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THE WEATHER, BEVERLY HILLS CA

☁️ Friday	69° 57°
☁️ Saturday	74° 57°
☀️ Sunday	79° 60°
☁️ Monday	78° 59°
☁️ Tuesday	75° 59°
☁️ Wednesday	76° 60°
☀️ Thursday	78° 61°

City Council Candidates Head to the Finish Line



BY JESSICA OGILVIE

The candidates running for three Beverly Hills City Council seats are nearing the end of their campaigns. Many are hosting events and talking to voters to make their final pitch before Election Day on June 2.

The Courier reached out to the candidates

during this final week to hear about last-minute events and their impressions of how the race has gone in the crowded field of 11 candidates. Their comments are presented in alphabetical order.

Barry Axelrod, owner of Beverly Hills Cookies, will host a campaign event on May 30. See CANDIDATES, page 5

Substitute Teachers, New Assistant Principal on BHUSD Board Agenda

BY JESSICA OGILVIE

The Beverly Hills Unified School District (BHUSD) Board of Education at its May 26 meeting removed the names of three substitute teachers before approving a list of new certificated hires.

The vote was 3-2, with Board Members Rachele Marcus and Russell Stuart voting against the approval of the revised list.

The item was pulled from the consent calendar by Board Vice President Sigalie Sabag, who has frequently spoken out about her concerns regarding substitute teachers.

"We do not want to use our substitute teachers as babysitters ... this year I've had complaints again that the substitute doesn't See BHUSD, page 11

BHEF Honors Educators with Apple Awards



Photo courtesy of BHEF

Apple Award Honorees

BY SAM MULICK

Some 300 community members attended the Beverly Hills Education Fund (BHEF) Honors on May 21 at Beverly Canon Gardens to recognize supporters and educators who

have made a difference in the lives of Beverly Hills Unified School District (BHUSD) students.

The Apple Awards honor teachers who make a lasting difference in the lives of students and include educators from Beverly Hills. See APPLE AWARDS, page 5

Businesses Near Metro Report Little Change in Foot Traffic

BY SAM MULICK

In the wake of the Los Angeles County Metropolitan Transportation Authority (Metro) D Line station opening at Wilshire and La Cienega boulevards, business owners in the area have reported little change in customer traffic.

The D Line expansion offers a 22-minute trip from Beverly Hills to Union Station in downtown Los Angeles. Stations at Wilshire Boulevard and La Brea Avenue and Wilshire Boulevard and Fairfax Avenue also opened May 8. The Wilshire/La Cienega station will serve as an end-of-line station until the line expands west to future stations at Beverly Hills. See BUSINESSES, page 15

Courier Calendar

NOW - MAY 31

**THE BROAD STAGE:
WESTSIDE BALLET SPRING
PERFORMANCES**

Four Beverly Hills residents (Chloe Meyer, Jesse Sapadin, Elle Shim and Avery Hand) take the stage in Westside Ballet of Santa Monica's Spring Performances, alongside guest artist Calvin Royal III, principal dancer with American Ballet Theatre. Elle Shim performs a pas de deux. The weekend includes a Showcase (May 29 at 7 p.m.; May 30 and 31 at 1 p.m.; \$50) and the Masters of Movement Gala (May 30, cocktails 5:30 p.m., performance 7 p.m.; \$195). Tickets are available online. The Broad Stage is located at 1310 11th St., Santa Monica.

westsideballet.com/springtix

NOW - JUNE 21

**THEATRE 40:
"CROSSING DELANCEY"
THURS.-SAT. 7:30 P.M.
SUN. 2 P.M.**

Isabel is a modern young woman who lives alone and works in a book shop. When she is not pining after a handsome author, she is visiting her grandmother (Bubbe) in Manhattan's Lower East Side. This irascible granny and her friend the matchmaker have found a "good catch" for Isabel, whose initial reluctance gives way

to a blossoming romance when she finally meets Sam, the pickle vendor, as the end of the play offers a new beginning. Susan Sandler is the playwright. She is a professor at New York University Tisch School of the Arts and wrote the feature film adaptation of Crossing Delancey. Jonathan Fahn is the director, whose cast includes Ari Hagler, Matt Landig, Sharron Shayne, Holly Sidell and Amy Tolsky. Admission is \$35. Theatre 40 is located on the campus of Beverly Hills High School, at 241 S. Moreno Drive, Beverly Hills. Ample free underground parking is available via a driveway at the intersection of Durant and Moreno Drives. theatre40.org

