. Any written comments received by the end of the day on Friday, October 17, 2025, will be attached to the agenda report regarding this item. Any comments received after Friday, October 17, 2025 but prior to the public hearing, will be distributed to the Commission under separate cover. According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact Judy Gutierrez, Senior Planner in the Planning Division at (310) 285-1192, or by email at jgutierrez@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department and can be reviewed by contacting the project planner listed above.

Sincerely. Judy Gutierrez, Senior Planner



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

NEWS

CULTURAL HERITAGE, from page 4

recommends annually to City Council will be reduced from 12 to four, starting with the current FY 2025-26.

The historic preservation awards program differs from the Golden Shield Cultural Recognition Program, which honors locations of historical and cultural significance with a custom gilt-bronze plaque. In contrast, the new historic preservation awards program focuses on recognizing efforts to restore and preserve historical structures. Award categories include The Restoration/Preservation Award, The Renovation/Rehabilitation Award, The Historic Site Stewardship Award and the Historic Awareness and Education Award.

The final concept of the program outlines a set award nomination period, nomination eligibility requirements and award categories. The nomination period would be publicly advertised and open annually to the public in October. The commission aims to hold the awards program during the first week of May to coincide with Preservation Month.

Both Nazarian and Mirisch expressed their support for the final concept. Nazarian inquired about how many applicants are anticipated to apply for the awards program. Given that this is the program's first year, Commissioner Lori Greene Gordon said she believes the nominations will largely be driven by the commission, but will consider other means of getting the word out, such as through mailers and advertisements in local newspapers.

Moving on to the final item of the meeting, council liaisons and commissioners engaged in a lengthy discussion on the proposed updates to the city's Historic Preservation Ordinance and the overall process for designating historical landmarks.

Some of the updates include increasing the number of CHC meetings from four to six times per year; removing the requirement that at least one commissioner be an architect, contractor or California real estate licensee; and modifying the criteria for the designation of an eligible historic property.

Commissioner Marc Teren said that Beverly Hills has a very complex Historic Preservation Ordinance, which makes it difficult to recognize historic property. Gordon took issue with the number of meetings being increased to six per year,

noting the difficulty of getting commissioners to commit to the existing four-meeting requirement.

The discussion evolved into debate on how the updated ordinance can make the process for designating historic properties more efficient, while also allowing homeowners living in those properties to more freely make renovations to their homes.

Nazarian said the historical designation process takes too long and that there are too many restrictions on what renovations or changes can be made to historical properties. Mirisch refuted by saying that there are avenues for homeowners to make those changes, like adding windows, that still allow properties to maintain their historical integrity, and that a solution would be "to try and match historic properties with people who like them."

Assistant City Manager Ryan Gohlich said that the revised ordinance will make it more challenging for property owners, because it would "capture more properties." Thus, the updated ordinance would cause more properties to go through the historic designation process, require more time and require additional topics for consultants to research.

Commissioners and council liaisons brought up potentially looking into a survey of single-family residences, which staff initially considered several years ago. Gohlich said that a survey would cost a couple hundred thousand dollars, and that homeowners will most likely want to challenge the historical designation of their property because of the potential implications on property values.

Teren and Gordon were both in favor of the surveys.

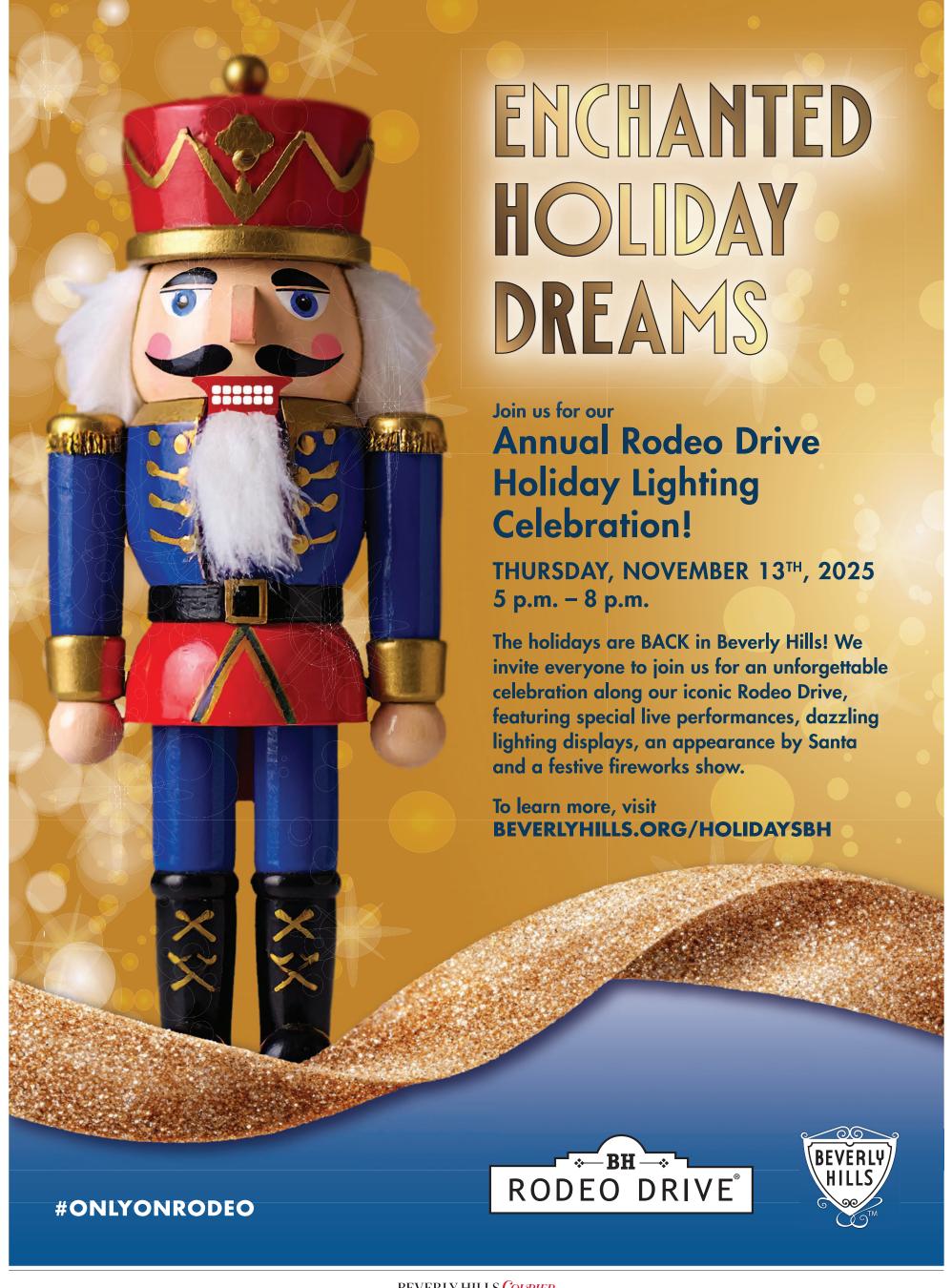
"If we did what we're talking about here and did the survey, which would be incredibly of value to the city-but it doesn't deem anybody historic-it says these 200 homes may potentially fit the criteria. They could still apply for a certificate of ineligibility immediately when they were identified, which would put it through the review process," explained Teren, giving an example.

Nazarian requested that another liaison meeting be held to formally discuss the consideration of a survey as part of the city's historical designation process.

BEVERLY HILLS COURIER



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Courier's Red-Hot Real Estate!

Planning Commission Approves Developments on N. Maple and N. Oakhurst Drives



Leo Pustilnikov in front of the Maple Drive property last month

BY JESSICA OGILVIE

Two new Builder's Remedy projects will move forward following a vote by the Beverly Hills

Planning Commission at its Oct. 14 meeting to conditionally approve the projects' development plan reviews and find the projects exempt from the California Environmental

Quality Act (CEQA).

The ventures are both multi-family residential buildings: an 11-story structure at 401 N. Oakhurst Dr., and a 12-story development at 346 N. Maple Dr.

Developer Leo Pustilnikov is the primary applicant for both projects.

Dave Rand, an attorney representing Pustilnikov, expressed his satisfaction with the commission's vote.

"We were very pleased at the decision by the Planning Commission," he told the Courier. "The city has made a clear, deliberate decision to follow the law, and we're grateful that was the outcome."

