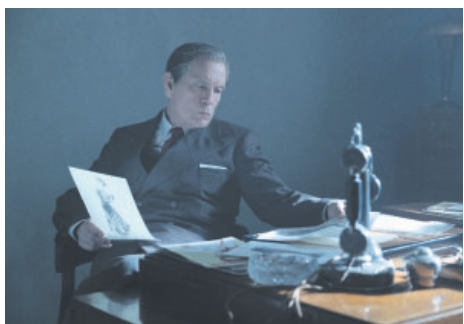


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THE WEATHER, BEVERLY HILLS CA

☀️ Friday	66° 50°
☀️ Saturday	63° 52°
☁️ Sunday	63° 55°
☁️ Monday	60° 54°
☁️ Tuesday	59° 52°
☁️ Wednesday	61° 49°
☀️ Thursday	63° 49°

Mixed-Use Development Moves Forward



Rendering courtesy of SPF: architects

The Wilshire Flats, a proposed mixed-use development, would bring 56 apartments and retail space to the corner of Wilshire Boulevard and Maple Drive.

BY LILA SEIDMAN

A project featuring 56 residential units and retail space planned near a future subway station on Wilshire Boulevard moved closer to realization last week, as Beverly Hills officials are faced with mounting state pressure to

increase the city's housing stock.

The Beverly Hills Planning Commission on Feb. 8 conditionally approved a proposed eight-story development at 9229 Wilshire Blvd. that includes a rooftop pool and six apartments set aside for very low-income
See MIXED USE, page 15

The Candidates Respond

BY ANA FIGUEROA - EXECUTIVE EDITOR

The March 5 Municipal Election is drawing near, with many voters still undecided about their choices to fill the two open City Council seats. In an effort to glean meaningful, substantive information to help guide that decision, the Courier posited the following query to each of the 10 candidates:

“There are 10 candidates running for two seats on the Beverly Hills City Council. Assume that there is a clear front-runner who will handily secure the highest number of votes, locking in one of those City Council seats.

Assume this candidate is NOT you.

Rather, you are one of several candidates in a close race for the second City Council seat.

With less than one month to go before the election, make the case to an undecided voter as to why you are more qualified than your closest competitors.

Be as specific as possible and try to avoid repeating the statements you have already made in candidate forums and your campaign materials. At this point, the voters know your background, what you stand for, and what you believe are the most critical issues facing the city.

How do your solutions for these critical problems and your overall qualifications distinguish you from your competitors?”

Each candidate was allowed a response of 600 words. Those responses follow in alphabetical order.

See CANDIDATES RESPOND, page 12

BHPD Investigating Theft of Campaign Signs

ERIC LICAS

The theft of campaign signs promoting a Beverly Hills City Council candidate has prompted a criminal investigation and the identification of at least one possible suspect, according to a Feb. 14 news release from the Beverly Hills Police Department.

Investigators have managed to identify at least one possible suspect and are working to determine if others were involved. The BHPD has not identified the suspect or victim, citing the need to preserve the integrity of an ongoing investigation.

Dillon Arreola, a spokesperson for candidate Nooshin Meshkaty, told the Courier that a large number of her signs have been taken, but added, “I cannot confirm if the person who was caught was going after our signs.”

BHPD Lt. Andrew Myers told the Courier

that the signs reported stolen belonged to one candidate and were taken from locations throughout the city.

As of press time, no one has been arrested or cited in connection with the thefts. Once the investigation is concluded, the BHPD will present its findings to the Los Angeles County District Attorney's office for consideration.

“Regardless of the outcome of this investigation or this campaign, as residents of Beverly Hills, we must come together to spread love and support for one another no matter our race, ethnicity, gender, or faith,” Meshkaty said in a statement. “I firmly believe that as candidates we should be leaders and role models in promoting unity, respect, and transparency, rather than creating division or perpetuating hate. We are a civil city after all.” ●

City Council Candidates Take Part in Community Forums

BY JOEY WALDINGER

The Beverly Hills City Council candidates took part in two more community forums last week, answering questions from representatives of Beverly Hills' oldest and youngest populations. The forum on Feb. 8 was held at Beverly Hills High School and organized by the students in the Interact Club and Teen BHEF, and the forum on Feb. 9 was held at Roxbury Park and organized by the Beverly

See TWO FORUMS, page 16

PRESIDENTS DAY IS FEB. 19

Award-Winning BEVERLY HILLS COURIER

Courier Calendar

NOW - FEB. 18

THEATRE 40:

“STRANGERS ON A TRAIN”

THURS.-SAT. 7:30 P.M.

SUN. 2 P.M.

Theatre 40 presents the play “Strangers on a Train.” In the production, two men engage in a plot to commit two murders, with unintended consequences. The show is adapted by Craig Warner, based on the novel by Patricia Highsmith and directed by Jules Aaron. The venue for the show is Theatre 40, 241 S. Moreno Dr., Beverly Hills. Ample free parking is available. theatre40.org

NOW - FEB. 25

GEFFEN PLAYHOUSE:

“POTUS: OR, BEHIND EVERY GREAT DUMBASS ARE SEVEN WOMEN TRYING TO KEEP HIM ALIVE”

WED.-SAT. 8 P.M.

SAT. 3 P.M.

SUN. 2 P.M., 7 P.M.

The Geffen Playhouse presents the Los Angeles premiere of “POTUS: Or Behind Every Great Dumbass Are Seven Women Trying to Keep Him Alive.” The play is written by Selina Fillinger and directed by Jennifer Chambers. This production features a derogatory comment, a summit gone awry, an anal abscess—a bad day at the White House. When the President unwittingly spins a PR nightmare into a global crisis, it inevitably falls on the seven women he relies on most to clean up the mess. The production is a raucous romp through the halls of the West Wing in a riotous and irreverent farce about the men who hold the power versus the women who get the job done. Tickets range from \$45 to \$139. The show is

approximately 110 minutes with one intermission. The Geffen Playhouse is located at 10886 Le Conte Ave., Los Angeles.

geffenplayhouse.com

NOW - APRIL 7

THE BROAD: “DESIRE, KNOWLEDGE, AND HOPE (WITH SMOG)”

TUES.-WED., FRI. 11 A.M.-5 P.M.

THURS. 11 A.M.-8 P.M.

SAT.-SUN. 10 A.M.-6 P.M.

The Broad presents “Desire, Knowledge, and Hope (with Smog),” an exhibition drawn entirely from the Broad collection, showcasing works by Los Angeles-based artists. The exhibition includes reflections on L.A. as a city in flux, and on societal issues that extend far beyond it. The exhibition includes the work of 21 artists across varying generations who were raised in the Los Angeles area or relocated to the city. Including works made from 1969 to 2023 that span the mediums of abstract or photorealistic painting, photography, sculpture, and political signage, the exhibition contains fragments, attitudes, and everyday experiences absorbed and worked through in Los Angeles. The presentation highlights over 60 artworks—most of which will be on view at the museum for the first time—exhibiting artists in the Broad collection whose work makes some of the city’s integral contributions to contemporary art internationally, and revealing dialogues between local artists of different generations. Admission to this exhibit is free and advanced reservations are encouraged. The Broad is located at 221 S. Grand Ave., Los Angeles. thebroad.org

NOW - NOV. 30

HOLOCAUST MUSEUM LA:

“TO PAINT IS TO LIVE: ART & RESISTANCE IN THERESIENSTADT”

10 A.M.-5 P.M.

Holocaust Museum LA presents “To Paint is to Live: Art & Resistance in Theresienstadt,” an exhibit featuring the work of four artists who captured daily life in the Theresienstadt ghetto in Nazi-occupied Czechoslovakia (now the Czech Republic). Through art clandestinely drawn, hidden, and recovered, this exhibition explores daily life in Theresienstadt, delving into the powerful narratives of endurance, bravery, and resistance through the works of remarkable artists—Erich Lichtblau-Lesky, Fred Beckmann, Moritz Müller and Leo Haas—each of whom endured the harrowing conditions of Theresienstadt. The exhibition encapsulates the profound role of art as a form of resistance, showcasing how, in the face of unimaginable adversity, prisoners were able to use their creative expression to claim their humanity. Through visual narratives, the artists confront the grim realities of their surroundings, providing a stark portrayal of the daily struggles for survival and the pervasive threat of mortality. Museum tickets are \$15 for adults, \$10 for seniors and military and free for teachers, students, and children 17 and under. The museum is free all day on Sundays.

holocaustmuseumla.org

FEB. 17 - 19

KIDSPACE CHILDREN’S MUSEUM: BLACK HISTORY MONTH CELEBRATION

Kidspace Children’s Museum is a proud sponsor of the 42nd Annual City of Pasadena Black History Month Parade and Festival, celebrating the life and legacy of Jackie Robinson on Feb. 17 at Robinson Park. The museum will host a family art program at the festival designed to illustrate Robinson’s legacy of activism and action for civil rights. Following the festival, the celebration continues at Kidspace with community art and music programs on Feb. 18, and Feb. 19 from 10 a.m. to 5 p.m. Kidspace will host artist April Banks to create a large-scale community art piece representing the commitment to continue Robinson’s activism for freedom and civil rights. Glenn Ligon, a renowned artist, critically examines race in America through his artwork. His piece “Hands” references the Million Man March in 1995 and calls for action and accountability. Musician and ethnomusicologist Ray Briggs, Ph.D. will share the songs from Robinson’s time and the cultural significance of the “Black National Anthem.” Musical programs will be shared in the Stonehollow Amphitheater on Feb. 18, and Feb. 19 at 11:15 a.m. and 1:15 p.m. The Black History Month Celebration is included with admission, which is \$15.50 for adults and children and \$13.50 for seniors aged 62 and over. kidspacemuseum.org

FEB. 18

ACADEMY MUSEUM OF MOTION

PICTURES: “OSCAR SUNDAYS”:

“RAY” IN 35 MM

7:30 P.M.

This ongoing series from the Academy Museum, “Oscar Sundays,” celebrates films that have been honored at the Academy Awards. In February, the museum honors Black History Month by showcasing milestone moments for Black creators, artists, and craftspeople across the history of the Oscars ceremony. “Ray” plays on Feb. 18. Jamie Foxx gives the performance of a lifetime as the foundational, widely influential musician Ray Charles, the revered R&B pianist and singer who lost his sight at the age of 7. This biopic, which was independently financed, had the support and endorsement of Charles, who was able to view a first cut of the picture before he passed on June 10, 2004, just four months before the film was released. Foxx’s nominations for Best Actor in “Ray” (which he won) and Best Supporting Actor for “Collateral” made him the first Black actor to receive two acting nods in the same year. Tickets are \$10 for adults, \$7 for seniors and \$5 for students and children. The Academy Museum is located at 6067 Wilshire Blvd., Los Angeles. academymuseum.org



Photo by Justin Bettman

Alexandra Billings, Jane Levy, Celeste Den, Deirdre Lovejoy, Shannon Cochran, Lauren Blumenfeld and Ito Aghayere in “POTUS: Or, Behind Every Great Dumbass Are Seven Women Trying to Keep Him Alive” at Geffen Playhouse



David Stewart Klein
PRESENTS

The Form

6TH Solo Exhibition

On View February 7th - March 2nd, 2024

JOIN US AT TAG

The Artists Gallery - TAG
5458 Wilshire Blvd.
Los Angeles, CA 90036

LIFE DRAWING CLASS - Feb. 22nd, (7:30pm-9:30pm)

INSTRUCTED BY KLIEN

ARTIST LECTURE - Feb. 25th, (3pm-4pm)

LAST OF DAY EXHIBITION - Mar. 2nd, (1pm-7pm)

KOREAN ARTISTS RECEPTION - Mar. 2nd, (5pm-8pm)

theartofdekay.com/the-form
info@theartofdekay.com

Image pictured : ("Suprise" 2024)

BHPD Mental Health Evaluation Team Making a Difference in the City

BY ERIC LICAS

A young woman on the sidewalk was shouting at everybody and nobody in particular before grabbing and pulling the hair of a bystander walking past her, Beverly Hills Police Department Officer Adam Falossi recalled.

"She was basically just assaulting people for no rhyme or reason, clearly due to mental health issues," he told the Courier.

He and his partner, Officer Lowell Rose, detained the woman so she wouldn't be a danger to herself or others. If they were ordinary officers, their involvement might have ended after dropping her off at a healthcare facility and placing her under what's commonly known as a "5150 hold."

But they are part of the Mental Health Evaluation Team (MHET), a special detail that launched in April 2023. It's assigned to de-escalate situations involving people who might be experiencing crisis due to a mental health condition, and also to help connect homeless people with services and pathways to housing.

The Beverly Hills MHET is a collaboration between BHPD and the Los Angeles County Department of Mental Health and is currently made up of two officers and a licensed clinical social worker. The partnership gives the team access to county resources and information that normally wouldn't be accessible to officers.

Because of that, the team was able to check county records to quickly identify the woman who had been shouting in the street. They learned that she had somehow gone absent from a live-in care facility, but had not been reported missing yet, Falossi said.

"If it weren't for their resources, we wouldn't know she was supposed to be at an assisted living facility," he said. "And it would have been much more difficult, or unlikely to reunite her with that facility."

That patient's case is one of the 1,033 times in roughly the first 10 months of the Beverly Hills MHET's operation it has either responded to a situation involving mental health issues or made contact with people experiencing some sort of crisis, according to statistics provided by the BHPD. Of those,

43 resulted in an arrest and 90 resulted in a stay at a mental healthcare facility.

"The officers are great at knowing when to place people on a hold when they meet a higher level of care," the team's licensed clinical social worker, Maribel Mancillas, said. "But it's sort of like a temporary Band-Aid when they go in for a 72-hour hold."

Having a clinician onboard helps the team better understand the needs of those they help and more efficiently guide them toward support, Rose and Falossi said. And their exclusive focus on mental health-related cases lets them spend more time following up with people and building relationships in ways the officers were previously unable to while juggling other types of calls for service.