NOW - AUG. 22

**HAUSER & WIRTH: "ZHANG ENLI"
11 A.M.-6 P.M.**

Zhang Enli has used painting to document the more prosaic aspects of contemporary life—everyday objects, interiors and individuals—since his arrival on the Shanghai art scene in the 1990s. This May, Hauser & Wirth, at the West Hollywood gallery, presents a new series of his abstract portraits in the artist's debut solo exhibition on the West Coast. While anchored in figuration and paired with descriptive titles, the works convey the essence of their subjects via evocation. Drawing on both Eastern and Western

traditions, Zhang pushes toward a looser visual language in order to reveal abstraction's power to communicate the human condition. The exhibition will be accompanied by a catalogue surveying Zhang's artistic evolution over the past two decades, with an essay by curator Sook-Kyung Lee. On May 29, opening day, a reception will be held from 6-8 p.m. that features the launch of the exhibition book and a performance from violinist Amelia Sze at 6:30 p.m. Hauser & Wirth West Hollywood is located at 8980 Santa Monica Blvd., West Hollywood. hauserwirth.com

NOW - SEPT. 6

**HAMMER MUSEUM:
"SPACE IS THE PLACE: SELECTIONS
FROM THE HAMMER CONTEMPORARY
COLLECTION"
TUES.-THURS., SAT.-SUN. 11 A.M.-6 P.M.
FRI. 11 A.M.-8 P.M.**

"SPACE IS THE PLACE" is a Hammer Contemporary Collection exhibition that takes its title from the 1973 studio album and 1974 film by Sun Ra (1914-1993), a Black American experimental jazz composer and musician known for his radical and esoteric views on Black liberation. The selected works in the exhibition consider "space" as a conceptual framework, through the themes of afro-futurism,

belonging, placemaking and the act of taking up space. "SPACE IS THE PLACE" comprises installations, paintings, sculptures, photographs, and multi-media works by nearly thirty artists. Admission to The Hammer, located at 10899 Wilshire Blvd., Los Angeles, is free. hammer.ucla.edu

JUNE 4 - 6

**THE WALLIS: "BODYTRAFFIC"
THURS.-FRI. 7:30 P.M.
SAT. 2 P.M.**

Celebrating 20 years of bold, genre-defying dance, BODYTRAFFIC returns to The Wallis for its final Los Angeles performance. Long recognized as one of the city's most vital contemporary companies, BODYTRAFFIC has helped redefine the landscape of dance in L.A. through inventive repertory, dynamic collaborations and a deep commitment to community. This final L.A. program is both a tribute and a farewell - honoring the legacy of a company that has left an indelible mark on the cultural fabric of the city. Each evening features a distinct program celebrating BODYTRAFFIC's signature blend of athleticism, artistry and eclectic voices. Tickets start at \$43 and are available online. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. thewallis.org

EVENT LOCATION

PARKING LOCATION OPTIONS

- Attended Lot
- Metered Structure
- Self-park Structure
- Limited Access Parking Structure
- Ride Share drop off/pick up

50 RODEO DRIVE

**CONCOURS D'ELEGANCE
CAR SHOW
FATHER'S DAY**

SUNDAY, JUNE 21, 2026 | 10 A.M. - 4 P.M.
RODEO DRIVE | FREE ADMISSION

The Rodeo Drive Concours d'Elegance Car Show will return to Beverly Hills this Father's Day, Sunday, June 21, 2026, from 10 a.m. to 4 p.m. Free and open to the public!

ROAD CLOSURE:
Rodeo Drive from Wilshire Blvd. to S. Santa Monica Blvd. beginning 9 p.m. Saturday, 6/20 to 11 p.m. Sunday, 6/21.

To learn more, visit BEVERLYHILLS.ORG/CONCOURSBH

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Thursday, June 4

3:00 to 6:00 pm

**Please RSVP by
June 1 to
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Appian presents a fireside chat with Jeremy Fine, MD.

Dr. Fine, a top concierge internist, has held leadership roles at Cedar-Sinai, served as Clinical Instructor at both UCLA and USC, and earned recognition as one of Los Angeles Magazine Best Doctors.