At the meeting, Commission Chair Jeff Wolfe said that the city has very little discretion with regard to approving Builder's Remedy projects.

"In a nutshell, while I may agree with all the [opposition] from the residents, while I may have all of the same concerns, I still feel, sitting here as a commission, we are bound by both the municipal code, bound by state law and therefore the law compels me to support the project[s] with the

conditions as specified," he said.

Applications for both projects were submitted to the city in April 2024. Currently, the lot at 346 N. Maple Dr. houses an eightunit apartment building and detached six-car garage. The new, 124-foot building will have 65 residential units, 13 of which will be reserved for low- and very low-income households. The project will include 15 parking spaces and a one-level subterranean garage.

The approximately 7,700-square-foot lot at 401 N. Oakhurst Dr. is now home to a six-unit apartment building and a detached six-car garage. The new project will feature a 131-foot building with 25 residential units, five of which will be reserved for low- and very low-income households. It will include 14 parking spaces and a one-level subterranean garage.

At the Oct. 14 meeting, multiple members of the public spoke in opposition to the ventures.

"These two developments affect our lifestyle extremely," said a resident of North See MAPLE DR., page 23



OUTDOOR WARNING SYSTEM Audible Siren TEST Notification

The City of Beverly Hills will be conducting testing of its Outdoor Warning System (OWS) as part of ongoing education with the goal of enhancing public safety.

All 12 sirens, which have been placed strategically around the City to ensure maximum sound coverage for outdoor emergency notifications, will be activated as part of this test. The announcement will contain a tone-voice-tone sequence.

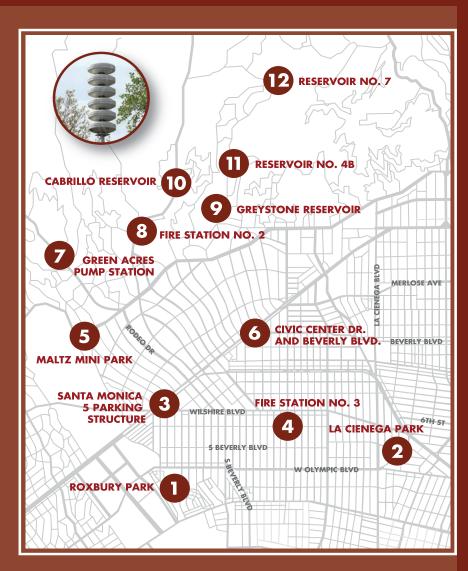
NEXT UPCOMING AUDIBLE TESTING DATE:

(no action required of the community)

Wednesday, October 22 ND from 11 a.m. - 4 p.m. Isolated testing may continue on Thursday and Friday.

AUDIBLE TONES WILL BE HEARD INDICATING IT'S A TEST.

To learn more, visit **BEVERLYHILLS.ORG/OUTDOORWARNING** or contact the askBH Hotline at (310) 285-1000 or askBH@beverlyhills.org.





PAGE 13

OCTOBER 17, 2025



SOLD BEVERLY RIDGE TERRACE | \$23,500,000



SOLD N ROXBURY DRIVE | \$15,930,000





SOLD N MAPLE DRIVE | \$4,390,890



REPRESENTED SELLER

SOLD N SIERRA DRIVE | \$9,995,000



DPARNES@CAROLWOODRE.COM | 310.894.3435





SOLD SHERWOOD FOREST LANE | \$5,800,000

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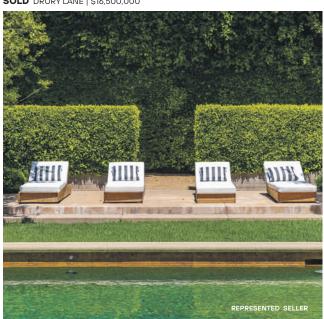


SOLD RIDGEDALE DRIVE | \$21,500,000





SOLD RIDGEDALE DRIVE | \$10,600,000



SOLD N ARDEN DRIVE | \$15,300,000



SOLD SAN YSIDRO DRIVE | \$7,395,000

OFF MARKET SALES

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\$72,500,000

REPRESENTED THE SELLER

N ROXBURY DRIVE \$28,750,000

REPRESENTED THE SELLER & BUYER

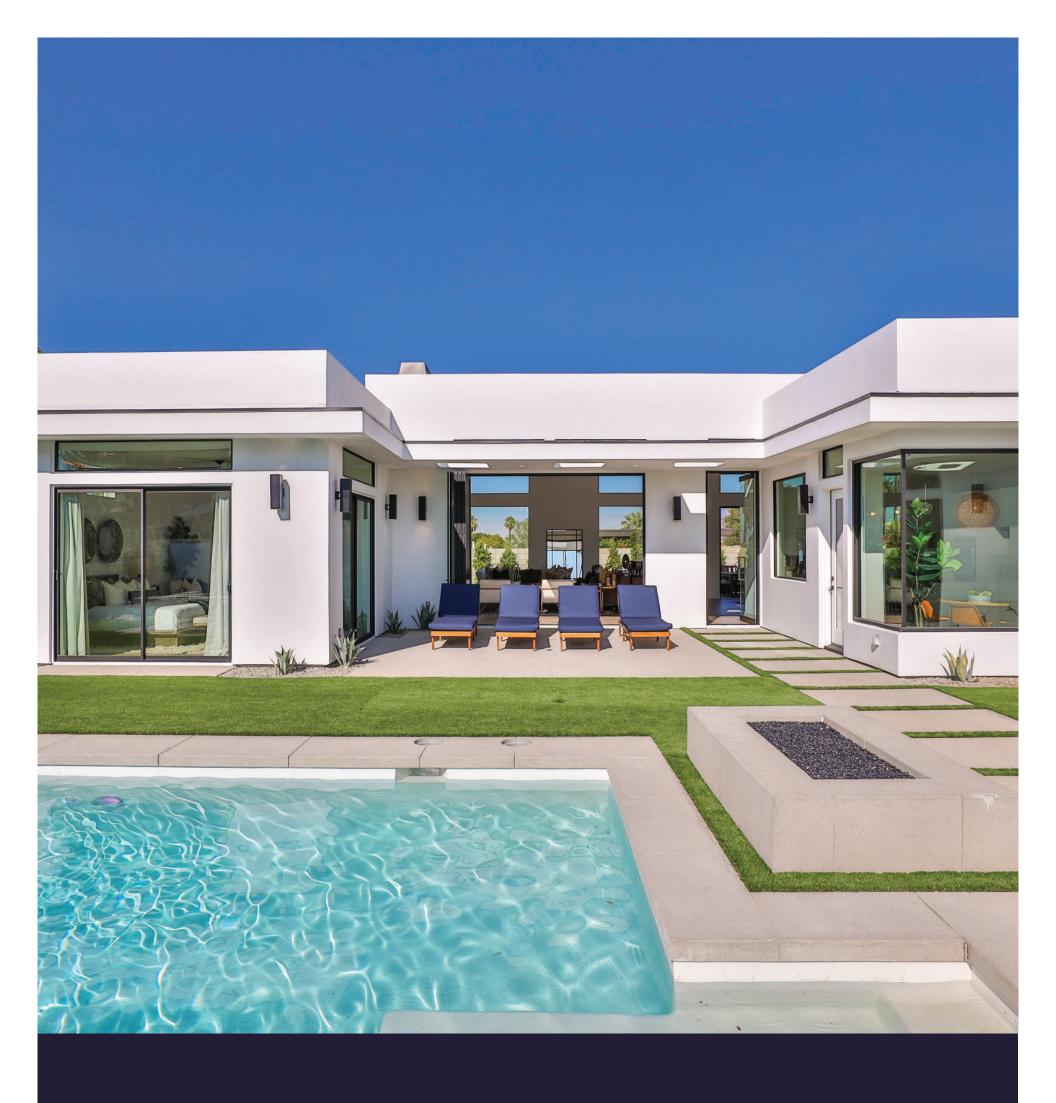


SOLD N MAPLE DRIVE | \$4,200,000





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9 VIA PARIGI, PALM BEACH, FLORIDA

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Once in a lifetime opportunity to own a spectacular piece of iconic Palm Beach history designed by Addison Mizner. Six floors of mixed-use space includes a two-floor Penthouse, three additional separate apartments, retail space, and two car garage. Fabulous location in a picturesque Via of Worth Avenue.



