

IN THIS ISSUE

Winners Announced for the Fall 2025
Beverly Hills Art Show 4



‘It Was Just an Accident’—Or Was It? 8



Beverly High Homecoming a Great
Success 9



Courier Calendar 2

News 4

Community 6

Arts and Entertainment 8

Birthdays 10

Fun and Games 12

Public Notices 15

Classifieds 17

THE WEATHER, BEVERLY HILLS CA

	Friday	77° 56°
	Saturday	72° 56°
	Sunday	72° 56°
	Monday	76° 59°
	Tuesday	84° 61°
	Wednesday	85° 61°
	Thursday	81° 59°

Planning Commission
Denies Permits for
Burton Way Project



Rendering of the proposed 26-story mixed-use building at 8844 Burton Way

BY JESSICA OGILVIE

The Planning Commission at a special meeting on Oct. 21 denied a development plan review and density bonus permit utilizing the state's Housing Accountability Act Builder's Remedy provisions for a proposed 26-story

mixed-use building at 8844 Burton Way.

The vote was 4-1, with Commissioner Terri Kaplan voting against the denial of the review and permit.

The commission's decision came following a nearly four-hour deliberation, which

See PLANNING, page 11

One Beverly
Hills Addresses
Concerns
About El Rodeo
Elementary
School

BY JESSICA OGILVIE

Two representatives from One Beverly Hills, the \$10 billion luxury residential, hotel and retail development project underway at the gateway to the city on Santa Monica and Wilshire Boulevards, fielded questions from the Beverly Hills Unified School District (BHUSD) Board about the impact of construction on nearby El Rodeo Elementary School at the board's Oct. 21 meeting.

Many parents and members of the community have expressed concern about how demolition, excavation and building will affect the school and surrounding areas.

Following a presentation from the One Beverly Hills representatives, questions from members of the board and Superintendent Dr. Alex Cherniss focused on dirt and dust exposure from construction, as well as the impacts of noise and privacy.

See BHUSD, page 5

Thousands Protest at Roxbury
Park As Part of Nationwide ‘No
Kings’ Rallies

BY SAM MULICK

The Beverly Hills community answered the call for nationwide protests against the Trump administration when more than 3,000 people gathered in Roxbury Park on Oct. 18 as part of nationwide “No Kings” rallies.

The crowd stretched the length of the park from Roxbury Drive to Spalding Drive along Olympic Boulevard. Attendees from across the greater Los Angeles area came out to demonstrate against President Donald Trump for acting, as they believe, as an authoritarian monarch. Protesters held signs that read “The power of the people is greater than the people in power,” “I love democracy” and “No king but Billie Jean King.”



Photo courtesy Andrea Grossman
Rabbi Laura Geller (far left) and members of Temple Emanuel of Beverly Hills attended the “No Kings” rally.

Chants of “Show me what democracy looks like. This is what democracy looks like” and “Hey, hey. Ho, ho, Donald Trump has got to go” rang out from the crowd. Drummers

See NO KINGS, page 13

Straight Talk
with Sharona
Focuses On
Building Projects

BY BIANCA HEYWARD

Straight Talk with Sharona on Oct. 16 dealt with one of the city's most contentious topics: Builder's Remedy. Mayor Sharona Nazarian was joined by the Director of Community Development, Michael Forbes, for a public discussion about building projects, the city's permitting process, and the challenges of balancing local control under state regulations. The conversation then evolved to the impact of housing shortages, Builder's Remedy, and density around transit stops, which have all prompted concerns and questions from

See STRAIGHT TALK, page 13

HAPPY HALLOWEEN &
DÍA DE LOS MUERTOS!

BEVERLY HILLS COURIER

Courier Calendar

NOW - ONGOING

THE BROAD: “EXPANSIVE PRESENTATION OF ANDY WARHOL”
TUES.-WED., FRI. 11 A.M.-5 P.M.
THURS. 11 A.M.-8 P.M.
SAT.-SUN. 10 A.M.-6 P.M.

An in-depth installation of Andy Warhol features 26 works (11 on view for the first time at The Broad) by the artist, including “Mao” (1973), “40 Gold Marylins” (1980), and “Liz [Early Colored Liz]” (1963). Liz [Early Colored Liz] is a celebrated work featuring a silkscreened image of Elizabeth Taylor, who represented both celebrity and beauty as well as tragedy for the artist. An outcome of sustained and ongoing engagement with artists and artwork, The Broad collection is distinctive in its exceptional dedication to the full arc of artists’ careers. The Broad has highlighted this depth through expansive presentations in the third-floor galleries, featuring Jean-Michel Basquiat, Roy Lichtenstein, and Andy Warhol, along with works by many others. Admission to standard exhibitions at The Broad is free, but online reservations are recommended. The Broad is located at 221 S. Grand Ave., Los Angeles. thebroad.org

NOW - NOV. 2

GEFFEN PLAYHOUSE: “LITTLEBOY/LITTLEMAN”
WED.-THURS. 7:30 P.M.
FRI.-SAT. 8 P.M.
SAT. 3 P.M.
SUN. 2 P.M., 7 P.M.

Geffen Playhouse hosts the world premiere of “littleboy/littleman.” When Nicaraguan brothers Fito and Bastian clash over their visions of the American Dream, their choices send them on a collision course with fate—risking not just their futures, but their bond. Fito, a poet, is impulsive and ambitious, willing to take risks to get what he wants. Bastian, a telemarketer, is steady and principled, holding onto caution as a guide. Blending poetry, live music, and ritual, this electrifying tale of brotherhood and belonging pulses with rhythm and emotion, pulling us into a world where family is everything, but dreams come at a cost. Tickets range from \$36-\$109. The Geffen Playhouse is located at 10886 Le Conte Ave., Los Angeles. geffenplayhouse.org

NOW - JAN. 4, 2026

LACMA: “ZHENG CHONGBIN: GOLDEN STATE”
MON.-TUES., THURS. 11 A.M.-6 P.M.
FRI. 11 A.M.-8 P.M.
SAT.-SUN. 10 A.M.-7 P.M.
Over the past four decades, Shanghai-born, Marin County-based artist Zheng Chongbin (b. 1961) has cultivated a unique practice that engages with the driving concepts and aesthetics of the Light and Space movement and East Asia’s tradition of ink painting. Educated in both traditional Chinese figurative painting and installation and performance art, Zheng synthesizes these seemingly disparate practices into unprecedented signature painting and video techniques. “Zheng Chongbin: Golden State” is a focused presentation that features two video installation pieces coupled with painted and printed works. Through abstract forms and distorted views of California’s natural landscape, Zheng explores water, light, and movement in his signature works. Tickets are \$23 for adults, \$19 for seniors, students with ID and visitors with a disability. Admission is free for youths 17 and younger. Admission is also free on

Mon.-Fri. after 3 p.m. LACMA is located at 5905 Wilshire Blvd., Los Angeles. lacma.org

NOV. 1

THE WALLIS: “FAMILY FEST: DÍA DE LOS MUERTOS”
11 A.M.-2 P.M.

Step into a world of color, music, and tradition for the first Family Fest of the season. This free event will honor Día de los Muertos as a time to remember loved ones, share stories, and celebrate life. Families are invited to enjoy an afternoon filled with vibrant altars, festive music, dance, and hands-on crafts for all ages inspired by this rich cultural tradition. The day of remembrance and gratitude will feature performances and engaging activities from Self Help Graphics & Art, Pacifico Dance Company, Lil Libros, Color Me Face Painting, and City of Beverly Hills Community Services Department. It is free to attend this event. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. thewallis.org



spotlight

WITH SHARONA

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

Ferrarini

Creed

ISAIA

Christofle

John Lobb

St John Knits

& Sons Chocolate

Photo Credit: @takpro



PAGE 2

BEVERLY HILLS *COURIER*

OCTOBER 24, 2025



We don't compete
with big banks.
We outperform them.

EVERBANK PERFORMANCE® MONEY MARKET

With a \$50K deposit, see what you could earn in just one year.

4.00%

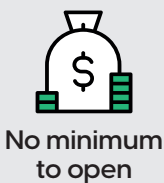
Annual Percentage Yield on
balances from \$10K and up¹

\$1,997

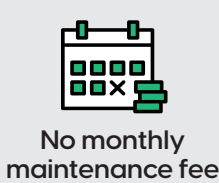
Potential 1-year earnings²

Discover your newest advantage,
right around the corner

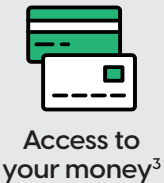
EverBank's roots in California continue to expand as we open financial centers closer to you. Enjoy exceptional client support, competitive high yields and award-winning products like the EverBank Performance Money Market account.



No minimum
to open



No monthly
maintenance fee



Access to
your money³



Local, in-person
service

Visit us in your neighborhood
and open an account today.

Beverly Hills
9550 S Santa Monica Blvd
424.334.7120

everbank.com/thevoice

1. The quoted EverBank Performance® Money Market Account Annual Percentage Yield (APY) is accurate as of 10/08/2025. This is a tiered, variable rate account, and the APYs and balance tiers may change without notice. The variable APY applicable to the account each day is determined by the ending daily collected balance as follows: 4.00% for \$100,000 and up; 4.00% for \$50,000-\$99,999.99; 4.00% for \$25,000-\$49,999.99; 4.00% for \$10,000-\$24,999.99; and 2.02% for balances under \$10,000. The required minimum opening deposit is \$0. Fees may reduce earnings. This account can only be opened through our financial centers; it cannot be opened online or by calling our client solutions team.

2. Earnings are illustrative and based on balance and APY shown over a one-year period with no withdrawals. Actual earnings may differ based on rounding factors and potential changes to the APY.

