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THE WEATHER, BEVERLY HILLS CA

☁ Friday	66° 49°
☁ Saturday	73° 52°
☁ Sunday	77° 54°
☁ Monday	73° 54°
☁ Tuesday	72° 55°
☀ Wednesday	79° 57°
☀ Thursday	79° 56°

Sharona Nazarian, PsyD, Sworn In As Beverly Hills Mayor

BY JESSICA OGILVIE

Sharona Nazarian, PsyD, was sworn in as mayor of Beverly Hills on April 1 at the Wallis Annenberg Center for the Performing Arts. She is the first Iranian American woman to hold the office.

In her inaugural address, Nazarian highlighted plans for the coming year, including initiatives to promote togetherness and

public safety, as well as programs to spotlight the work being done by local businesses.

"Beverly Hills has star recognition, but I want to take it back to the basics and what makes Beverly Hills remarkable: community and unity," she said. "I believe that hard work and dedication are key to getting things done, and I promise to work hard for you."

As part of her effort to increase safety, Nazarian spoke about four new security

elements in the city. The Beverly Hills Police Department is "embracing cutting-edge technology" with two programs: an AI program called AI Blue Scribe and new software dubbed BHPD Live Link.

AI Blue Scribe, Nazarian said, is "a game-changer that eliminates bureaucracy, streamlines report writing and gets our officers back on our streets, protecting you."

See NAZARIAN, page 11



Photo by @takpro

Mayor Sharona Nazarian

Former BHPD Captain Tony Lee to Lead Bureau of Investigation



Tony Lee

BY JESSICA OGILVIE

Tony Lee, a 26-year veteran of the Beverly Hills Police Department (BHPD), has been appointed chief of the Los Angeles District

Attorney's Bureau of Investigation.

Lee is currently serving as the interim Ventura police chief and was previously the chief of police at the University of California, Los Angeles.

"It's exciting to be joining a terrific team with a newly elected District Attorney," Lee told the Courier of his new role. "Getting the call to join his team was really exhilarating for me, personally."

During his time at the BHPD, Lee ascended within the department to become captain. According to LA District Attorney Nathan Hochman, Lee's time in Beverly Hills was instrumental in preparing him for his upcoming work with the District Attorney's office.

"I think his experience with BHPD was one of the instructive parts of his career
See TONY LEE, page 7

Planning Commission Agrees to Ministerial Permit Plan

BY JESSICA OGILVIE

At its March 27 meeting, the Beverly Hills Planning Commission directed city staff to draft an ordinance that would allow developers of Builder's Remedy projects to bypass the city's discretionary review process in exchange for adhering to certain standards set by the city.

Commissioners agreed that the plan, known as the ministerial permit process, is
See PLANNING COMMISSION, page 9

Courier Calendar

NOW - APRIL 19

THEATRE 40:

“TWO SMALL BODIES”

SAT. 7 P.M.

SUN. 8 P.M.

Theatre 40 presents “Two Small Bodies,” a stage play written by Neal Bell and directed by Gloria Gifford. In the play, a detective finds himself attracted to the gorgeous prime suspect in the case of two missing children. It stars Keith Walker and Keturah Hamilton. Performances are held at The GGC Theatre, 6502 Santa Monica Blvd., Hollywood.
theatre40.org

NOW - MAY 4

MOCA GRAND AVENUE:

“ORDINARY PEOPLE:”

PHOTOREALISM AND

THE WORK OF ART SINCE 1968”

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

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

SAT.-SUN. 11 A.M.-6 P.M.

Reexamining the postwar art movement of photorealism and tracing its lineages in art of the present day, “Ordinary People” includes more than 40 artists (largely though not exclusively North American), spans the 1960s to the present, and features paintings, drawings and sculptures. “Ordinary People” examines the representational politics of photorealist painting in the context of the recent rise of figurative portraiture, considering its key place in the ongoing remedial project to repopulate the museum with pictures of people and places historically excluded or disfigured. It further explores photorealism’s significance as painting of everyday life, and pulls apart the intrinsic tension between ordinary images and extraordinary artistic methods by focusing on relationships of labor, value, populism and taste. General admission

to MOCA is free. MOCA Grand Avenue is located at 250 S. Grand Ave., Los Angeles.
moca.org

NOW - JULY 6

MOCA GEFFEN:

“OLAFUR ELIASSON: OPEN”

THURS.-FRI. 11 A.M.-5 P.M.

SAT.-SUN. 11 A.M.-6 P.M.

Icelandic-Danish artist Olafur Eliasson (b. 1967, Copenhagen; lives and works in Berlin) presents a new site-specific installation made for The Geffen Contemporary at MOCA. In line with Eliasson’s career-long exploration of light and color, geometry and environmental awareness, the installation playfully engages with material and immaterial qualities of the museum’s architecture. A series of large-scale optical devices designed specifically for MOCA Geffen responds to the building itself, as well as to the ever-changing atmosphere of Los Angeles. Visitors encounter a dazzling range of sensory experiences that harness the laws of geometric optics to address feelings and concepts of embodiment, perception and participation. “Olafur Eliasson: OPEN” features low lighting in some galleries and one artwork with flashing lights. Tickets are \$18 for adults, \$10 for students with ID and seniors, and free for children 12 and under. MOCA Geffen is open late with free admission from 5-8 p.m. on the first Friday of every month. The museum is located at 152 N. Central Ave., Los Angeles.
moca.org

APRIL 5

THE WALLIS: “THE PAPER ESCAPER”

AND SPRING FAMILY FEST

11 A.M., 2 P.M.

The Wallis continues to offer their seasonal Family Fest events with Spring Family Fest and performances of “The

Paper Escaper” on April 5. “The Paper Escaper” will have performances at 11 a.m. and 2 p.m. in the Lovelace Studio Theater at The Wallis. This bright new work from Terrapin Puppet Theatre tells a story of determination, friendship and the power of following one’s path. Inspired by The Wallis’ popular Sunday Funday events, Family Fest brings even more fun with various interactive activities and performances at different locations across The Wallis’ beautiful campus. Family Fest favorite Parker Bent returns with his smart, sophisticated and playful original songs that captivate over 450 kids weekly in Los Angeles preschools. Animal Cracker Conspiracy, the innovative puppet company led by Bridget Rountree and Iain Gunn, pushes the boundaries of live kinetic expression. Their hybrid performances blend fine art, puppetry, performance art and stilt walking, offering a mesmerizing and thought-provoking experience for all ages. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills.
thewallis.org

APRIL 5

ACADEMY MUSEUM:

“MEMORIES OF MURDER” IN 4K

7:30 P.M.

Bong Joon Ho’s phenomenal breakthrough film is the first in which the director collaborated with actor Song Kang-ho, who Bong has called his “muse.” Inspired by a true story, “Memories of Murder” centers around the gruesome serial killings of women in South Korea in the 1980s, investigated by Doo-man (Song), a detective who relies on instinct rather than factual objectives. Bong’s vision, which challenges conventional components of storytelling and blurs the boundaries between genre categories, is meticulously orchestrated in his second

feature, which breathed a new sensation into the world of Korean cinema in the early 2000s. Tickets are \$10 for general admission, \$7 for seniors and \$5 for students. The Academy Museum is located at 6067 Wilshire Blvd., Los Angeles.

academymuseum.org

APRIL 6 - MAY 25

ROGUE MACHINE THEATRE:

“CORKTOWN ‘39”

MON., FRI., SAT. 8 P.M.

SUN. 2 P.M.

Rogue Machine Theatre presents “Corktown ‘39,” a play by John Fazakerley. This political thriller about a little-known Irish Republican Army plot to assassinate the king of England is inspired by true events. The play takes place over a span of four days in early May 1939 and raises the ethical dilemma and a moral debate of employing terrorist tactics as a means of achieving a noble goal. With intrigue and romance, the world premiere production stars some of L.A.’s best-known actors. Tickets are \$45 for general admission and \$35 for seniors on Fridays, Sundays and Mondays. On Saturdays, tickets are \$60 for general admission and \$45 for students. For all showings, tickets are \$25 for students with ID and children under 18. Rogue Machine is located at 7658 Melrose Ave., Los Angeles.
roguemachinetheatre.org

APRIL 6, 11

LOS ANGELES MASTER CHORALE:

COMMUNITY SERIES: SACRED SPACES

APRIL 6, 5 P.M.