2315 IBIS ISLE ROAD S, PALM BEACH, FLORIDA

Waterfront Dutch Colonial home built in 2023. Pristine home features library, 4BR/4.1BA, 3 car garage, and 105'+/- of waterfrontage.

EXCLUSIVE: \$17,900,000



210 MIRAFLORES DRIVE, PALM BEACH, FLORIDA

Gorgeous contemporary 4BR/5.1BA home built in 2020. Tropical resort-style backyard with pool, BBQ, and loggia with fireplace.

EXCLUSIVE: \$16,900,000



LEVERETT HOUSE UNIT 3A PALM BEACH, FLORIDA

Beautifully renovated 3BR/3.1BA condo with poolside cabana and stunning finishes.

EXCLUSIVE: \$9,250,000



200 ARKONA COURT UNIT 603 WEST PALM BEACH, FLORIDA

Stunning custom waterfront condominium with 2BR/2.1BA and beautiful designer finishes.

EXCLUSIVE: \$4,500,000



2000 S. OCEAN BOULEVARD UNIT 107N PALM BEACH, FLORIDA

Fabulous Sloan's Curve condo with 2 bedrooms, 2 bathrooms, and powder room.

EXCLUSIVE: \$2,895,000



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Denr USC Alumni

Portfolio of Properties for sale at USC 5 Multifamily apartment buildings housing USC students

92 units, 115 rooms, 230 beds, 400 potential bed occupancy



PRIME LOCATION!.....STEPS TO UNIVERSITY VILLAGE

721 W 30th St - The Spot \$7,200,000

2623 Ellendale PI - Trojandale \$11,00,000

1150 W 29th St - The Pointe \$4,350,000

1102 W 29th St - The Tower \$5,250,000

947 W 30th St - The Mirage \$8,500,000

The Points

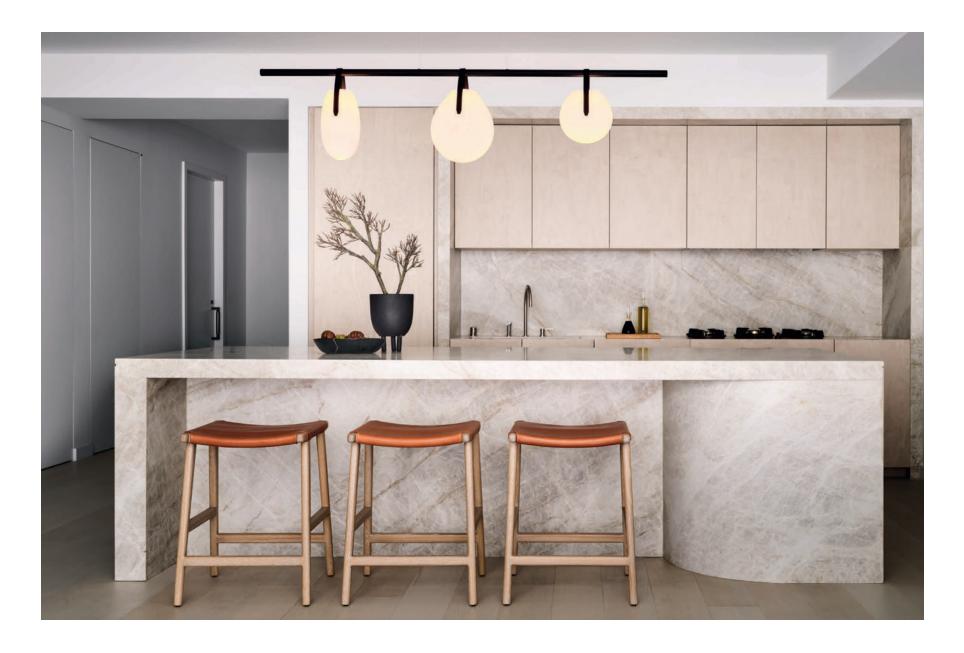
Go Trojans! Fight On!

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Exceptional Move-In Ready Residences

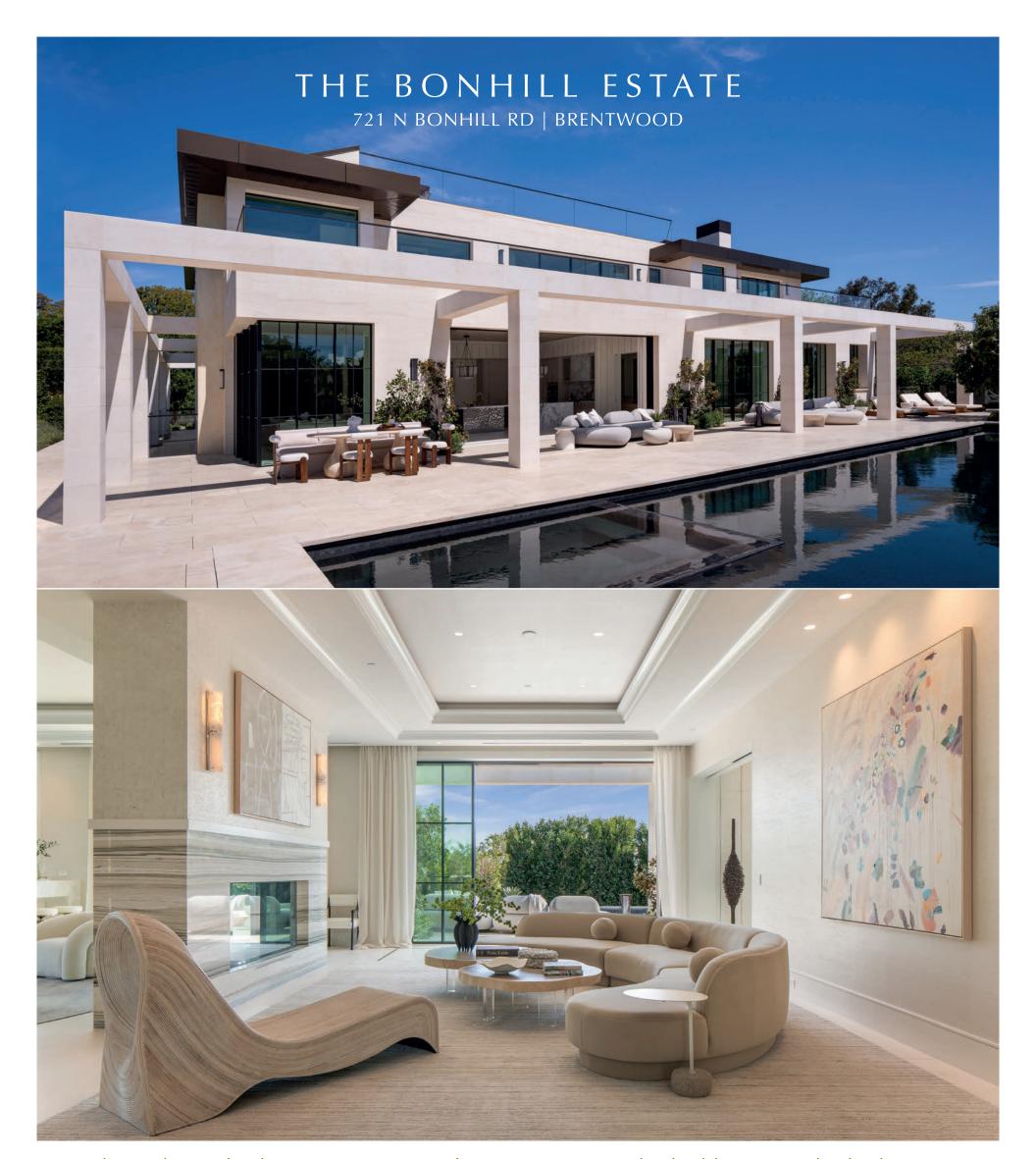
A harmonious blend of privacy and indulgence, Mandarin Oriental Residences, Beverly Hills offers the comfort of a private home with the tailored service of a storied hotel group. Thoughtfully designed by internationally renowned 1508 London, each residence features bespoke finishes, flowing layouts, and expansive terraces that welcome in the California light. Located just moments from Rodeo Drive in the heart of Beverly Hills, this coveted address sets a new standard in private living, where legendary Mandarin Oriental service is at every turn and where home becomes a place of pure ease and understated elegance.