"We can go and have a 30-minute conversation with some of these people and just really break the ice with them, get them comfortable with us," Rose said.

Much of the team's work is focused on outreach to connect people with mental health services and other types of aid. These can include psychiatric care, drug or alcohol counseling, housing assistance and much

more.

Their help is available to everyone in the city, regardless of their background. As many as 872 of their interactions, roughly 85%, involved people who were unhoused.

It has taken time, but many of the people Beverly Hills MHET have been working with over the past several months are becoming more receptive to accepting help, Falossi, Mancillas and Rose said.

"There's definitely been a shift," Mancillas said. I feel that there's less people who are in more of a crisis state. We're making those connections with resources. We're seeing more compliance with medication."

The team operates five days a week during mornings and afternoons, which is when most calls related to mental health issues tend to be reported to dispatchers, Falossi and Rose said. Many do come in after hours, and MHET has generally been successful at getting in touch with all of the people who reach out to them.

"Mental health is real," Mancillas said. "People need help, and they do want to talk." ●



To learn more or for questions, visit [BEVERLYHILLS.ORG/OFFICEHOURS](https://beverlyhills.org/officehours)



OFFICE • HOURS

with **Doctor Gold**

Join us for Mayor Dr. Gold's LAST "Office Hours with Doctor Gold!"

Our last event will be **IN-PERSON** on **Wednesday, February 28TH** from **5:30 p.m. – 6:30 p.m.**

Join the Mayor for a special conversation about what you like and what you don't like about Beverly Hills!

Municipal Gallery | City Hall
455 N Rexford Dr.
Beverly Hills, CA 90210

Can't make it? Join virtually!
[BEVERLYHILLS.ORG/MYCOMMUNITY](https://beverlyhills.org/mycommunity)
CALL-IN NUMBER: (310) 285-1020

In-Person Event

Candidate Corner

Candidates for Beverly Hills City Council continued to meet and greet voters at an array of events over the past week. The Municipal Election is March 5.



Craig Corman addressed invitees at an event at the Meyer Family Garage.



Sharon Persovski welcomed supporters at a brunch on Feb. 11.



Mary Wells posed with supporters at a neighborhood campaign event.



High atop the cliffs of Big Sur, 1200 feet above the Pacific Ocean, sits Post Ranch Inn – a sanctuary of natural luxury, offering an ideal setting for romance, relaxation or rejuvenation. **Through March 31**, we invite you to discover Post Ranch Inn and take advantage of our **exclusive Getaway Rates**, offering our lowest rates of the year, plus a complimentary upgrade, if available at check-in. For reservations, please scan the QR code or call us directly.



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A Sweet Valentine's Day Dance at Roxbury Park

The City of Beverly Hills Active Adult Club and the Beverly Hills Police Officers Association hosted the annual Valentine's Dance for seniors on Feb. 12 at Roxbury Park Community Center. Over 250 seniors attended the celebration and had an opportunity to connect with new and familiar faces.



Red was the fashion color of the day at the Valentine's Dance.



Officers and city officials attending the dance included (from left): Officer Arda Guvlekjian, Officer Farid Zahiri, Officer Thang Huynh, Officer Tyler Diamond, Officer Christian Bond, Officer Michael Guzman, Officer Karly Loberg, Captain Elisabeth Albanese, Captain Max Subin, Officer Erica Maitland, Officer Joseph Vela, Beverly Hills Active Adult Club President and Former Mayor Les Bronte, Mayor Dr. Julian Gold and Councilmember John Mirisch



LA Marathon 2024

March 17, 2024
Beverly Hills Street Closures | 5 a.m. – 1 p.m.
City Hotline (3/17): 5 a.m. – 2 p.m. - (310) 550-4680

- 💧 **WATER STATIONS:**
Water Station 16
Burton Way west of Foothill Rd.
Water Station 17
SM south/west of Charleville Blvd.
- 🅑 **PARKING STRUCTURES**
beverlyhills.org/parking
- + **FIRST AID STATION**
in Rexford Mini Park at Rexford Dr. & Burton Way
- **SHUTTLE FOR RUNNERS**
one-way start time 4 a.m.
- **VIEWING AREA**
of Rodeo Dr. & Wilshire Blvd.
- **MARATHON ROUTE**
beverlyhills.org/marathon

East and Westbound lanes CLOSED on N Santa Monica Blvd. between Moreno Dr. and Bundy Dr.

For access to 10 Freeway- take Wilshire Blvd. East to Robertson; turn south/right to 10 Freeway

For access to 405 Freeway- Go West on Olympic Blvd to Freeway

Community Kindness Week in Beverly Hills


The City of Beverly Hills Human Relations Commission in partnership with the Community Services Department kicked off Kindness Week in Beverly Hills with a donation drive for several local non-profit organizations at the weekly Beverly Hills Farmers' Market on Feb. 11. Alexandria House collected cleaning supplies and laundry detergent for their clients. Sole Brothers received lightly-used athletic shoes. The Midnight Mission, which operates homeless shelters in downtown Los Angeles, collected all types of clothing, and Undies for Everyone collected new underwear for children. Beverly Hills community members were generous in their donations and brought items throughout the day. The Midnight Mission collected so many items that an extra truck was needed to assist in transporting them to their downtown facility. Additionally, the Teen Advisory Committee joined in the festivities by hosting a friendship bracelet-making station, as well as writing Valentine cards for senior citizens attending the Beverly Hills Active Adults Club's Valentine's Dance. To learn more about Beverly Hills Kindness Week, [visit beverlyhills.org/kindnessweek](http://beverlyhills.org/kindnessweek).



Shirley Reitman, Aviv Reitman and Mayor Dr. Julian Gold




Beverly Hills Mayor Dr. Julian Gold, Human Relations (HRC) Commissioner Pam Kraushaar, HRC Vice Chair Vered Elkouby Nisim, HRC Commissioner Noelle Freeman, Aviv Reitman (little boy), Shirley Reitman (mother), HRC Commissioner Rose Kaiserman, Community Services Director Stephanie Harris and HRC Chair Laura Margo



TRAFFIC ADVISORY:

Begins February 24, 2024



Merv Griffin Way Closure to Thru-Traffic

(Access for Hotel Guests Maintained – Entrance Open Off Wilshire Blvd. Only)

Merv Griffin Way will be impacted for the duration of the One Beverly Hills project (through 2028).

Travel lanes on N. Santa Monica Blvd. along the project site will be reconfigured for construction activities. Two vehicle lanes will remain open in each direction; however, bike lanes and sidewalk access may be impacted. This will be in effect for the duration of the project through 2028.

Traffic will continue to be impacted on Wilshire Blvd. Please use alternate routes.

To learn more about the project, visit BEVERLYHILLS.ORG/MAJORPROJECTS or call the Public Works Customer Service Line at (310) 285-2467.

Television – Batting .500



Photo courtesy of Apple TV+

John Malkovich in “The New Look”

BY NEELY SWANSON

We’re all on the never-ending treadmill of television, and that’s just with the mainstream streaming channels, for the most part. Blink and you’re behind, with the treadmill going at 10 mph and you falling off the back at 5 mph. More and more and more, and still I can’t cover all the new ones. It’s fitting to quote that old baseball chestnut: “I calls ‘em like I sees ‘em,” because these new television series represent two hits, a base on balls and an out. First, the “hits.”

Constellation”

Jo has spent the last year in space on an international mission. On the cusp of their reentry to earth, disaster strikes and she must try to right the ship. One of the return capsules is inoperable, and she must decide who goes and who stays. All the commanders at headquarters are adamant that safety procedures be followed, all except the American, wizened NASA specialist Henry Caldera who has made it clear that the data from his experiment take first priority. Jo will be the one who must stay and try to repair the inoperable capsule. The experimental data is the least of her worries.

On the ground, waiting for the return of the astronauts are their families. Magnus, Jo’s husband, and their daughter Alice are made aware of the emergency. Magnus must try to remain positive for his daughter, all the

while knowing how desperate and hopeless the situation actually is. His relationship with Jo was strained before she left and he must navigate fear, hope and foreboding as he reflects on their partnership.

“Constellation,” a psychological thriller, goes back and forth in time leading one to believe that Jo survives the disaster. But does she? What she remembers of the before and during may be in contrast to the before and after of her reality. Each episode peels away a different layer of truth that may or may not be absolute. The tension created as Jo tries to right her universe is tight as the viewer is left to try to discern what happens as Jo, with large gaps in her memory, tries to reconstruct her life. And what of that experimental data that was more precious than life to Caldera?

This multinational series is led by Noomi Rapace as Jo and James D’Arcy as Magnus. Barbara Sukowa is the Russian representative Irene Lysenko and Jonathan Banks plays Caldera.

Banks is the weak link in the cast as he plays his ostensible villain as one note. Rapace, known for her role as Lizbeth Salander in the Stieg Larsson films, is so good that it’s surprising she hasn’t had more starring roles outside her native Sweden. She, alone, is reason enough to tune in.

The cinematography by the trio of Yaron Scharf, Markus Förderer and Frank Lamm

is out of this world, literally and figuratively. Writer Peter Harness has created a thriller that looks to and beyond international conspiracies.

Premiering on Apple TV+ on Feb. 21 with the first three episodes, dropping weekly on Wednesdays after that.

“Wild Cards”

A Canadian import featuring beautiful Vancouver as a backdrop, this procedural-comedy focuses on two outcasts, Max Mitchell, gorgeous scam artist who’s been arrested when caught in the act, and Cole Ellis, a detective who has been demoted to the maritime unit and now mans a boat in the harbor chasing marginal miscreants while his former cohort solves real crimes. In an odd pairing, Max and Cole come up with an unusual solution to catching a tricky thief who has been confounding the constabulary for quite some time. Impressed, the police commissioner offers them both a chance at redemption. Work together to solve whatever cases Chief Li assigns them, and she might dismiss the charges against Max and put Cole back on land. Max has never met a rule she didn’t want to break and Cole is a straight arrow who is the very definition of killjoy. This is TV. Of course, it works.

Nothing new here but the leads, Giacomo Gianniotti as Cole Ellis and Vanessa Morgan as Max Mitchell, are charming, easy on the eyes, and really deliver the comic timing

necessary when working a well-worn path. Nothing new, nothing radical, just something to sit in front of the tube, eat popcorn, relax the brain and enjoy.

Now playing on the CW
“Mr. and Mrs. Smith”

Very loosely based (meaning all that’s left is the title) on the Angelina Jolie and Brad Pitt movie, the one that started them on the path to...well that didn’t work out, did it? Two strangers are hired by a mysterious spy agency offering them exotic travel, money enough to live well in Manhattan, and exciting, challenging missions. The catch? They must lose their former identities and are now Mr. John and Mrs. Jane Smith, a married couple who are assigned nearly impossible cases each week. Adventurous, good looking, hormones not exactly in check, they must try to ignore their mutual attraction to keep their eyes on the ball and not screw up because three strikes and you’re out.

Donald Glover and Maya Erskine are the strangers thrust into the eye of the emotional storm determined to be professional. That’s not going to last but then without the sexual tension to interfere with their work, there’s no story. Both Glover and Erskine are charming, good looking and essentially carry off their roles. I say essentially because the banter is so deadpan it often misses the comedic timing to keep it going. Glover, co-creator of the show, has a built-in



Maya Erskine and Donald Glover in "Mr. and Mrs. Smith"

following from his hit comedy "Atlanta," and Erskine was one of the creators and stars of the cult comedy "Pen15." Each episode features interesting guest stars who keep things moving.

"Mr. and Mrs. Smith" is a maybe. It's not good or bad, just possibly indifferent.

Now streaming on Amazon Prime
"The New Look"

I was prepared to love this international series that chronicles the rebirth of women's fashion in Paris after World War II. It's a major disappointment to me that I didn't.

French fashion before and during the war was personified by Coco Chanel and her iconic suit and perfume, Chanel No. 5, and the house of Lucien Lelong who employed or worked with many of the designers who would soon come to fame with their own

lines, including Christian Dior and Pierre Balmain. Lelong was only able to keep his doors open by designing for the wives of the occupying Nazis. Chanel, on the other hand, kept her door open by sleeping with them.

Cutting to the chase on this overly long 10-episode series that goes from World War II until the early '50s, you will meet a hand-wringing, but remarkably bland, Dior; Lucien Lelong, who was not a designer but put out the collections of his talented couturiers under his name; a resentful Pierre Balmain who chafes at working for the stodgy Lelong; Cristóbal Balenciaga, who will come to fame later but is ever present here to provide exposition about the fashion trade; lots of Nazis, especially the duplicitous (isn't that one of the definitions of a Nazi?) Hans von Dincklage aka Spatz; and Coco

French accents and storylines that vary in intensity and interest. Rather than dwell on how unconvincing and occasionally melodramatic these episodes are, I will, instead concentrate on the two portrayals that you won't want to watch in fast-forward mode.

Coco Chanel was a real piece of work. A self-made orphan who was a colossally bad businesswoman, she took stock around her and fell in with the conquerors when they offered her a better life than she was leading. She became the mistress of Hans von Dincklage, a Nazi spy, propagandist and attaché to the German Embassy in Paris. He offered her access to German high society in Paris, a suite at the Ritz and an offer to Aryanize her company from the Jewish Wertheimer brothers who owned it. She resented the up-and-coming designers working for Lelong and did everything in her power to put roadblocks in their way. One could actually say that her best years were spent in bed with the Nazis, literally and figuratively. Von Dincklage, or Spatz as Chanel affectionately called her lover, was a master manipulator with charm oozing from every pore. He was best at getting people to do things they didn't want to do without resorting to the torture his cohort used against the French. Anytime either of these characters is on screen, and it's often together, there is a spark that is missing from the rest of the show.