3. Checks and debit card available upon request.

© 2025 EverBank, N.A. 25ACQ0280.02



Winners Announced for the Fall 2025 Beverly Hills Art Show



Photo courtesy city of Beverly Hills
Mayor Nazarian and members of the City Council posed with winners of the Beverly Hills Fall Art Show.

The fall Beverly Hills Art Show, held on Oct. 18-19, attracted thousands of visitors to Beverly Hills and Beverly Gardens Park where a record 250 artists exhibited their work along four blocks of Santa Monica Boulevard from Rodeo Drive to Rexford Drive. Attendees enjoyed artwork in ceramics, drawing and printmaking, glass, jewelry, photography, mixed media, painting,

photography and digital art, sculpture, and watercolor. Other featured events included a Creative Hub with people of all ages engaging hands-on artmaking, a beer and wine garden and live artist demonstrations. Chalk art masters Stacy Nalapraya and Gloria Ing both created engaging murals. Meleko Mokgosi, Devon Tsuno, Phung See ART SHOW, page 5

Iranian Jewish Women's Organization Honors Mayor



Mayor Sharona Nazarian, center, was honored on Oct. 9.

Beverly Hills Mayor Sharona Nazarian and Jeannine Rahimian Sehati, MD, MBA, were honored by the Iranian Jewish Women's Organization at a sold-out event at the Beverly Wilshire, a Four Seasons Hotel on Oct. 9. Both were presented with the Shamski Hekmat Award, named for the late founder of the organization, which was established in Iran in 1947.

"When I raised my hand and took the oath of office as Mayor of Beverly Hills, I did so knowing that I was standing on the shoulders of women like you—women who have quietly and tirelessly worked to create a better tomorrow for our children and our people," Nazarian said in accepting the award. ●

Top-Rated Medical Science Academy

Unique Global Education Programs

Ethical Leadership and a Culture of Kindness

Award-Winning Arts Education

deToledo
High School

DISCOVER THE
de Toledo
DIFFERENCE

WE INVITE YOU TO
OPEN HOUSE
FOR PROSPECTIVE FAMILIES
SUNDAY / NOV. 2 / 2PM

RSVP at
dTHS.org/OpenHouse

22622 Vanowen Street, West Hills, CA 91307
(818) 348-0048 / dTHS.org

ART SHOW, from page 4
Huynh, and Oscar Magallanes, who are creating artworks for the future Beverly Drive and Century City Stations, demonstrated the processes behind their artwork designs for the future stations through hands-on collage and portrait-making activities.

The winners of the 2025 Beverly Hills Art Show are Best of Show, Emily Wallerstein; Best Display of Art, Shawn Waco; Best New Artist, Will Raojanina; Gil Borgos Originality Award, Aly Kourouma; and Mayor's Purchase Award, Danilo Cuxil. First place winners in each category are: Ceramics, Jerry & Tanner Sawitz; Drawing and

Printmaking, Jeff Seemayer & Colinne Rubin; Glass, Marc Gordon; Jewelry, Birgit Kupke Peyla; Mixed Media, Two Dimensional, Christian Benoit; Mixed Media, Three Dimensional, Hugo Heredia Barrera; Painting, Ashley Ravidas; Photography and Digital Art, Mark Levin; Sculpture, K.L. Wollons; Watercolor, Taman Vanscoy.

The Beverly Hills Art Show is produced by the city of Beverly Hills Community Services Department and is held every May and October. The spring 2026 Beverly Hills Art Show will be held on May 16 and 17, 2026. ●

BHUSD, from page 1
Addressing one of the primary concerns of parents—that potentially harmful dust and dirt was being generated and making its way to the school—Lauren Eckhart Smith, the senior vice president of development with One Beverly Hills developer Cain International, said that the demolition phase of construction is complete.

"Our demolition activities, which I think have generated most of the concern ... is complete," she said. "There were two buildings ... that were part of the Beverly Hilton that have been demolished as part of the development to make way for the botanical gardens."

Samson Debela, the senior project manager with Turner Construction, the company

overseeing building work, said that to mitigate and monitor the impact of dust and dirt, the developer has set up a monitor at El Rodeo that takes data about air quality at five-minute intervals. If dust and dirt surpass a designated threshold, a representative is notified through a phone app, and a phone call is placed to the principal of the school and the city.

Data is collected in real time.

To date, the air quality has not triggered the alarm. In the case of the alarm going off, Debela said, work would stop, and in addition to the school being notified, an investigation would be undertaken.

No hazardous materials are present in the buildings being demolished, Debela added, and

if they had been, they would have been removed prior to demolition.

Board Vice President Judy Manouchehri requested that the developer contribute to "very tall trees" being placed at the exterior of the school, and to monthly air filter replacements.

Smith called the trees "a great suggestion" and committed to exploring the idea. Debela added that a 16'8" sound wall will be erected within the next couple of weeks to mitigate noise.

Board Member Dr. Amanda Stern noted the city's recent commitment of over \$500 million in bonds to help finance the development.

"We really do expect that safety and comfort of the staff, the teachers, the kids absolutely is ensured," she said. "That is a great amount of money that has been given ... many residents and those who are parents and teachers and staff are well aware of the \$550 million Mello-Roos indebtedness, and I hope and trust you guys will continue to take care of our kids and the staff who are inadvertently right there."

Cherniss said that he still has apprehension about the project.

"For the next three years, I'm concerned not just about the kids we have, but potentially about families turning away from enrolling in our schools because there is this big project here ... I'm not convinced this is a positive for El Rodeo or our school district yet, and I hope it is," he said.

In other business, residents expressed during the public comment period concerns about how cuts to federal special education funding may impact the district, and again asked the board to adopt a resolution combating racism against Black and Hispanic individuals.

Kimberly Lifschitz, whose child is a student with special needs, asked the board to take action to keep services intact.

"I am once again reaching out to this board to beg it to do its job ... these programs are actually, genuinely life changing for students and families, even if they don't come with Nike-branded spirit packs," she said.

District parent Teairra Harris requested during public comment that the board adopt a resolution proposed by members of the community to combat anti-Black and anti-Hispanic prejudice.

Harris, whose daughter recently entered BHUSD as a freshman, said her daughter witnessed several boys laughing and joking about the murder of George Floyd, who was killed by a Minneapolis police officer in 2020, in a classroom last week on or around what would have been Floyd's birthday.

"She was uncomfortable, it created tension, she was very tense, and she was also angry and confused about how someone could find murder, let alone police brutality, comical," said Harris, adding, "To have [a resolution] like this passed would be a godsend." ●

Spooktacular Savings!



ENJOY A SAVINGS OF \$1031 OFF COMMUNITY FEE FOR MEMORY CARE APARTMENT HOMES

The Pinnacles at Burton
SENIOR LIVING

310-278-8323 | 8757 Burton Way | Los Angeles
thepinnaclesatburton.com

Must take financial possession by 10/31/25. Monthly rent & care fees apply. Limited to availability. Offer exp. 10/31/25.
AL Lic#197602106 MC Lic# 197602370

CELEBRATE
SEC'S 45TH ANNIVERSARY
AT THE

LA SEPHARDIC FILM FESTIVAL GALA



**SUNDAY
NOVEMBER 9, 2025**
DINNER 5-7 P.M.
PROGRAM AND DESSERT RECEPTION TO FOLLOW - COCKTAIL ATTIRE

PARAMOUNT STUDIOS
5555 MELROSE AVENUE, LOS ANGELES, CA 90038

HONORING



JASON RIMOKH
& THE RIMOKH FAMILY



DAVID RIMOKH



MAJOR LIAD DIAMOND
Head of the IDF Public Diplomacy Office



YANIV & LORIT YA'AKOV
Yaniv's brother Yair z"l was taken hostage and murdered on October 7



Ma Mère, Dieu et Sylvie Vartan

OPENING NIGHT FILM!
ONCE UPON MY MOTHER
IN FRENCH WITH ENGLISH SUBTITLES



SCAN FOR TICKETS
AND PROGRAM INFORMATION
TEL (323) 272-4574
E-MAIL: FILMFEST@SECJERUSALEM.ORG



Rotary Club Hosts Halloween Party



Photo courtesy Rotary Club of Beverly Hills
Rotary Club of Beverly Hills hosted its annual Halloween party for kids from the Boys and Girls Club on Oct. 18 at the home of Rotarian Karla Lari. Spooky fun was had by all!

Active Adult Club Holds Halloween Dance



On Oct. 20, 200 members of the Beverly Hills Active Adult Club attended a Halloween Dance at Roxbury Park. City Councilmember Mary Wells (left) was on hand to award the winners of the Costume Contest and take a few spins on the dance floor.



ENCHANTED HOLIDAY DREAMS

Join us for our
**Annual Rodeo Drive
Holiday Lighting
Celebration!**

THURSDAY, NOVEMBER 13TH, 2025
5 p.m. – 8 p.m.

The holidays are BACK in Beverly Hills! We invite everyone to join us for an unforgettable celebration along our iconic Rodeo Drive, featuring special live performances, dazzling lighting displays, an appearance by Santa and a festive fireworks show.

To learn more, visit
BEVERLYHILLS.ORG/HOLIDAYSBH

#ONLYONRODEO





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



Just one minute from the Beverly Hills Hotel, this residence embodies world-class design with a reverent nod to its 1930's origins...