One Bedrooms from \$2.55 Million Three Bedrooms from \$5.99 Million

Two Bedrooms from \$3.75 Million Penthouse Pricing Upon Request

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This newly completed approx. 17,000-square-foot estate in Brentwood is the debut Los Angeles development designed by internationally acclaimed AD100 Hall of Fame firm, Ingrao Inc.

7BD | 14BA | Approx. 17,000 SF | \$46,500,000

THE BEVERLY HILLS ESTATES

BRANDEN & RAYNI WILLIAMS | 310.626.4248 | THEBEVERLYHILLSESTATES.COM

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Photo courtesy ERW Design A preapproved ADU design by Elaine Rene-Weissman of ERW Design

ADU, from page 1

IADUs must have separate entrances and bathrooms, and full kitchens. They must include a parking space unless the property is within a half mile of public transit, within an architecturally or historically significant district, in an area where on-street parking permits are required and not provided to the occupant of the ADU or if they are within one block of a car-share vehicle pickup location.

IADUs cannot be sold separately from the primary residence.

The city currently has five preapproved ADU plans available on its website. Created by individual designers and architecture firms, the plans include architectural, structural and electrical designs that comply with city requirements and are approximately 70% complete for permitting.

For households interested in building ADUs, the preapproved plans offer an option to move the process along more quickly.

As part of their program to promote the option in the city, staff has made detailed guidelines for what is permitted in the Central Area of the city, the Hillside Area and the Trousdale Estates, as each region has slightly different regulations.

For instance, the maximum size for attached or detached ADUs in the Hillside Area is 1,400 square feet or the site's remaining maximum allowable floor area, whichever is less. In the Trousdale Estates, the maximum size is 850 square feet for a studio or one-bedroom ADU and 1,000 square feet for anything larger, or the site's remaining maximum allowable floor area, whichever is less.

Residents of the Trousdale Estates pushed back against proposed changes to regulations governing ADUs last year, expressing concerns that amendments to height restrictions would negatively impact neighborhood views.

Chen noted that recent changes to city regulations allow for some two-story ADUs and for converting garages to ADUs.

In addition to their booth at the farmer's market, city staff was present at Beverly Hills' National Night Out event in August and has been posting information about ADUs on social media.

Chen was pleased to find that residents saw the social media posts and came to the booth.

"I'm so glad it's working," she said.

More information about the program can be found on the city's website at <u>beverlyhills</u>. <u>org/adu and beverlyhills.org/preapprovedadu</u>.

BHPD to Conduct Checkpoint Oct. 24

The Beverly Hills Police Department (BHPD) Traffic Bureau will conduct a sobriety and driver's license checkpoint on Oct. 24 in the area of North Santa Monica Boulevard and Crescent Drive. The checkpoint will be operational from approximately 8 p.m. and will conclude at approximately 2 a.m. All traffic will pass through the checkpoint. Motorists will be stopped and contacted by uniformed officers, who will be checking for alcohol and/or drug-impaired drivers. Officers will also check to make sure all contacted drivers have a valid driver's license.

DUI checkpoint locations are determined based on data showing incidents of impaired driving-related crashes. The primary purpose of DUI checkpoints is to promote public safety by taking suspected impaired drivers off the road.

"Impaired drivers put others on the road

at significant risk," Chief Mark G. Stainbrook said. "Any prevention measures that reduce the number of impaired drivers on our roads significantly improve traffic safety."

The BHPD reminds the public that impaired driving is not just from alcohol. Some prescription medications and over-the-counter drugs may interfere with driving. While medicinal and recreational marijuana are legal, driving under the influence of marijuana is illegal.

Drivers charged with a first-time DUI face an average of \$13,500 in fines and penalties, as well as a suspended license.

Funding for impaired driving enforcement operations is provided by a grant from the California Office of Traffic Safety through the National Highway Traffic Safety Administration.

www.beverlyhillscourier.com

Beverly Hills Christian Science Church

Community Fellowship Event Sunday, October 19th

Church Service at 11 a.m.

Subject: Doctrine of Atonement

Readers: Lewis Hall, Kelly Turner; Pianist: Amelia Thompson, Soloist: Chloé Vaught

Light Lunch at 12 Noon catered by Urth Caffé

Recital at 1 p.m.

Assorted Musical Works by Gustav Mahler, Eugène Bozza, Eduard Lassen, William Bolcom, and Scott Joplin



Amelia Thompson Piano



Paul De la Rosa Trombone

Where?

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

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



We're building better transit from DTLA to the Westside.

October Updates

Work continues on the station plaza while civil work continues on the south side of Wilshire Bl. Two lanes of traffic in each direction maintained during peak hours.





D LINE EXT COBH



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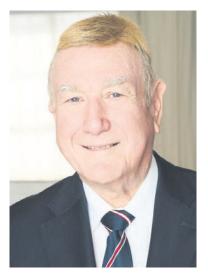
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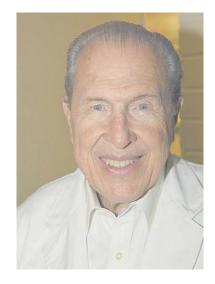
Birthdays



CHARLES GOLDSTEIN
October 17



LOU MILKOWSKI October 17



RICHARD BENVENISTE
October 18



JOSEPH GOLDSTEIN
October 18



NEGAR KAMARA October 18



ASHLEY TATANG October 18



ANN C. HAYMAN October 21



JACK BLACK October 23



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Your charm sometimes involves a bit of illusion; tricks of magnetism that you've learned and earned. For instance, today you'll effectively bring people in closer with captivating information. What's shared in confidence creates intimacy, trust and a sense you're "in it together."

TAURUS (April 20-May 20). What happens at home will set you up for success in the field. But what about when home (SET ITAL)is(END ITAL) the field? You'll need your domestic environment to pull a double-duty, and with a little forethought, organization and elbow grease, it's no problem whatsoever.

GEMINI (May 21-June 21). A challenge doesn't have to be headline-level to feel hard. You notice what people are going through, even if it's a minor bummer. Small cruelties can wear people down. You give compassion, and it counts more than you will ever know.

CANCER (June 22-July 22). You're in a moment of peak efficiency, where you can get a lot done. Approaching tasks with ease and enjoyment aligns with the flow of things. Rather than grinding or

pushing, the greater yield comes from approaching tasks with curiosity and lightheartedness.

LEO (July 23-Aug. 22). Patience isn't passive; it's active tending. While you wait, you water the roots. Your steady presence is the secret growth ingredient that makes the later harvest abundant and sweet.

VIRGO (Aug. 23-Sept. 22). New places, faces, tasks and asks are ahead. Uncertain about how to navigate? Do what the others are doing. You follow really well today, and "duplication" is the talent that will help you learn quick.

LIBRA (Sept. 23-Oct. 23). The beauty of balance isn't in symmetry but in responsiveness. Tilt a little this way, lean a little that way and you'll keep the dance going by adjusting, not by freezing in place.

SCORPIO (Oct. 24-Nov. 21). You're bold enough to make the big ask. Maybe it's denied, probably, but don't stop there. Follow up with a smaller request. Something you want is coming to you. Not everything. But something is enough. It starts the trend flowing your way.

SAGITTARIUS (Nov. 22-Dec. 21). You love being useful but not being used. The difference shows in how you feel

afterward. Are you drained or energized? And if you're drained, are you being compensated in a way that still makes it worthwhile?

CAPRICORN (Dec. 22-Jan. 19). Of course you know confidence is not something you just decide to have; it grows out of experience. Each time you try, you gather evidence that you can trust yourself to perform, imperfectly maybe, but today's work is for a confident tomorrow.

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

friends say, do, even wear -- can seem woven into your self-concept in some way. At the very least, their actions feel like they reflect on you. It might not actually be true though. Their choices are their own. Untangle gently.

are their own. Untangle gently.

PISCES (Feb. 19-March 20). If you can't hear yourself think, it's probably because the signal-to-noise ratio is off. Sitting in silence without distraction is like powering off and back on. It's the reset that clears out the interference in your you-to-you communication system.