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The Wallis Honors Jeanie Buss at Spring Gala



Photo by Alex J. Berliner/ABImages

Jeanie Buss receives the 2026 Wallis Icon Award.

BY JESSICA OGILVIE

Approximately 200 people attended the Wallis Annenberg Center for the Performing Arts' "The Wallis Delivers: A Spring Gala Celebration" on May 21 in Beverly Hills.

The event honored Jeanie Buss, the governor of the Los Angeles Lakers and the first female controlling owner to win

an NBA title, with the 2026 Wallis Icon Award. The evening also served to inaugurate the newly named East West Bank Plaza and to welcome Jean Davidson as incoming executive director and CEO of The Wallis. Those in attendance included Beverly Hills Councilmember Lester Friedman and Vice Mayor Mary Wells, as well as many other

See **THE WALLIS**, page 10

Recreation and Parks Commission Reviews 2026-27 Work Plan Priorities



The pickleball reservation system has been updated.

BY JORDAN POLTORAK

The Recreation and Parks Commission reviewed its Work Plan Priorities for the upcoming 2026-27 year, as well as updates to the La Cienega Park playground and pickleball courts at its meeting this week.

Recreation Services Manager Michael Muse reviewed the priorities, which were

voted on at the Feb. 24 meeting: safety call poles, recreation and parks branding and events at the Farmers' Market, a golf simulator program, library tutoring program expansion and park lighting improvements.

Muse informed the commission that the five priorities were presented on April 30 at a City Council Liaison meeting, and three See **RECREATION AND PARKS**, page 10

REBECCA PYNOOS *for* BEVERLY HILLS



OUR TRUSTED LEADERS SUPPORT REBECCA PYNOOS FOR CITY COUNCIL

"Rebecca Pynoos is an exemplary leader whose analytical approach and extensive commission experience make her the right choice for Beverly Hills. We are in need of her younger perspective, at 42, and thoughtful leadership to move our City Council forward."

— **Howard S. Fisher**, Beverly Hills City Treasurer

Endorsed by Beverly Hills Leaders

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Eliot Finkel, former City Treasurer

Noah Furie, former Chair, Planning Commission & former Chair, Cultural Heritage Commission

Brian Goldsmith, State Senate Candidate

Lori Greene Gordon, Chair, Cultural Heritage Commission Chair & former Chair, Planning Commission

Terri Kaplan, Commissioner, Planning Commission

Michael Karric, Commissioner, Traffic and Parking Commission

Rochelle Ginsburg, former Chair, Human Relations Commission

Tara Riceberg, Vice Chair, Recreation and Parks Commissioner

Hon. Alissa Roston, former President, BHUSD Board of Education

Terri Smooke, Vice Chair, Architectural and Design Review Commission

Hon. Virginia Maas, former Member, Beverly Hills School Board

Rich Waldow, former Chair, Cultural Heritage Commission

Jeff Wolfe, Chair, Planning Commission

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...and many more!

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CANDIDATES, from page 1

31 at his shop on South Beverly Drive.

"I'll be available to talk to the residents, business owners, to answer their questions about why I'm here, why I'm doing what I'm doing, because I am definitely not a politician," he said. "I don't even want to be a politician, but [I'm running] as a resident and as somebody who would like to see the city go back to the way it used to be in the early days."

Axelrod said he hopes to bring more business and money to South Beverly Drive, and to work to change high taxes on small businesses and the length of time it takes to get certain licenses.

As for his chances on June 2, Axelrod noted that he is a newcomer in this field of politicians, many of whom are better known in the community, but that he has "gotten very good feedback ... I had to earn the reputation I have right now."

Incumbent Lester Friedman, who is running for his third and final term, said he is feeling "upbeat" and that much of his work over the next few days will involve following up with residents and encouraging them to cast their ballot.

"At this point in time, it's really just making sure that people get out to vote," he said. "They have three votes. I want to make sure that they can exercise those votes and ask that one of those votes be for me."

Friedman, who recently posted on social media that he received endorsements from Los Angeles County Assessor Jeff Prang, California State Senator Ben Allen and Beverly Hills City Treasurer Howard Fisher, said he plans to host an election party, but that he's "not done campaigning yet."

Writer and consultant Andrew Kole espoused several key messages throughout his campaign: moving the Farmers' Market to South Beverly Drive, pursuing naming rights for South Beverly Drive and creating a committee or commission to produce events and seek new streams of revenue.