1719 AMBASSADOR AVE

Contact our Team for a Private Showing | 1719 Ambassador Ave | Beverly Hills
6 Bed | 5 Bath | Approx. 5,268 Sq Ft | Approx. 9,220 Sq Ft Lot | Offered at \$10,900,000



COMPASS

Tracy Tutor | 310.595.3889 | info@tracytutor.com | DRE 01326769
Thea Sheinberg | 310.866.1957 | thea.sheinberg@compass.com | DRE 02245684

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number [license number to be inserted by region]. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. License Number 01991628, 01527235, 1527365.

‘It Was Just an Accident’—Or Was It?



Photo courtesy of Neon

Mohamad Ali Elyasmehr, Majid Panahi and Hadis Pakbaten

BY NEELY SWANSON

“It Was Just an Accident,” the Iranian film directed and written by Jafar Panahi (“The White Balloon”), was the winner of this year’s Palme d’Or at Cannes and, somewhat inexplicably, is France’s submission for Best International Film at the 2026 Academy Awards. Still, we should be grateful that other countries are willing to support and promote Iranian artistic projects directed by directors banned by the regime. Last year, it was Germany that submitted “Seed of the Sacred Fig” as its Academy submission.

A genre-defying movie, “It Was Just an Accident” hops between slapstick comedy and chilling thriller, oftentimes blending the two. These sudden shifts between the absurd and the dramatic are both the film’s strength and weakness.

Arrested several times over the last 25 years and imprisoned by Iranian authorities, often without specific charges but almost always related to his filmmaking, his most recent prison stay was in 2022; released in 2023 after he began a hunger strike. While incarcerated, his feelings of isolation and hopelessness mirrored that of his fellow prisoners. Jafar was blindfolded and interrogated for eight hours a day, its own brand of torture, and then released as suddenly as he was arrested. Forbidden by the government to make films, this ban was lifted after he was released from prison. The catch, because of course there is one, is that he could only film in Iran with official permission, permission that will never come.

“It Was Just an Accident” was shot in secret, much like his other features. Using

guerrilla tactics, with a run-and-gun style that both helped and hindered the continuity of the scenario, he sped in and out of locations that easily disguised what he was doing. He infused his most recent experience in prison into the histories of the characters in this movie.

It’s late and the family is tired. Father (Ebrahim Azizi) is serious, focused and driving on a rough road at night when he hits something. Getting out, he discovers he has hit a dog. Nothing to do, he relates to his pregnant wife and young daughter, “It was just an accident.” Leaving the animal, suffering on the side of the road, he charges on, but the car has suffered damage and they must find a garage. As fate would have it, it’s the garage of Vahid (Vahid Mobasseri), who recognizes the man, or at least thinks he does, when he returns the next morning to pick up his car. Acting quickly, recklessly, Vahid attacks the man and bundles him into his van. Vahid is convinced that his captive is none other than Eghbal, the guard who relentlessly tortured him in prison. His prisoner denies it. Because he has some doubt, Vahid sets about collecting others who were also tortured by this man. He seeks revenge but must be certain it’s Eghbal, who had a wooden leg, also known as Peg Leg, very similar to the man he has kidnapped. Soon he has amassed Shiva (Mariam Afshari), recently released and newly employed as a wedding photographer, Golrokh (Hadis Pakbaten) and Ali (Majid Panahi), the couple she is shooting for their wedding the next day, and Hamid (Mohamad Ali Elyasmehr), the off the rails ex of Shiva, who is in favor of shoot first and don’t bother about the questions. Of all the members of this disparate

group, it is Hamid who has no doubts that the man in the van is Eghbal by the sight and feel of his wooden leg.

Careening all over Tehran, discussing the pros and cons of revenge against their prisoner, who may or may not be the man who ruined their lives, it is Vahid who is either the moral compass of the group or the most indecisive. Where lies the humanity of extracting revenge? It is the combination of their zigzagging ride across town and into the desert, where they consider burying him alive and discuss the ethics of torturing their tormentor. For Hamid, there is no question that it is Eghbal, and no question that he should die, family or not. And this is where slapstick humor collides with the serious nature of revenge versus forgiveness. The occupants of the van, especially the future bride in full regalia, her precious wedding dress dragged through mud and dust, are almost a rollicking band of merry pranksters. Hamid, more over-the-top than the others, is resolute in his desire to kill the man he is certain is Eghbal, and leaves the group when they are still mulling over the philosophical implications of taking another

life, regardless of his sins.

Complicating matters further is their encounter with his pregnant wife, about to give birth and in need of assistance, help that our not-so-merry band provides before they continue their life-and-death discussions. Promises are made; promises are broken. What can these innocent victims of Eghbal achieve when they abandon humanity and embrace his techniques? Who gets to choose who lives and who dies, and what do you lose in the process? Jafari ends the film in chilling ambiguity, an ending I will not reveal.

Whether the melding of genres amid philosophical questions works is an unanswered question. There are laugh-out-loud moments sprinkled with the horrors of memory and the dread of the future. Could it have been edited together more smoothly? Perhaps. Nevertheless, the questions at the root of this “man’s inhumanity to man” scenario are substantive and definitely worth considering.

In Farsi with English subtitles.

Now playing at the AMC Century City 15. ●



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

Beverly High Homecoming a Great Success



Photo courtesy BHUSD

Perry Gilardian and Chloe Emine were crowned 2025 Homecoming King and Queen.

Homecoming 2025 at Beverly Hills High School took place on Oct. 17, and brought together students, families, alumni, staff, and city leaders. The halftime program featured performances by the BHHS marching band, dance company, and cheer team. Perry Gilardian and Chloe Emine were announced as the 2025 Homecoming King and Queen, selected by their peers in recognition of their

leadership and positive presence on campus. "Our football team continues to show up for this school with dedication and pride," said BHHS Principal Loan Sriruksa. "Homecoming gave us the chance to recognize their commitment, especially our seniors, who lead with integrity and represent what it means to be part of BHHS Athletics."

The event also served as an opportunity to acknowledge the city of Beverly Hills for its continued support of BHUSD schools. The presence of School Resource Officers at every home game, the Beverly Hills Fire Department's onsite support, and the engagement of city leaders all contributed to a meaningful event. Additionally, the BHHS mascot was projected onto the Beverly Hills City Hall as a special salute to the school that evening.

Attendees included Superintendent Dr.

Alex Cherniss, Board of Education Members Rachelle Marcus, Judy Manouchehri and Russell Stuart, as well as City Councilmember Mary Wells, who previously served on the BHUSD Board of Education.

"This night was about our students," said Dr. Cherniss. "It was about showing them that they are supported, seen, and celebrated by an entire city that believes in them. That's the heart of our community and the promise of Educational Excellence." ●

THE COURIER IS NOW ON APPLE NEWS!



SCAN THIS QR CODE WITH
YOUR MOBILE DEVICE TO SUBSCRIBE

Private Client Group

Concierge banking.
Exclusive access.

Elevate your experience with a well-resourced national bank that delivers white-glove service and the exclusivity you expect. The Western Alliance Private Client Group brings you bespoke banking and mortgage services designed to meet your exacting standards and timelines.

Discover the distinction.

westernalliancebank.com/privateclientgroup

Western Alliance Bank,
Member FDIC.

Western Alliance
Bank®

499 N. Canon Drive
Suite 212
Beverly Hills, CA 90210
310-278-1322
Fax: 310-271-5118
BEVERLYHILLSCOURIER.COM

Publishers

Lisa Friedman Bloch

John Bendheim

Executive Editor

Ana Figueroa

Writers

Bianca Heyward

Sam Mulick

Jessica Ogilvie

Neely Swanson

Advertising Directors

Rod Pingul

Dina Figueroa

Business Operations Manager

Beverly Weitzman

Production Director

Ferry Simanjuntak

Prod. Manager/Assoc. Editor

Jamison Province



2025 MEMBER

California Newspaper
Publishers Association



Photos and Unsolicited Materials Will Absolutely Not Be Returned. Only unopened, candid photos will be considered for publication. All photos and articles submitted become property of the Courier. No payment for articles or photos will be made in the absence of a written agreement, signed by the Publisher.

Adjudicated as a Newspaper of general circulation as defined in Section 6008 of the Government Code for the City of Beverly Hills, for the Beverly Hills Unified School District, for the County of Los Angeles, for the State of California and for other districts which include the City of Beverly Hills within each such district's respective jurisdiction in proceeding number C110951 in Superior Court, California, on February 26, 1976.

All contents copyright © 2025 BH Courier Acquisition, LLC, all rights reserved. No part of this publication may be copied, transmitted or otherwise reproduced without the prior written consent of BH Courier Acquisition, LLC.
Member: City News Service.

Birthdays

The Courier's Birthday Page is Proudly Sponsored by

SIDLEY



MICHELLE BEGA
October 24



CRAIG ROBINSON
October 25



RICHARD DEGRANDCOURT
October 26



SHEHARAZAD P. FLEMING
October 29



JACKIE KASSORLA
October 29



ROGER DAUER
October 30



BEN REISS
October 30

BEVERLY HILLS COURIER

TO HELP SHOWCASE OUR COMMUNITY AT ITS BEST, PLEASE SEND A CURRENT PHOTO EVERY YEAR ALONG WITH YOUR FULL NAME AND PHONE NUMBER. ALL PHOTOS MUST BE HIGH-RESOLUTION, AT LEAST 300 DPI.

PLEASE SEND THE PHOTOS WITH AT LEAST TWO WEEKS NOTICE TO:
EDITORIAL@BHCOURIER.COM



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Just because the door is stuck doesn't mean it's locked. Jiggle it. The first pushback you get is just the price of entry. What's uncomfortable at first is necessary and will build the character you need to take on more of the journey.

TAURUS (April 20-May 20). Whatever you feel, it enables you to recognize it in others. That recognition builds empathy and softens the walls between people. However you feel today, it will enrich you, teach you, help you bond and clear the scene for new creation.