This is Loki, a 4-year-old, 10-pound Shih Tzu who needs a new home. His previous owners allowed his fur to get tangled and matted and moved away so he is ready for a new, loving home. To inquire about Loki, contact Shelter of Hope at info@ shelterhopepetshop.org.

shelterhopepetshop.org

PAGE 22 BEVERLY HILLS COURIER OCTOBER 17, 2025

MAPLE DR., from page 12

Maple Drive. "Right now, as the parking exists, people have to drive four times around the block to find a parking spot to come and visit me or provide me services ... [imagine] what life will be after these developments—forget about developing it—but after it's developed, what will happen to parking and traffic?"

At the meeting, Rand emphasized that the North Maple Drive building will help the city fulfill the requirements of its state-issued Housing Element.

"This particular project includes a very high percentage of affordable units that will be helpful to the city as you meet your [housing] requirements and demonstrate to the state that the affordable obligations, that are getting only greater and greater imposed on cities, are being met here in Beverly Hills," he said.

Beverly Hills is required by the state to create capacity for over 3,100 new housing units by 2029.

Prior to making a motion for the approval of the North Maple Drive project, Commissioner Terri Kaplan encouraged residents to voice their opinions about Builder's Remedy to state policymakers.

"For those members of the public who will be directly affected by this project, who have shown up to this meeting today or written to us or who are viewing or listening, thank you for participating," she said. "As to what else you could do, it's entirely within your discretion, if you object to the state law that places us in this position, you may write, and probably should, to your elected officials in Sacramento, including the governor."

Following the commission's vote, there is a 14-day appeal period during which anyone can file an appeal to the decision. If an appeal is filed, the issue will go to the City Council. If no appeal is filed, the commission's ruling is final. •

OLYMPIC BOULEVARD, from page 1Aflalo of Olympic & Beverly, LLC and Fisch Properties, L.P.

"We appreciate staff's diligence and the city attorney's diligence as well, with respect to the project," said Ryan Leaderman, an attorney representing the projects, at the Oct. 9 meeting. "As you know, we're in a housing crisis. The city's population has actually decreased over the past 50 years, and with

that in mind, that's one of the reasons why we

have to strengthen housing laws right now."

All three new developments take advantage of California's Builder's Remedy law, which allows new developments to bypass certain municipal building and zoning codes in exchange for providing affordable units if a city does not have an approved housing element in place.

There are currently 14 Builder's Remedy projects in various stages of development in Beverly Hills.

Plans for the projects on Olympic Boulevard and South Beverly Drive were submitted in September 2024. The 9467 Olympic Blvd. lot, which is currently being used as a grocery store and parking lot, will house an 85-foot-tall building, 17,085 square feet of which will be designated for commercial and restaurant use.

Of 105 residential units in the building, 21 will be reserved for low-income households. The remainder, which will be available at market rate, will include a mix of one-, two-and three-bedroom units. The development will feature a rooftop courtyard, private balconies and three levels of subterranean parking with 180 parking spaces.

The development on the approximately 38,500-square-foot South Beverly Drive lot, which is currently being used as office space and parking, will also feature an 85-foot building, with 16,099 square feet designated for commercial and restaurant use.

The 135 available residential units will include 27 designated for low-income households and a mix of one-, two- and three-bedroom units available at market rate. Three levels of subterranean parking will provide 263 parking spaces, and the building will include a gym, community room and rooftop courtyard with a pool.

At just over 143 feet, the development at 9441 Olympic Blvd. will be the tallest of the three. Currently, the site houses a two-story office building. When its new development is complete, it will feature over 4,000 square feet for commercial use, and 15 out of 75 total residential units will be designated for low-income households.

Echoing the sentiments of many Beverly Hills residents who will be impacted by Builder's Remedy projects in the city, 24 households from a nearby block of El Camino Drive submitted a signed letter to the Planning Commission expressing their concerns about traffic and privacy.

The letter focused on the impacts of 333-335 S. Beverly Dr. and 9467 Olympic Blvd. Resident Ari Tuchman, who penned the letter, spoke at the Oct. 9 meeting. He emphasized that residents were not seeking to deny the developers their projects, but rather to place parameters on certain elements.

"Nobody's denying anybody's right to their use and enjoyment of the property, but I think Mr. Aflalo and Mr. Leaderman would agree that that's a two-way street, and that it also applies to us as it applies to them," he said. "Our letter is so reasonable and is so understanding, and we're asking for so little."

As approved, amplified sound will be prohibited in outdoor open space areas in all three developments. Common outdoor areas will be permitted to be used from 7 a.m. to 10 p.m. on weekdays and 9 a.m. to 10 p.m. on weekends and holidays, and barbecues on individual balconies will be banned.

Sound and sight barriers will also be required of all three properties, including a 6-foot sound barrier on rooftop areas facing residential properties and 4-foot opaque or translucent barriers on balconies and common outdoor living spaces.

There is now a 14-day appeal period during which anyone can file an appeal.

"If an appeal is filed, the next step would be a City Council hearing," said Beverly Hills Director of Community Development Michael Forbes in an email to the Courier. "If no appeal is filed, the Planning Commission's decision is final."

The developer will then prepare and submit building plans to the city for review. •

ADVISORY BOARD, from page 1

antisemitism in all its forms," said Nazarian. "This board provides a platform for municipal leaders to lead with moral clarity, to be that voice when it matters the most."

The board, chaired by Mayor Brett Smiley from Providence, Rhode Island, brings together nine mayors across the country representing a variety of regions and constituencies. The mayors met for the first time in September and will play a central role in the upcoming 2025 North American Mayors Summit Against Antisemitism, which will take place at the end of the year in New Orleans, Louisiana.

Nazarian said her years of experience as a public servant, psychologist, mother and immigrant have helped her understand the power of resilience, which she hopes to bring to the board.

More than 300 mayors and municipal leaders from across North America will convene in New Orleans for the summit, where they will talk strategies, create coalition-building strategies, and share resources to implement tangible strategies toward combating antisemitism in their own cities.

Former Beverly Hills Mayor Lester Friedman chaired the 2024 summit, which was held in Beverly Hills. The 2024 summit also unveiled CAM's Municipal Antisemitism Action Index—a critical framework that the board aims to advance ahead of the 2025 conference.

Nazarian told the Courier that she hopes Beverly Hills can continue to be a model for other cities in combating antisemitism, pointing to enhanced public safety measures and increased community partnerships and education as tangible actions the city has taken toward combating hate and antisemitism.

"On the board, I intend to share tangible strategies from Beverly Hills that can be adapted and scaled nationally. Beverly Hills has always been a model of excellence, and we will continue to lead with strength, courage and kindness," said Nazarian.

"Never Again Is Now" is an initiative the mayor has championed throughout her term, which aims to highlight the diversity of the Jewish experience through events like speaker series and book discussions. Recently, the city began its effort in constructing a permanent memorial commemorating the victims of Hamas' attacks in Israel on Oct. 7, 2023—the first of its kind in the entire world.

"This site will serve as a place of remembrance, reflection and education. By honoring victims and educating our community, we foster a more united, tolerant and compassionate city that leads with kindness and courage," said Nazarian.

But the mayor doesn't think her advocacy should stop there—which is part of why she's decided to join the board. "Hate does not recognize borders," said Nazarian. "Antisemitism is not a local issue, it's a global challenge. While I am deeply committed to protecting and uplifting our Beverly Hills community, leadership means looking beyond our city limits ... When any group is targeted, our entire society is at risk. Combating antisemitism everywhere helps make our own communities safer and stronger."

She also believes mayors are put in a unique position to create change and shape their communities because of their direct connection to their residents, businesses, schools and faith institutions.

"We see the impact of antisemitism not as an abstract concept, but as something that affects real people in real time," said Nazarian. "That's why local leadership is so critical. We can mobilize resources, foster partnerships and create a culture of unity and respect from the ground up."

With the nine other mayors on the board, Nazarian seeks to strengthen and build coalitions that go beyond the city limits of Beverly Hills and last far beyond a single conference.



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Police Blotter

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

ASSAULT - SIMPLE

10/13/2025, 8 a.m. at 9500 Block of WILSHIRE BLVD.

10/2/2025, 9:30 p.m. at WILSHIRE BOULEVARD/ N. BEVERLY DRIVE

BURGLARY -COMMERCIAL BUILDING

10/10/2025, 6:59 a.m. at 9400 Block of CHARLEVILLE BLVD.