"I think I'm considered the outside of the box guy," he said. Kole does not have any campaign events planned leading up to election day.

Cultural Heritage Commissioner Andy Licht held a campaign event at The Nosh hosted by Avid and Joe Shooshani on May 28. The turnout of 43 people exceeded expectations, as Licht told the Courier he was "hoping for 10." Licht will speak at two temples over the weekend.

"The rest of the time is walking up and down streets, knocking on doors," he said.

Licht, who recently posted a video endorsement from actor and comedian Howie Mandel, noted that one candidate has been running a more negative campaign, including posting unverifiable claims, which Licht feels is a style of campaigning that is "not for Beverly Hills."

"Stuff like that bothers me," he said. "I just think Beverly Hills deserves honest, transparent leadership, and look, the election is about the future of the city, public safety, thoughtful development, protecting our neighborhoods, and preserving the character. I'm going to keep running a campaign based on honesty, accountability, and respect."

Sharona Nazarian, also an incumbent

who recently completed her first term as mayor, plans to host events nearly every day leading up to June 2.

"We want to get everybody excited about the election and mobilized to vote," she said. "It's exciting, there's a lot happening."

Nazarian, who recently received the endorsement of developer Rick Caruso, added, "I have learned that you don't count your chickens before they hatch. I am working just as hard as I did on day one. I don't take anything for granted."

Architectural and Design Review Commission Chair Rebecca Pynoos this week announced several new endorsements, including Congressman Ted Lieu, whose district includes Beverly Hills. Pynoos also held a successful event in the South Beverly Hills neighborhood.

Pynoos was the target of online attacks over the weekend by a right-wing social media user, and she posted a video response on Instagram. In a statement to the Courier, Pynoos reiterated her commitment to running a "positive, energized campaign."

"I am ready to do the hard work, bring people together, and deliver results from day one," she said.

Beverly Hills Unified School District Board Member Russell Stuart told the Courier that he is not planning any events because he has run a "really lean campaign."

"I spent more time speaking to people, and speaking to business owners, and speaking to families," said Stuart, who recently announced that he received the endorsement of the Log Cabin Republicans. "One of the biggest things I've learned is how similarly most people think. We want to have a great city."

Literary executive Roger Tanenbaum will hold an election night party that will be open to all residents, and said that his goal was and remains to speak to residents and find out what they want to see in government.

"I'm continuing to do my campaign how I have been, which is going out to the people," he said. "I've knocked on pretty much every door in the city ... and I'm really trying to reach out to people in the city who aren't the ones we see at all the events. My game plan was the same from day one."

Tanenbaum added that he feels confident he has executed his campaign as intended and will continue to listen to residents "if I'm able to have the honor and privilege to serve."

Candidates Ariel Rofeim, Clayton Moshe Saunders and Jonathan Moriande did not respond to the Courier's request for comment.

In-person voting in Beverly Hills began on May 23 at the City Hall Municipal Gallery. Polls are open from 10 a.m. to 7 p.m. On June 2, Election Day, polls will be open from 7 a.m. to 8 p.m. Two additional vote centers will open at Roxbury Park Community Center and La Cienega Tennis Center on May 30 with the same hours.

Vote-by-mail drop boxes have been placed at Roxbury Park Community Center and City Hall. More information is available at LAVote.gov, Beverlyhills.org/Elections or the Beverly Hills City Clerk's Office at 310-285-2400. ●

APPLE AWARDS, from page 1

Hills High School (BHHS), Beverly Vista Middle School (BVMS), El Rodeo Elementary School (ERES) and Horace Mann Elementary School (HMES). Apple Award recipients included Karen Garland (program specialist, HMES/BVMS), Felipe Gomez (maintenance and operations), Candace Hemphill (third grade, ERES), Ellen Kwon (fourth grade, HMES), Kunhee (David) Lee (history and AVID, BHHS), Kari Marlowe (program specialist, ERES/BHHS), Celeste McDonald (English, BHHS), Vivian Minor (administrative assistant, BVMS), Fred Pinto (visual and performing arts, BVMS), Laura Rogers (special education, BVMS), Afsaneh Tabibian (instructional assistant, BHHS) and retirees Eran Elitzur, Karyn Nance, Steven Rubenstein and Mark Vrbka.