GEMINI (May 21-June 21). What isn't said, the pauses, the spaces between details -- that's where imagination lives. The magic lies in the gaps. It applies to well-told stories, steeped in mystery. Also, in relationships that leave room for wonder and spontaneity.

CANCER (June 22-July 22). Sometimes it's tricky to teach people how to treat you. You don't have to be perfect at it. If all you do is move away from what drains you and toward what delights you, that will make a difference in your life and relationships.

LEO (July 23-Aug. 22). Today's success secret: treat your energy like data. Track what's paid work, what's chosen generosity, what's play. Knowing which is which lets you balance fairly, instead of unconsciously giving away too much.

VIRGO (Aug. 23-Sept. 22). You're drawn to the edges today -- the ideas that challenge, people who surprise, places that feel outside the ordinary. It's here you'll find the spark that invigorates you, reminding you that wonder thrives where comfort ends.

LIBRA (Sept. 23-Oct. 23). It's not wrong to want. Desire gives you a direction. It pulls you forward like a magnet. You may not know how to get what you want, but naming the wanting is the first brave act of creation.

SCORPIO (Oct. 24-Nov. 21). Most breakthroughs start as bad ideas. Don't censor yourself too quickly. The messy drafts are the ones with great originality. The silly questions bond you to the others. The far-fetched notions inspire. These are the stepping stones to greatness.

SAGITTARIUS (Nov. 22-Dec. 21). Your mind is hungry for novelty. Not all novelty nourishes. But you're pretty amazing at distinguishing between distraction and discovery, which you'll

have to basically all day long today. Just remember: One fills time, the other expands you.

CAPRICORN (Dec. 22-Jan. 19). You may not think of someone as a competitor, but they may think of you this way. Do they give you the chance to shine? Or do they focus in on lesser attributes or even flaws? Do they seem afraid of what will happen when the attention shifts from them to you?

AQUARIUS (Jan. 20-Feb. 18). It's been a while since you experienced

serenity and tranquility for a significant stretch. You deserve this, and yet such moments will not come unless you plan for it. Carve out this time for future-you and protect it.

PISCES (Feb. 19-March 20). Leadership may put you in first in the line, but not always, and anyway it's not about leading the charge; it's about leading the way. The first to laugh, the first to forgive, the first to try... these are the moves people will take their cues from today.



Buck Wild is a 1.5-year-old, 10-pound Pomeranian mix in need of a new home. To meet Buck, contact Shelter of Hope at info@shelterhopepetshop.org.

shelterhopepetshop.org

PLANNING, from page 1

included public comment that at times became personal as residents suggested that commissioners were not taking their concerns seriously.

The applicant's requests were denied on five counts, according to Commissioner Gary Ross, who summarized the reasoning behind the decision while making a motion to deny.

Ross cited an alleged violation of the California Health and Safety Code 17929, which prohibits the isolation of affordable housing units to a specific floor or area on a specific floor; an alleged lack of evidence to support the applicant's claims that it would not be economically feasible to build affordable units on the top 19 floors; the applicant's alleged refusal to provide evidence to support the need for transparent as opposed to opaque guardrails; health and safety concerns raised by residents during public comment, alleging that traffic created by the new development would prevent them from accessing necessary medical care at nearby Cedars-Sinai; and allegedly insufficient evidence that the Beverly Hills Fire Department is capable of addressing fires of more than 100 feet high.

It was unclear how existing law applied to some of the allegations. For example, California Health and Safety Code 17929 prohibits mixed-income multifamily structures from isolating affordable housing units "to a specific floor or an area on a specific floor."

Affordable units in the Burton Way development would be spread throughout the

bottom five floors of the building, as currently proposed.

Dave Rand, an attorney representing the applicant, told the Courier that the commission's vote was "shocking."

"The city is absolutely playing with fire here," he said. "The commission had zero legal basis to deny this project, as was told to them repeatedly by their own staff and city attorney. I was shocked by the brazen disregard for the law."

City Attorney Laurence Wiener told the Courier that "as requested, staff will prepare a resolution of denial to be brought back at the next Planning Commission meeting," adding that the decision is subject to appeal.

The application for the Burton Way project was first submitted to the city by developer Crescent Heights in March 2024. At that time, it was proposed to be 20 stories and 223 feet tall. Earlier this year, the applicant submitted revised plans that increased the project's height to 26 stories and just over 309 feet.

The project would include 200 residential units with 22 designated for extremely low-income and moderately low-income households. Parking spaces for 316 vehicles would be available, along with over 42,000 square feet of open space and a rooftop deck.

The commission's vote to deny the permits came as a surprise to many involved in the project. In August, a Los Angeles Superior Court judge ordered the city to process the application for a Builder's Remedy project on South Linden Drive after finding the

city to be in violation of the state's Housing Accountability Act and Permit Streamlining Act for having rejected the development.

That decision was expected to set a precedent for the way the city handles applications for Builder's Remedy developments.

During public comment, resident Renee Strauss, who opposed the Burton Way development, expressed her frustration with commissioners who have said they have very little discretion about whether or not to approve Builder's Remedy projects based on state law.

"Mr. Wolfe brought up on several occasions, as did ... Mr. Milkowski, that your hands are tied ... don't let us feel as a community like we are being silenced, and our words don't matter," she said.

Resident Janet Fox singled out City Planner Edgar Arroyo, suggesting that city staff is at fault for all Builder's Remedy projects in the city after not submitting a Housing Element to the state in a timely manner.

"You comment 'our hands are tied,' ... but you don't look at Ed Arroyo and the planning staff who failed, who were neglectful in not providing a timely compliance element," she said.

The commission directed staff to draft a resolution memorializing their findings, which will be brought back for finalization at their next meeting on Oct. 29.

There is now a 14-day appeal period during which anyone can appeal the commission's decision.

Rand told the Courier that his team will

wait to see what happens at the Oct. 29 meeting before taking further action, although he noted that he will prepare legal analyses to present at that meeting.

Following that meeting, he said, "If they continue to disregard the law, we will appeal." If necessary, he said, they will "one hundred percent litigate" the issue.

In other business, the commission approved a development plan review and density bonus permit for a new six-story development at 9945 Durant Drive, as well as two permits to allow rooftop restrooms and a walkway in the front yard to exceed 5 feet in width.

The project was found to be exempt from further review under the California Environmental Quality Act (CEQA). The project, which will include 29 residential units, will occupy the parcel that currently houses several multifamily residential buildings at 9937, 9941 and 9945 Durant Drive. Of the 29 units, three will be reserved for very low-income households.

Commissioner Terri Kaplan commended the developer for their "thoughtful" design.

"It's true, it's very different from what exists," said Kaplan. "It's true it is somewhat—in my opinion, modestly—larger than what's going on in the area, and as importantly, it furthers our quest to create more housing in accordance with state mandate. I think it is a positive development for our community." ●

STATEWIDE SPECIAL ELECTION ²⁰²⁵

★ TUESDAY, NOVEMBER 4, 2025 ★

11-DAYS OF VOTING
Saturday, October 25 – Tuesday, November 4, 2025:

Beverly Hills City Hall | Municipal Gallery
 455 N. Rexford Drive, Second Floor
 Beverly Hills, CA 90210

Parking:
 450 N. Rexford Drive, Beverly Hills, CA (adjacent to the Library)
 450 N. Crescent Drive, Beverly Hills, CA

VOTING DAYS:
Saturday, October 25 – Monday, November 3, 2025
Time: 10:00am to 7:00pm

ELECTION DAY:
Tuesday, November 4, 2025
Time: 7:00am to 8:00pm

For more information please visit [LAVOTE.GOV](https://lavote.gov), [BEVERLYHILLS.ORG/ELECTIONS](https://beverlyhills.org/elections)
 or call the Beverly Hills City Clerk's Office at 310-285-2400.

BEVERLYHILLS.ORG/ELECTIONS

STAY SECURE THIS HOLIDAY SEASON – TRUST WGS GROUP TO KEEP YOU PROTECTED

WGS Group

PRIVATE SECURITY

YOUR SAFETY,
OUR PRIORITY

✓ ARMED GUARDS

✓ UNARMED GUARDS

✓ PATROL SERVICES

✓ SECURITY CONSULTING

✓ EXECUTIVE PROTECTION

✓ CONTROL ROOM & DISPATCH SERVICES

888-661-7958

WGSGROUP.NET

SUDOKU 10/24/25 ISSUE								
	1			8				2
		3		4				8
	8			1	7	6		
2	7		5					
1	4						3	6
					1		9	7
		2	1	6			8	
8				5		3		
3				9			2	

SUDOKU ANSWERS 10/17/25 ISSUE								
9	8	5	2	4	6	1	7	3
3	1	4	9	7	8	6	5	2
7	6	2	1	3	5	8	9	4
8	2	9	5	6	1	3	4	7
1	3	7	8	2	4	5	6	9
4	5	6	3	9	7	2	8	1
5	9	8	4	1	3	7	2	6
2	7	3	6	8	9	4	1	5
6	4	1	7	5	2	9	3	8

PUZZLE ANSWERS 10/17/25 ISSUE														
B	I	L	L	Y	G	O	A	T			A	R	A	B
C	L	E	A	R	A	S	M	U	D		R	I	G	A
C	L	A	S	S	M	A	T	E	Y		G	O	O	D
S	S	N		B	O	S	S	F	I	G	H	T		C
				S	P	A	N	S		Y	E	A		D
				C	H	A	R	D		F	I	L	M	R
				C	R	A	P	S		C	H	A	N	D
				S	H	A	K	A		D	A	N	G	
				P	I	N	E			N	A	D	A	
				I	N	K				O	V	E	R	H
				K	E	Y	S			F	O	R	T	
				E	S	C	A	P	E	S		D	E	M
				B	E	A	N	I	E		C	H	E	R
				A	T	S	E	A		P	O	I		
				L	E	E				F	I	S	H	
				L	A	Y	S			C	A	N	O	
										A	S	K	S	
										S	H	A	N	T
										C	O	C	K	
										O	M	N	I	
										T	E	E	N	

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
10/24/25 ISSUE

MAKE NO MISTAKE
BY MICHAEL SCHLOSSBERG / EDITED BY WILL SHORTZ

Michael Schlossberg is an internist in Bend, Ore. This is his 16th crossword for The Times. He says he got the idea for it when he heard one of his sons say 63-Across to another. “That’s how I get my crossword ideas nowadays — osmosis. Sitting down and actually trying to think of an idea never seems to pay off.” — W.S.