APRIL 11, 7:30 P.M.

There are sacred spaces in each person, which music alone can unlock—that feeling when a soul is lifted up by sublime voices ascending to the heavens. In this concert, the Grammy Award-winning L.A. Master Chorale, led by Kiki and David Gindler Artistic Director Grant Gershon, explores that divine spark through music that spans five centuries and four continents. Anchored by a breathtakingly gorgeous Palestrina mass (composed in the 16th century for the Sistine Chapel), through works of Anton Bruckner, Alice Parker, Moses Hogan and Hyo-Won Woo, this concert will transport audiences to a place of true serenity and transcendence. As a special highlight, attendees will experience one of the classics of all time, Morten Lauridsen’s O Magnum Mysterium, sung by the ensemble for which it was written, in an intimate acoustical environment. The L.A. Master Chorale invites guests to rediscover the sacred spaces in our city and inside each person. On April 6, the performance will take place at All Saints Beverly Hills, located at 504 N. Camden Drive, with tickets ranging in price from \$25 to \$99. The April 11 performance takes place at St. Andrew Pasadena, located at 311 N. Raymond Ave., Pasadena, and tickets will range in price from \$25 to \$99.

lamasterchorale.org



Photo courtesy of the artist and The Wallis

Terrapin Puppet Theatre will perform at The Wallis’ Spring Family Fest on April 5.

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Defendant Sentenced in Beverly Hills Jewelry Store Heist



Photo by Samuel Braslow

Shattered window at Luxury Jewels of Beverly Hills immediately after the 2022 incident

A Long Beach man was sentenced to seven years in federal prison for participating in the daytime smash-and-grab robbery of a Beverly Hills jewelry store in which nearly \$2.7 million worth of merchandise was stolen. He later displayed the jewelry on Instagram.

Ladell Tharpe, 39, pleaded guilty in September 2024 to one count of interference with commerce by robbery, known

as a federal Hobbs Act crime, according to the U.S. Attorney's Office. Along with the prison term, U.S. District Judge George H. Wu ordered Tharpe to pay almost \$2.7 million in restitution.

On March 23, 2022, Tharpe, Deshon Bell, 22, of Long Beach, and Jimmy Lee Vernon III, 33, also of Long Beach, along with others, See SENTENCING, page 7

BHPD Will Conduct Sobriety Checkpoint April 11



The Beverly Hills Police Department (BHPD) Traffic Bureau will be conducting a sobriety and driver's license checkpoint on April 11 in the area of North Santa Monica Boulevard and Crescent Drive. The checkpoint will be operational from approximately 8 p.m. and conclude at approximately 2 a.m. All traffic will pass through the checkpoint. Motorists will be stopped and contacted by uniformed officers, who will be checking for alcohol and/or drug-impaired drivers. Officers will also check to make sure all contacted drivers have a valid driver's license.

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

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

The BHPD reminds the public that impaired driving is not just from alcohol. Some prescription medications and over-the-counter drugs may interfere with driving. While medicinal and recreational marijuana are legal, driving under the influence of marijuana is illegal. Drivers charged with a first-time DUI face an average of \$13,500 in fines and penalties, as well as a suspended license. Funding for impaired driving enforcement operations are provided by a grant from the California Office of Traffic Safety through the National Highway Traffic Safety Administration. ●

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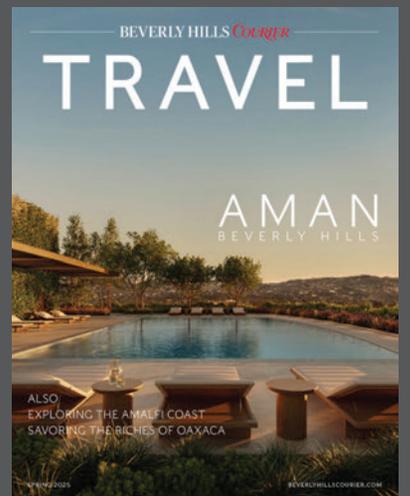
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BHHS Hosts College Fair Featuring Over 50 Colleges and Universities



Beverly Hills High School welcomed representatives from over 50 colleges and universities for its annual College Fair on March 31. The event took place in the Media Center and B1 Patio and was open to all BHHS students and families.

“This event was about helping students take the next step with confidence,” said BHHS Principal Drew Stewart. “We want every student to feel informed, inspired,

and supported as they look ahead to life after high school.”

The fair included a wide variety of institutions, including public and private universities, liberal arts colleges, and out-of-state schools. College representatives were available throughout the day to answer questions, provide materials, and support students on their journey toward higher education. ●



Desiree Mirharooni, nutritionist and author of the new children’s book “Susie the Turtle,” an inspiring tale of a shy turtle discovering her inner confidence, hosted a book signing event on March 30 at a private residence in Beverly Hills.

BHHS Talent Showcased at El Rodeo



Photo courtesy BHUSD

Students displayed talent in music, comedy and more at the talent show.

On March 24, Beverly Hills High School’s ASB hosted this year’s Talent Show in the El Rodeo Theater, bringing together students, staff, and families for a night of music, comedy, and more. The showcase featured a wide range of performances, each reflecting the creativity and spirit of the BHHS student body.

Talent Show Results included first place winner, Back in Autumn Band, featuring Morgan Stern, Jake Rubel, Cooper Fink, and Hannah Thurston. Alina Sansyzbay came in second place and Remy Javidzad was awarded

third place and the People’s Choice Award.

“The Talent Show is a great example of students leading with purpose and passion,” said BHHS Assistant Principal Kim Decatrel. “It’s inspiring to see them out on stage, taking a risk to share their talents. Enthusiastic and supportive audience participation centered the bonds between Normans and warmed the hearts of all in attendance.”

This year’s event not only highlighted student performance but also celebrated collaboration across campuses. ●

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Residents Speak of Pride in Nazarian

BY SEAN BECKNER-CARMITCHEL

After the April 1 mayoral installation ceremony, the overflowing crowd of attendees gathered at a reception in the courtyard of The Wallis. It provided an opportunity to share thoughts with the Courier about Nazarian's new role.

As in prior years, a lavish selection of food and drink was available, including offerings from Drago Catering & Special Events, Beverly Hills Cookies and Pompadour Beverly Hills.

"The mayor is, if you will, the team leader. We're all on the same team and our goal is to do what is best and right for our residents. I look forward to supporting Sharon's initiatives," the newly sworn-in Vice Mayor John Mirisch told the Courier.

Former Mayor Julian Gold, M.D., served as mayor from 2023 to 2024. He said that the event is an "opportunity to celebrate the mayor who is leaving that seat for a job well done in the past. And to hear what our incoming mayor has to say. What kinds of things that they want to bring forward to the community. It's always great. Always fun. Always well attended. It's a very good

community thing."

Many at the reception expressed excitement about Nazarian becoming the first Iranian American woman to hold the office of mayor in Beverly Hills. Mojgan Yaghovzadh stood with a group of several women discussing the future with Nazarian at the helm. She told the Courier, "It is nice to see not just a Persian, but also a woman being the mayor of Beverly Hills ... I hope that all women, all girls, who think they might not be able to be what they want to be will pursue it now."

Yaghovzadh said she was optimistic about Nazarian at the helm of Beverly Hills city politics.

"She gave a very beautiful speech, and we were just looking forward to have her as our mayor. And hopefully she can accomplish all the things that she wanted and promised [attendees]. I'm sure she will."