Ben Mendelsohn is a comatose Dior with a bad accent; John Malkovich, whose accent goes from awful to just bad, is actually fairly effective as Lucien Lelong, although he's not gifted with writing that gives him appropriate character development; and Thomas Potevin, is a petulant Balmain without nuance. He's French so his accent can't be faulted. That leaves us with the fabulous Claes Bang as Spatz and the incomparable Juliette Binoche as Chanel. Each is so incredibly watchable that when they're not on screen, you're tempted to fast forward to their next appearance. My disappointment in the series was balanced by my delight in Binoche's portrayal. Bang is an even more subtle villain than he was in "Bad Sisters." I am a huge fan.

That leaves us pointing the finger at Todd A. Kessler, the creator. Kessler has great credits, having created "Damages" and "Bloodline" and was one of the lead writers of "The Sopranos." Here, with the exceptions of Spatz and Chanel, he has not imbued his characters with nuance or discernable development. More's the pity.

Now streaming on Apple TV+ ●

Chanel in all her underhanded, mean-spirited, collaborative, antisemitic glory.

This should have been terrific and thrilling. It's not. A series about French couture shows remarkably little fashion, with the exception of snippets of what would become Dior's signature pieces, the new look of the title. Instead, you get a lot of bad



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 tomato-approved critic.



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Monday, March 11, 2024, at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REGULATE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

In recent years, state laws regarding accessory dwelling units (ADUs) have been updated to encourage ADU production amid the state-declared housing crisis. These laws have generally changed to increase the number of ADUs and size of ADUs permitted by-right (through a ministerial building permit process) on any residentially-zoned property in all jurisdictions in California. A draft ordinance has been prepared to update the City of Beverly Hills Municipal Code (BHMC) regulations pertaining to ADUs, which is both consistent with state law ADU regulations, and reflects direction provided by the Planning Commission during public study session discussions that occurred in 2022 and 2023. On January 25, 2024, by a unanimous vote (4-0), the Planning Commission of the City of Beverly Hills adopted a resolution recommending that the City Council approve the draft ordinance. The draft ordinance includes, but is not limited to amendments to the BHMC that would:

- Repeal and replace the existing ADU code sections [BHMC §10-3-409; §10-3-603.5; §10-3-702.5; §10-3-803.5; §10-3-902.5; §10-3-1002.5; §10-3-1102.5] with a new Article 50 (Accessory Dwelling Units and Junior Accessory Dwelling Units) in Title 10, Chapter 3 (Zoning) of the BHMC to comprehensively regulate single- and multi-family ADU development consistent with state law, including local standards beyond state law minimums;
- Amend the Definitions section [BHMC §10-3-100];
- Create a discretionary review path for ADUs located on any residential property developed with a single-family residence to allow ADUs that do not conform to the proposed by-right objective standards. [BHMC §10-3-3600].

ENVIRONMENTAL REVIEW

The draft ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Pursuant to §15282(h) of the CEQA Guidelines and §21080.17 of the California Public Resources Code, the adoption of an ordinance regarding accessory dwelling units to implement the provisions of Government Code §65852.1 and §65852.2 is statutorily exempt from CEQA requirements. As a result, staff recommends the City Council find that the draft ordinance is exempt from any further review under CEQA.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

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

Public Comment Participation:

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

How to Submit Public Comment (Email/Video):

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

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

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

In Person Participation:

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

If there are any questions regarding this notice, please contact **Patrick Achis, Associate Planner** in the Planning Division at (310) 285-1129, or by email at pachis@beverlyhills.org. Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210. Please also contact pachis@beverlyhills.org to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED
City Clerk



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



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AN APPEAL OF STAFF'S OCTOBER 13, 2023 INCOMPLETE DETERMINATION, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65943(c), PERTAINING TO THE REVIEW OF AN APPLICATION FOR A PROPOSED 19-STORY RESIDENTIAL AND COMMERCIAL MIXED USE BUILDING AT 125-129 SOUTH LINDEN DRIVE

The proposed project consists of the construction of a new 19-story, 200' tall, residential and commercial mixed use building at 125-129 South Linden Drive. The commercial portion of the project consists of a 73-room hotel and restaurant located on the first through fifth floors of the building. The residential portion consists of 165 apartment dwelling units, ranging from studio to two-bedroom units, located on the sixth through the 19th floors of the building, with 20% of the units (33 units) to be reserved for rental to lower income households. Parking for the project is proposed within a four-level subterranean parking structure that would be accessed from an alley abutting the rear of the property, providing parking for 126 vehicles. The project site consists of two vacant lots with a combined lot area of approximately 21,676 square feet located along the west-side of the 100-block of South Linden Drive, within the R-4 Multiple Residential Zone. The applicant has submitted a Development Plan Review (DPR) application for review of the development as a "Builder's Remedy" project, which relies on the provisions of the Housing Accountability Act (HAA), codified in Government Code §65589.5.

This project is currently under review by the City and no action regarding a decision on the project has occurred. The applicant (9300 Wilshire, LLC) has filed an appeal of City's staff's determination, issued on October 13, 2023, that an application to construct the proposed project is incomplete. On February 6, 2024, the City Council set the appeal hearing date for the City Council's regular meeting of March 11, 2024.

ENVIRONMENTAL REVIEW

Pursuant to the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15378(b)(5)), administrative activities of governments that will not result in direct or indirect physical changes in the environment, including determinations of application completeness, are not considered projects under the California Environmental Quality Act (CEQA). The project is currently under review and the City has not performed an environmental analysis of the project, as project details may change in response to the City's comments during project review. Environmental review of the project will be performed and publicly available prior to any decision on the project being issued.

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In Person Participation:

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If there are any questions regarding this notice, please contact **Edgar Arroyo, Senior Planner** in the Planning Division at (310) 285-1138, or by email at earroyo@beverlyhills.org. Please also contact us to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED
City Clerk



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Next BH Hosts Clothing Drive



On Feb. 11, the Next Beverly Hills Committee hosted a clothing drive at the Beverly Hills Fire Station. The committee was able to send clothing to a local nonprofit that serves foster youth aging out of the foster system, and send unusable fabric to be recycled, keeping items out of landfills.

Rotary Club of Beverly Hills Celebrates Lunar New Year



The Rotary Club of Beverly Hills celebrated the Year of the Dragon in festive style at its Feb. 12 luncheon. The event featured a dragon dance as well as a speech by Mayor-elect of Monterey Park, Thomas Wang.



NOTICE OF COMMISSION VACANCIES

The Beverly Hills City Council is seeking qualified residents to fill vacancies on the following Commissions:

Charitable Solicitations Commission - One Vacancy
(Term begins: July 1, 2024)

Community Charitable Foundation - One Vacancy
(Term begins: July 1, 2024)

Cultural Heritage Commission - One Vacancy
(Term begins: July 1, 2024)

DEADLINE TO APPLY FOR THE ABOVE COMMISSIONS IS ON FRIDAY, MARCH 1, 2024 AT 5:00 P.M.

For more information on the Commission position and to apply online, please visit the City's website at www.beverlyhills.org/applyforacommission or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail. Selected applicants will be required to complete a background check.

Huma Ahmed
City Clerk

Traffic Calming Coming Soon!

On December 5, 2023, City Council approved a 6-month installation of traffic calming devices on Clifton Way between Robertson and La Cienega Boulevards, including:

Traffic Circles: Clifton/Arnaz
Clifton/Le Doux

Curb Extensions: Clifton/Hamel
Clifton/Willaman
Clifton/Carson
Clifton/Stanley



Example Traffic Circle



Example Curb Extensions

Installation is anticipated to begin in March 2024. For questions, contact the Public Works Department at AskPW@beverlyhills.org or (310) 285-2467.



Visit beverlyhills.org/cliftonledoux for more information on the project.



CANDIDATES RESPOND, from page 1

**Craig Corman**

While every candidate running for City Council is smart and believes they can do a good job, my people-centered approach to problem solving, my educational and legal background, and my 13-plus years of experience in city government set me apart.

First, as I often say, Beverly Hills has unique concerns and challenges that require innovative solutions, not cookie-cutter ideas that have been tried elsewhere. I've talked at length about some of the solutions to vexatious issues that I helped craft during my eight years on the Planning Commission, including the Trousdale View Preservation Ordinance, the current Historic Preservation Ordinance and the Hillside and Basement Ordinances; what these ordinances all share—apart from being effective and different from what city staff initially proposed—is that they reflect an approach to problem solving based on empathy and psychology. I always listen carefully to people so I can understand their concerns, then try to find compromises wherever possible, because I know people will accept solutions more readily if they feel at least some of their concerns have been addressed. I also know the most effective way to get people to act in the collective interest is to treat them respectfully, and to incentivize desired behavior, not criticize or penalize them for

doing otherwise—in other words, use more carrot and less stick. And when differences do arise, either with residents or co-workers, I never make them personal or take them personally. I believe this approach to problem solving, as much as anything else, has enabled me to work effectively on city commissions for the better part of the last decade and a half.

Second, my educational and legal background are particularly relevant to serving on the City Council. At Stanford, I studied journalism and filmmaking, which taught me to convey ideas clearly and in a relatable way—something essential to good governance. My law school training honed those skills, as well as my abilities to research, analyze, rebut and construct persuasive arguments, and to think strategically and creatively. And my years of law practice as a corporate litigator taught me the need to put in the time and energy to completely understand a problem in order to work through potential solutions, and to never settle for just “good enough” or “OK.” Above all, everything I've learned through the years has trained me to make reasoned decisions based on facts and logic, not ego, and to always be flexible enough to acknowledge if an idea is not working and pivot to a new one.

Third, experience in city government matters. Not everything germane to a given subject is contained in city staff reports, and knowing when and what relevant information might be missing often depends on having dealt with similar situations before. Moreover, it's one thing to watch other people grapple with conflicting viewpoints, and quite another thing to have to balance those viewpoints in coming to a decision; I know I'm much better at doing that now than I was when I first went on the Planning Commission in 2009.

Taken together, I believe my government experience, background, and approach to public service make me uniquely qualified to serve on the council.

If we haven't met yet can we get to know each other? I'll start here, and I hope you will reach out to tell me about yourself at tiffany@tiffanydavis.com. I am a business owner and seasoned resident of many world-renowned cities. I bring a fresh perspective and common-sense solutions that are actually attainable. I have carefully studied the issues by attending every City Council Meeting, Study Session, and Mayor's Cabinet Meeting the past two years. I believe in implementing solutions for what we can immediately control and correct as we work on long-term planning. For example, we need more police officers on foot while we continue to hire and train, which can take up to 18 months. We can instantly move private security from their cars onto foot in all commercial areas. We can add more lighting and cameras to streets and alleys. We can improve traffic by simply delaying pedestrians from crossing for 30 seconds while turning cars clear the lane. We can feel comfortable again on the streets, in our schools and stores, in places of worship, and at home.

Beverly Hills operates on the world stage, but real people live here. I propose

Davis, cont'd

we survey city-owned property to turn into resident-only, gated recreation areas. This is a highly effective model in New York and London.

Why don't we design “Beverly Village” similar to what you find in Brentwood or the Palisades? Where are the teen centers, live music and family-friendly dining? Let's welcome young families to plan their future in Beverly Hills.

With my 20 years of experience as an executive and business owner managing multimillion-dollar budgets for clients including the Super Bowl and Formula 1, while managing staff, vendors, and client requisites, I am prepared to balance the needs of residents, business owners, and tourists while providing effective direction to staff.

I have led city committees including Next BH, city initiatives such as Next Night Street Festival, and held leadership roles with BHHS programs, the Chamber of Commerce, and Rotary Club, which have directly benefited this community while demonstrating my strength as a leader and community

connector. I would establish a community-wide calendar featuring everything happening in Beverly Hills and would deploy a weekly newsletter highlighting topics from within City Hall, keeping you informed.

As a renter who has owned property and been a landlord, I am prepared to address our housing needs, not just to meet state mandates, but to enhance relations between owners and tenants.

I've lived in Beverly Hills twice with several years of experience in other iconic communities, which provides me with the only perspective outside of Beverly Hills in the past decade. I see solutions that are not apparent to the other candidates who have spent the better part of their lives in only this one community.

This election is more than a vote—it is a statement about the direction we wish to take. By choosing me, you are choosing an advocate. Your voice will be heard and valued. This is a job for someone who understands what you need now. It's time for you, it's time for Tiffany.

**Myra Demeter**

The next years will be transformative times for Beverly Hills. There is a necessity for a leader who not only understands our community's concerns but possesses the experience and dedication to address them effectively. My name is Myra Demeter, and I stand poised to be that advocate on the City Council, your community voice, placing transparency, collaboration and tangible results for all residents at the forefront of my agenda.

Twenty-seven years ago, I relocated to Beverly Hills from New York with my husband Dan and our four sons. With a love for community and a Ph.D. in Mathematics Education, I immediately became deeply involved in our city, assuming numerous leadership roles from school board to commissions. Through my current extensive engagement with thousands of residents, I recognize the pressing need to address safety concerns, enhance family-friendly resources, and ensure that public voices are not only heard but actively considered at City Hall. My commitment remains steadfast: to serve as the voice for residents, attentively listening to their concerns and collaborating tirelessly with colleagues to devise practical solutions. Transparency and accessibility will serve as the cornerstones of my approach, ensuring that every resident feels adequately represented in the decision-making process and that residents feel they know what's going on.

My extensive governance experience distinguishes me as a candidate with a proven track record of delivering results. With eight years of service on the BHUSD Board of Education, seven years on the Health and Safety Commission, and my current role as a Planning Commissioner, I have consistently prioritized collaboration and strategic goal setting (SMART goals—strategic, measured, attainable, reliable, time-bound). This approach has yielded significant achievements, from securing funding for state-of-the-art school facilities to implementing life-saving policies such as the ban on cigarette smoking and tobacco sales.