BURGLARY - CONSTRUCTION SITE

10/13/2025, 7 a.m. at 500 Block of CHALETTE DRIVE

BURGLARY FROM A MOTOR VEHICLE

10/4/2025, 11 p.m. at 400 Block of S. REXFORD DRIVE

BURGLARY -RESIDENTIAL (ACCESSED GARAGE

ONLY)

DRIVE

10/12/2025, 11:03 p.m. at 200 Block of LASKY

BURGLARY -RESIDENTIAL (COMMON AREA)

10/2/2025, 6:17 a.m. at 100 Block of N. GALE DRIVE

DUI ARREST

10/5/2025, 11:41 p.m. at N. DOHENY DRIVE / WILSHIRE BOULEVARD

10/5/2025, 1:21 p.m. at 300 Block of S. BEVERLY DRIVE

HATE INCIDENT

10/10/2025, 11:30 p.m. at 400 Block of N. CAMDEN DRIVE

THEFT FROM COMMERCIAL BUILDING

10/2/2025, 3:48 p.m. at 300 Block of N. RODEO DRIVE

THEFT - GRAND

10/12/2025, 4:06 p.m. at 300 Block of N. BEVERLY DRIVE

10/11/2025, 12:32 p.m. at 300 Block of N. RODEO DRIVE

THEFT - GRAND (FROM VEHICLE)

10/5/2025, 2:45 p.m. at 9600 Block of SUNSET BLVD.

THEFT - PETTY

10/13/2025, 12:08 p.m. at 9200 Block of BURTON WAY

10/9/2025, 9:50 a.m. at 300 Block of S. REXFORD DRIVE

10/5/2025, 9:29 p.m. at 200 Block of REEVES DRIVE

10/5/2025, 5:30 p.m. at 400 Block of N. RODEO DRIVE

10/4/2025, 12:18 p.m. at 600 Block of ARDEN DRIVE

VANDALISM

10/12/2025, 10 p.m. at 600 Block of N. BEDFORD DRIVE

10/12/2025, 7:58 p.m. at 9000 Block of WILSHIRE BLVD.

10/11/2025, 2:45 p.m. at 400 Block of N. REXFORD DRIVE

10/11/2025, 1:38 p.m. at PARK WAY / N. CANON DRIVE

10/10/2025, 3:54 a.m. at 9500 Block of WILSHIRE BLVD.

10/5/2025, 5 p.m. at N. PALM DRIVE / W. 3RD STREET

10/4/2025, 7 p.m. at 400 Block of S. PALM DRIVE

10/2/2025, 12:35 p.m. at 400 Block of N. BEVERLY DRIVE

BEVERLY HILLS COURIER

Dear Loyal Readers,

For the past 60 years, The Beverly Hills Courier has delivered a vital, free, weekly publication to 30,000 homes and businesses in the city and six surrounding areas. We intend to continue this free community service with our award-winning newspaper and standalone glossy magazines throughout the year. We are, however, introducing a change in our delivery of digital content on Beverlyhillscourier.com.

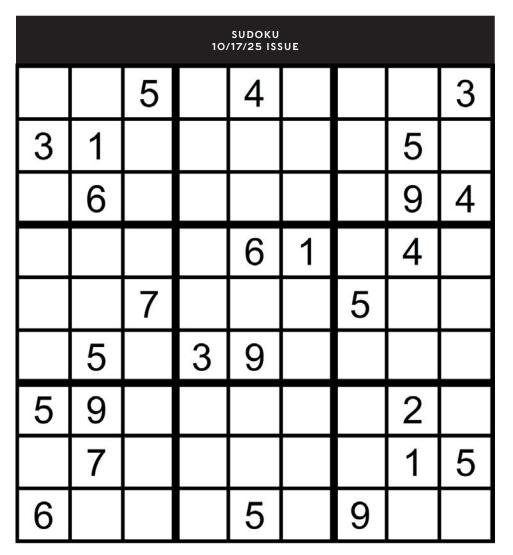
Shortly, we will implement a subscription-based system for accessing content online. Readers will be asked to remit the modest sum of \$8.00 per month (equal to a cup of coffee) or \$90.00 per year to provide unlimited access to the online version of the Courier's weekly articles, magazine features, as well as archives of each.

We do not take this step lightly. Like most established publications, we see this as a necessity in these changing times. The fact is local journalism is more important than ever and is also more at risk than ever across the country.

We are proud that the Courier continues to serve a crucial mission for Beverly Hills. We invite you to become a subscriber at the suggested rates or with any additional sum you may be able to give.

Sincerely, The Beverly Hills Courier Team

Fun and Games



SUDOKU ANSWERS 10/10/25 ISSUE									
4	6	2	1	9	5	7	8	3	
3	8	9	4	6	7	5	1	2	
1	5	7	2	8	3	9	6	4	
5	7	8	6	2	9	3	4	1	
6	1	4	3	7	8	2	9	5	
9	2	3	5	4	1	6	7	8	
7	4	5	9	1	2	8	3	6	
2	9	6	8	3	4	1	5	7	
8	3	1	7	5	6	4	2	9	



BEVERLY HILLS COURIER

TO ADVERTISE YOUR BUSINESS IN THE BEVERLY HILLS COURIER, PLEASE CONTACT 310-278-1322 ADVERTISE@BHCOURIER.COM

THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE 10/17/25 ISSUE

18

22

70

75

102

107

110

61 Sound

59 Waffle House

74 Gimlets and

screwdrivers

alternatives

ALL TOO WISE BY JOHN KUGELMAN / EDITED BY WILL SHORTZ

 $John\ Kugelman, of\ Gainesville, Va., is\ a\ software\ engineer\ specializing\ in\ cybersecurity.\ This\ is\ his\ 14th\ crossword\ for\ The\ Times\ for\ the\ first properties of the\ first prope$ since 2023. One of the things I like about John's puzzles is the time and effort he puts into his clues. They're lively, varied, carefully worded, sometimes playful and always on target. Some of my favorites here are 43A, 51A (interesting fact), 112A and 39D. — W.S

ACROSS

- 1 Classic target of a troll
- 10 Prized steed
- 14 Little hellions 18 Hard to understand
- 20 Latvian capital
- 21 Kindle competitor
- 22 Sailor who drinks only the finest grog?
- **24** Knockoff version of a sweet treat?
- 26 ID on a credit check 27 End-of-level
- showdown 29 "When in the
- human events ..."
- 30 Bridges
- 32 Vote for
- 33 Paint carelessly
- 34 Alternative to kale 35 Projectionist's item
- 38 "If you ask me nicely
- 42 Game with players known as "shooters"
- **43** Convenient spot for α cat nap?
- 45 Singer Rita **46** Official hand gesture of Hawaii
- 47 "Darn it!"
- 48 1950s political nickname
- **49** Wild
- **51** The 4,765-year-old "Methuselah" is one 52 Zilch
- **ANSWERS FOUND IN NEXT WEEK'S** PAPER...

OCTOBER 17, 2025

- 56 Press coverage
- 59 Agent's good news
- needs 62 Suitable for the
- 66 Flies the coop
- 69 The Chiffons' " So Fine"
- 71 Pop icon with a Best

- 77 Twisted do
- market, for short
- 79 Martial artist Bruce
- from school?
- 85 Places
- 87 Snuggle
- 88 Stooge who said
- 89 Poses
- 91 "What's up,
- 92 Wise guys
- 96 Purple fruit with a distinctive inner

- 55 Wrap up tight
- **57** Scorching
- 60 Cryptographers'
- middle-aged? 65 "Oh, dear!"
- 68 Pain-relieving drug
- 70 Knitted cap
 - Actress award
- 73 Huff and puff?
- 74 "Look what I did!"
- 75 Bewildered
- **76** Polynesian staple
- 78 Global currency
- 80 Suspicious absence
- 84 Taps on the snoot

- "Soitenly!"

- 93 Crudely built shack
- 99 Barista or barrister

- 53 Prominent feature of 102 "How sad. You dubstep music
 - can win," e.g.? 104 A locksmith getting
 - stuck in bedroom handcuffs, say?
 - 107 Present opener?
 - 108 Unlike a cover: Abbr. 31 He was a "rollin' 109 Something parents
 - may try to limit for their kids
 - 110 See 95-Down
 - 111 Creole staple
 - 112 In which actors barely go through the motions?