Jimmy Sedghi attended the installation with his family. He shared Yaghovzadh's optimism, and told the Courier, "It is unbelievably good to have such an energetic, knowledgeable young lady to be the mayor of Beverly Hills." ●



Photo by @takpro

New Mayor Nazarian mingled with residents at the post-installation reception.



Photo by Sean Beckner-Carmitchel

City Councilwoman Mary Wells and her husband John Hanover chat with City Attorney Larry Wiener (left) and Assistant City Manager Ryan Gohlich (right).



Photo by Sean Beckner-Carmitchel

David Hunt Stafford and Former Beverly Hills Mayor Julian Gold, M.D.



Photo by Sean Beckner-Carmitchel

Attendees enjoyed a reception on the courtyard of The Wallis.

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TONY LEE, from page 1

that led him to this role," Hochman told the Courier. "Rising through the ranks of what I consider to be one of the elite local police departments in the country and learning how to do all the roles law enforcement has to do, including investigations, dealing with public elected leaders ... was a great training ground."

Lee also credits his two-and-a-half decades with BHPD with readying him for the job, specifically his time at the department's Detective Bureau.

"Being the captain of investigations ... was probably the most exciting," he said. "[It was an] incredible group of talented detectives that I was very fortunate and blessed to be around. I would say that those were probably some of the most memorable years that I've had in my career."

In his search for the next chief of LADA's Bureau of Investigations, Hochman said he was seeking an individual with deep experience, outstanding character and intrinsic leadership qualities.

"We were looking for someone who had the highest levels of integrity, honesty, hard work and was really a leader," he said. "Someone that people would want to follow, who not only had great ideas, but would lead by example. Lee's career has been marked by excellence, really shooting for high goals and building an esprit de corps

amongst the people he's led ... the people here he's leading, it's a very skilled group, and having someone with his background in every different facet of law enforcement was what we were looking for. And then you combine it with the fact that he's a real stand-up guy."

Lee will be sworn in to his new position at LADA in June. According to Hochman, the office has six priority areas—residential burglaries, organized retail crime, fentanyl poisonings, hate crimes, homeless crime and human trafficking—and Lee will dive into them even as he becomes acclimated to the job.

"He will not only focus on the priority areas but also have to get to know all the other stuff that the Bureau does," Hochman said. "He's the kind of person that's going to shake everybody's hand [and] get to know each and every member of the Bureau of Investigations while becoming an integral part of my team."

Lee said that he is also interested in looking at recruitment and staffing, and ensuring that resources are in place for the areas on which Hochman wants to focus.

"There are recruitment challenges with every [police department], so I want to see where we're at with that, and where we need to shift some of the resources for some areas that might be very important to the district attorney," Lee said. "I'm looking forward

to that."

Even as he transitions to his new position, Lee still feels deeply connected to his former colleagues in Beverly Hills.

"They're like an extended family to me," he said. "I know just about every single one of them over there, except for the new rosters that were hired after I left. But for all

the folks that are there, I'm just so proud of them. They've really elevated themselves, and they're in very influential positions now. To see that, it's just really gratifying ... just seeing them really grow in that police department and serving such an incredible community. I can't tell you, that's very satisfying for me." ●

SENTENCING, from page 4

committed a robbery of the Luxury Jewels of Beverly Hills store. Vernon used heavy tools to smash the store's display case while employees were present, prosecutors said. Meanwhile, Tharpe led cars used to transport the robbers and the getaway vehicle to the location. Bell was one of the getaway drivers. Tharpe also conducted surveillance and acted as the lookout for the robbers, papers filed in Los Angeles federal court show.

Vernon removed jewelry and other items from the store valued at nearly \$2.7 million. The merchandise consisted of roughly 19 bracelets, seven pairs of earrings, four necklaces, a pair of obelisks, eight rings and 20 watches, documents state. After the robbery, Vernon and his accomplices ran out of the store, leaving behind their Kia vehicle, which had been reported stolen out of Long Beach four days before the robbery,

documents show.

During the heist, Vernon's cell phone fell out of his pocket while he smashed the store's window and was later recovered by law enforcement, according to an affidavit filed in L.A. federal court. Two days after the robbery, Tharpe posted on his Instagram account numerous photographs that included large stacks of money and a message praising his "robbery gang," court documents state. Bell and Vernon each pleaded guilty to one count of Hobbs Act robbery. Wu sentenced Bell to a year and a day in federal prison in February 2024, as well as ordering him to pay almost \$2.7 million in restitution. Vernon was sentenced last month to six years and eight months in prison and was also ordered to repay \$2.7 million in restitution.

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Arts and Entertainment

New York Theatre: Part One of Two

New York, New York—It's a Wonderful Town



Photo courtesy of Marc Brenner

Sarah Snook in “The Picture of Dorian Gray”

BY NEELY SWANSON

Broadway isn't just humming along; it's singing at the top of its lungs. Having just returned from a theater blitz, it was all worthwhile. Advance planning certainly helped. Yes, “Othello” was expensive, but we bought those tickets well before it opened, something we were also able to do with some of the others. Word to the wise: if you wait until the reviews are in, you will be paying premium prices for the best shows. There definitely was some sticker shock but upon reflection, there was no regret.

With careful planning, you can fill your dance card with a play every night and matinees on Wednesdays and Saturdays, making it possible to see nine plays in seven days. We were more conservative and only saw seven, one of which recently closed.

“Vanya,” the multiple award-winning one-man rendition by Andrew Scott (“Ripley”), was breathtaking. This Chekhov play was reimagined by Scott and his collaborators, Simon Stephens and director Sam Yates, telling the story about familial relationships, jealousies and disappointments. Scott was intoxicating as he wove the various characters in and out of their interactions. Minute changes in tone, use of minor props and body movement all contributed to defining the nine (yes, nine!) characters in this story set on a large, faded family estate. The

chance to see the mesmerizing Scott act on stage, up close and personal in a small Off-Broadway theater is a must-see at any price. Totally sold out, your best bet might be the online lottery or digital cancellation line. It can also be seen on the National Theatre at Home streaming service (ntathome.com).

“The Picture of Dorian Gray” is another one-man, or rather one-woman performance by Sarah Snook of “Succession” fame. This Oscar Wilde masterwork is about an aimless and feckless stunning young man, Dorian Gray, who has sold his soul to the devil so that he will remain beautiful while his portrait ages, showing the outward signs of Gray's debauched existence which the corporal body does not.

Unlike any other one-person play, Snook uses electronics, cameras and recordings to play the more than 20 different characters encountered by Gray. Stunningly achieved, you will gasp as the Dorian on stage confronts himself and others (all different permutations of Snook) as screens flash before you. There are few hidden tricks, although some of the videos have been prerecorded, as Snook is followed by an entourage of filmmakers shooting her in real time as she tells the story of the degenerate life of Gray. This must-see is at The Music Box through June 15.

“Gypsy,” one of the mainstays of American theater, has long been a favorite

of some of Broadway's greatest singers who eagerly embrace the music of Jule Styne and the lyrics of Stephen Sondheim. The character of Mama Rose has been memorably played by a string of actresses, most winning Tonys in the role. Each has left her mark on this character and now, like her Mama Rose, it's Audra McDonald's turn and it's indelible.

“Gypsy” tells the story of Rose, the most horrific and controlling stage mother to grace the boards, who is determined to make Vaudeville stars of her two daughters, the talented June and the hapless Louise. To Rose's surprise, it is Louise who gains international fame as the stripper, Gypsy Rose Lee.

Rose is a monster, no two ways about it; but each other actress has found a way to mitigate Rose's narcissism and self-focus by infusing her with the vulnerability

of a life not lived. Such is not the case with McDonald. In her operatic voice, Rose is steeped in ferocity. There is no vulnerability as best illustrated in her final number, “Rose's Turn,” where the violence and force of her true feelings about her life break through powerfully. This is who she is and its effect is devastating. There is no redeeming humanity coming through, only a life full of disappointment. One even has to ask if she actually wanted her girls to succeed.