Public safety stands as my top priority. Recent incidents underscore the urgency of strengthening community-police relations and bolstering security measures. Through collaboration with law enforcement, social workers, local government, residents and businesses, I am committed to tirelessly working towards making Beverly Hills the safest place possible for all residents. Investing in innovative technology and community-based initiatives will be pivotal in achieving this objective.

Moreover, I possess a clear economic vision for Beverly Hills. By prioritizing resident-serving retail and family-friendly businesses, I aim to infuse vibrancy into all areas of our city, extending beyond the confines of Rodeo Drive. Through direct engagement with our real estate community, I endeavor to attract family-friendly businesses to our city-owned retail properties by collaborating with commercial real estate partners to rejuvenate underutilized retail corridors. Safer street designs will alleviate traffic congestion, bolstering support for local businesses and enhancing our city's overall vibrancy.

With a Ph.D. in Mathematics Education, I am guided by principles of financial accountability, employing zero-based budgeting and clear metrics to safeguard our city's financial health into the future. Navigating the challenges posed by the State of California's directives on housing development

**Tiffany Davis**

I'm Tiffany Davis, and I am asking for your partnership in ensuring Beverly Hills holds a steadfast commitment to reinstating a neighborhood worthy of our residents. I am the most qualified candidate for City Council in the current era in which we are living. As someone who deeply appreciates the heritage and timeless elegance of our neighborhood, I understand the desire to return to the golden days of Beverly Hills.

Demeter, cont'd

necessitates expertise and experience. Today's Housing Element contains assurances that we will build over 500 units to satisfy the state's mandate. As a current member of the Planning Commission, I am uniquely positioned to ensure that Beverly Hills meets its obligations while preserving our community's character and addressing residents' needs.

I am the most qualified and approachable

**Nooshin Meshkaty**

As we approach the final stretch of this election, I want to take a moment to address why I am the most qualified candidate for the Beverly Hills City Council. While you may have already familiarized yourself with my background and the core issues I stand for, I hope to offer additional insights into why my solutions and qualifications set me apart from my competitors.

First and foremost, my extensive experience in municipal governance uniquely positions me to tackle the critical issues facing our city. With over a decade of service on various advisory boards and community organizations, I have developed a deep understanding of the intricate workings of local government. This experience has allowed me to cultivate relationships with key stakeholders within our city, among our neighboring cities and counties, and at the state level, and gain firsthand knowledge of the challenges and opportunities Beverly Hills faces.

Moreover, my track record of tangible accomplishments demonstrates my ability to translate ideas into action. To my knowledge, I am the only candidate that comes with significant supervisory experience from a technical workplace. I do not rely on rhetoric. I have a proven history of bringing team members with a wide range of backgrounds and experiences together to execute projects successfully. Whether that be my 20-plus person team with NASA's Jet Propulsion Laboratory or on city commissions or BHUSD School Board, I bring a proven history of implementing practical

candidate to lead Beverly Hills through the challenges ahead. With my governance experience, commitment to transparency and collaboration, and deep dedication to directly addressing residents' concerns, I am poised to be an efficient and effective voice for our community. Vote Myra Demeter, your community voice for City Council. Together, we can forge a brighter future for Beverly Hills.

solutions to address pressing issues. This will be needed to spearhead initiatives to improve public safety, enhance infrastructure or promote sustainable development, and I have consistently delivered results that benefit our community.

I stand out in my innovative approach to problem solving. In today's rapidly evolving landscape of local priorities, we need leaders who are unafraid to think outside the box and explore new avenues for progress. Throughout my career, I have demonstrated a willingness to embrace change, leverage emerging technologies, and best practices to achieve our shared goals. By harnessing the power of data analytics, fostering public-private partnerships, and embracing smart city initiatives, I am confident I can usher in a new era of prosperity for Beverly Hills, its residents and businesses.

Additionally, I recognize the pressing need to address the housing element issue, ensuring affordable and accessible housing options for all residents. Furthermore, it is crucial to take care of our aging community by providing adequate support services and facilities while integrating and engaging our younger community members to help our businesses thrive.

Furthermore, my commitment to inclusivity and collaboration sets me apart from my competitors. I firmly believe that effective governance requires input from all segments of society and a willingness to seek consensus despite differing opinions. As your council member, I will strive to foster an environment where every voice is heard, and decisions are made with the best interests of the entire community in mind. By bridging divides and building coalitions, I am confident we can overcome any obstacle and realize our shared vision for Beverly Hills.

I humbly ask for your support and your vote in the upcoming election. While there may be several candidates competing for your attention, I am confident that my qualifications, experience, and vision for the future uniquely position me to serve as your representative on the Beverly Hills City Council. Together, we can build a brighter tomorrow for our beloved city.

I appreciate your consideration.

**Hamid Omrani**

We are all well aware of the challenges presented nowadays, more so as City Council candidates have diligently provided important information which concerns our residents.

We are at a pivotal point aligning our views by actual plans, direction, know-how, relevant experience and meaningful

determination to set the course. Exciting speeches and promises are not enough.

For example, I am confident to assert the facts that my half-century relative experience, background, and involvements in construction and development within the community empowers me to provide the necessary guidance to ensure the state housing mandates, and the Metro station projects emerge while the best interest of our residents remains protected.

Council members are rightfully expected to bring strong advocacy for Beverly Hills residents as rightfully expected. It is about important responsibilities, the chair cannot be fielded for fame, and personal satisfactions, nor a place for expressions and pleasing promises.

I am devoted to bringing on my vision and experience to contribute and assist in guiding our community to wellness and betterment tirelessly.

I value your vote of confidence in me.

**Sharon Persovski**

On the campaign trail, many Beverly Hills residents have told me of their disappointment with the current City Council. It's going around in circles, they say, and is lacking in fresh ideas. It's the same set of insiders that have been running things for decades, with little to show for it. This "country club" approach may have worked reasonably well 30 or 40 years ago—quieter times when the city faced fewer challenges and less serious ones.

Today, though, that approach is threatening Beverly Hills' reputation as a first-class community—crime runs rampant, businesses struggle to survive, the state government continues to reprimand us for failing to meet basic mandates, parents seek to find other places to raise their children. The situation becomes more dire all the time.

Beverly Hills needs fresh thinking, new leadership, an outsider who is not a part of the old-line Beverly Hills clique. A leader who can get things done. I, Sharon Persovski, am that leader. I am a well-prepared outsider with government experience who is ready to serve the families and businesses of our great city. I stand ready to tackle the challenges of tomorrow.

Take, for example, the housing element, the state's mandate that the city take affirmative steps to provide a targeted number of new housing units in the city, including some set aside for low-income residents. The

State of California has rejected Beverly Hills' housing plan not once, not twice, but several times. The matter has gotten so out of hand, that courts have stepped in, enjoining further permitting in the city until the housing situation is appropriately addressed, that matter is on appeal.

A major reason for this is that our existing council members, while intelligent and well-meaning, fail to understand the language of development. Most, if not all, cannot read an architectural plan, or understand critical details. We need someone on the City Council who can speak the language of development, and that someone is me. I earned my degree in environmental design decades ago, and since then began a career in design, where I participated in the development of major retail projects, hotels, restaurants and government buildings throughout the world. As chair, vice-chair and member of Beverly Hills' Architecture Commission, I had the opportunity to review projects of all sorts that were proposed for Rodeo Drive and other parts of the city. Although it is useful for the Beverly Hills City Council to draw upon the skills of its members in a variety of fields, such as law or business, we also need the perspective of someone who truly understands building, planning, costs, materials and aesthetics.

Also, as a mom who raised two kids in Beverly Hills, crime and public safety is a very personal issue for me. This is our top priority. It is important that we recruit the finest, best-trained officers and outfit them with the most advanced crime-fighting technologies. Most critically, we have to be ready for the arrival of the Metro, and for all of the law enforcement challenges that will bring. On day one of my term in the City Council, I will reach out, not only to our own Beverly Hills Police Department, but to the Los Angeles County Sheriff, to the L.A. Metro management, to affected businesses and residents. The Metro will bring tourists and workers to our city, but it will also bring some serious public safety challenges, and the City Council needs a tough fighter who will do what it takes to keep our beautiful city safe.

www.beverlyhillscourier.com



Alissa Roston

Having walked our city over the last several months, the concerns of the community are resoundingly clear—public safety is job number one. Your safety is top of mind as we face an unprecedented rise in antisemitism, two incoming Metro stops, three major world events coming to Los Angeles, and the current policy of District Attorney George Gascon, which prevents Beverly Hills from prosecuting crimes the way we see fit. I share our community's desire for a new District Attorney, more police officers, a dedicated Metro unit and police substation, and an overall increase in patrols and visibility. The question is not whether or not we as a city want this, it's how we are going to pay for it. To put it simply, keeping our community safe and increasing city services is not cheap. We need a council member with the financial acumen to be able to make these desires a reality.

What distinguishes me from the other candidates is that I have the financial expertise to tackle these critical budgetary issues. My 40-plus years of professional financial experience are what we need on the council, and I am the only candidate that brings this to the table. Professionally, I worked as an Economic Analyst for the U.S. Department of State, a banker at Union Bank, and I ran a successful medical practice for over 30 years. I served on the Temple Emanuel Board as V.P. Budget and Finance and on several other organization boards serving on the finance committees.

When working with any organization,

I always start with a full financial review, and I would do the same once elected to council. Some of my financial solutions include implementing zero-based budgeting in departments where it makes sense, advocating for the creation of a Vendor Oversight Committee to review outsourced contracts, vendor agreements and external expenditures, and hiring an independent City Auditor to assess financial and operational risks.

Current City Treasurer, Howard Fisher shares, "Alissa's background as a financial analyst and banker, will bring much-needed financial expertise to the council. Alissa brings invaluable insights cultivated over 40 years of dedication to our city. I've known Alissa for 30 years, and I hope she can earn your vote in this election."

Past City Treasurer Joan Seidel shares, "Alissa has tremendous experience and a genuine interest in keeping residents and businesses engaged in the city's budget process."

This experience in finance is why I am more qualified than the other candidates to make our safety desires a reality. This is not an entry-level position. This job requires years of city and governance experience. I have over four decades of experience serving this community, including two terms on the Beverly Hills Unified School District governing board, Recreation and Parks and Charitable Solicitations city commissions and dozens of city committees.

Aside from my city experience, professional financial background, and commitment to our community, I believe my approach to solving problems is what makes me the ideal choice for City Council. When deciding which candidates to support, I understand that there may be one or two issues you focus on. However, the reality is that this council will make hundreds of decisions over the next four years. I encourage you to assess the disposition of the candidates, consider how they approach complex problems, and evaluate their experience and expertise. I am proud of my record of always trying to find balance and to make the best decision for all involved on any board or organization where I have served. I will approach this job in the same way, and I hope to earn your vote.



Robin Rowe

Beverly Hills City Council candidate Robin Rowe sides with Beverly Hills Police Chief Stainbrook, who says Beverly Hills doesn't lack for police officers, that the Beverly Hills

crime rate is falling, and that simply adding more officers cannot be expected to reduce crime.

Robin Rowe urges voters to reject all nine of the other candidates because they have said they will significantly increase spending yet have no plan how to pay for it. That has serious consequences, forcing future cuts to Beverly Hills Parks and Recreation, the library, building safety enforcement and other city services.

Robin Rowe has a plan...

1. Police: Put more Beverly Hills uniformed police officers on foot patrol to deter crime. Make cuts to so-called ambassadors, private security who were hired as a stopgap during police staffing shortage, but who can only report crime, then wait for a real police officer to arrive.

2. Housing: Stop proposing brain-dead mixed-use housing plans that cannot possibly meet the state housing requirement

Rowe, cont'd

for 3,100 new units. Robin Rowe's housing plan would zone for two high-rise residential towers like Chicago's beautiful Lake Point Tower, on undeveloped city property away from single-family homes.

Robin Rowe urges voters to reject all candidates from the Beverly Hills Planning Commission, responsible for the lack of affordable housing in Beverly Hills and for the lack of protected bike lanes. The commission's many failures to produce a housing plan acceptable to the state has serious consequences, with the Builder's Remedy overruling Beverly Hills zoning laws. That the Planning Commission's architecturally flawed Cheval Blanc Hotel plan was rejected by Beverly Hills voters in referendum also has serious consequences, with future Beverly Hills budget cuts expected due to lack of hotel tax revenue.

3. Schools: Reinstate the Beverly Hills schools diversity honors program, repealed by the Beverly Hills City Council in 2010. The diversity program had the best students from outside Beverly Hills compete to fill empty seats in Beverly Hills classrooms, created high academic standards and filled gifted student classrooms. The City Council and BHUSD together are responsible for Beverly Hills High School falling from first to 1,518th place academically.

Robin Rowe urges voters to reject all candidates from the Beverly Hills School Board. BHUSD destroyed all public records



Russell Stuart

In the vibrant heart of Beverly Hills, where tradition meets innovation, our City Council election represents a pivotal moment for our community. As one of the candidates vying for the second City Council seat, I understand the gravity of the choice before you. With a clear front-runner for the first seat, the competition for the second is intense. However, I believe my unique blend of experience, vision, and commitment sets me apart from my fellow candidates, making me the most qualified choice for shaping our city's future. Unlike my competitors, my approach to the critical issues facing Beverly Hills is not just about addressing immediate concerns but ensuring long-term sustainability and prosperity. My campaign is built on more than promises; it's grounded in actionable plans that consider the future impact of today's decisions.

Public Safety and Community Well-Being

While all candidates prioritize public safety, my commitment extends beyond traditional measures. Drawing from my

associated with BHUSD's improper diversion of \$16 million of school building renovation funds, that investigators sought to trace. BHUSD was sued in Superior Court for withholding public records. In settling that case, BHUSD acknowledged that they had destroyed public records. Incompetent and negligent.