- ACROSS**

1 Common sight near the entrance of a mall

4 Words that might precede “Out, darned Spot!”?

10 Gives some heat, say

14 Cry of frustration

18 Like

19 Blew out

21 Sound from a horn

22 Bull in a Chihuahua shop

23 Boast accompanying an evil laugh [120 sec.]

25 Low-pitched jazz instruments, for short

27 Angler’s lure

28 Words on a juice carton

30 What many monks and yogis are

34 “Project Hail Mary” creatures, in brief

35 Director Rob

36 Lampshade-shaped candy piece

37 Rock band?

40 Tidbits

41 Licorice-flavored vegetables [32 oz.]

45 Faint

47 “Please. It’s my ____”

48 Letter opener?

54 Young girl in Scotland
- 57 Rumspringas in Amish communities, e.g.

58 Greeting on Talk Like a Pirate Day

59 Word with straw or exit

60 Writer Silverstein

62 Like a certain cartoon coyote, you might say

63 Carpenter’s adage illustrated four times in this puzzle

71 Song in a book of songs

72 Chance

73 Biohazard regulator, in brief

74 Platoon or battalion

75 “The Facts of Life” girl

78 Aerodynamic quality

83 Scientist who spent his last years under house arrest [8 qt.]

87 Plug, as water

88 Tech giant based in Santa Clara, Calif.

89 Observe the expected formalities

92 Nays

96 Job requirements for top research positions, in brief

97 Facility

98 Leveled

99 Put on

101 Buddhist riddles

105 Split something equally [24 in.]
- 110 Creature that can leap more than 150 times its own body length (!)

111 Lamborghini, to some

112 Waving the white flag, so to speak

116 Citrus drinks

117 Rock’s Nirvana, for one

118 When mating typically occurs

119 Org. that collaborates with MADD

120 Quirky sort

121 John, across the pond

122 “Uh, your point is ...?”

123 Sweets
- 15 ____ Gay, author of “Bad Feminist”

16 Fairy tale sibling

17 Doofuses, north of the border

20 Absolutely, in slang

24 Never-ending

26 CPR pressure points

29 Cycle at night?

31 Core-strengthening Pilates exercises

32 Badly

33 It’s covered in kernels

37 ____ gin fizz

38 “Charlotte’s Web” author’s inits.

39 Wood found in restaurant furniture

40 Speck

41 Online shorthand meaning “Victory!”

42 Afore

43 Previously known as

44 Of help

45 “Turn that frown upside down!”

46 Clever sort

49 Big name in vacuum cleaners

50 [It’s time for bed!]

51 Sharply dressed

52 Part

53 The Bronx Bombers, on scoreboards

55 Pittance

56 Camera type, for short

60 Barista’s flourish

61 ____ Eminence

63 Mouthy bird?

64 Name found in “whole milk”

65 Prefix with matter

1	2	3		4	5	6	7	8	9		10	11	12	13		14	15	16	17
18				19						20		21					22		
23				24								25					26		
27								28				29							
30					31	32	33					34							
41	42	43						44				45	46						
47								48				49					50	51	52
54								55	56								58		
																	62		
71																			
74																			
83																			
92	93	94	95																
98																			
105																			
111																			
116																			
120																			

- 66 One of many in the book of Job

67 Actor Firth

68 Employ

69 Hot French beverage

70 “Resolute” item in the Oval Office

71 Hold dear, perhaps

75 Men who marry later in life

76 Rafts

77 Ripen

78 Settings of many Patrick O’Brian novels
- 79 Recite

80 Moody music genre

81 Light up?

82 Worker with a handler

84 Easy-listening radio category

85 “More or less”

86 Business name abbr.

90 Poor grade

91 Took off

92 Man who might be installing a baby gate
- 93 Gild the lily, with “it”

94 Facade

95 Not distracted at work

96 Email attachment type

99 Body parts examined for arrhythmia

100 Big name in vacuum cleaners

101 Company that owns Words With Friends

102 A, in Ashkelon
- 103 “Totally cool!”

104 Old Scratch

106 Chow

107 Pretty cool stuff

108 Big Apple’s bravest, in brief

109 Something a beach lifeguard monitors

113 Cry of frustration

114 Insta chats

115 Fair-hiring inits.



Photo by Bianca Heyward

Mayor Nazarian and Director of Community Development, Michael Forbes held a community discussion on Oct. 16.

STRAIGHT TALK, from page 1

the community.

Pursuant to state law, Beverly Hills was required by 2021 to demonstrate its ability to build 3,100 new housing units, divided into various income categories. The city worked with the California Department of Housing and Community Development from 2021 to 2024 to produce a housing element satisfactory to the state.

“During that period, state law has a provision called Builder’s Remedy, which says if the city has not had its housing plan certified by that deadline, developers can submit applications for projects, and those projects do not have to comply with the general plan or the zoning,” Forbes told the public. Certain developers were paying very close attention to this three-year window of time, during which the city received 16 applications. Those applications have now been reduced to 14. Of those, five have been approved by the Planning Commission so far. “We do have various lawsuits pending on some of those as well ... but we’re now at the point where we have to start bringing these projects forward,” Forbes added.

Nazarian noted, “I don’t think that anybody is denying that we need housing. We need affordable housing. We are facing a housing shortage in California ... it’s taking away local control, which is the issue.”

Builder’s Remedy has succeeded in removing “control” from Beverly Hills as it relates to the applications in question. The city is essentially mandated to approve the projects. The city has pursued various legal paths to stop these projects from getting approved, to no avail. Courts have ruled in favor of the developers’ Builder’s Remedy applications.

Many community members also had questions regarding SB 79, a California law titled the Abundant and Affordable Homes Near Transit Act. This law requires the city to increase the density of development allowed within a quarter-mile ring of the new Canon and La Cienega subway stops, regardless of zoning. “So, even single-family properties and neighborhoods within a quarter mile of these subway stations, if a developer wants to propose a multifamily project in those areas, the city would be compelled to approve it under that law,” Forbes said. While the Century City subway stop is outside of the city border, the quarter-mile ring around that station extends into Beverly Hills. In addition to a streamlined permitting process, parking is not required if the development is located within a half mile of a major transit stop.

“We want to support the state; it’s important,” Nazarian said. “Since they want to encourage public transit and the use of it, then we want to support that as well.” As far as parking permits are concerned, the City Council is exploring an ordinance that would prohibit residents of SB 79 units from participating in the city’s preferential and overnight parking.

Forbes also described significant projects in the planning stages and under construction, and how they will benefit the city. Scheduled to be completed in 2028, the biggest is One Beverly Hills, which will consist of two condominium towers, a luxury hotel, and roughly five acres of public park area. Per the project’s development agreement, the city will receive tax revenue and public benefit contributions, which are both estimated to be substantial. The Planning Commission also recently approved the new Louis Vuitton flagship store on Beverly and Rodeo Drives, which construction is expected to begin next year. Designed by Frank Gehry, the flagship store will be roughly 100,000 square feet and will house a museum exhibition space as well as a café. The third major project is the Saks Fifth Avenue project, which is going through the entitlement process. “The development agreement is being negotiated right now, as far as what public benefits will be provided,” Forbes said.

Forbes also spoke about a new system that the city is working on to streamline permitting and expand the building permitting process online, using artificial intelligence.

The conversation also touched on short-term rentals, reminding the public that the City Council recently adopted an ordinance making them illegal in single-family and multifamily neighborhoods. Across the city, the minimum required lease period for all units is 12 months.

Lastly, after renewed concern about coyotes in the community, people were reminded not to leave food or water out on the street, including around trash cans. “We’re actually putting up cameras in a couple of locations to try and identify who is feeding them, because there are some regular locations where food is getting put out,” Forbes noted. Leaving food out for wildlife attracts coyotes to the neighborhood and violates the municipal code. The city has a contract with Los Angeles Animal Services, which can assess a property or neighborhood and flag potential coyote attractants.

The next Straight Talk with Sharona will be held on Nov. 6 at 5:30 p.m. ●

NO KINGS, from page 1

and other musicians played along to the call and response.

The protest was part of a nationwide movement that saw crowds turn out for around 2,600 rallies over the weekend, including 30 held in L.A. County. The rally was the third mass protest organized in Beverly Hills against the Trump administration since the president retook office, said Gay Abrams, one of the event’s organizers.

“We had over 3,000 people who were so happy to be there,” Abrams said. “They came to voice their concerns about what’s happening in this country, and to stand up to what we see is an authoritarian regime and an attack on our Constitution, on our rights, an attack on our decency and our democracy, an attack on immigrants. ... Everyone in this country at some point is related to an immigrant, and I think a lot of the people who were there are just very disheartened by what we see with the ICE attacks and the threatening and people being arrested and pulled from the street by masked men without due process. It’s so indecent. It’s so un-American.”