The event recognized Innovative Teacher Grant award recipients, which included Wudh Bonchirt, Dana Findley, Victoria George, Erica Gibson, Karen Kelsall-Lagola, Kathy Khorramian, Matthew Sun, Marla Weiss and Sue Yovetich. Innovative Teacher Grant awards allow teachers to fund pilot programs that can later become part of the curriculum.

BHEF also honored supporters Gaby Reims Alexander, Michael Libow and Frederic Zemmour, general manager of the L'Ermitage Beverly Hills for their financial support of students and educational programs in the district.

Honorees were presented with plaques as the assembled guests applauded their efforts in changing students' lives.

McDonald, who teaches two AP English classes and has taught in the district for 31 years, said that teaching is all about meeting students where they are and adapting.

"During the week, I give out the quote of the week, because they'll say something hilarious, and it's for a character in Shakespeare, and they'll say something so funny in their own teen-speak, and that's the quote of the week," she said. "There's a lot of humor in teaching, as in anything in life. When you lose your sense of humor, that's when it all goes downhill. We've all had those moments in classrooms where you lose your sense of humor, and it's harder. But if you can keep your sense of humor and remember that everything's going to be OK, and if students feel that with you, they will give you their best."

Pinto, who has taught performing arts in the district for 15 years, said his goal as an educator is to help students find their passion, whether it is in the performing arts or not.

"Teaching for me is a passion, but again, it's a tale as old as time. Basically, I learn from them just as much as they learn from me," he said. "It's ever evolving, it's never stagnant, so I always feel fresh and new and excited to learn what I'm going to pick up from that day, just as much as they are. So, I think they sense that, so that kind of relationship between teacher and student is very exciting."

Alexander was honored for her continuous efforts in connecting BHEF with donors and businesses across the city. During her acceptance speech, Alexander lauded her co-award winner Zemmour. She noted that by charging a 1% social impact fee to hotel guests, L'Ermitage has been able to donate around \$200,000 to BHEF in the last two years.

"L'Ermitage hotel on Burton Way is our only independent and our smallest five-star hotel in Beverly Hills. It's also the only hotel that collects a social impact fee," she said. "I can tell you from sitting on the Board of our Conferences and Visitors Bureau how difficult it is for our hotels to operate at the level they do and provide the service they do and make a profit. So, it's even more remarkable that L'Ermitage has been able to donate almost \$200,000 to BHEF in the last two years."

Libow was honored for his contributions as BHEF's top individual donor, donating nearly half a million dollars to BHEF over the last 20 years.

"This is about legacy, not just about my legacy, but it's about me setting an example for others who hopefully would mimic what I do with many more resources than I have," he said.

BHUSD President Judy Manouchehri summarized the evening's significance.

"When the teachers are inspired to do things in a way that really allows them to connect with the students in more creative ways, in more innovative ways, then that energy is something that is contagious and you can see the students really gravitating towards those teachers, who are going above and beyond," she said. ●

THE COURIER IS NOW ON APPLE NEWS!



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Concerts on Canon Summer Season Begins June 4



Photo courtesy city of Beverly Hills

The Concerts on Canon series continues through August.

The 2026 Concerts on Canon summer season will launch on June 4 at 6 p.m. The concert, featuring Dave Gab's take on classic rock 'n roll, takes place at Beverly Canon Gardens located at 241 North Canon Drive.

The free outdoor concert series will continue every Thursday through Aug. 20 from 6:00 p.m. to 8:00 p.m., with a 15-minute intermission. The season features a variety of family-friendly entertainment and

includes:

The 2026 summer line-up:

June 4: David Gab (Rock 'n Roll) Kick-off Concert

June 11: The Smokin' 60's (60's Hits)

June 18: Blue Breeze Band (Motown, Soul, Rhythm and Blues) Celebrating Juneteenth

June 25: Rod Lightning & The See Concerts on Canon, page 15

Daniel Harding Introduced as Next LA Phil Music Director



Daniel Harding

Newly named Los Angeles Philharmonic Music Director Daniel Harding was formally introduced on May 27 at Walt Disney Concert Hall alongside outgoing Music Director Gustavo Dudamel. The LA Phil announced earlier this week that Harding will succeed Dudamel as music director beginning with the 2027-28 season.