A current School Board official running for City Council is not fit to serve, was on the BHUSD Oversight Committee previously. That committee failed to stop the BHUSD diversion of funds and destruction of public records.

4. Transportation: Build the Beverly Hills Skyway, a modern aerial tramway with suspended gondolas, like at the best ski resorts, to provide public transportation within Beverly Hills capable of moving 2,000 visitors per hour. To be built in a year, before the Rodeo and La Cienega Metro stops open. Without the Skyway, Beverly Hills traffic will come to a standstill, clogged by hundreds of Ubers trying to reach Metro passengers to ferry them the last mile.

5. Legal: Stop wasting millions on nuisance lawsuits against the county, state and federal government in an expensive and ultimately futile effort to delay enforcement of progressive U.S., state and county laws that City Council conservatives don't like.

Robin Rowe has experience planning and implementing national security for the U.S. Department of Defense. Current elected chairman of a U.N. medical task group.

personal experience in the military, as a business owner and as a family man with deep roots in this city, I advocate for a holistic approach to safety. This encompasses not only enhancing the capabilities of our police force but also integrating advanced technology and community-based programs to create a cohesive safety network. My plan includes targeted initiatives to address rising crime, homelessness, and the anticipated challenges the subway opening most certainly will bring. I also propose innovative partnerships with technology firms to implement smart, data-driven policing strategies that are proactive rather than reactive.

Economic Revitalization and Small Business Support

Economic vitality is crucial, and here, my background as a successful entrepreneur provides me with insights my competitors lack. I understand firsthand the challenges small businesses face, especially in a high-stakes environment like Beverly Hills. My commitment to easing regulatory burdens and fostering a business-friendly atmosphere is not just rhetoric. I have a comprehensive plan that includes tax incentives for small businesses, streamlined permitting processes, and support programs for local entrepreneurs to innovate and expand. This approach not only aids current businesses but also attracts new ventures, ensuring our city remains a dynamic hub of opportunity.

Education and Youth Engagement

Education is another area where I differ significantly from my opponents. Recognizing that our children are the future, I am dedicated to creating and supporting initiatives that provide safe, enriching learning environments. However, my vision extends beyond school walls. I propose the

Stuart, cont'd

establishment of community mentorship programs that connect students with local leaders and professionals, fostering a sense of civic duty and providing practical experience that textbooks cannot offer.

Preserving Beverly Hills' Unique Character

Protecting the unique character of Beverly Hills while encouraging sensible development is a delicate balance. Unlike my competitors, who lean towards either preservation or development, I advocate for a balanced approach. My strategy involves careful zoning reforms that protect our city's charm and heritage while accommodating innovative businesses and development. This balanced approach ensures that we

preserve the small village feel of Beverly Hills, even as we embrace the changes necessary for our city's growth and vitality.

In conclusion, my qualifications extend beyond my professional achievements and political aspirations. They are deeply rooted in my love for Beverly Hills, my dedication to its people, and my vision for its future. With less than a month to the election, the choice you make will shape our community for years to come. I offer not just solutions but a partnership with the people of Beverly Hills to build a city that remains safe, prosperous and vibrant for all who call it home. Thank you for considering me as your choice for Beverly Hills City Council.

**Mary Wells**

I am Mary Wells, the only currently elected official of the 10 candidates running for Beverly Hills City Council. As a School Board Member, I represent our community now and

am engaged in city governance daily, working directly with city officials and staff, BHPD and BHFD as liaison to several commissions addressing safety, traffic, and resident needs, or as a negotiator of the new Joint Powers Agreement. Also, after Oct. 7, I championed the BHUSD Board resolution supporting Israel's right to exist and defend itself, and enforcing policies to combat antisemitism and hate.

I earned a degree in Business from USC, and I understand budgets. I supported zero-based budgeting for the school district and will do so for the city to end wasteful spending. I have saved tens of millions of taxpayer dollars for the district, implemented a safety and security program and cleaned up the school district's construction program. I have a track record of proven leadership and proven results with accountability and transparency. Simply put, I will hit the ground

running and get things done!

My priorities include:

Safety and Security:

- Add sworn officers, increase neighborhood patrols and invest in technology to fight crime and catch criminals.

- Promote a dedicated BHPD Metro Unit to address the risks associated with the coming Metro stations.

- Advocate for a dedicated city prosecutor to charge criminals who commit theft, robberies and smash-and-grab crimes.

Support for Renters, Seniors and Families:

- Support BHFD's nurse practitioner program and related services to help seniors age in place.

- Partner with BHUSD to create a city-operated Beverly Hills Early Education Center at Hawthorne School offering preschool, daycare and after-school programs.

- Create an Emergency Renters Assistance Program to offer short-term rental subsidies, housing conflict resolutions and mediation services for renters to partner better with owners.

- Hire a Renters Ombudsman who strictly enforces our laws regarding poor living conditions, mold remediation and timely maintenance and repairs to apartment buildings.

Traffic Mitigation:

- Explore Google's AI Green Light Traffic Mitigation program now being successfully tested in Haifa, Israel and Seattle to calm traffic and reduce harmful emissions.

- Address long-term traffic plans including the impacts of cut-through traffic to our Southeast and Southwest residential neighborhoods.

Fiscal Accountability and Transparency:

- Hire an independent permanent city

auditor.

- Implement more stringent review of consultant and vendor contracts.

- Use zero-based budgeting to mitigate wasteful spending and allocate resources where most needed.

- Stabilize and regulate essential service fees for residents.

Planning for our Future:

- Update the 2010 General Plan to better address traffic, density, parking, housing, retail, and create a long-term vision and blueprint for our future.

- Respond to housing needs of young professionals, families and seniors by partnering with developers and/or offering better incentives.

- Create a Utility Infrastructure Plan to reduce power supply issues and our dependence on SoCal Edison, and invest in infrastructure to improve our quality of life.

- Review and improve the permitting and building inspection process for businesses to cut red tape.

All candidates can identify the issues, but what distinguishes me is that I am deeply engaged in our community now, am confronting our most critical issues daily, and I have proven that my leadership skills of listening, focusing on the issues and finding consensus-building solutions gets results. My term on the School Board ends this year, and I want to bring my experience and skills to our City Council. I have been endorsed by the BHFA and numerous organizations and city leaders who know that I am the uniquely qualified candidate who you can count on to get things done.

MIXED USE, from page 1

households. The project will now head to the city's Architectural Commission.

The Wilshire Flats marks the second mixed-use project to move forward in the city's mixed-use overlay zone, or areas designated for both residential and commercial activity, Commissioner Myra Demeter told the Courier.

In more than three years since the passage of an ordinance allowing for mixed-use development in the city, only one other project was greenlit—in June of last year.

"I realize for the people in the area, this project will be a shock to the system," Commission Vice Chair Terri Kaplan said of Wilshire Flats. "My own belief is it is probably the first of what will become a wave of similar projects that are of a different scale than what we're used to. That's the world we live in."

The commission's unanimous vote to approve the project's discretionary entitlements – including a density bonus permit—comes roughly two months after Sacramento rejected the city's latest plan to accommodate more housing. Beverly Hills is required by the state to demonstrate its ability to make room for more than 3,000 new units, including nearly 1,700 that are considered affordable.

Without a compliant plan, developers can propose projects that bypass local zoning rules if they provide a certain amount of affordable housing—and the city may be forced to approve them.

Wilshire Flats would replace a vacant medical office building on a 20,665-square-foot lot

located at the corner of Wilshire Boulevard and Maple Drive. Alan Nissel, principal for the Beverly Hills-based real estate investment firm Wilshire Skyline, represented the applicant.

As envisioned, the development encompasses four four-bedroom units; 10 three-bedroom units; 26 two-bedroom units; and 16 one-bedroom units. Amenities include a gym, recreation rooms, a spa and communal offices.

There are 103 planned parking spaces, with 23 reserved for commercial use and 80 for residents. Additionally, the site is located less than a half-mile from a Metro Station under construction at Wilshire and South Reeves Drive.

Demeter said that an attractive element of the project is that it would not displace existing tenants.

Instead, it would inhabit an empty building, "activating a corner that's currently very inactivated and relatively dead," said Commission Chair Gary Ross.

Yet, even as the commissioners expressed their overall support for the development, they said they had limited ability to deny it or make certain desired changes due to state laws intended to push local governments to construct new and affordable housing.

One applicable law requires the city to allow the developer to increase the density of the project beyond what local zoning allows—as well as seek other benefits—because a certain number of the proposed units will be rented out below market rate.

"I think that putting density in certain areas

of the city is the right thing to do. I think it's environmentally sound, in terms of putting residents closer to commercial, closer to retail, reducing trips and all that," Commissioner Jeff Wolfe said.

"If I could, I would certainly like to drop it down another floor. I would like to get that setback back a little bit [back from] the alley," he added. "The problem with that is ... based on research we've done in the past on previous projects, based on everything I've heard today, based on conversations I've had with our city attorney, my best understanding is that I have no authority to do that."

Instead, Wolfe said he would focus on conditions they could impose, responding to concerns raised by residents living near the proposed development.

Given the height of the project, rising to nearly 84 feet including rooftop amenities, some neighboring homeowners said they risk losing privacy in their backyards. In an effort to mitigate the impact, Wolfe negotiated with the applicant to fund the installation of a hedge in an alley abutting the site.

Demeter added requirements for the project to include a stop sign and warning light near the entrance to the parking area located in the alley, citing safety issues. She also included a mandate for a valet to be available during all times that the retail spaces are operating.

The commission also heard the matter of a proposed expansive new single-family home on a hillside near Greystone Mansion, ultimately directing staff to draft a resolution to conditionally approve the project.

Commissioners considered requests for permits to allow the cumulative square footage of the site's floor area to exceed 15,000 feet and retaining walls to rise above a cumulative height of 12 feet. Additional permits were requested to excavate more than 3,000 cubic yards of dirt and allow an accessory building to be located on any part of the site.

A staff report found that the requests would not create adverse impacts, and commissioners expressed support for the home that would span two previously separate lots on Stonewood Drive.

"It is a beautiful project, really quite astounding," Kaplan said. "I hope we'll get a site visit when it's finished."

The proposed home includes a swimming pool that wraps around three sides of the property, perched on pylons above the hillside, which Demeter described as "unbelievable."

During the discussion, the applicant, represented by Jason Somers, president and founder of Crest Real Estate, agreed to a condition to cover pylons with plants to soften the visual impact.

Somers told the Courier the positive response from the commission was "exciting."

"When you work with world-class architects, and you bring a really warm, organic and natural-feeling project, with lots of lush landscaping, I think that it's a lot easier to show that it's going to fit in with the community and be a real asset to Beverly Hills," he said.

The project is slated to return to the commission on March 14. ●



Photo by Joey Waldinger

During the Feb. 8 forum at Beverly Hills High School, the candidates discussed their plans to reduce traffic burdens on high school students.

TWO FORUMS, from page 1 Hills Active Adult Club.

They were the third and fourth forums held since January, and though the candidates covered well-worn territory including the housing element and public safety, they also discussed issues that hadn't been explored at earlier forums, including parking woes near BHHS and the city's minimal nightlife.

And unlike the two prior forums on Jan. 11 and Feb. 1 - which were hosted by the Beverly Hills Chamber of Commerce and the Beverly Hills Southwest Homeowners Association, respectively - the candidates were not present for the entirety of last week's forums. On Feb. 8, Craig Corman left for another event shortly after making his opening statement, and Myra Demeter arrived late to that forum after finishing a 6-hour Planning Commission meeting. Upon arrival, Demeter clashed with a student who tried to limit her speaking time while she introduced herself to the crowd.

Alissa Roston was absent from the forum on Feb. 9, and Nooshin Meshkaty left early, saying she had another appointment in downtown Los Angeles. She also stated that moderator and former Mayor Les Bronte was not giving her opportunities to respond to his questions.

The BHHS forum on Feb. 8 followed a familiar format, with the candidates each giving an opening statement before answering a series of questions, starting with how the candidates plan to address parking shortages near the high school.

Craig Corman advocated for a daytime student parking permit, and Mary Wells said there are plans to build a new parking lot in 2027 and she would relax parking rules in the interim. Roston doubted the feasibility of a part-time permit because of existing parking issues, though she said the city should encourage biking and walking and revive a proposal to build a tram that would travel in a loop from the Wilshire/La Cienega Metro station to BHHS.

"I think having more cars is not necessarily the best thing for our city," she said.

Sharon Persovski said the city should encourage more students to carpool and

give high school seniors a sticker that would allow them to park in the neighborhood during school hours, while Russell Stuart supported a parking permit and said the city should excuse parking tickets that have been given to students.

"Right now, yes, parking is a mess everywhere, but anything that discourages someone from coming to school, or putting a financial burden on anyone coming to school is ... an absolute no-go," Stuart said.

Meshkaty said it was important to focus on sustainable solutions and said the city should model a carpooling system based on one at the NASA Jet Propulsion Laboratory, where she works, in which the lab pairs up residents who live close by each other.

Robin Rowe said that increasing parking near the school would exacerbate traffic, and he repeated his proposal to build a gondola-like skyway above the city.

The students also asked about the candidates' plans to incentivize small businesses to invest in the city after many closed their doors during the COVID-19 pandemic.

Wells said that many small business owners have complained of poor communication from city government, and she would appoint a city employee to act as a "point person" for small business owners.

Roston said that the costs of opening businesses in Beverly Hills are prohibitive, and she would work to lower fees. She also said the city should use property it owns to attract new businesses and pointed to the Erewhon grocery store at 339 N. Beverly Drive as an example of a business in city-owned property that acts as an "anchor" of a vibrant commercial area.

Persovski said the city should give incentives including tax breaks to new businesses, and Stuart said that improving public safety was the most important thing the city could do to boost small businesses.