Beverly Hills Vice Mayor Craig Corman and Councilmember Mary Wells attended the rally. “I was happy to come out and support so many of our residents as they exercised their constitutional right to peacefully protest. I believe last Saturday’s demonstrations across the country and around the globe drew critical attention to recent actions by the current administration that all of us should find deeply concerning,” Corman told the Courier.

Around 20 counter protesters, including local students, were present at different points throughout the protest. However, Abrams said that the organizers and officers from the Beverly Hills Police Department deescalated any conflicts that arose.

The protests come in the wake of mass

Immigration and Customs Enforcement raids carried out by the Trump administration in L.A. County, the deployment of federal troops in major cities across the U.S., federal funding cuts, government layoffs, the rollback of vaccine requirements, health care cuts, and a plethora of other federal policies.

“If there were one thing that we objected to, that would be a luxury that we don’t have,” said Andrea Grossman, a longtime Beverly Hills resident and co-organizer of the rally. “There are thousands of things—whether it’s the decimation of our public institutions, the decimation of our health regulators. There are a thousand different crises.”

However, Grossman also said it gave her hope to see such a large presence and outpouring of support at the protest.


“It was a really diverse crowd coming together,” she added. “You had people from all sorts of ethnic groups, all sorts of ages. ... People showed up to say, ‘This is not the America that I want to see for my future.’”

Abrams said that the administration’s policies echo dark chapters of history.

“The playbook is an old playbook of dictatorship, and it’s frightening,” she said. “For residents in Beverly Hills who share the same values as I do, I think that this rally was very important to them that they feel supported in their concerns, their fear and their anger.”

The “No Kings” protest ultimately gave her the hope that the movement in Beverly Hills is growing, Abrams said, adding that the first rally she organized in April was attended by about 120 people.

“We are building momentum, and we’re not going to stop,” she said. “We’re going to peacefully and nonviolently continue to resist this authoritarian regime, authoritarian administration, and we’re going to continue to do it in Beverly Hills.” ●



The Willows
COMMUNITY SCHOOL


IMAGINE THE POSSIBILITIES!

TOUR THE WILLOWS!
where great minds grow

A DK-8 independent school serving greater Los Angeles

8509 Higuera St. Culver City, CA 90232

www.thewillows.org

Mark Cuban Addresses Beverly Hills Audience



The Paley Media Council sponsored a conversation with Mark Cuban on Oct. 17 at the Beverly Wilshire, a Four Seasons Hotel. In a career that has spanned more than three decades, Cuban has been at the vanguard of tech, media, and investing. At the event, Cuban discussed his latest initiative, which is in the healthcare arena, and shared lessons from his varied business ventures.

Holiday Lighting Celebration Set for Nov. 13



The annual Rodeo Drive Holiday Lighting Celebration will take place on Nov. 13 from 5-8 p.m. This year's theme, Enchanted Holiday Dreams, is inspired by Tchaikovsky's "The Nutcracker Ballet," and will feature Nutcracker-inspired and ballerina décor. The evening will feature live performances by local and international artists, an appearance by Santa Claus and a festive fireworks display.

MAP OF EVACUATION ROUTES

Evacuation routes from Trousdale to the drill shelter site at Will Rogers Park.

- Evacuation Zones
- Fire Evacuation Route
- Firehouse
- Shelters
- JUST IN CASE BH Emergency First Aid Locations
- Will Rogers Memorial Park: Shelter Location
- Animal Shelter
- Beverly Hills City Boundary

This map is for information and planning purposes only. The conditions at the time of a wildfire or other emergency cannot be predicted. The City of Beverly Hills makes no representation or guarantee that actual conditions at the time of emergency will not interfere with one or more of these proposed evacuation routes. Please remain alert and please follow all instructions of public safety personnel.

Map produced by: City of Beverly Hills - IT - GIS
455 N. Rexford Dr. Beverly Hills, CA 90210 | April 2025

BEVERLY HILLS EVACUATION DRILL

The Beverly Hills Fire Department will be conducting an evacuation drill in the Trousdale area of the City. The purpose is to better prepare both the community and first responders for wildfires requiring large scale evacuations. Participation is highly encouraged, but voluntary.

EVACUATION DRILL:
68 residences in the northwest corner of Trousdale. Residents will be notified if they are included in the evacuation order zone.

Participation is voluntary, but encouraged. Residents outside the evacuation zone are also encouraged to participate.

DATE:
Sunday, November 9TH

TIME:
1:00 pm to 4:00 pm

LOCATION:
Trousdale Estates

EVACUATION MEETING PLACE:
Will Rogers Memorial Park

For more information, call askBH 310-285-1000 or visit BEVERLYHILLS.ORG/EVACDRILL

KNOW THE **SOUND**

KNOW THE **ROUTE**

KNOW THE **PLAN**

Public Notices

OBITUARIES

John David Romm MD

May 27, 1930- September 4, 2025



John passed away at home after a valiant and courageous battle against significant health challenges. Born in New York to Murray and Blanche Romm, he moved shortly after his birth to Detroit, Michigan. He spent childhood summers with his relatives back East, many of whom were physicians. This would later inspire him to select medicine as a profession.

He attended Kalamazoo College and Wayne State School of Medicine,

where he was introduced to his future wife, Helen. They then moved to California for his internship at Cedars, followed by a residency in Internal Medicine. His residency was interrupted to serve at Scott Air Force Base, where he was chief of the Pulmonary TB Unit. He then returned to Cedars to complete his residency followed by a fellowship in GI at UCLA Wadsworth VA Medical Center.

He was an incredible physician, a doctor’s doctor, and one who practiced with unsurpassed compassion and dedication. He was an astute diagnostician and was often referred patients who had seen other physicians without a diagnosis. He never gave up on any patient and spent hours on literature searches and called medical centers around the country for complicated patients.

He also enjoyed teaching and trained GI fellows as an Associate Professor of Medicine at UCLA. He loved being a physician and continued practicing until age 89. He was on staff at Cedars for more than 60 years. During his retirement, he continued medical journal reading and attending Grand Rounds in both Internal Medicine and GI.

Besides medicine, John loved tennis, playing regularly until age 90. He had a tennis family he played with, and he remained close to them even after he hit his last shot on the court. Traveling the world with family gave him great joy, summers waterskiing at Lake Arrowhead (up one last time at age 80), snorkeling, strolling Balboa Island and celebrating milestone birthdays. John’s favorite was visiting family on the island of Crete, walking to the Old Harbor and reading on the balcony while gazing at the sea. In later years, John and Helen enjoyed happy hours and playing bridge with friends.

Above all, he was a person with incredible warmth and kindness. He loved life and people, especially his family. Always positive, regardless of life’s challenges he found good in every situation and every person. He would warm the room with his smile, make us laugh with his humor, and feel better just from being around him.

For John, family was everything. He was devoted to Helen, his wife of 69 years. John’s pride and joy was his children, Stephanie who pursued his love of medicine and David his passion for tennis. He adored his grandchildren, Jacqueline, Jonathan and Anthony, and had special affection for his son-in-law Michael, always sending him the latest medical articles.

The family gathered privately for services at the intimate Chapel of Saints Constantine and Helen at Saint Sophia Greek Orthodox Cathedral followed by interment at the Westwood Village Memorial Park.

John will be deeply missed, not only by his family but by all of those whose lives he touched.

In lieu of flowers or donations, please make a kind gesture to someone in need. It would please John.

PUBLIC NOTICES

NOTICE 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, YOU SHOULD CONTACT A LAWYER. 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 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 Truators, 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 hereinafter 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 risks involved in bidding at a trustee auction. You will be bidding on a lien,

PUBLIC NOTICES

ness 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 hereinafter 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 risks involved in bidding at a trustee auction. You will be bidding on a lien,

PUBLIC NOTICES

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 "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.peak-foreclosure.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

PUBLIC NOTICES

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 Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse to 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 Officer A-4855403 10/17/2025, 10/24/2025, 10/31/2025

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 202509720 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 LA/CC

FICTITIOUS BUSINESS NAME STATEMENT 2025237711 The following is/are doing business as: COUNSEL KIM, U.S. IMMIGRATION COUNSEL OFFICE 9701 WILSHIRE BLVD SUITE 1000, BEVERLY HILLS CA 90212; DO HYUN KIM 9701 WILSHIRE BLVD SUITE 1000, BEVERLY HILLS CA 90212; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed on October 2025: Do Hyun Kim, Owner; Statement is filed with the County of Los Angeles: October 21, 2025; Published: 10/24/25, 10/31/25, 11/07/25, 11/14/25 LA/CC