This is a must-see as far as I'm concerned because of the music, so well-known, and the memorable performance of Audra McDonald. I've seen four other “Gypsy” performances, but this one is at the top of the list. She really made it her own. Now running at the Majestic Theatre, with tickets available through August.

To be concluded in next week's issue. ●



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



PLANNING COMMISSION, from page 1
 a mutually beneficial one. Developers will be able to move their projects along faster, and city officials will have more say in the projects, some of which exceed the city's existing development standards, such as height limitations.

"What we are trying to do here is incentivize [developers] to moderate what they've requested in exchange for a quicker process and certain restrictions that they are not currently subject to under the Builder's Remedy authority," said Commission Chair Terri Kaplan.

Beverly Hills is currently processing 14 Builder's Remedy projects. Submitted when the city did not have a certified housing

element in place, those projects avail themselves of a state law that allows developers to sidestep some municipal development codes by providing a certain number of affordable housing units.

Some residents and officials in Beverly Hills have opposed Builder's Remedy projects, saying they're out of scale with other buildings in the city. The city has little discretion in approving or denying the applications.

However, the projects are subject to a discretionary review process, which can take six to 12 months. The ministerial permit process would allow developers to skip that process provided they adhere to permitting standards set by the city. Under the

ministerial process, public hearings would be eliminated, as would the requirement for review under the California Environmental Quality Act.

The prospect of a ministerial permit process was first discussed by the City Council on Jan. 28 at a Study Session. Councilmembers were largely in favor of the idea and sent the issue to the Planning Commission for a hearing.

During the March 27 meeting, the city's Principal Planner Cindy Gordon presented staff recommendations for standards that developers of Builder's Remedy projects would need to meet to be eligible for the ministerial permit process.

Those include a building height limitation of 85 feet, measures to restrict visibility from balconies that overlook residential areas, prohibitions on the use of common outdoor areas past 10 p.m. and a ban on amplified sound in all outdoor areas, including balconies.

Nearly a dozen individuals who live and work in the city spoke during public comment. Most were in favor of the ministerial permit process.

Several members of Unite Here Local 11, a union that represents hospitality workers in Southern California, asked commissioners not to allow hotels to utilize the ministerial permit process, arguing that it would misappropriate laws intended to create more housing.

Speaking through a Spanish translator, David Jolla, an employee of the Beverly Wilshire Hotel, said, "Housing laws should be used to encourage housing."

"Sometimes attempts to streamline housing are hijacked in the service of high-end commercial development of hotels," he said, citing a project in Santa Monica that began as a residential development and later added a hotel.

During discussion, commissioners requested small changes to staff's proposed language. Commissioner Gary Ross asked that references to amplified sound specify prohibitions on rooftops as well as balconies.

Ross also asked that the proposed standards reference existing city code that details restrictions on beaming light.

Kaplan and Ross both asked staff to check whether developers are required to provide the same quality appliances to market rate units and affordable housing units.

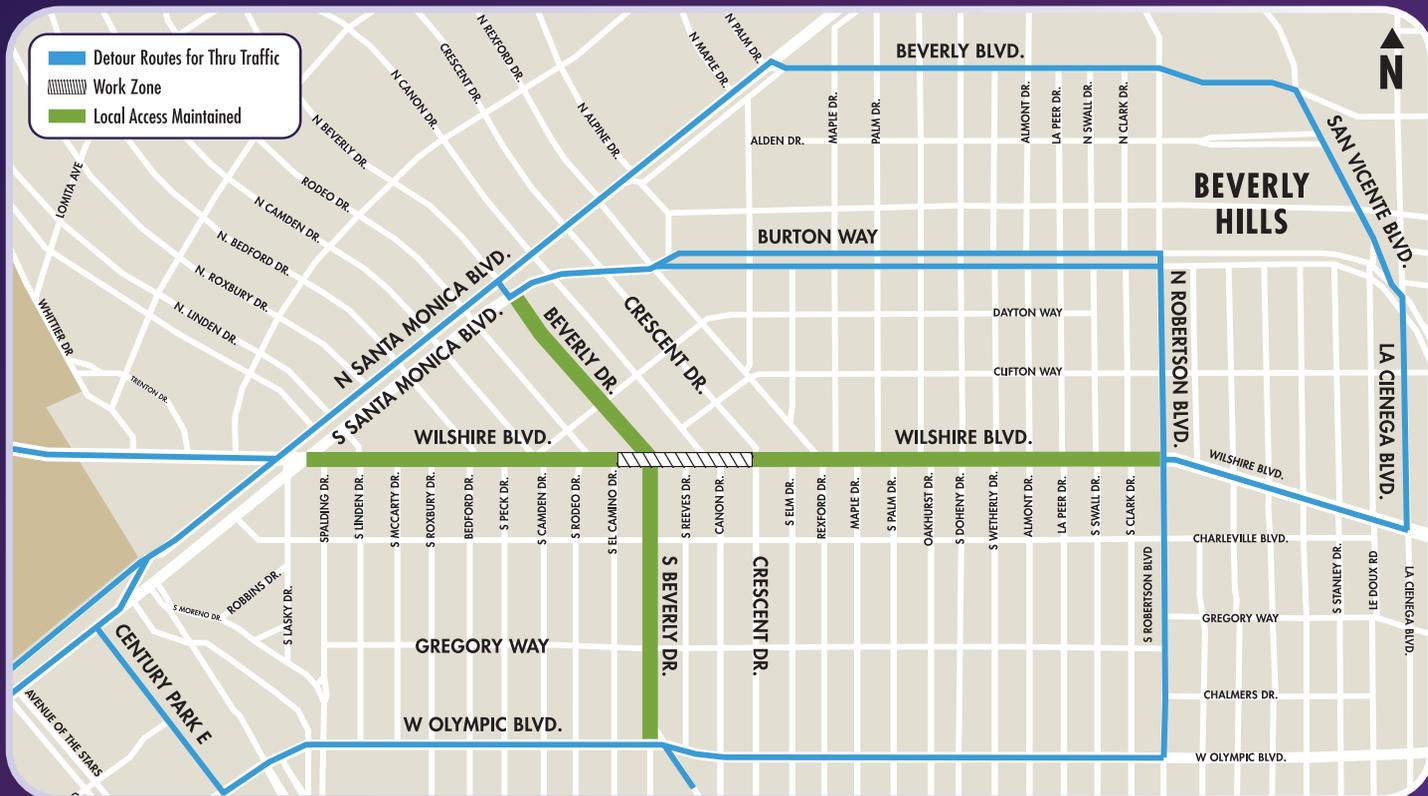
"I think that the level of finishes is required to be equivalent between a market unit and an affordable unit," said Kaplan, "which suggests to me that the state's intention and law is that the level of finishes and the specific brand name of the appliance" be the same in both types of units.

City staff will now draft an ordinance that will come back before the Planning Commission before going before the full City Council. ●



TRAFFIC ADVISORY PURPLE (D LINE) EXTENSION TRANSIT PROJECT- SECTION 2

Wilshire/Rodeo Station – Deck Removal 3-Week Closures of Wilshire Blvd. between El Camino Dr. and Crescent Dr.
MARCH 17, 2025 TO APRIL 7, 2025



Between March 17, 2025 and April 7, 2025, Wilshire Blvd. between El Camino Dr. and Crescent Dr., including the Wilshire/Beverly intersection, will be **CLOSED** to all traffic for the Metro Purple (D Line) construction. This closure will complete deck removal and roadway restoration.

WORK HOURS: 24/7

FOR ANY QUESTIONS, please contact the 24/7 Metro Hotline at (213) 922-6934.