Tiffany Davis opined that the city needed to cut down on red tape, overhaul its marketing plan and promote more dialogue around rent issues. Hamid Omrani said that reviving the city's nightlife was essential to attracting more businesses, and he proposed building theaters and other entertainment options on top of city-owned parking structures.

As in other forums, the candidates presented different solutions when asked how they will manage crime stemming from the new Metro stations.

Incentivizing mixed-use development could create vibrant neighborhoods around the stations, Roston said, adding that the city should also ensure services for unhoused people. Persovski similarly recommended creating an arts district around the Metro stops.

Stuart, however, said that apart from voting Los Angeles County District Attorney George Gascón out of office, enhancing security was the biggest crime deterrent. He called for more police officers, security guards and cameras near the Metro stops and throughout Beverly Hills' busiest streets.

Meshkaty suggested a technical solution, saying the city should use artificial intelligence to track Metro riders and create an app that allows residents and visitors to report crimes and find parking.

Rowe rebuffed the idea that electing a new DA or adding more police officers will reduce crime. In an apparent jab at Stuart, he added, "The candidate who is saying he runs a security company and knows it will be a problem - maybe has a little bit of a conflict of interest since his company provides the security he's promoting we all buy."

Davis agreed the city should install more cameras and the Beverly Hills Police Department should take a harder line on enforcement. Omrani said the city should seal off one side of the Metro entrances and install new gates around the city's perimeter to make it harder for criminals to abscond, and Wells reiterated her proposal for a dedicated BHPD Metro unit.

The candidates responded to another question that hadn't been posed at previous forums: What do they hope to accomplish within their first three months on the council?

Although the candidates largely agreed it would be hard to make sweeping changes within three months, Persovski said she wanted to focus on increasing public safety in light of rising antisemitism, addressing economic concerns and certifying the housing element.

Stuart said the housing element would be his first priority, followed by public safety. Meshkaty responded that she would "take an inventory of everything that is happening" before focusing on her priorities, and Rowe said that he would move faster than his opponents to carry out his agenda, especially with certifying the housing element.

Demeter repeated her plans to create a Metro ridership committee composed of social workers, police officers, residents and business leaders and to restore public comment at City Council meetings to three minutes.

Charlie Brach, co-president of the Beverly Hills High School Interact Club and vice president of Teen BHEF, hoped that the forum provided a broader view of residents' concerns.

"I think when there's a student perspective it can kind of shift the narrative a little bit to represent all residents, and that's what we wanted to accomplish," he said.

On Feb. 9, the Active Adult Club forum at Roxbury Park was less structured. Bronte, president of the club, did not allot a specific time for candidates to answer each

question, and he commented on their answers throughout the forum. At one point, he gave Wells extra time to speak about her accomplishments on the school board after Rowe blamed successive school boards for degrading the district's national reputation.

Bronte asked the candidates about several topics that had been covered at prior forums, including their thoughts on crime and the Cheval Blanc project, though one new topic was the city's Senior and Disabled Dial-a-Ride Shuttle Program, which does not provide sufficient services, Bronte said.

Demeter said she is intimately involved with the rideshare program as her disabled husband frequently relies on it.

"When you make the appointment, the van comes very promptly ... the problem is the return," Demeter said. "You have to approximate how long your doctor's appointment will be or how long you need. And very often you finish [early] and have to wait ... [for the return shuttle], or you finish late, and you miss your shuttle."

She also advocated for implementing a fixed-route shuttle system that seniors can use.

Davis said each shuttle should be staffed by a driver and another employee to assist riders and enhance accountability, and she said the city needs to better communicate how the program works and how residents can use it.

"I have heard from the daughter of a senior who has seen the shuttle, and she says, 'I have no idea how to access the shuttle or where it goes,'" Davis said.

Corman said that hiring a second person to ride in the shuttles would be too expensive, and it would make more sense to incentivize drivers to be more responsive or work out an agreement with rideshare services.

Bronte also asked the candidates how they would grow the city's population and attract more young families.

Though the candidates mostly responded with answers they had provided at previous forums, some offered fresh suggestions. Davis said the city should build a teen center, Corman said the city should help fund a new preschool at Hawthorne Elementary School and Omrani said the city should build a community college.

Echoing a theme of the previous night's forum, the candidates also spoke about their plans for enhancing Beverly Hills' nightlife.

"We need more entertainment in a contained way," Davis said, adding that the city should offer more rooftop dining experiences. Meshkaty said the city should encourage restaurants to keep later hours, and Persovski said the city needed more family and budget family restaurants.

Omrani provided a much grander proposal. He said that building a covered parking structure on Santa Monica Boulevard that is connected by bridges to the Metro stations would make Beverly Hills nightlife competitive with its neighbors.

"It creates a new system so we can bring huge amount of changes to the city," he added. ●



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The Race to Unseat Gascón: Part Two of Two

BY EAMON MURPHY



Nathan Hochman



Debra Archuleta



Craig Mitchell



Lloyd Masson



David S. Milton



Dan Kapelovitz

The first debate in the race for Los Angeles County District Attorney to include all 12 candidates took place on Feb. 8 at the Waldorf Astoria in Beverly Hills, with the whole field squeezed onstage and arranged in order of money raised.

Nathan Hochman, Jeff Chemerinsky, Jonathan Hatami, Eric Siddall, incumbent George Gascón, John McKinney, Maria Ramirez, Craig Mitchell, Debra Archuleta, David S. Milton, Lloyd “Bobcat” Masson, and Dan Kapelovitz all jockeyed for time to get their messages across in front of a crowd of mostly attorneys, hosted by the Westside Bar Association.

It was acrimonious at times, reflecting the passions driving the debate over public safety. One audience member, wearing a pro-Hatami shirt, asked “Why Mr. Gascón smiles when everybody’s attacking him and everybody’s saying we are not safe in this city anymore. Is he pleased, does it mean he has accomplished what he was brought to do to this city?”

In this second installment of a two-part series, the Courier profiles the challengers seeking to unseat Los Angeles County District Attorney George Gascón in the primary election on March 5. Candidates Eric Siddall, John McKinney, Jonathan Hatami, Jeff Chemerinsky and Maria Ramirez were profiled in the Courier’s Feb. 9 issue.

Nathan Hochman, a former federal prosecutor, advocates what he calls “the hard middle,” rejecting blanket policies at either end of the pendulum swing. “The reason it’s hard is that it requires individualized

analysis of each criminal, the crime committed, and the impact on the victim to determine who are the true threats to our public safety,” he said.

“I’m able to make that calibration,” Hochman added, citing his experience as both a prosecutor and a defense attorney, unique among the candidates.

Hochman grew up in Beverly Hills, attending Hawthorne Elementary School and Beverly Hills High School. He spent seven years in the U.S. attorney’s office for the Central District of California and was later appointed by President George W. Bush to head the Department of Justice’s tax division as an assistant attorney general. In 2022, he ran unsuccessfully for state attorney general as a Republican. In seeking the DA’s office, Hochman has shed that party affiliation and registered as an independent.

He advocates reform of the cash bail system, calling for a risk-based analysis to determine whether a defendant is dangerous or likely to flee. He also wants to change Prop. 47 to allow amounts stolen under \$950 to aggregate and amount to felonies. And on day one he would rescind Gascón’s policy of preventing prosecutors from attending parole hearings with victims.

“Because we have an adversarial system, the system only works if the prosecutor is zealously doing his or her job, the defense attorney is doing their job, and the judge and jury are effectively doing their jobs,” he told the Courier. “What happened with George Gascón is that he’s basically switched sides.”

Hochman is endorsed by former L.A.

DA Steve Cooley.

Debra Archuleta spent 28 years in the DA’s office before being elected to the bench in 2016. Archuleta is a survivor of domestic violence—at 19, she suffered a blow to the head from a boyfriend so severe it led to brain surgery. “As a result of that, I’ve dedicated my life and my career to prosecuting serious and violent criminals on behalf of victims,” she said.

Archuleta told the Courier that she gained perspective by “taking off prosecutorial blinders and putting on the black robe,” which carries responsibility for upholding the constitutional rights of all parties. For the last 3½ years, she has overseen cases in Edelman Children’s Court in Monterey Park.

“The breakdown of our families caused by substance abuse, homelessness, domestic violence, and lack of access to resources played out every single day in my courtroom,” she said. “When we allow unfettered substance abuse and the resulting mental illness that can come from that dynamic, our children are not served.”

Archuleta vows to follow the law on sentencing enhancements and to seek appropriate and reasonable bail. Gascón “has victimized the criminal and criminalized the victim,” she said. “Even a beautiful community like Beverly Hills has suffered...I want to restore order to the chaos. I want people to feel safe, I want them to be able to go out to shop and go to restaurants and wear their jewelry and enjoy their lives.”

Craig Mitchell was a high school teacher in South L.A. for 17 years before he became a deputy DA, then a Superior Court judge. “That’s important, because to be an effective prosecutor and ultimately district attorney, you need to know the community you’re obligated to serve,” he said. “There is no better way to understand the community than to help at the ground level.”

Mitchell tried mainly sexual assault, child abuse and murder cases—in his last three years, more murder cases than any other prosecutor in the office. “I think that’s what put me on the radar for Gov. Schwarzenegger to appoint me to the bench in 2005,” he said. He has never had a conviction reversed on appeal, as either a prosecutor or a judge.

In his felony trial court downtown, Mitchell has seen firsthand the results of what he calls Gascón’s “wholly insufficient” performance. One man who was stabbed

13 times while waiting for the bus asked Mitchell why his attacker was sentenced to so little time. “And I had to explain to him, because the District Attorney did not file a weapons enhancement,” Mitchell said. “He charged assault, rather than attempted murder.”

Granting that each case needs to be reviewed on its own merits, Mitchell said that if he were DA, “every factually supported enhancement would be filed.”

He also believes that courts can play a critical role in moving people from addiction towards long-term sobriety. A native and resident of Pasadena, Mitchell founded the Skid Row Running Club to help support people in recovery. Each year, the group travels to a foreign country for a marathon. “If you remain faithful and regularly run with us and maintain your sobriety, at no cost we will take you around the world,” Mitchell said. “It’s a powerful incentive.”

Dan Kapelovitz is the ultimate outsider in the race for DA: a criminal defense attorney. Fittingly, he offers a novel perspective on Gascón’s tenure.

“His deputy DAs refused to implement most of his directives and just do whatever they want,” Kapelovitz said. “People who blame him for the uptick in crime don’t know what they’re talking about.” Gascón also backpedaled on some of his directives for political reasons, such as not trying minors as adults, and has fought to keep gang enhancements in place in resentencing cases.

Kapelovitz represents indigent defendants as a court-appointed attorney in 80 to 90 % of his cases. He also represents victims as witness counsel. One of these clients was arrested for failure to appear and kept on \$100,000 bail, the figure for serious felony defendants—despite the fact that one of Gascón’s directives was not to seek body attachments. “I was like, ‘I’ve got to run for office to show what’s going on,’” Kapelovitz said.

A native of Denver, Kapelovitz came to LA in 1995. He went to law school at UCLA and previously worked in journalism, including as features editor of Hustler at Larry Flynt Publications in Beverly Hills. He lives right nearby in West Hollywood Adjacent.

The DA race is not his first electoral foray: Kapelovitz ran in the 2021 gubernatorial recall as the only anti-recall candidate. “I

was interested in politics, I wanted to see how it worked and to offer an alternative,” he said. He also opposed the attempts to recall Gascón as “a waste of time and money, and total failures.” Those resources could have been spent on preventing crime, he said.

In 2022, he was the Green Party candidate for state attorney general, making this campaign a rematch against Nathan Hochman. Kapelovitz’s goal was to get the 2% of the vote necessary to keep the Greens on the ballot, which he achieved.

Kapelovitz is endorsed by the Green Party of Los Angeles County, The Peace and Freedom County of Los Angeles County, and the LGBT Sentinel.

Lloyd “Bobcat” Masson is a deputy DA in San Bernardino County, currently assigned to the cold case unit, but he’s from Mid-City and lives in Claremont. “I love this city and county, I think it’s unique and I have a heart for the people,” he said. In the race for DA, “I don’t see anybody just saying, ‘I represent LA’ They all seem so focused on Gascón.”

The most important part of his work right now “is giving hope back to families that gave up a long time ago,” he said. “It’s similar to what I want to do with LA. Because all of LA residents are in despair. I want to give them hope that we can turn this around,

we really can.”

Masson decided to run because, in his view, no candidate was addressing the key issue of property crime, amid the fixation on the incumbent and crime in general. Not only is property crime on the rise, “it might even be slightly underrepresented too, if you realistically look at it,” he said. He includes vehicle theft and would focus on that as well.

Masson started out prosecuting misdemeanors for the LA City Attorney, and in San Bernardino he has also worked with the victims of violence, family violence and hardcore gangs unit. His experience in that county has taught him how to make do with fewer resources, “and that’s what’s happening in LA now, everybody’s overburdened with work.” His first priority as DA would be to heal the office, “because it’s amazing how much, almost trauma Gascón inflicted on the institution,” he said. “You can hear it in the other candidates’ voices when they talk about it.”

David S. Milton has 45 years as an attorney—he became an LA County deputy DA in 1978, and later a judge, first of the LA Municipal and then Superior Courts—which is why he says he’s the most experienced candidate in the race: “I’ve done the whole gamut, civil, criminal, all of it.”

He’s also the only Republican. In his estimation, some of the other challengers are to the left of Gascón. “They’re plants, in my view,” he said. “They believe that if Gascón loses, one of them could carry on the same policies that he’s enacted.”

That would not be Milton’s approach. “My top priorities will be reversing all those policies implemented by Gascón,” he said. “They’re just absolutely horrific.” He’s especially focused on hate crime enhancements, given his memories of growing up in a racially tense environment in 1960s Indianapolis—he was born in Pasadena—and his formative experiences in the Judeo-Christian tradition. Milton attended church three to four times a week with his family, which he credits with giving him his values, and he feels a strong affinity for the Jewish community.