<p>CITY OF BEVERLY HILLS PUBLIC WORKS DEPARTMENT 345 FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210</p> <p>REQUEST FOR PREQUALIFICATION OF BIDDERS AND PREQUALIFICATION INSTRUCTIONS FOR: La Cienega Playground Renovation Project RFQ #26-350-13</p>				<p>PlanetBids (https://www.planetbids.com/portal/portal.cfm?CompanyID=39493) or through the link on the City's bid listing page (https://www.beverlyhills.org/1254/City-Bids).</p> <p>ENGINEER'S ESTIMATE – The preliminary cost of Wilshire Blvd and Crescent Dr Intersection Improvement Project for this work has been prepared and the said estimate is \$6,200,000.</p> <p>PRE-BID MEETING AND SITE VISIT – An optional pre-bid virtual meeting will be held via Microsoft Teams on November 4, 2025, at 11:00 am. To attend the meeting, send a request via email to Christine Chung at cchung@beverlyhills.org.</p> <p>No allowances for cost adjustment will be made if Bidders fail to adequately examine the premises before submitting a proposal.</p> <p>BIDDER’S QUESTIONS – All questions or requests for information can be directed to Christine Chung, Project Manager, through PlanetBids no later than 2:00 PM, November 7, 2025. Any questions submitted after the due date and time will not be responded. Inquiries received via telephone, fax, or in-person will not receive a response</p> <p>CITY CONTACT – Any questions or requests for information can be directed to the project manager, Christine Chung, P.E., at cchung@beverlyhills.org.</p> <p>CONTRACTORS LICENSE - In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess at least one of the following licenses: “A”</p> <p>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.</p> <hr/> <p style="text-align: center;">SUMMONS (CITATION JUDICIAL) CASE NO: 25LBCV01126</p> <p>NOTICE TO DEFENDANTS: NATALY SANCHEZ-PARADA, an individual; SAIRANOVA ZHANAR, an individual; and DOES 1 through 25, inclusive</p> <p>YOU ARE BEING SUED BY PLAINTIFF: ROBERT SYAS, a minor by and through his Guardian ad Litem, ELAINE DENISE HOWARD;</p> <p>NOTICE! You have been sued. The court may decide against you without being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. The name and address of the court is: Superior Court of California, County of Los Angeles - Governor George Deukmejian Courthouse; 275 Magnolia Ave, Long Beach, CA 90802 The name, address, and telephone number of plaintiff’s attorney, or plaintiff without an attorney is: Antonia Holguin, Esq.; 1147 South Hope Street, Los Angeles, CA 90015; (213) 927-3700 Date: 04/11/2025 By: David W. Slayton, Clerk • A. Miranda Deputy BHC• Published 10/24/25, 10/31/25, 11/07/25, 11/14/25</p>
<p>Notice is hereby given that the City of Beverly Hills (“CITY”) has determined that all bidders for the La Cienega Playground Renovation, (“Project”) must be pre-qualified prior to submitting a bid on the Project. It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.</p> <p>No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid. The last date to submit a fully completed questionnaire is 5:00 PM Thursday, November 13, 2025. Contractors are encouraged to submit pre-qualification packages as soon as possible, so that they may be notified of omissions of information to be remedied or of their prequalification status in advance of the prequalification deadline for this Project.</p> <p>A contractor with a valid California Contractor’s License Class A or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.</p> <p>Answers to questions contained in the questionnaire are required. The questionnaire is posted on Planet Bids portal: https://www.planetbids.com/portal/portal.cfm?CompanyID=39493.</p> <p>The item is listed as: Request for pre-qualification of bidders for: La Cienega Playground Renovation Project</p> <p>The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the Project and reserves the right to check other sources available. The CITY’s decision will be based on objective evaluation criteria.</p> <p>The CITY reserves the right to adjust, increase, limit, suspend or rescind the pre-qualification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.</p> <p>While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determining bidder responsibility prior to bid and to aid the CITY in selecting the lowest responsible bidder, neither the fact of prequalification, nor any prequalification rating, will preclude the CITY from a post-</p>	<p>bid consideration and determination of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.</p> <p>The prequalification packages should be submitted electronically on Planet Bids. Questions regarding the questionnaire and the qualification package should be submitted on Planet Bids.</p> <p>The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.</p> <p>Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.</p> <p>The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended for the Project and the Project will be bid without prequalification.</p> <p>Contractors who submit a complete pre-qualification package will be notified of their qualification status no later than ten business days after submission of the information.</p> <p>The CITY may refuse to grant prequalification where the requested information and materials are not provided by the due date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting prequalification packages for this Project will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.</p> <p>In addition to a contractor’s failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a contractor may be found <u>not</u> prequalified for either omission of or falsification of, any requested information.</p> <p>Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the Contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the Contractor wishes to receive</p>	<p>notice of the appeal hearing. Without a timely appeal, the Contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial process or any other legal process or proceeding.</p> <p>If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY’s receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City’s pre-qualification determination.</p> <p>The hearing shall be conducted by a panel consisting of three members of the Public Works Department senior management staff (the “Appeals Panel”). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one day after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.</p>	<p>NOTICE TO BIDDERS for the WILSHIRE BOULEVARD AND VICINITY STREET REHABILITATION within the City of BEVERLY HILLS, CALIFORNIA</p> <p>BIDS - Sealed proposals for the WILSHIRE BOULEVARD AND VICINITY STREET REHABILITATION at various locations within the City of Beverly Hills, California, will be received up to the hour of 2:00 p.m. (Pacific Time), on Thursday, November 20, 2025, via Planetbids. Bid results will be sent to all bidders through Planetbids and the award of the contract will be made during a subsequent meeting of the City Council.</p> <p>Refer to webpage: https://vendors.planetbids.com/portal/39493/bo/bo-detail/134302</p> <p>SCOPE OF THE WORK – The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements, supplies and permits necessary for, or appurtenant to, the construction and completion of the project indicated above in accordance with Standard Drawings and the Specifications prepared for this project. In general, the project consists of asphalt pavement, curb & gutter, curb ramps, sidewalk, bus pads, catch basins, crosswalks, traffic signal adjustments, replacement of pavement striping and markings, and general right-of-way rehabilitation and repairs within Beverly Hills. The project will primarily focus on pavement rehabilitation near LA Metro – Purple Line Extension construction area within Beverly Hills. The project will require the work to be performed at night, on weekends, or with other working hour restrictions depending on the work activities or coordination with other permitted work.</p> <p>Copies of the Specifications and Proposal Form may be viewed and downloaded from</p>	

Classifieds



IT'S NOT JUST JEWELLERY,
IT'S A LEGACY!



MySafe

21st Century Safe Deposit Box

Advanced Safe Robotics,
Multi Layered Access Control,
\$100,000 Insurance cover FREE of Charge .

www.mysafe.-USA.com
+1 725 329 2601 : +1 725 329 2598
terry@mysafeglobal.com

38
FITNESS

TAI CHI WORKS!

TAI CHI
for beginners

Connect your mind and
body to reduce stress,
enhance flexibility,
and increase overall
wellness.

Get fit
Balance disorders
Stress reduction
Mental and physical
pain relief
Build muscle tone,
lose body fat
increase your
metabolism
Increase your
strength, endurance,
and vitality

310-722-8877

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

www.taichiworksnow.com
taichiworksnow@gmail.com

**FITNESS FOR
WOMEN OVER 40**

Private Strength & Pilates Training
In-home or Studio
1st Session — 30% Off

Call Natalie (424)-465-3370

58
PERSONAL
CONCIERGE

**BEVERLY HILLS
LUXURY LIFESTYLE CONCIERGE**

Seasonal Decor, Errands,
Travel, and Private Events.
Crafted for busy clients seeking time,
ease and exclusivity.
Katherine 310-692-0578
kat@phoenixcreativite.com

65
APPRAISAL SERVICES

Stearns Appraisal Company
Specializing In Residential Real Estate Appraisal Valuations

- Estate Tax Purposes
- Purchase & Refinance
- For Sale by Owner
- Pre-Listing

- Divorce Bankruptcy
- Consulting
- PMI Removal
- Partnership Buyout

Michael Stearns – 310-600-9432
Stearnsappraisal@verizon.net

68
ESTATE MANAGEMENT



Santa Barbara
ESTATE MANAGEMENT

With over four decades of trusted experience, I provide discreet, bespoke services for high-net-worth individuals, specializing in the protection and oversight of luxury residences for absentee homeowners. I operate with integrity, professionalism, and absolute discretion, prioritizing client confidentiality while delivering customized solutions that reflect each client's unique needs and lifestyle.

805-319-5364
santabarbaraestatemangement@gmail.com
Licensed & Insured
www.santabarbaraestate.management



88
ELDERLY CARE



**EXECUTIVE
REFERRAL CARE**

"CARE YOU CAN COUNT ON"

- Compassionate
- Experienced
- Screened

Formerly
Executive Home Care

• ELDERCARE •

Hourly • Live-In • Over 24 Years of Service
Caregivers • Aides • Companions
310-859-1555
Richard@executivereferallcare.com
Executive Referral Care is a referral agency
Family Owned Insured BBB A+ Rated

"The selection of caregivers that you provided us with was first rate, exceptional, loving and kind." - Bonnie

"Thank you again for all you did to help us. It made a world of difference. You helped and gave us so much support." - Love, Dahlia

08
LEGAL SERVICES

PERSONAL INJURY & ACCIDENT

**Law Offices of
Jeffrey A. Shane**

For Winning Settlements and Verdicts



310 820 3644
js@jeffreysbane.com
Beverly Hills/ Brentwood
www.jeffreysbane.com

18
PERSONAL ORGANIZER



JENNY OF
ALL TRADES
The Los Angeles
professional
organizer everyone
needs in their lives.
Jennydun18@gmail.com, 310 989-3697.
Instagram
[@jennyddesign](https://www.instagram.com/jennyddesign)



Before



After





50
JOBS
WANTED

HOUSEKEEPER
I AM AVAILABLE
3 to 5
DAYS PER WEEK.
Reliable, honest
and trustworthy with
excellent references.
Call Elsy
818/326-0851

56
PET SERVICES

**• PET •
GROOMING
SERVICES**

For Small Pets
Will come to you
Excellent references
**For more info text
Joy: 818/415-9783**

LEGAL PROBLEMS?
**TOP "A/V" RATED BEVERLY HILLS
LAW FIRM CAN HELP YOU.**
Specializing In: Divorce, Collection of
Delinquent Support & Personal Injury Auto &
Motorcycle Accident Cases, Civil, Real Estate,
Family Law & Auto Accidents



**No Recovery, No Fee!
Free Consultation.**
**LAW OFFICES OF
BRADFORD L. TREUSCH**
• 310/557-2599 •
"A/V" RATED FOR
OVER 35 YEARS.
www.Treusch.net

SUPER LAWYER
• **Bradford L. Treusch** •
SuperLawyers.com

Classifieds

88
ELDERLY CARE

DEPENDABLE CARE INC.
IN-HOME CARE

Caregivers / Homemakers
Licensed / Insured
Serving LA County Since 1992

Teri Lieberman, Administrator
818-489-3208 • Terileb@gmail.com

240
OFFICE/STORE
FOR LEASE

PRIME
BEVERLY HILLS
Boutique Bldg.
Adjacent to
The Maybourne
on Canon Dr.