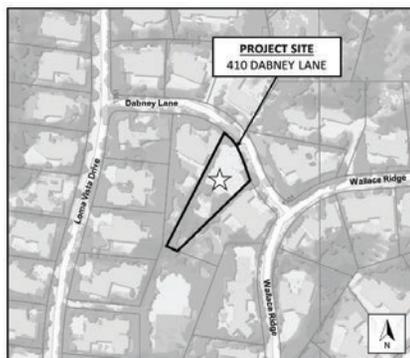
FOR MORE INFORMATION, VISIT beverlyhills.org/purpleline



NOTICE OF PUBLIC HEARING

DATE: Thursday, April 24, 2025
TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Meeting will be held in person at:
Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210



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

PROJECT ADDRESS: **410 Dabney Lane**
(Between Loma Vista Drive and Wallace Ridge)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 24, 2025, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

Zone Text Amendment (ZTA). A request by Philip Sarofim, the property owner of 410 Dabney Lane, to amend the development standards pertaining to grading and construction in areas located beyond the existing level pad of a property in the Trousdale Estates Area of the City, and the construction of fully opaque fences and walls up to six feet (6') in height within the front yard setback. This ZTA request seeks to amend the Beverly Hills Municipal Code (BHMC) to allow for the following:

- Amend BHMC §10-3-2603 to allow construction to extend beyond a level pad for the purposes of constructing stairs, garden retaining walls, and grading for walking/maintenance paths and other such features through the issuance of a Trousdale R-1 Permit;
- Amend BHMC §10-3-2604 to allow for grading on a slope that exceeds one (1) vertical foot for each five (5) horizontal feet through the issuance of a Trousdale R-1 Permit;
- Amend BHMC §10-3-2616.D to allow walls, fences and hedges which are solid and opaque up to six feet (6') in height within the front yard setback through the issuance of a Trousdale R-1 Permit; and,
- Amend BHMC §10-3-2650 to allow for requests for the aforementioned project features through the issuance of a Trousdale R-1 Permit.

In addition, the project includes the following entitlement requests associated with the ZTA request:

- **Trousdale R-1 Permit.** A request to allow for the construction of stairs, garden retaining walls, and grading for walking/maintenance paths beyond the level pad area located at the rear of the property at 410 Dabney Lane and the construction of a fully opaque six-foot (6') tall fence with pilasters within the required 15' front yard setback. This request seeks to potentially legalize features previously built without permits and that are not currently in compliance with the applicable development standards for properties in the Trousdale Estates Area of the City.

The requested Trousdale R-1 Permit associated with the ZTA would not become effective unless the amended municipal code language in the ZTA request is approved by the City Council.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for Class 5 (Minor Alterations in Land Use Limitations) and a Class 3 (New Construction) Categorical Exemptions in accordance with the requirements of Sections 15303 and 15305 of the state CEQA Guidelines. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt from further environmental review under CEQA.

How to Participate

Members of the public can participate in, watch or listen to the commission meetings through the following methods:

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

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

If a comment is received after the agenda item is heard, it will not be a part of the record. Any written comments received by end of the day on Tuesday, April 15, 2025, will be attached to the agenda report regarding this item. Any comments received after Tuesday, April 15, 2025, but prior the public hearing, will be distributed to the Commission under separate cover. According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Edgar Arroyo, Senior Planner** in the Planning Division at **(310) 285-1138**, or by email at earroyo@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely:
Edgar Arroyo, Senior Planner

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

www.beverlyhills.org



Photo courtesy city of Beverly Hills

The new mayor of Beverly Hills poses with the City Council.



Photo by Jessica Ogilvie

Nazarian was sworn in surrounded by her husband Daniel, her father, Jacob Rashti, and her three sons.

NAZARIAN, from page 1

The newly installed mayor described BHPD Live Link as software that will “keep you, our residents and businesses, in the loop with real-time updates on calls for service.”

“Imagine a Beverly Hills where transparency, communication and efficiency go hand in hand, empowering our police and strengthening our community bonds.”

Nazarian announced that the city has finalized an agreement with Metro to install a public safety kiosk at the soon-to-open La Cienega Station. She has also requested permission from the Los Angeles District Attorney for Beverly Hills to prosecute state law misdemeanors, a responsibility that would otherwise fall to the D.A.

“This proactive step will ensure that Beverly Hills will never be the target of unwarranted attacks again,” she said. “If you are even thinking about committing a crime in Beverly Hills, you’d better think twice.”

To highlight the work of local businesses, open the lines of communication with residents and draw on her background in psychology, Nazarian announced eight new programs that aim to promote awareness and conversation among the citizens of Beverly Hills.

“Straight Talk with Sharona” will be a recurring town hall meeting at which Nazarian will hear ideas from locals about how to make the city better. “In the Know with Mayor Nazarian,” “Spotlight with Sharona” and “Shining in Beverly Hills” will highlight the city’s merchants, small businesses and luxury brands.

“Moment of Unity” and “Moments of Inspiration” at City Council meetings and on social media, respectively, will help officials and residents stay connected and centered.

Finally, to increase involvement from youth and celebrate the city’s seniors, Nazarian introduced “Sharona’s Innovation Circle” and “Sunday Socials with Sharona.”

The former will be an advisory cabinet comprised of residents between the ages of 18 and 28, and the latter will encourage younger and older generations to mingle, share wisdom and celebrate the joys of life, such as dances, games and books.

“As you can see, it’s going to be a busy and exciting year ahead,” Nazarian said. “I promise to lead with integrity, transparency, courage and strength, but also with kindness, respect and heart. My mother, of blessed memory, was my biggest cheerleader. And while she is not here on this earth, she is here, in my heart. And I will use her encouraging words to empower others. I may be the first Iranian American woman in this position, but I certainly won’t be the last.”

Before Nazarian’s swearing-in, councilmembers and members of the public shared words of praise and gratitude for outgoing Mayor Lester Friedman.

Councilmember Craig Corman, who

was later sworn in as vice mayor, remarked on Friedman’s steady and compassionate demeanor.

“Everyone talks about transparency in government, but treating people with kindness and respect is equally important, and you always did that,” said Corman. “You were also unfailingly calm. I never heard you raise your voice or swear once the entire year. And I think that is actually an underrated virtue.”

Friedman, who wrapped up his second term as mayor, will continue to serve on the City Council.

Corman and Councilmember John Mirisch were both sworn in as vice mayors, with Mirisch holding the office through Sept. 30 and Corman stepping into the role on Oct. 1. ●



Photo by Sean Beckner-Carmitchel

Residents waited in line for entry to the installation.



Photo by Jessica Ogilvie

The USC Trojan Marching Band performed in honor of Nazarian, an alumna.

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Birthdays



ROBERT DOWNEY JR.
April 4



STERLING K. BROWN
April 5



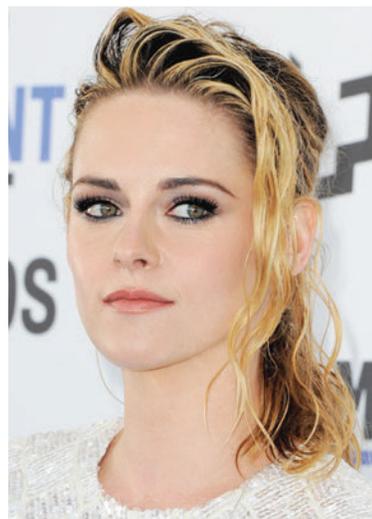
LILY JAMES
April 5



JACKIE CHAN
April 7



MALAYA SKYE PINGUL
April 8



KRISTEN STEWART
April 9



JAMIE CHUNG
April 10

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). An immersive experience is coming; you'll be suddenly pulled to a new attraction. This luck is rare and not something one can demand on cue. It's good to know the world is still full of excitements that tug at your depths.

TAURUS (April 20-May 20). You know what you want, but you don't know all there is to want. Research. Seek inspiration. Pursue broader knowledge. Because you're poised to get what you want, and it would be a shame if that were simply way too small for you.

GEMINI (May 21-June 21). You're seeing the layers of relationships with clarity -- how they operate, how they make you feel, and what's missing. You may feel unseen. You don't want to be claimed or consumed. You want to be known.

CANCER (June 22-July 22). You will resist the urge to explain yourself and let them sit with their own understanding; you'll listen without planning your response, and hear more than the words. Let a silence stretch instead of filling it, and in that space, truth.