“I was raised in a kind of Jewish community,” Milton said. “I spent time going to seders and synagogues.” The Hamas attacks of Oct. 7 deeply impacted him. For any crime motivated by race, religion, or gender, Milton vows to file hate crime enhancements.


He also opposes attempts to avoid having to start deportation efforts against undocumented immigrants who commit felony offenses by finding ways to file

misdemeanors instead. “Why would you want somebody who’s entered the country illegally to avoid the consequences of deportation?” he asked.


Gascón intentionally avoids filing smash-and-grab charges as well, Milton added, a category of crime that “is out of control.” These are robberies, in his view, involving force or fear and the violence of smashing glass. “They are not petty theft. That’s another thing that is quite offensive to me. I will stop that on day one,” he added.

The DA has “usurped the legislature” by halting the filing of even obligatory enhancements, mandated by statute. “He’s done a disservice to the county. There’s no question he did the same thing in San Francisco,” Milton said. “I know how that office should work. I know it’s not working now.”

Milton is endorsed by the California Republican Assembly and Golden State Republican Women. ●



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Virtual Workshop:
Regulating Single-Use Plastic & Expanded Polystyrene




- The City is on track to pass an ordinance that will reduce plastic waste by requiring food facilities to use compostable and recyclable foodware. Council will review the ordinance on March 11, 2024.
- This ordinance will prohibit the distribution of single-use plastic foodware and the sale of expanded polystyrene (e.g. Styrofoam) products, impacting businesses such as restaurants, grocery stores, hotels, and pharmacies.




Join the Sustainability Team to learn more about the ordinance, compliance, and resources, with time at the end for Q&A.

Monday, February 26 2024 | 3 - 4 pm

Questions? Feedback? Email us at AskPW@Beverlyhills.org



Join via Zoom: [beverlyhills-org.zoom.us/my/community](https://beverlyhills-org.zoom.us/j/community)
Passcode: 90210
 Call-in: (310) 288-1020
 More information here: beverlyhills.org/plasticandfoam

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Birthdays

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). It's easy for you to help people see how they are special because you're in touch with your own uniqueness. Stereotypes aside, see people as individuals and recognize their unique qualities, characteristics and talents.

TAURUS (April 20-May 20). You'll decline hectic agendas and recharge. Because you take breaks regularly and often, high productivity will continue by losing the hectic agendas and relaxing with people you enjoy.

GEMINI (May 21-June 21). There's nothing to fear. If you're afraid it's because you're telling yourself a scary story. Follow it back. Take the individual facts and concoct an entirely different story -- one that has a happy ending.

CANCER (June 22-July 22). The best information isn't coming from the typical sources today, but your mind is open to everyone, all ages and expertise. When the message comes, you'll get it, act on it, make good and make money, too.

LEO (July 23-Aug. 22). In the thick of

the pressure, you think back to where it started. They asked; you said yes. It seemed like the only nice thing to say at the time, although next time you'll try, "Can I get back to you?"

VIRGO (Aug. 23-Sept. 22). The French culinary term "mise en place" or "everything in its place" refers to the peeling, cutting and measuring of ingredients before it's time to use them. This will apply outside the kitchen mostly. Your prep work will set you up for success.

LIBRA (Sept. 23-Oct. 23). Effectiveness requires some things to be judiciously overlooked. It's easy because you see that people are doing their best and acting in accordance with the understanding they currently hold. You find no fault in this.

SCORPIO (Oct. 24-Nov. 21). When you feel someone trying to persuade you, it is easy for you to resist. But when you don't know you're being influenced, the lure is strongly magnetic. Awareness keeps you in charge. Take your time. Make no rash decisions.

SAGITTARIUS (Nov. 22-Dec. 21). The Shirelles sang, "Mama said there'll be days like this / There'll be days like this, mama said." Worry not -- these

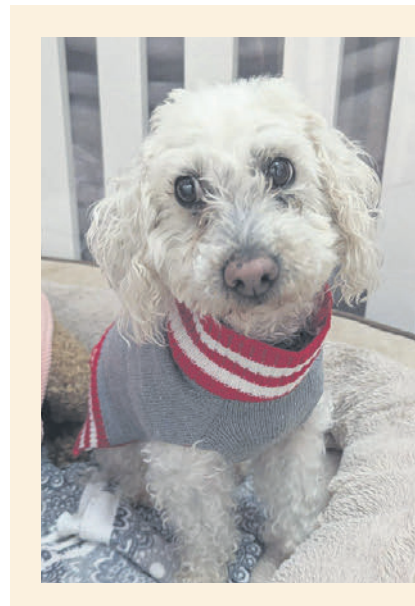
are the days that weave strength, humor and attractiveness into the beautiful fibers of your character.

CAPRICORN (Dec. 22-Jan. 19). You're curious about people and this is true even of those you know very well. The magic question "what did you do today?" will bring real insight. When you have clarity in relationships, all moves smoothly forward.

AQUARIUS (Jan. 20-Feb. 18). You've a gift for accurately reading the room

and delivering just what's needed to make a positive difference. Amazingly, you'll somehow observe nuances and get a feel for the big picture at the same time.

PISCES (Feb. 19-March 20). There was a time when you had resources but no vision. There was another time you had vision without resources. Now you appreciate the position you're in as a stellar opportunity, if not a luxury.



This is Polley. She is an 8-year-old, 18-pound maltipoo that's looking for a new home. If interested in Polley, please contact Shelter of Hope at 805-379-3538.

shelterhopepetshop.org


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Fun and Games

SUDOKU
02/16/24 ISSUE

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SUDOKU ANSWERS
02/09/24 ISSUE

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PUZZLE ANSWERS
02/09/24 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
02/16/24 ISSUE

PUNCH LINES
BY DANIEL GRINBERG / EDITED BY WILL SHORTZ

Daniel Grinberg, of Philadelphia, researches user experience for a utility company. This is his fifth crossword for The Times. It was inspired at a party when he heard someone with a new haircut cry out [the answer to 47-Across]. To which he thought [the clue to 47-Across] — which became the seed of this puzzle. Apart from the theme, Daniel tried to include new vocabulary in the grid. 1A, 116A, 10D, 15D, 36D and 74D are all appearing in a Times crossword for the first time. — W.S.

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|---|--|---|
| <p>ACROSS</p> <p>1 Pink, purple and blue Pride display, familiarly</p> <p>7 Hound</p> <p>10 Kind of opening</p> <p>13 Frontwoman for the Pussycats</p> <p>18 Nipple rings</p> <p>20 Target of an inventory scan</p> <p>22 Acting like</p> <p>23 Fault line?</p> <p>25 Qualifier for a date</p> <p>26 Olaf's creator in "Frozen"</p> <p>27 Nickname that drops "An-"</p> <p>28 A gig has a thousand of these</p> <p>29 Permitted</p> <p>30 Permitted</p> <p>31 Fine line?</p> <p>35 Atomic number of neon</p> <p>36 Preserves things?</p> <p>37 Shaped like a kiwifruit</p> <p>38 Processes</p> <p>41 ___ attachment</p> <p>44 Anatomical stabilizer</p> <p>45 The Green Hornet's assistant</p> <p>46 Not down, in a way</p> <p>47 Fishing line?</p> <p>53 Mediterranean morsel</p> | <p>55 Get just right</p> <p>56 Long-running police procedural, for short</p> <p>57 Catalan artist Joan</p> <p>58 Thought the world of</p> <p>59 "To Kill a Mockingbird" setting</p> <p>61 Match well with</p> <p>62 First color-TV manufacturer</p> <p>63 Subway line?</p> <p>68 Tittle</p> <p>69 1970s-'80s Supreme Court justice ___ F. Powell Jr.</p> <p>70 Scams</p> <p>73 With an eager spirit</p> <p>76 Landed</p> <p>77 Flying formations</p> <p>79 March ___</p> <p>80 South American grassland</p> <p>81 Assembly line?</p> <p>84 Variety</p> <p>85 Boxing stats</p> <p>88 Celestial shape</p> <p>89 British bottoms</p> <p>90 Ladybugs and fireflies</p> <p>92 Some sports-car features</p> <p>95 Currency replaced by the euro</p> <p>97 North American fish with toxic roe</p> <p>98 Power line?</p> <p>101 Simple card game</p> <p>104 Groundskeeping equipment</p> | <p>106 It's signed after a break</p> <p>107 Otherworldly creatures, for short</p> <p>108 Z, to Zeno</p> <p>109 Illegal offering</p> <p>110 Subject line?</p> <p>114 Passage of rite?</p> <p>115 Two outs left, in baseball</p> <p>116 Performed really badly</p> <p>117 Timetable: Abbr.</p> <p>118 "There's more to the story, right?"</p> <p>119 "The Shining" prop</p> <p>120 Quakes</p> <p style="text-align: center;">DOWN</p> <p>1 There's a hole in one</p> <p>2 Gloater's cry</p> <p>3 One-named indie singer with the 2007 hit "1234"</p> <p>4 Kinks hit that starts, "I met her in a club down in old Soho"</p> <p>5 Neighbor of Ctrl</p> <p>6 Sense of orientation</p> <p>7 Peacock parent</p> <p>8 Exclamation of amazement</p> <p>9 Alternative to nana</p> <p>10 Shake slightly</p> <p>11 Ukraine's third-most-populous city</p> <p>12 Where a lot of lying happens</p> <p>13 Item in a trunk</p> <p>14 Post-surgery prescription</p> <p>15 Private line?</p> <p>16 Motivator</p> <p>17 "Crikey!"</p> <p>19 Brings in</p> <p>21 Moved like a cat burglar</p> <p>24 Word after dead or data</p> <p>29 Volunteer's declaration</p> <p>31 Soothe</p> <p>32 Communal housing arrangements</p> <p>33 /, in math</p> <p>34 Director Lupino</p> <p>36 Co-founder of the Joining Forces initiative, with Michelle Obama</p> <p>39 One role in a classic interrogation trope</p> <p>40 Zoomed</p> <p>41 World Heritage Site in Sicily</p> <p>42 Ground grain</p> <p>43 Dame Edna, for Barry Humphries</p> <p>44 "Enough! I get the picture already!"</p> <p>45 Capital of Japan until 1868</p> <p>48 Hostile state</p> <p>49 Volunteer's declaration</p> <p>50 Like many retired professors</p> <p>51 Petty arguments</p> <p>52 TLC or Run-D.M.C.</p> |
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| <p>54 Person of interest?</p> <p>58 HBO comedy about a sports agent</p> <p>60 Salamander named after an Aztec deity</p> <p>61 ___ knife</p> <p>64 Gives a hand?</p> <p>65 Hot spot</p> <p>66 Genealogist's chart</p> <p>67 Kids and nannies</p> <p>71 Liberated</p> <p>72 N.S.A. agents, e.g.</p> | <p>73 Superficial, in a way</p> <p>74 Rich with metaphor</p> <p>75 Party line?</p> <p>77 What might lead to a bridge</p> <p>78 Subside</p> <p>82 Second-year: Abbr.</p> <p>83 Bunny ___ (photo prank)</p> <p>86 Janitor's ringful</p> <p>87 Spanish "bear"</p> <p>91 Kind of clef</p> | <p>92 Switched</p> <p>93 Actress Thompson of "Westworld"</p> <p>94 Canadian Tulip Festival location</p> <p>95 Light-headed sorts?</p> <p>96 Selling points</p> <p>99 School name that sounds like a Canadian territory</p> <p>100 Hip Hop Awards channel</p> <p>101 Gestational metric</p> | <p>102 First-stringers</p> <p>103 Posts in a rage, perhaps</p> <p>104 Degrees for C.F.O.s</p> <p>105 Bog plant</p> <p>108 New Mexican tribe</p> <p>110 ___-courtin'</p> <p>111 Shot in the arm, slangily</p> <p>112 Word after stink or pink</p> <p>113 What's what in Oaxaca</p> |
|---|---|--|---|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

Public Notices

T.S. No.: 23-9973

Notice of Trustee's Sale
Loan No.: *5678 You Are In Default Under A Deed Of Trust, Security Agreement And Fixture Filing (With Assignment Of Rents And Leases) Dated 1/4/2019. 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. On 02/27/2024, at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain Deed of Trust, Security Agreement and Fixture Filing (with Assignment of Rents and Leases) dated 01/04/2019 ("Deed of Trust") recorded on 01/22/2019, as Document No. 20190058440, of Official Records in the Office of the Recorder of Los Angeles County, California, executed by Metallic Blue Development, LLC, a California limited liability company ("Trustor"), as trustor, to secure obligations in favor of Center Street Lending Fund IV SPE, LLC, as beneficiary. Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: behind fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona, all right, title and interest conveyed to and now held by it under the Deed of Trust in the property situated in said County, California, describing the land therein: Lot 33 of Tract No. 5576, in the City of West Hollywood, County of Los Angeles, State of California, as per Map recorded in Book 60, Page 22 of Maps, in the Office of the County Recorder of said County A.P.N.: 5531-002-020 The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1123 North Vista Street, West Hollywood, CA 90046 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum

of the note(s) secured by said Deed of Trust, with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the Deed of Trust, at the time of the initial publication of this Notice of Trustee's Sale reasonably estimated to be \$1,436,660.94. The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure prior to sale. The current beneficiary under the Deed of Trust (the "Beneficiary") hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1) (B) and to include in the non-judicial foreclosure of the estate described in this Notice of Unified Trustee's Sale all of the personal property and fixtures described in the Deed of Trust. The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Unified Trustee's Sale. The personal property which was given as security for trustor's obligation as described in the Deed of Trust. No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as is" "where is". The Beneficiary heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than three months have elapsed since such recordation. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does

not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 23-9711. 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. Date: 01/17/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 /s/ Tina Suihkonen, Vice President of Operations and Compliance BHC Published: 02/02/24, 02/09/24, 02/16/24