- DOWN 1 Surreptitiously loops
- in, for short 2 Troubles
- 3 Low-fat
- 4 Américas 5 Many, many mos.
- 6 Venues like New York City's Stonewall Inn
- 7 Donny or Marie
- 8 Stockpile
- 9 Light rebukes
- 10 "For crying out loud!"
- 11 Hoot
- 12 Before
- 13 Referee's mistake
- 14 Nighttime demons 15 "Wuthering Heights" setting
- **16** Is visually striking 17 Portree is the capital of this isle
- 19 Death-_ 23 Triangular sign

- actually think you
 - 28 Like wild meat,
 - sometimes
 - a tail
 - classic
 - 33 Proofreader's mark 34 Actor Affleck when he
 - needs a nap?
 - tributes 36 Sluggers' stats
 - 37 Startled cries
 - all attitude?
 - 41 Benny Hill theme song
 - 42 Oolong or lapsang souchong

 - 47 Swiss locale of the annual meeting of
 - Forum address
 - 54 Discovery of chemist John Dalton
 - 58 Evil alter ego of literature

- 25 Whom Uncle Sam wants for the U.S.
- Army
- 30 Manage to lose, as

- 40 "Eureka!" shouter
- 43 Actor Bill of "Barry" 44 Twists side to side
- like net
- 63 Not follow suit, in 50 Old-fashioned term of
- 53 Garden shelter 67 "La Vie en Rose"

- stone," in a Motown

- 35 Some nonlicensed
- 39 Half-woman, half-bird,

- 46 Hybrid sport played with a trampoline-
- the World Economic
- 64 Frequent on-screen 52 Gratis partner of Hepburn
- singer 71 Sports journalist 55' 'You're cramping my Linda 72 "____, Silver!"
- 76 Ad Council spots, for short
- 77 Some memes of the 2000s 78 Driver's warning
- 81 Disgusting, in totspeak 82 TV journalist Kotb 83 What wavy lines
- represent 84 "I can't believe what I'm seeing!" facial reaction

in comic strips

- 86 Became real, as bad
- 88 Southwestern

90 Pigpen

- 93 Macbeth or Macduff
- **95** Common 110-Across stressor

around

- news
 - culinary fusion
- 92 Extra
- 96 Move around and
- - 98 Chest muscles, for
- **94** Bygone iPhone button
- 97 Rapper with a felinesounding name
- short 99 Knit

103 Vex

- 100 "This round's _ 101 Effortless ways to
- 105 Close of business? **106** 66, for example:
 - Abbr.

Public Notices

MEMORIAL



FATIMA TODD INVITES YOU TO

A FAN APPRECIATION DAY

CELEBRATION OF LIFE MEMORIAL TONY TODD

12/4/54-11/6/24

AND FUNDRAISER FOR THE TREVOR PROJECT

SATURDAY
NOVEMBER 8TH
2-6 PM
FINE ARTS
THEATRE
8556 WILSHIRE
BLVD
BEVERLY HILLS, CA
90211



JOIN US FOR OPEN Q&A, SHARING STORIES, VIEWING VIDEOS, AVAILABLE COLLECTIBLES, AUTOGRAPHED PHOTOS, SPECIAL GUESTS

OBITUARIES

Faye Schwab

On Friday, October 10, 2025, the world lost a radiant light with the passing of Faye Schwab, beloved mother, visionary entrepreneur, and Hollywood producer. She was 101 years old.

Born in Detroit to Morris Pradell and Esther Kostman, Faye's story began in the industrial heartbeat of America but blossomed under the California sun. During World War II, she joined Ford Motor Company to support the war effort, a mark of her resilience and patriotism. Her creative spirit soon led her to earn a scholarship to the Meinzinger Art School in Detroit, where her passion for design began to take form.

In the mid-1940s, Faye moved west and launched Sun Fun of California, a women's sportswear line known for its elegant yet relaxed designs. Capri pants, fitted tops, and casual-chic styles that defined the West Coast look all carried her signature vision. Her designs reflected what Faye herself embodied: modern, confident, and ahead of her time.

As her life evolved, so did her career. With characteristic boldness, Faye entered the world of film and television production, becoming one of the few female producers of her era. Her impressive credits include The Morning After (1986) starring Jane Fonda and Jeff Bridges, Chattahoochee (1989) starring Gary Oldman and Dennis Hopper, and the blockbuster Demolition Man (1993) starring Sylvester Stallone. She also developed the television series Easy Street (1986), featuring Lonnie Anderson. She was a co-executive producer on the 2003 hit Love Comes Softly starring Katherine Heigl. Faye's work spanned genres, but her hallmark was the same — storytelling with substance and style.

Faye married twice, first to Arthur Edelstein, and later to Aaron Schwab. She is survived by her loving family: Jeff Edelstein, his wife Laurie, and their son Brett; Nate Schwab, former wife Marcie, daughter Julia, Eric Schwab, his wife Puntip, and son Ethan. She was preceded in death by her beloved son Alan (Nate's twin), with whom she was laid to rest at Sholom Memorial Park in Sylmar, California.

Known for her strength, wit, and undeniable charm, Faye lived life with gusto and grace. She was sharp until the very end, funny, direct, and endlessly curious. She could trade stories with Frank Sinatra and Tony Bennett one moment, then crack jokes with her neighbors the next.

In a time when many country clubs excluded Jewish members, her husband Aaron helped found El Caballero Country Club in Tarzana, creating a new space for community and friendship. Faye was a socialite with substance glamorous yet grounded, a loyal friend who celebrated others' success as much as her own.

Faye's circle included industry peers like Chase Mishkin, with whom she shared a lifelong bond. Whether she was flying to Broadway for an opening or brainstorming her next project, Faye was always in motion, creative, generous, and fully alive.

Her services were held on October 13, 2025, at Sholom Memorial Park & Mortuary in Sylmar. She will be remembered as a woman who lived a century's worth of dreams and achieved them.

A life of purpose. A legacy of brilliance. A spirit that endures.

PUBLIC NOTICES

NOTICE TO BIDDERS
for the
STREET AND ALLEY IMPROVEMENTS
FY25/26
within the City of
BEVERLY HILLS, CALIFORNIA

BIDS - Proposals for the STREET AND ALLEY IMPROVEMENTS FY25/26 within the City of Beverly Hills, California, will be received up to the hour of 2:00 p.m., on Thursday, October 30, 2025, via PlanetBids. Bid results will be sent to all bidders through PlanetBids and award of the contract will be made during a subsequent meeting of the City Council.

SCOPE OF THE WORK - In general terms, the contract work for this project shall consist of the following items of work: Various locations throughout the City, Grinding and paving streets & alleys, full depth asphalt section repairs, alley reconstruction, remove & replace curb ramps/sidewalk/gutter, meter box replacements, and Citywide sidewalk maintenance.

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

https://www.planetbids.com/portal/portal.cfm?-CompanyID=39493

CITY CONTACT – Any questions or requests for information can be directed to the project manager, Manu Paul S. Dhaliwal, P.E., at mdhaliwal@beverlyhills.org no later than 5:00 PM, October 23, 2025.

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

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

WE PUBLISH DBA's,
SUMMONS
NAME CHANGE,
BIDS, NOTICE TRUSTEE'S
AND OBITUARIES

FOR MORE INFO CALL US AT 310-278-1322

www.beverlyhillscourier.com

PUBLIC NOTICES

NOTICE TO BIDDERS
for the
CROSSING IMPROVEMENTS AT VARIOUS
LOCATIONS
within the City of
BEVERLY HILLS, CALIFORNIA
00000

BIDS — Electronic Bids for the CROSSING IMPROVEMENTS AT VARIOUS LOCATIONS within the City of Beverly Hills, California, will be received up to the hour of 2:00 PM on Thursday, November 6, 2025, via PlanetBids. Bid results will be sent to all bidders through PlanetBids and award of the contract will be made during a subsequent meeting of the City Council. A virtual NON-MANDATORY pre-bid meeting to discuss the requirements of the project will be held at 11:00 AM on Thursday, October 23, 2025 via Microsoft Teams. Please see PlanetBids for details.

SCOPE OF THE WORK - This project shall consist of the construction of two new signalized crossings and related civil improvements.

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

https://vendors.planetbids.com/portal/ 39493/bo/bo-detail/132153

REQUESTS FOR CLARIFICATION – Any questions regarding any error, omission, ambiguity or conflict in the Plans and Specifications and general clarifications, should be submitted to the Project Manager through PlanetBids no later than 5:00PM, Thursday October 30, 2025. Requests for clarification received after this date or sent/posed directly to the Project Manager will be disregarded.