LEO (July 23-Aug. 22). Every step away from a toxic past dynamic is a gift to your future self. You know what's up. You're taking care of yourself, body and mind. So even when the uncomfortable feelings flare up, you feel them and move on through.

VIRGO (Aug. 23-Sept. 22). Attraction is tricky. When you're wired for an intense push-pull, the stable love of someone who doesn't need you to twist yourself into knots might feel too easy -- like it's missing the spark. That's just your nervous system confusing intensity with love.

LIBRA (Sept. 23-Oct. 23). Success will be secured in the planning stages, and that's great news because planning is where you shine. You'll foresee and avoid pitfalls. You'll spot opportunities and be poised to maximize their potential.

SCORPIO (Oct. 24-Nov. 21). Difficult people will test you, but you won't take the bait. Instead of fighting, you'll outmaneuver -- with patience, clarity and a refusal to be dragged into their chaos. The real win? Keeping your peace intact.

SAGITTARIUS (Nov. 22-Dec. 21). If something can be bought by anyone with enough money, it holds little

appeal for you. What truly interests you is the story behind it -- the meaning, the significance and how it fits into the world, its place and purpose.

CAPRICORN (Dec. 22-Jan. 19). Credentials show where someone has been, but they don't promise future results. When choosing who to trust with a task, focus more on the present interaction than on past achievements. The current moment holds more weight.

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

is in the air as you plan your next move. No one knows what your next move will be, least of all you, and the suspense is palpable. Linger in it. Don't let anyone rush you. This is the good part!

PISCES (Feb. 19-March 20). The smarter you are, the more aware you become of how much there is still to learn. But you can't go down the rabbit holes forever. Gather insight to feel secure in your decision, knowing that no amount of information can guarantee perfect outcomes.



Kika, the 1-year-old, 8-pound Papillon mix is available for adoption. If interested in this sweet girl, contact Kim Sill at Shelter of Hope at 310-770-3571.

shelterhopepetshop.org

Fun and Games

SUDOKU
04/04/25 ISSUE

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SUDOKU ANSWERS
03/28/25 ISSUE

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PUZZLE ANSWERS
03/28/25 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
04/04/25 ISSUE

WHERE'D YOU GO?
BY ANDREW COLIN KIRK / EDITED BY WILL SHORTZ

Andrew Colin Kirk was born and raised on a cattle farm in Scott City, in western Kansas. For 15 years he worked as a management consultant for federal agencies in Washington. Unfortunately, he was laid off recently. On a positive note, he and his husband are in the process of moving to Denver. "We're looking forward to getting The Times's puzzles digitally at 8 p.m. instead of 10," Andy says. This is his first crossword for the paper.

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| <p>ACROSS</p> <p>1 Capital of Western Australia</p> <p>6 Doomed Ethiopian princess</p> <p>10 Do some basic math</p> <p>13 Heats to just below a boil, as milk</p> <p>19 Setting for 6-Across</p> <p>20 Higher in rank?</p> <p>22 "Here!"</p> <p>23 Stay in one's lane?</p> <p>25 One place to redeem tickets</p> <p>26 One might be custom-printed</p> <p>27 Target</p> <p>28 Brings in</p> <p>30 Vehicle in 2020's "Nomadland"</p> <p>31 Like bread more suitable for panzanella</p> <p>33 Canada's _____ Nova National Park</p> <p>35 It follows Oktober</p> <p>36 CliffsNotes version of Holmes and Watson stories?</p> <p>42 Morales of the "Mission: Impossible" franchise</p> <p>45 Wedding cake features</p> <p>46 Knack</p> <p>47 "When do you need this patched up?" "Do you have the missing button?" etc.?</p> | <p>51 Hockey player who wears No. 1, traditionally</p> <p>53 _____ milk</p> <p>54 Slightest amount</p> <p>55 Pentagon div.</p> <p>56 Figure on a Wyoming license plate</p> <p>60 Straightens up</p> <p>62 Neptune, e.g.</p> <p>65 Weapon/fashion accessory for animation's Sailor Moon</p> <p>66 Apt name for a car salesman?</p> <p>67 Best impression of a Springfield patriarch?</p> <p>71 Start to wear</p> <p>72 Where you might walk down the aisle</p> <p>74 The "K" of 15-Down</p> <p>75 Support on a lease</p> <p>77 Temporarily banish, as a college roommate</p> <p>79 Planks can build them</p> <p>80 Wire holder</p> <p>82 Get along in years</p> <p>84 Vivid shade of yellow</p> <p>86 Headline about a falsely incriminated person casting a ballot?</p> <p>89 Beautifully emotive</p> <p>91 Exudes</p> <p>92 "_____ we forget ..."</p> <p>93 Delivered a nasty insult with perfect timing?</p> <p>99 Word after cash or read</p> <p>100 Toiled on a longship, maybe</p> | <p>101 "Lawrence of Arabia" star</p> <p>104 Cut short</p> <p>105 Grain used in Italian cuisine</p> <p>107 Turns inside out</p> <p>111 Bit of concert stage equipment</p> <p>113 Liqueur in a spritz</p> <p>115 Classic breakup excuse ... or a phonetic hint to 23-, 36-, 47-, 67-, 86- and 93-Across</p> <p>118 Claim in a courtroom</p> <p>119 Dartmouth's colorful nickname</p> <p>120 2010 comedy inspired by "The Scarlet Letter"</p> <p>121 "Too bad for me!"</p> <p>122 Mo. known for political surprises</p> <p>123 Common conjunctions</p> <p>124 Rule the _____</p> <p style="text-align: center;">DOWN</p> <p>1 Wine whose name is the first half of its country of origin</p> <p>2 Dueling weapons</p> <p>3 Electric appliance button</p> <p>4 Arm muscle, informally</p> <p>5 Big pain</p> <p>6 Noted family of New York City's Gilded Age</p> <p>7 "If you ask me ...," to texters</p> <p>8 Alternative to a citronella candle</p> <p>9 _____ mater</p> <p>10 Sign at a gas station</p> | <p>11 Use a Clorox wipe on, say</p> <p>12 Gloomy</p> <p>13 Laurel of Laurel and Hardy</p> <p>14 They fill up a lot</p> <p>15 Org. that awards the "Paw of Courage" for canine heroism</p> <p>16 Retain</p> <p>17 Told some jokes, say</p> <p>18 Surgical aids</p> <p>21 Literature</p> <p>24 Before now</p> <p>29 One celebrating Ethiopian Christmas (Jan. 7)</p> <p>32 In the thick of</p> <p>34 Mag staffers</p> <p>35 It might have "GUEST" in its name</p> <p>37 Big name in elevators</p> <p>38 Dryer detritus</p> <p>39 Victory symbol</p> <p>40 Soft mineral</p> <p>41 "Middlemarch" author</p> <p>42 _____ pop (hybrid music genre)</p> <p>43 Birthplace of Starbucks</p> <p>44 Skeptical of big government, say</p> <p>48 Yalie</p> <p>49 Ecosystem for an estimated 25 percent of all marine species</p> <p>50 Corrective eye surgery</p> <p>51 Kind of boot</p> <p>52 "Hamilton" co-star Leslie _____ Jr.</p> <p>55 "Matilda" author</p> <p>57 Darts or billiards</p> |
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- | | | | |
|--|---|--|---|
| <p>58 Ambrosia salad ingredients</p> <p>59 "Woo-hoo!"</p> <p>61 Suffice</p> <p>62 IDs that will never start 000 or 666: Abbr.</p> <p>63 Summertime in Versailles</p> <p>64 Designer's specialty</p> <p>66 Photo _____</p> <p>68 Warm, in a sense</p> <p>69 Disc jockey : deejay :: nonbinary : _____</p> | <p>70 Feature of a yurt, but not a tepee</p> <p>73 Thrill</p> <p>76 Camera choice, in brief</p> <p>78 Oklahoma's "Wheat Capital"</p> <p>80 Red part of rhubarb</p> <p>81 Philippine currency</p> <p>83 Summer setting in Somerset, for short</p> <p>85 Jackson or Jackman</p> <p>86 Nullifying</p> <p>87 Parts of baby wts.</p> | <p>88 Member of a choir</p> <p>89 Impressive array</p> <p>90 Crude cavity</p> <p>91 Pablo Neruda's "_____ to My Socks"</p> <p>93 Polite "I'll pass"</p> <p>94 Gummy candy company</p> <p>95 Like the Kama Sutra</p> <p>96 Dunderheads</p> <p>97 Caesar's addressing?</p> <p>98 More intrusive</p> <p>102 Dogie catcher</p> | <p>103 Angela Lansbury was nominated for 18 of them (winning none)</p> <p>105 Obscures</p> <p>106 Some six-packs</p> <p>108 Director Ephron</p> <p>109 Powerful engine</p> <p>110 Kept watch on</p> <p>112 Bog deposit</p> <p>114 _____ Speedwagon</p> <p>116 Army rank above cpl.</p> <p>117 Principle behind yin and yang</p> |
|--|---|--|---|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