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 132273-1

Loan No. CL0118 Title Order No. 2376551CAD APN 4345-023-004 TRA No. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/16/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF

THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. MORTGAGE LENDER SERVICES, INC. as the duly appointed Trustee WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state) all right, title and interest conveyed to and now held by it under said Deed of Trust, described as follows: Trustor(s): JOYCE PITCHIN KAY Deed of Trust: recorded on 04/22/2022 as Document No. 20220440610 of official records in the Office of the Recorder of LOS ANGELES County, California, Date of Trustee's Sale: 02/22/2024 at 10:00 AM Trustee's Sale Location: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 The property situated in said County, California describing the land therein: Lot 4 in Block 152 of Beverly Hills, in the City of Beverly Hills, County of Los Angeles, State of California as per Map recorded in Book 21, Page(s) 45, of Maps in the office of the County recorder of said County. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 607 NORTH CAMDEN DRIVE, BEVERLY HILLS, CA 90212. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$9,047,329.58 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a writ-

ten Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that 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 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 132273-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the

scheduled sale. IF THE SUBJECT PROPERTY CONTAINS FROM ONE TO FOUR SINGLE FAMILY RESIDENCES, THE FOLLOWING WILL APPLY: NOTICE TO TENANT OR ELIGIBLE BIDDER: 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 (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 132273-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 01/19/2024 MORTGAGE LENDER SERVICES, INC. 7844 Madison Ave., Suite 145 Fair Oaks, CA 95628 (916) 962-3453 Sale Information Line: 916-939-0772 or www.nationwideposting.com MARSHA TOWNSEND, CHIEF FINANCIAL OFFICER MORTGAGE LENDER SERVICES, INC. MAY BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NPP0445983 To: BEVERLY HILLS COURIER 02/02/2024, 02/09/2024, 02/16/2024

FICTITIOUS BUSINESS NAME STATEMENT 2024 018621 The following is/are doing business as: 1) LO SPAZIO 2) LO SPAZIO JEWELRY 2029 Century Park East #400 Los Angeles, CA 90067; OPES INTERNATIONAL & CO., INC. 2029 Century Park East #400 Los Angeles, CA 90067; The business is conducted by: A CORPORATION, AI #ON 26-0291915 registrant(s) has NOT begun to transact business under the name(s) listed: OPES INTERNATIONAL & CO., INC.

Orawan Abba, Vice President: Statement is filed with the County of Los Angeles: January 26, 2024; Published: February 2, 9, 16, 23, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024014966 The following is/are doing business as: WINE CHEESE ETC. 2938 Clark Ave. Lon Beach, CA 90815; Murray's Wine Cheese Etc., LLC. 2938 Clark Ave. Lon Beach, CA 90815; The business is conducted by: A LIMITED LIABILITY COMPANY registrant(s) has NOT begun to transact business under the name(s) listed: Murray's Wine Cheese Etc., LLC., Stephen Murray, Managing Member; Statement is filed with the County of Los Angeles: January 22, 2024; Published: February 2, 9, 16, 23, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2023276972 The following is/are doing business as: MORNINGSTAR PRODUCTIONS 10850 Wilshire Blvd. #500 Los Angeles, CA 90024; ROY CAMPANELLA II 10850 Wilshire Blvd. #500 Los Angeles, CA 90024; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed on December 2023: Roy Campanella II, Owner; Statement is filed with the County of Los Angeles: December 28, 2023; Published: February 2, 9, 16, 23, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024021629 The following is/are doing business as: DELAWARE PROPERTIES 11022 Santa Monica Blvd #280 Los Angeles, CA 90025; ABRAHAM YERMIAN 11022 Santa Monica Blvd #280 Los Angeles, CA 90025; VANESSA YERMIAN 11022 Santa Monica Blvd #280 Los Angeles, CA 90025; The business is conducted by: A GENERAL PARTNERSHIP registrant(s) has NOT begun to transact business under the name(s) listed: Abraham Yermian, General Partner Statement is filed with the County of Los Angeles: January 30, 2024; Published: February 2, 9, 16, 23, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024015274 The following is/are doing business as: VENTURA TOWNEHOUSE 4900 Telegraph Road, Ventura, CA 93001; PACIFIC VIEW OF VENTURA, INC 22041 Clarendon St. Ste 100, Woodland Hills, CA 91367; The business is conducted by: A CORPORATION, registrant(s) has begun to transact business under the name(s) listed on April 2012: PACIFIC VIEW OF VENTURA, Yaacov Isaacs, President: Statement is filed with the County of Los Angeles: January 23, 2024; Published: January 26, February 2, 9, 16, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024028375 The following is/are doing business as: 1) BEVERLY HILLS COURIER TRAVEL 2) BEVERLY HILLS COURIER DESTINATIONS 499 N. Canon Drive #212 Beverly Hills, CA 90210 BH Courier Acquisition, LLC 499 N. Canon Dr. #212, Beverly Hills, CA 90210; The business is conducted by: A LIMITED LIABILITY COMPANY AI #ON 20193537403 registrant(s) has NOT begun to transact business under the name(s) listed: BH Courier Acquisition, LLC, John Bendheim, Managing Member; Statement is filed with the County of Los Angeles: February 7, 2024; Published: February 9, 16, 23, March 1, 2024 LACC N/C

Public Notices

NOTICE CALLING FOR REQUEST FOR PROPOSAL (RFP) BEVERLY HILLS UNIFIED SCHOOL DISTRICT

Invitation to Submit Proposals

Notice is hereby given that the Beverly Hills Unified School District, acting by and through its Governing Board, will receive sealed proposals up to but **no later than 2:00 p.m. on the 8th day of March, 2024** for:

Request for Proposal No. 2324-PUR015 –
Kosher Vended Meals

Services that the District may require will consist of furnishing kosher school lunch meals in accordance with United States Department of Agriculture (USDA) regulations and guidelines as well as State of California Department of Education policies and guidelines.

Each bidder will be required to furnish and maintain Commercial General Liability Insurance, endorsed naming the District as “additional insured,” Comprehensive Automobile Liability Insurance, and Workers’ Compensation Insurance.

Proposals shall be received in the District’s Purchasing Department located at: Beverly Hills Unified School District, 255 S. Lasky Drive, Beverly Hills, CA 90212.

This document is for informational purposes and shall not relieve the Bidder of the requirements to fully become familiarized with all the factors affecting the Proposal. The Bidder is advised that all inquiries and clarifications about the RFP documents, specifications, etc., shall be submitted to the District in writing no later than **February 27, 2024, 4:00 p.m.** The District will respond at its earliest possible opportunity. Verbal communication by either party with regard to this matter is invalid. Inquiries shall be emailed to: Gilda Keshishyan, Director of Purchasing, at GKeshishyan@bhUSD.org.

The Proposal package, required forms, and other components of this request for proposal may be obtained from the District’s website at https://www.bhUSD.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500.

Any proposal not received by the time and date specified above at the above location will not be accepted and will be returned unopened.

Ad dates: February 16 and 23, 2024

T.S. No.: 23-9449 Notice of Trustee’s Sale Loan No.: *****7587 APN: 5555-002-112

You Are In Default Under A Deed Of Trust Dated 6/11/2021. 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. A public auction sale 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. Trustor: Wesley Johnson, A Single Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 6/17/2021 as Instrument No. 20210959600 in book ---, page --- of Official Records in the office of the Recorder of Los Angeles County,

California, Date of Sale: 3/12/2024 at 11:00 AM Place of Sale: behind fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$1,205,987.79 Street Address or other common designation of real property: 8455 Fountain Avenue West Hollywood California 90069 A.P.N.: 5555-002-112 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to

those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 23-9449. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction 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) 440-4460, or visit this internet website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 23-9449 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. Date: 2/9/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 Tina Suihkonen, VP of Operations and Compliance BHC Published: 02/16/24, 02/23/24, 03/01/24

Loan No.: 16194 - Kay TS no. 2023-10881 APN: 4345-023-004 NOTICE OF TRUSTEE’S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/9/2022, 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 IS HEREBY GIVEN, that on 2/29/2024, at 10:00 AM of said day, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, Worldwide Lenders, Inc., a Delaware Corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Joyce P. Kay, an unmarried woman recorded on 6/22/2022 in Book n/a of Official Records of LOS ANGELES County, at page n/a, Recorder’s Instrument No. 20220655709, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/25/2023 as Recorder’s Instrument No. 20230728858, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier’s Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 4, Block 152, per Map, Book 21, Page 45 of Maps. The street address or other common designation of the real property hereinabove described is purported to be: 607 North Camden Drive, Beverly Hills, CA 90210. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided

therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$661,446.89. In the event that the deed of trust described in this Notice of Trustee’s Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee’s 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 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2023-10881. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information

or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to 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 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2023-10881 to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: February 6, 2024 Worldwide Lenders, Inc., a Delaware Corporation, as Trustee By: Ashwood TD Services LLC, its Agent Christopher Loria, Trustee’s Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee’s Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0456676 To: BEVERLY HILLS COURIER 02/09/2024, 02/16/2024, 02/23/2024

NOTICE — Fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (See Section 14400, et seq., Business and Professions Code).

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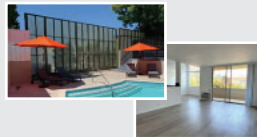
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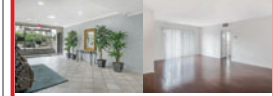
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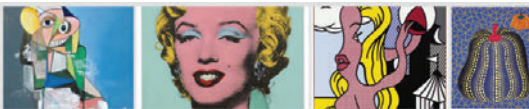
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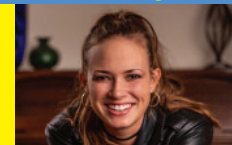
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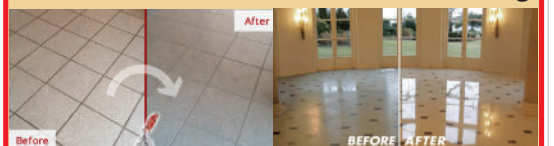
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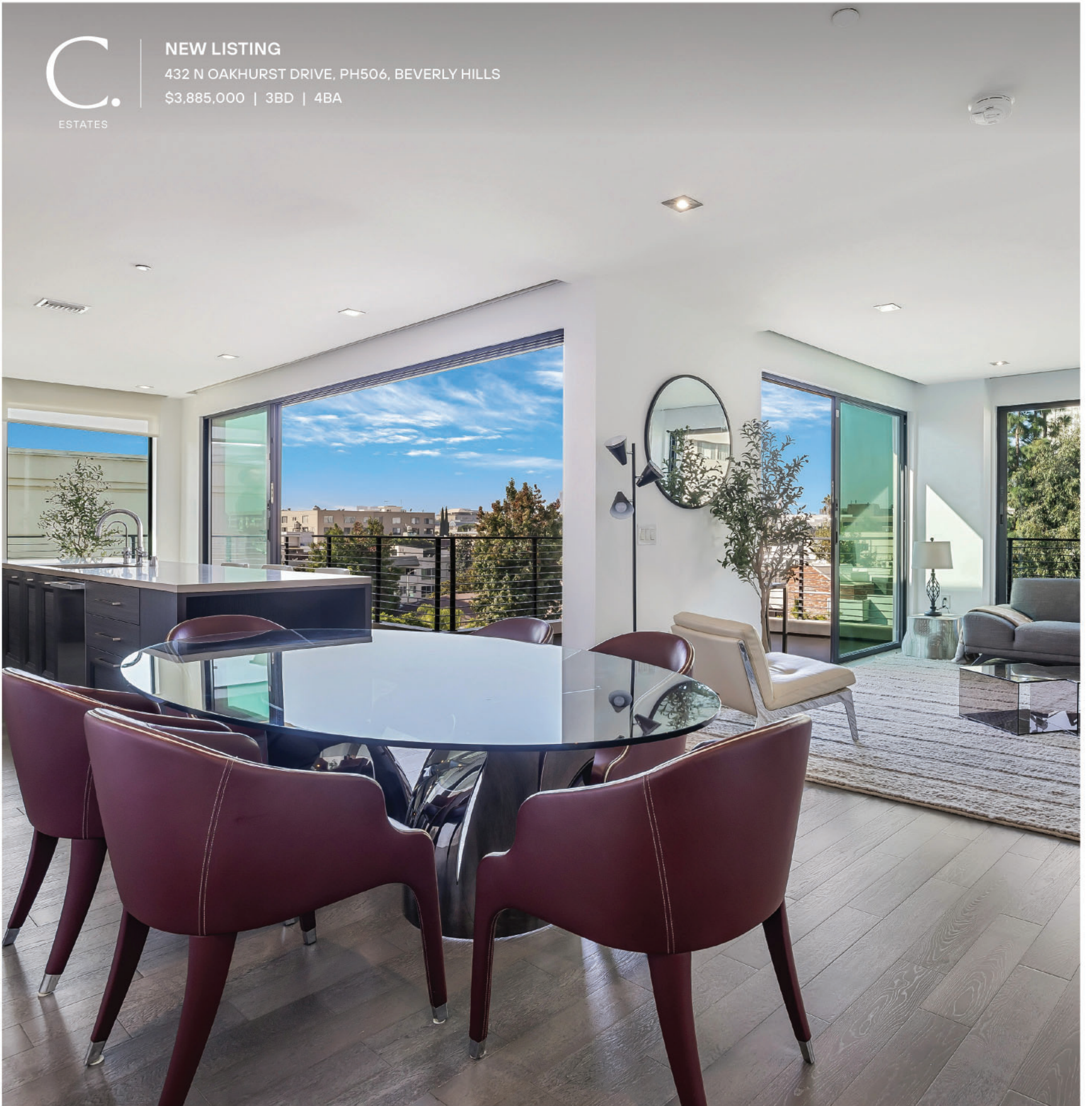
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