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

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

FICTITIOUS BUSINESS NAME STATEMENT 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

FICTITIOUS BUSINESS NAME STATEMENT 2025209720 The following is/are doing business as: NEW BRAIN INSTITUTE 9730 WILSHIRE BLVD. SUITE 206 BEVERLY HILLS, CA 90212; BRIAN P JACKS 9730 WILSHIRE BLVD. SUITE 206 BEVERLY HILLS, CA 90212; The business is conducted by: AN INDIVIDUAL registrant(s) has NOT begun to transact business under the name(s) listed: Brian P Jacks, Owner; Statement is filed with the County of Los Angeles: October 7, 2025; Published: October 10, 17, 24, 31 2025

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 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 Should You You. Contact A Lawyer. A public auction sale to the highest bidder for cash or cashiers check (payable 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 encumbrances, 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, interest thereon, legal fees costs, charges expenses of the costs. and and trustee undersigned ("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 20220568437 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 balance and other charges: \$13,069,065.18 The purported 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 beneficiary under the Deed of Trust heretofore executed 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 'Notice of Default (the and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the 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 exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public. as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet web-site www.mkconsul-

tantsinc.com, using the file number assigned to this case F25-00153. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet web-site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the proper-ty 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 you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website site www.mkconsultantsinc.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 contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.* NOTICE TO POTENTIAL BIDDERS: WF REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. **PROPERTY** COVERED IN THIS ACTION INCLUDES ACTION INC REAL PROPERTY AND 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 DEED TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL

SECTION 2924F(b)(2) THE CALIFORNIÁ CIVIL CODE.

Date: 10/1/2025 Assured Lender Services, Inc. Abby Damico. Foreclosure Assistant Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: Sales Website: www.

Assured (877)440-4460 mkconsultantsinc. Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Attempting Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit Personal Property Description That certain real property located at 1236 N. Fairfax West Hollywood, CA 90046 [APN(s)/TAX 5530-001-050] legally described herein; together with all of the easements, rights, privileges, franchises, tenements, hereditaments and appurtenances now or hereafter belonging or in any way pertaining thereto (the "Real Property"); All structures, buildings and improvements of every kind or nature now or hereafter located upon the Real Property; (c) All machin-ery, equipment, appafittings now or ratus. hereafter located upon the Real Property; (d) All articles of personal property except furniture. clothing and personal effects now or hereafter affixed to or located upon the Real Property; (e) All building materials 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 agreements now or hereafter existing relating to the design, construction or improvement of the Real Property; (g) All deposits given to utilities and governmental authorities pertaining to the Property; (h) All present and future governmen-tal, utility and homeowner 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, including, but not limited to, proceeds of insurance (whether required by Lender or optional) and condemnation awards; and, (j) All other or greater rights and interests

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

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.



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 JUNE DATED 2006. UNLESS ACTION YOUR IT MAY PROTECT PROPERTY. BE SOLD AT A PUBLIC SALE. IF YOU NEED **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 married 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 description. See Exhibit A.
LEGAL DESCRIPTION
EXHIBIT A PARCEL
1: LOT 4 IN BLOCK 6 TRACT NO. 4769, THE CITY OF 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 SAID COUNTY. PARCEL 2: THAT PORTION OF SECTION **TOWNSHIP** 18, IUWNSHIP I 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 WESTERLY THE PROLONGATION OF NORTHERLY THE 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 RECORD. Sale Date: October 21, 2025 Time: 10:00 AM Location: Behind fountain located the in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 2 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 "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, \$1,075,625.94 to-wit: (Estimated). Accrued interest and additional 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 indebtedness 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 entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that infor-mation about trustee sale postponements

be made available to

you and to the public,

as a courtesy to those not present at the sale. If you wish to learn whether vour sale date has been postponed, and, if applicable, 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 information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-09527CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchasé this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 932-0360, or visit this internet website www.affiniadefault.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 trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.:25-09527CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.xome.com or Call: (800) 758-8052. For Post Sale Results please visit www.affiniadefault.com or Call (866) 932-0360 Dated: September 16, 2025 By: Omar Solorzano Fóreclosure 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

OCTOBER 17, 2025 BEVERLY HILLS COURIER

PROPERTY

ACCORDANCE WITH

THE PROVISIONS OF

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Public Notices

PUBLIC NOTICES

NOTICE TO BIDDERS
for the
STREET AND ALLEY
IMPROVEMENTS FY25/26
within the City of
BEVERLY HILLS, CALIFORNIA
ooooo

BIDS - Proposals for the STREET AND ALLEY IMPROVEMENTS FY25/26 within the City of Beverly Hills, California, will be received up to the hour of 2:00 p.m., on Thursday, October 30, 2025, via PlanetBids. Bid results will be sent to all bidders through PlanetBids and award of the contract will be made during a subsequent meeting of the City Council.

SCOPE OF THE WORK - In general terms, the contract work for this project shall consist of the following items of work: Various locations throughout the City, Grinding and paving streets & alleys, full depth asphalt section repairs, alley reconstruction, remove & replace curb ramps/sidewalk/gutter, meter box replacements, and Citywide sidewalk maintenance.

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

https://www.planetbids.com/portal/portal.cfm?CompanyID=39493

CITY CONTACT – Any questions or requests for information can be directed to the project manager, Manu Paul S. Dhaliwal, P.E., at mdhaliwal@beverlyhills.org no later than 5:00 PM, October 23, 2025

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

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

OF TRUSTEE'S SALE Trustee's Sale No. CA-BLC-25021209 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/21/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applica-ble, the rescheduled time and date for

PUBLIC NOTICES

the sale of this properly, you may call 714-730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case, CA-BLC-25021209. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On November 7, 2025, at 11:00:00 AM, AT THE COURTYARD LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by SARAH BEN ELIYAHU, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustors, recorded on 6/28/2024, as Instrument No. 20240424242, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the here-inafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is where is". TAX PARCEL NO. 4331-017-003 THE NORTHERLY 45 FEET OF LOT 1127 OF TRACT NO. 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGE(S) 11 TO 20 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 209 S. PALM DR, BEVERLY HILLS, CA 90212. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$1,076,665.31. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien,

you should understand that there are

PUBLIC NOTICES

risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO 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 "alicible tenant buyer" you can purchase "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-BLC-25021209 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent. or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.servicelinkasap.com Dated: 10/9/2025 Peak Foreclosure Services By Lilian Solano, Trustee Sale OfficerA-4855403 10/17/2025,

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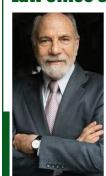


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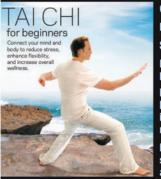
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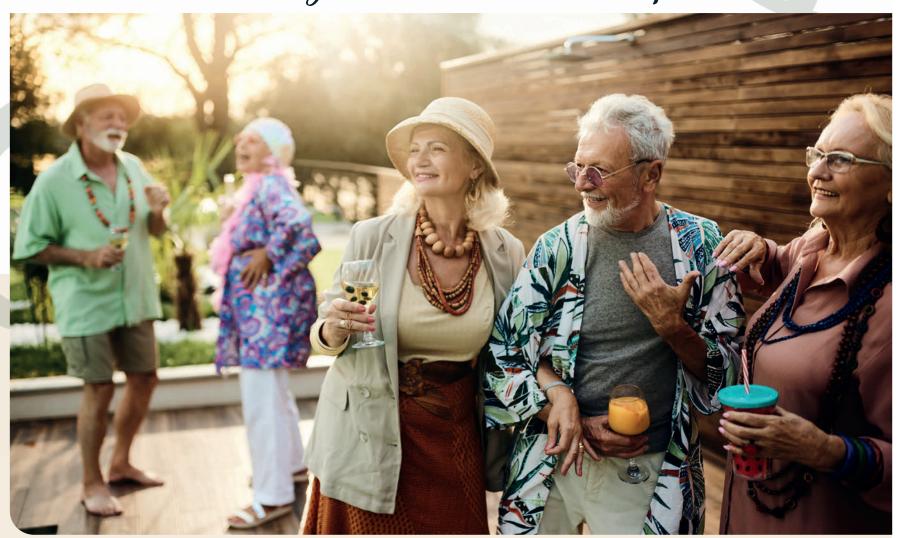


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