Police Blotter

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



ARSON

3/23/2025, 8 p.m. at 9600 Block of WILSHIRE BLVD.

ASSAULT - SIMPLE

3/28/2025, 10:40 p.m. at 400 Block of N. CANON DRIVE

3/27/2025, 2:35 p.m. at 300 Block of SPALDING DRIVE

BURGLARY - COMMERCIAL BUILDING

3/28/2025, 4:02 p.m. at 300 Block of N. BEVERLY DRIVE

3/27/2025, 4:30 p.m. at 300 Block of N. CANON DRIVE

BURGLARY - RESIDENTIAL (HOME OCCUPIED)

3/21/2025, 6:30 p.m. at 500 Block of N. CAMDEN DRIVE

DUI ARREST

3/30/2025, 8:08 p.m. at S. OAKHURST DRIVE / OLYMPIC BOULEVARD

3/22/2025, 11:28 p.m. at DAYTON WAY / N. CRESCENT DRIVE

3/22/2025, 5:39 a.m. at N. SANTA MONICA BOULEVARD / N. CANON DRIVE

HATE INCIDENT

3/23/2025, 2:10 p.m. at S. RODEO DRIVE / OLYMPIC BLVD.

MOTOR VEHICLE THEFT

3/30/2025, 5 p.m. at 300 Block of N. RODEO DRIVE

3/30/2025, 1 p.m. at 9200 Block of WILSHIRE BLVD.

3/28/2025, 8:30 p.m. at 100 Block of N. HAMEL DRIVE

3/28/2025, 4:30 p.m. at 9600 Block of WILSHIRE BLVD.

3/28/2025, 4:02 p.m. at 300 Block of N. CANON DRIVE

3/28/2025, 2:53 p.m. at 9500 Block of WILSHIRE BLVD.

3/26/2025, 3:45 p.m. at 200 Block of N. BEVERLY DRIVE

3/22/2025, 11 a.m. at 200 Block of N. CRESCENT DRIVE

THEFT - GRAND (FROM VEHICLE)

3/21/2025, 4 p.m. at 100 Block of N. ALMONT DRIVE

THEFT - PETTY

3/26/2025, 5:50 p.m. at 8500 Block of WILSHIRE BLVD.

3/24/2025, 12:50 p.m. at 300 Block of N. CANON DRIVE

3/23/2025, 5:20 a.m. at 9900 Block of DURANT DRIVE

3/22/2025, 2:50 a.m. at 400 Block of SPALDING DRIVE

VANDALISM

3/31/2025, 4:30 p.m. at 200 Block of FOOTHILL ROAD

3/30/2025, 3 a.m. at 400 Block of SHIRLEY PLACE

3/29/2025, 11:15 a.m. at 400 Block of N. REXFORD DRIVE

3/29/2025, 3:35 a.m. at 600 Block of ALTA DRIVE

3/29/2025, 2:54 a.m. at 700 Block of ARDEN DRIVE

3/29/2025, 2:51 a.m. at 600 Block of ARDEN DRIVE

3/29/2025, 2 a.m. at 600 Block of ARDEN DRIVE

3/29/2025, 12 a.m. at 600 Block of ALTA DRIVE

3/28/2025, 10 p.m. at 600 Block of N. SIERRA DRIVE

3/28/2025, 5 p.m. at 600 Block of ALTA DRIVE

3/28/2025, 4 p.m. at 600 Block of ALTA DRIVE

3/27/2025, 1:30 p.m. at 400 Block of N. OAKHURST DRIVE

Public Notices

TS No.: B.255-002
APN: 4333-003-021 Title Order No.: 2180000CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/14/2015. 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 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: Joseph Youshaei and Jila Youshaei, husband and wife as Community Property with Right of Survivorship Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 12/22/2015 as Instrument No. 20151606548 in book N/A, page N/A of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 4/29/2025 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$2,410,097.98 Street Address or other common designation of real property: 268 S. ALMONT DR BEVERLY HILLS, California 90211 A.P.N.: 4333-003-021 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. 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 B.255-002. 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. For sales conducted after January 1, 2021: 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 B.255-002 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: 3/24/2025 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd., Suite 108 Woodland Hills, California 91364 Sale Line: (916) 939-0772 Phone Number: 818-227-0100 Rita Terzyan, Trustee Sale Officer NPP0472612 To: BEVERLY HILLS COURIER 04/04/2025, 04/11/2025, 04/18/2025

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-ECL-24020640 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/18/2022. 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 TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case, CA-ECL-24020640.

Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On April 11, 2025, at 11:00:00 AM, AT THE COURTYARD LOCATED AT 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by 385 TROUSDALE PLACE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustors, recorded on 4/26/2022, as Instrument No. 20220452730, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 4391-015-016 LOT 25 OF TRACT 24483, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 645, PAGE(S) 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From information which the Trustee deems reliable,

but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 385 TROUSDALE PLACE, BEVERLY HILLS, CA 90210. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$18,612,535.73. 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 TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-ECL-24020640 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale.

Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse to the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.servicelinkasap.com Dated: 3/12/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4837715 03/21/2025, 03/28/2025, 04/04/2025

FICTITIOUS BUSINESS NAME STATEMENT 2025051015 The following is/are doing business as: RAINMAN RECORDS 8500 Wilshire Blvd. Suite 525 Beverly Hills, CA 90211; Rainman Inc., 8500 Wilshire Blvd. Suite 525 Beverly Hills, CA 90211; The business is conducted by: A CORPORATION registrant(s) has HAS NOT begun to transact business under the name(s) listed on: Rainman, Inc., Ronald Rainey, President. Statement is filed with the County of Los Angeles: March 12, 2025; Published: March 14, 21, 28, April 4, 2025 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2025045983 The following is/are doing business as: JOSIE 325 MAPLE DR. #717, BEVERLY HILLS, CA 90213; Josirie Salgado 5153 Maplewood