Harding currently serves as music director of the Accademia Nazionale di Santa Cecilia in Italy and previously led the Swedish Radio Symphony Orchestra and the

Mahler Chamber Orchestra. He also served as principal guest conductor of the London Symphony Orchestra for 10 years. In 2024, he succeeded Yo-Yo Ma as leader of a Pan-Asian youth orchestra program in China.

"Making music with the magnificent LA Phil musicians is a thrill and an inspiration," Harding said. "Over recent years, the LA Phil has developed something extraordinary that cannot be manufactured: a kind of institutional charisma. That expands the vision of what you ask when thinking about what comes next, for the orchestra, for Los Angeles, for music and for our community."

Harding will oversee orchestral programming across the organization, including its presentations at Walt Disney Concert Hall, the Hollywood Bowl and The Ford, along with Youth Orchestra Los Angeles. Officials said he will lead the LA Phil's ambitious commitment to commissioning new works and expanding the orchestra's global presence through touring, media projects and new ventures for international collaboration and cultural exchange.

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WSCCOG WESTSIDE BUS CONNECTION PROGRAM

Continue the Conversation for Better Bus Service on the Westside at Our Upcoming Workshops!

Join us for the next series of community open houses for the Westside Bus Connection Program, including a first look at design alternatives by segment. Your participation will help refine segment-specific design concepts and ensure the project reflects the community's needs.

WORKSHOP #1 Wednesday, June 3, 2026 6:00 PM – 8:00 PM La Cienega Park & Community Center 8400 Gregory Wy, Beverly Hills, CA 90211	WORKSHOP #2 Saturday, June 6, 2026 10:00 AM – 12:00 PM West LA Civic Center 1645 Corinth Ave #101, Los Angeles, CA 90025
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Spanish interpretation and light refreshments will be available at both meetings.

VIRTUAL COMMUNITY MEETING
Wednesday, June 10, 2026
1:00 PM – 2:30 PM

Register at bit.ly/WBCMtg or scan the QR Code. Spanish interpretation will be available.

About the Project

The Westside Bus Connection Program is a "quick-build" initiative focused on improving the bus rider experience along key corridors across the Westside. The project remains focused on segments of:

- Santa Monica Boulevard west of Beverly Hills
- Sepulveda Boulevard between UCLA and Westchester
- La Cienega & Jefferson Boulevards from West Hollywood to Culver City

Scan the QR code to learn more about the Westside Bus Connection Program or visit our project website at [Bit.ly/WestsideBusConnection](https://bit.ly/WestsideBusConnection).



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TV is Busting Out All Over

Part One of Two

BY NEELY SWANSON

The hits, or at least the shows, keep on coming. Here's a sampling of what's out there.

"Widow's Bay" rather effectively marries comedy with horror. Mayor Tom Loftis is something of an outsider on this picturesque New England island. He met his wife here and returned, determined to make this unknown island into the tourist mecca he feels it deserves. Loftis, however, is deaf to the pleas and explanations of the town folk, people whose respect he would like to earn. Ignoring their old wives' tales and negativity, he plows ahead with his ideas to attract tourists. "No, no!" exclaim the villagers. The island's history is cursed; bad things happen there. "What town doesn't have a checkered past?" he asks.

Tone-deaf, bad things are happening around him and he is warned repeatedly. But when a mainland critic arrives to take a look at the island, Loftis successfully avoids the glaring pitfalls and charms the journalist. His rave review turns the island into a tourist mecca and that's when things go rapidly downhill. There's more truth than tall tale in the village history and when he finally sees the light, it may be too late.

Creator Katie Dippold straddles the high bar of comedy and horror. An outstanding cast was assembled, starring Matthew Rhys, whose exquisite timing makes him a perfect foil as the clueless mayor, hitting all his marks in both comedy and drama. He is ably abetted by that seasoned scene stealer Stephen Root as his knowledgeable antagonist in the town whose presence here is a reminder of what the stakes may be. Dale Dickey, a personal favorite, is the mayor's assistant and uses her malleable smoky alto and lived-in face to illustrate the hilarious but human side of the townsfolk. Veteran character actor K Callen underpins the warmth of the quirky villagers. Although I far preferred the comedy to the rather abrupt turn to the Grand Guignol horror, "Widow's Bay" fires on all cylinders with an ending that begs for a second season.