Large Office Avail.
11ft.x18ft. • \$1,700

With reception, library
and kitchen access.
• 310/273-0136 •
Close to shops
and restaurants.

270
CONDOS FOR
SALE

Salifornia
Dreaming®
Own it! Realty, Inc.

CENTURY CITY
Full Service

\$789,000 1+1 9th floor
Gorgeous remodel, hardwd
flrs.Balcony, Jetliner Views
from BH to Downtown!

975,000 2+2 18th floor
Ocean and City Views!
Remodeled kitchen/baths
tenant occupied thru 2/2026

\$1,165,000 2+2 18th floor
Panoramic Views Beverly
Hills to Downtown. Pretty
remodeled kitchen,Balcony

9701 Wilshire BH 90212
License # 01012416 01069325

Diana Cook/Ava Cadell
310 344-0567 310 780-0919

PICO ROBERTSON
1455 S. WOOSTER STREET



COMPLETELY REMODELED
1BEDROOM, 1BATH
FOR LEASE
GREAT LOCATION
CLOSE TO CENTURY CITY
AND BEVERLY HILLS

Large Spacious Units, All New Stainless Appliances,
Storage Bin, 1 Car Parking, Quiet Building, Intercom Entry.

FOR INQUIRIES CONTACT
HAROLD TENNEN 310 850-4600

ARE YOU A
SENIOR
AND NEED
ASSISTANCE?
We can help YOU!

WE PROVIDE
EXPERIENCED
Caregivers, CNA's
& HHA's for seniors
needing companions to
drive them to doctors,
prepare meals, light
housekeeping, etc...
LICENSED • BONDED
• INSURED •

CALL
LISA 24HRS.
323/877-8121
323/806-3046

COURIER
CLASSIFIEDS

208
REAL ESTATE

OAHU HORSE RANCH



STUNNING 8.9 ACRES
7 BEDROOMS, 8.5 BATHS
BRING YOUR HORSES, DOGS, FRIENDS.

Call William "Bill" Einhorn
KW Coastal Living
(808) 286-1988 pacifprop@aol.com
No Texts Please

258
INCOME PROPERTIES FOR SALE



Dear 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 Pl - 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

Go Trojans! Fight On!

425
HOUSES
FOR LEASE

WEST HOLLYWOOD
PRIME LOCATION
2 Storry 2+2 Home
Master suite balcony
with city view.
Separate dining room,
hardwood floors, all
new appliances, large
yard, pet friendly.
\$5,300/MO.
Call 818/203-7019

BEVERLYWOOD

SPACIOUS HOUSE
3 BEDROOM, 3 BATH
Living room, family
room, hardwood floor
garage. \$7,500/MO.
HOA Included.
Mani 310/862-2027

440
APTS/CONDOS
FOR LEASE

BEVERLYWOOD
BEST LOCATION
1440 REEVES ST.
SPACIOUS, BRIGHT
CORNER UNIT
2 BDRMS, 2 BATHS
Large living, dining
area outdoor patio.
Laundry facility,
central heating and
A/C, pool, 1 car gated
covered parking.
\$3,000/month
Call 310-989-2217

FOR
LEASE

BEVERLY HILLS
443 S. Oakhurst Dr.
1 BD + DEN + 1 BA.



Balcony, dishwasher,
elevator, intercom entry,
on-site, laundry, parking.
Call 424-877-3990

FOR
LEASE

BEVERLY HILLS
3 BD. + DEN + 2 BA.
Spacious Upper Unit
with big family room,
wood floors, laundry
facility. \$7,000/MO.
Mani 310/862-2027

BEVERLY HILLS
SPACIOUS UNIT
2 BD + DEN + 2.5 BA
Remodeled with all
appliances, central air
& heat, laundry facility
in secured building.
9520 W. Olympic Bl.
Call 310/721-3769



10905 Ohio Ave
Los Angeles, CA
90024
(424) 877-3816

FOR
LEASE

BEVERLY HILLS
221 Doheny Dr.
• SINGLE •



Bright units w/control
access, pool, elevator,
close to shopping area.
Call 424-877-3839

BEVERLY HILLS
8725 Clifton Way
2 BD + DEN + 2 BA.



control access, park-
ing, intercom entry,
laundry facility, close
to shopping area.
424-877-3828

PRIME B.H. LOCATION
320 N. LA PEER DR.
2 BDRM + 2 BA.
2 BDRM + DEN + 2 BA.



Hardwood Flrs., central
air, pool, elevator,
on-site laundry,
intercom laundry.
• 424/877-3827 •
Pets Considered

BEVERLY HILLS
218 S. Tower Dr.
1 BDRM + 1 BA.



Old World Charm!
Bright unit, intercom
entry, fridge, stove,
laundry facility.
323/651-2598

PAGE 18

BEVERLY HILLS COURIER

OCTOBER 24, 2025

Classifieds

468
LALIQUE FOR SALE

LALIQUE
A nice collection of large
LALIQUE
pieces from a private home
in Beverly Hills.
Call the lady of the house after 9:00am
(310)210-7433
for an appointment to come see.
Any purchases will be for cash only.

478
ANTIQUE
FOR SALE

**FOR SALE
ANTIQUE
FURNITURE**
1800'S + SIGNS
TABLES CHESTS
ALL ORIGINAL
RARE PIECES
Serious Buyers Only
CALL 805-868-5245

508
CLASSIC CARS
FOR SALE

**1969 OLDSMOBILE
CUTLASS CONVERTIBLE**



Grey/White Leather Top & Interior
350 Rocket. New Brakes & Tires

For more info:
OldsCutlass1969@yahoo.com

GATES

IRON GUYS
Architectural Iron Gates
& Automatic Gates



BLACK MIRROR GATES
HORIZONTAL IRON ART
MODERN IRON WORKS
SECURITY FENCE AND GATES
IRON RAILS • STAINLESS STEEL CABLE RAILS
GATE OPERATORS • GATED COMMUNITY
WOOD AND IRON WORKS

www.IRONGUYS.com
323-804-2578

588
FASHION WANTED

WANTED
Vintage Clothing
Costume Jewelry



designer & couture womenswear
especially cocktail and evening
women's vintage clothing &
accessories (1800's - 2000's)
costume jewelry from any era
**WE BUY ANY AMOUNT--FROM
ONE PIECE TO ENTIRE ESTATES**
310-869-8994

AUTO DETAILING

**GONZALEZ
MOBILE CAR WASH**
100% HAND WASHING & DETAILING



- Standard Car Wash
- Interior Cleaning
- Wax & Polish
- Paint Protection
- Full Service Wash
- Home Services

Call 310-720-8002

HANDYWOMAN
SERVICES

**• AFFORDABLE •
HANDYWOMAN**



• Molly Hanmer •
does home repairs, install tv's, puts up
shelves, curtains and more.
• No Jobs Too Small •
Call 831/236-2116

ELECTRICAL

CARE ELECTRIC
ALL ELECTRICAL NEEDS
RESIDENTIAL / COMMERCIAL
EXPERT REPAIR SMALL JOBS OK
FULLY INSURED • ALL WORK GUARANTEED
310-901-9411 LIC#568446

**SERVICE
DIRECTORY**

ANTIQUES / JEWELRY
BUY & SELL

Luxury Jewels of Beverly Hills



BRING US YOUR WATCHES, DIAMONDS, ESTATE JEWELRY,
GOLD/SILVER, COINS, ART & ANTIQUES. WE HAVE
OVER 100 COMBINED YEARS OF EXPERTISE IN BUYING,
SELLING AND APPRAISAL.

WE PAY PREMIUM PRICES!
"WE BEAT MOST AUCTION HOUSE PRICES"


BUY • SELL • LOAN • TRADE • CONSIGN

203 S. BEVERLY DRIVE, BEVERLY HILLS 90212
310-205-0093 • INFO@LJOBH.COM

license #19100971

ROOFING

ORSINIS
New Roofs-Repairs
Install Rain Gutters and Skylights
"Roof Inspector"



New Roofs, repairs of any kind Flet Shingle,
Tile, Slate, Metal Torch Down, Wood Shake.
Install Rain Gutters and skylights.

Excellent References
40 years in business
gianniorsini@gmail.com

ROOFING
Subcontractor of (ADORN) CONSTRUCTION



Lic & Bonded Insured
Lic.# 424795

24/7 EMERGENCY SERVICES

213-675-3769
800-213-6806



THE #1 TEAM IN LOS ANGELES
AS RECOGNIZED IN 2025 BY
THE REAL DEAL
OVER \$17.3 BILLION IN CAREER SALES

THE BEVERLY HILLS ESTATES

RAYNI WILLIAMS
CEO & CO-FOUNDER

BRANDEN WILLIAMS
PRESIDENT & CO-FOUNDER

310.626.4248
THEBEVERLYHILLSESTATES.COM

©2025 The Beverly Hills Estates. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property obtained from public records or other sources. Equal Housing Opportunity. DRE 02126121 | DRE 01496786 | DRE 01774287