Ave. 204 Los Angeles, CA 90004; The business is conducted by: AN INDIVIDUAL registrant(s) has HAS NOT begun to transact business under the name(s) listed on: Josirie Salgado, Owner. Statement is filed with the County of Los Angeles: March 6, 2025; Published: March 14, 21, 28, April 4, 2025 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2025023192 The following is/are doing business as: THE ADVANTAGE REAL ESTATE TEAM 439 N. Canon Drive Suite 300, Beverly Hills, CA 90210; Steffanie Cohen 439 N. Canon Drive Suite 300, Beverly Hills, CA 90210; The business is conducted by: AN INDIVIDUAL registrant(s) has HAS NOT begun to transact business under the name(s) listed on: Steffanie Cohen, Owner. Statement is filed with the County of Los Angeles: February 4, 2025; Published: March 28, April 4, 11, 18, 2025 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2025043521 The following is/are doing business as: THE BAILEY GROUP DBA DETROIT APTMENTS 439 N. Canon Drive Suite 300 Beverly Hills, CA 90210; David Bailey 439 N. Canon Drive Suite 300 Beverly Hills, CA 90210; Allyce Balsou 439 N. Canon Drive Suite 300 Beverly Hills, CA 90210; The business is conducted by: A GENERAL PARTNERSHIP registrant(s) has HAS begun to transact business under the name(s) listed on: David Bailey, General Partner Statement is filed with the County of Los Angeles: March 4, 2025; Published: March 7, 14, 21, 28, 2025 Reprint: April 4, 11, 18, 25, 2025 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2025059917 The following is/are doing business as: NJ COMMERCIAL ENTERPRISES 9903 Santa Monica Blvd. Suite 229 Beverly Hills, CA 90212; Nicole Jacks 9903 Santa Monica Blvd. Suite 229 Beverly Hills, CA 90212; The business is conducted by: AN INDIVIDUAL registrant(s) has HAS begun to transact business under the name(s) listed on: Nicole Jacks, Owner Statement is filed with the County of Los Angeles: March 24, 2025; Published: April 4, 11, 18, 25, 2025 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2025060436 The following is/are doing business as: I LOVE MY DOUBLES PARTNER 9627 Brighton Way Apt 303, Beverly Hills, CA 90210; CHOCHBITE LLC, 9627 Brighton Way Apt 303, Beverly Hills, CA 90210; The business is conducted by: A LIMITED LIABILITY COMPANY registrant(s) has HAS NOT begun to transact business under the name(s) listed on: Chochbite LLC, Adeline Arjad Cook, Managing Partner Statement is filed with the County of Los Angeles: March 25, 2025; Published: April 4, 11, 18, 25, 2025 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2025023576 The following is/are doing business as: JIM SORKIN CONSTRUCTION 605 N. OAKHURST DRIVE, BEVERLY HILLS, CA 90210 Jim Sorkin 605 N. Oakhurst Drive, Beverly Hills, CA 90210; The business is conducted by: AN INDIVIDUAL registrant(s) has HAS begun to transact business under the name(s) listed on August 1994: Jim Sorkin, Owner. Statement is filed with the County of Los Angeles: February 5, 2025; Published: February 21, 28, March 7, 14, 2025 Reprint: April 4, 11, 18, 25, 2025 LACC N/C

Public Notices

PUBLIC NOTICES

NOTICE TO BIDDERS

for the

PEDESTRIAN CROSSING IMPROVEMENTS AT THE INTERSECTION OF LOMITAS AVENUE, CANON DRIVE, AND BEVERLY DRIVE

Within the City of
BEVERLY HILLS, CALIFORNIA

City of Beverly Hills (City), California invites electronic bids for the PEDESTRIAN CROSSING IMPROVEMENTS AT THE INTERSECTION OF LOMITAS AVENUE, CANON DRIVE, AND BEVERLY DRIVE within the City of Beverly Hills, California. The City will receive such bids electronically via Planetbids up to the hour of 2:00 p.m. (Pacific Time), on **Thursday, May 1, 2025**, via Planetbids. Bid results will be sent to all bidders through Planetbids and award of the contract will be made during a subsequent meeting of the City Council.

PRE-BID MEETING— An optional pre-bid meeting will be held at the jobsite (800 N Canon Dr., Beverly Hills CA 90210) on Monday, April 14, 2025, at 10:30am.

Copies of the Specifications and Proposal Form may be inspected and downloaded from the City's Planetbids webpage: <https://vendors.planetbids.com/portal/39493/bo/bo-detail/127966>

BIDDER'S QUESTIONS – Any questions regarding any error, omission, ambiguity or conflict in the Plans and Specifications and general clarifications, should be submitted to the Project Manager through Planetbids no later than Thursday, April 24, 2025, at 2:00pm. Requests for clarification received after this date or sent/posed directly to the Project Manager will be disregarded.

ENGINEER'S ESTIMATE - The preliminary cost of PEDESTRIAN CROSSING IMPROVEMENTS AT THE INTERSECTION OF LOMITAS AVENUE, CANON DRIVE, AND BEVERLY DRIVE for this work has been prepared and the said estimate is **\$600,000.00**.

CITY CONTACT – Any questions or requests for information can be directed to the project manager, Ara Retchian, at aretechian@beverlyhills.org.

PUBLICWORKS CONTRACTOR REGISTRATION NUMBER – The Contractor is required to register with State of California Department of Industrial Relations (DIR) and meet requirements to bid on public works contracts. A Public Works Contractor Registration No. shall be submitted with the bid. All subcontractors are also required to register with the DIR.

CONTRACTORS LICENSE - In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess at least one of the following licenses: **"A"**

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

WE PUBLISH DBA's, SUMMONSNAME CHANGE, BIDS, NOTICE TRUSTEE'S AND OBITUARIES FOR MORE INFO CALL US AT 310-278-1322

PUBLIC NOTICES

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES CASE NO: 25SMCP00150 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

In the Matter of the petition of:

Vicki Lyn Mercer

To all interested person(s): Petitioner: **Vicki Lyn Mercer** current residence address: **1221 Ocean Avenue #307, Santa Monica, CA 90401** filed a petition with the **Superior Court of California, County of Los Angeles, 1725 Main St. Santa Monica, 90401. Santa Monica Courthouse, on March 24, 2025** for a Decree changing names as follows:

Present Name:

Vicki Lyn Mercer

Proposed Name:

Vicki Zlotnick Mercer

The court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING:

Date: May 9, 2025

Time: 8:30 AM

Department: K

The address of the court is:

**1725 Main Street,
Santa Monica, CA 90401**

Reason for name change: Petitioner is already known by her proposed name wishes to be known by her proposed name in all personal/business affairs.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed: **Vicki Lyn Mercer**

Judge of the Superior Court:

Lawrence H. Cho

Clerk: David W. Slayton

Dated: March 24, 2025

Published: 03/28/25, 04/04/25, 04/11/25, 04/18/25
BHC-R29570

FICTITIOUS BUSINESS NAME STATEMENT 2025032919

The following is/are doing business as: **PROGRESSIVE ENGINEERING, INC. 325 Maple Dr. Box #5137, Beverly Hills, 90209-6002;** Progressive Engineering, Inc. 325 Maple Dr. Box #5137; The business is conducted by: **A CORPORATION** registrant(s) has HAS begun to transact business under the name(s) listed on May 2010: **Progressive Engineering, Inc. Diba Yadegari, President.** Statement is filed with the County of Los Angeles: February 18, 2025; Published: April 4, 11, 18, 25, 2025 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2025043521

The following is/are doing business as: **THE BAILEY GROUP DBA DETROIT APTMENTS 439 N. Canon Drive Suite 300 Beverly Hills, CA 90210;** David Bailey 439 N. Canon Drive Suite 300 Beverly Hills, CA 90210; Allyce Balson 439 N. Canon Drive Suite 300 Beverly Hills, CA 90210; The business is conducted by: **A GENERAL PARTNERSHIP** registrant(s) has HAS begun to transact business under the name(s) listed on OCTOBER 1994: **David Bailey, General Partner** Statement is filed with the County of Los Angeles: March 4, 2025; Published: March 7, 14, 21, 28, 2025 Reprint: April 4, 11, 18, 25, 2025 LACC N/C

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08
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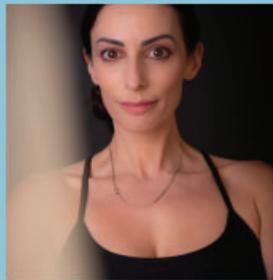
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88
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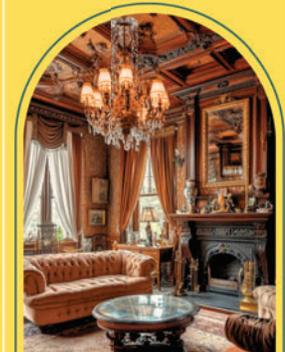
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