Now streaming on Apple TV.

"Lord of the Flies" is the much-anticipated remake of William Golding's classic. This is the third iteration of this story, having first been made as a movie in 1963 and again in 1990. Writer Jack Thorne, a recent Emmy winner for "Adolescence," has given this the limited series treatment. I will play my hand immediately and say that I wished I had liked it, but I didn't.

A group of schoolboys ranging in age from preschool to late middle school has found themselves stranded on an uninhabited island in the middle of the ocean. It slowly dawns on them that they have survived a plane crash and that they are alone without adult supervision. Some of the older boys understand the need for structure and



Photo courtesy of Apple TV

Matthew Rhys, Neil Casey and Stephen Root in "Widow's Bay"

leadership and begin to form their own society. But democracy only works if everyone works together toward the same goal. The goal here is to stay alive. They need to build an infrastructure of shelter, food and security. All is initially well until factions begin to form when one group resents the leadership of the other and stops helping with the boring but necessary tasks of building and wood gathering. They want to hunt and play and have their own camp.

Divided into four chapters, each highlighting a different leader among the boys, we first meet Piggy, the brightest organizer of the group, but resented for his wisdom and rigidity. His coke-bottom glasses contribute to his outsider status, and his logic and preternatural intelligence engender resentment. Chapter Two centers on Jack, resentful that he wasn't chosen as the leader. He leads his faction of mean boys away from the group and farther into the woods where they plot the overthrow of the others. In Chapter Three, Simon comes to the front. A schoolmate of Jack's, Simon is well-aware of the volatility and danger that Jack poses. And finally, in Chapter Four, the story centers on Ralph, whose elected leadership is eroded and violently challenged by Jack's faction.

There were many opportunities to right this ship. Golding's underlying material is superb and illustrates the universality of how societies break down. The book and the first film were taut and suspenseful and frighteningly real. They moved at a pace that heightened the tension and the fraught, hateful actions of the alphas in Jack's group. There is no pace, begging the question of why this was stretched out longer than the fast-moving book and movie. Instead, director Mark Mondon films each episode as a David Attenborough nature series, focusing on the colors, plant life, horizons, sunsets and wildlife. As a director friend of mine used to say disparagingly about certain performances he was filming, you could drive a truck through that scene. Generally speaking, you could drive a tank through most of these scenes, something that lessens

the tension necessary to the performances and writing. It was nothing less than a slog to power through these beautiful but uninteresting episodes.

Now streaming on Netflix.

"Nemesis" explores the dynamics of two incredibly driven individuals on opposite sides of the law. The Courtney Kemp and Tani Marole-created limited series succeeds in revealing the personality similarities between the master criminal and the driven detective.

Opening on a high-stakes Beverly Hills gambling party full of the rich and super-rich, Coltrane Wilder, ex-con and up-and-coming respected businessman, is an invited guest. But Coltrane is there under false pretenses; a ruse to open the door for his gang of thieves who proceed to ransack the guests of their jewels and gambling winnings. It's quite a haul, enough so that he promises Ebony, his wife, he will soon retire. Learning of the robbery, Detective Isaiah Stiles is convinced that this is the gang he has been chasing since his partner was killed in a different high-stakes burglary. Unfortunately, the powers that run the department are unconvinced and think Isaiah is tilting at windmills, unable to see straight because of his personal connection. Instead, they assign the case to a couple of moronic, know-it-all detectives who are unconvinced of the connection and are sure that the gang is on the verge of making the critical mistake that will allow them to swoop in and catch them.

The series, through eight repetitive episodes, reveals the protagonists as two sides of the same coin. Stiles, the stereotypical rogue cop, decides that he will bring Coltrane down himself. Coltrane views Stiles as a personal enemy and reacts accordingly. Needless to say, there is corruption in the police department and Stiles is repeatedly hamstrung by his superiors.

There is nothing original here. On the one hand you have the suave, composed criminal disguised as a businessman and on the other it's the hot-headed police detective who can't get anyone to listen to him.

All of this might work because if told well an old story can be made new. This is not. The writing and the characters are clichés and, worse, the acting is flat. There are lots of pretty faces, but they lack the modulation to convince us of their personal truths. Y'Lan Noel as Coltrane is the most convincing of the lot, selling his character with an adept smoothness. Matthew Law, as Stiles, is lovely to look at but incapable of portraying anything but anger. He arrives at full throttle and rarely leaves that emotional level.

"Nemesis" definitely hits its marks in costume and production design, making Los Angeles a character in the filming. Still, despite the speed at which the action is filmed, the dialogue and characterizations often bring it to a full stop. Not my cup of tea and assuredly not the expensive Burgundy they're trying to sell.

Now streaming on Netflix. ●



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

Beverly Hills
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RECREATION AND PARKS, from page 4
out of the five were chosen to move forward. The safety call poles were approved, although a question was raised as to whether existing resources could be used to enhance safety. Additionally, the Farmers' Market branding and park lighting improvements were approved.

Safety call poles function as call stations that can summon emergency services at the touch of a button and are often colored bright blue. Commission Chair JR Dzubak explained his reasoning for preferring the safety call poles over suggested technology such as drone surveillance or security cameras placed throughout the park.

"Anyone from mid-50s to a senior can all find a pole, because we can put technology out there, but when it doesn't work ... finding that blue pole to be able to call for help, like you see at a university, I want to make sure that doesn't get lost ... The safety pole represents a lot more than just a camera."

Assistant Director of Community Services Chris Paulson stated the City Council may be hesitant to approve the poles because of Beverly Hills' Park Ranger program.

"They're kind of the first line of defense that a 6-year-old up to a 99-year-old could go up to and let them know something is going on where they need support," Paulson said. "Our Park Ranger program is the backbone for safety in our parks."

"Someone coming into the city as a guest is not thinking about technology or

Park Rangers. [The safety call pole] has a universal tone when it comes to safety," Dzubak countered.

The golf simulator was not approved due to cost and the priority placed by the City Council Liaisons on projects that enhance public safety. The library tutoring program was also not approved because the library is outside of the Recreation and Parks Commission's jurisdiction.

"The library is governed by the library board of trustees, which is the City Council," Paulson said. "So, that's why anything pertaining to library programming or operations would be the purview of the City Council."

The next step will be for the City Council to vote on the Recreation and Park Commission Priorities for 2026-27.

The La Cienega Park playground is set to be completed at the beginning of August. The pickleball Playbypoint reservation system has been updated based on user feedback and will launch in June. A community celebration will take place in July to celebrate the end of the pilot program and allow community members to try out different pickleball and tennis equipment.

The commission also noted that nominations are open until June 5 for the Recreation and Parks Commission Award. Any person, organization or business can be nominated for their outstanding impact on the Beverly Hills community. ●

THE WALLIS, from page 4
local luminaries.

Adam Levine and James Valentine of Maroon 5 serenaded guests as they settled into their seats. The duo performed several of the band's greatest hits, including "Sunday Morning," "This Love," "She Will Be Loved" and "Sugar."

Speaking to Buss from the stage, Levine expressed his admiration for her.

"You're so sweet, always, to us," he said. "We love you. Thank you so much for everything, and being amazing, and being you."

Following the performance, the crowd heard from gala co-chairs Carlo Brandon-Gordon, Cindy Kennard and Susan Strauss.

Introducing the 2026 Wallis Icon Award, Brandon-Gordon expressed his admiration for Wallis Annenberg, who passed away in July 2025.

"This award honors the extraordinary generosity of the late Wallis Annenberg," Brandon-Gordon said. "Just one year ago, we celebrated her on this very stage. Though Wallis passed away in July, her legacy endures in the communities and strengthens the people that she brought together. This year's recipient shares the same belief [in] the power of gathering."

Davidson, who previously served as the president and CEO of the Los Angeles Master Chorale, then took a moment to voice her enthusiasm about her new position.

"I don't believe I've ever had a more

exciting first few weeks on a job," she said. "This is due in no small part to an extraordinary leadership gift from East West Bank. Their visionary support of 'GRoW @ The Wallis,' our campus wing dedicated entirely to education, is invaluable for the thousands of pre-K through 12 students served by the Wallis School Partners Program, and for arts learners of all ages and ability."

Dominic Ng, the chairman and CEO of East West Bank, then spoke about the importance of art in connecting communities.

"For over five decades, East West Bank has been working hard to be the bridge to connect cultures, communities, and generations, and I believe that art can do the same thing," he said. "We really feel strongly that if we can connect people through art and also inspire innovation and artistic performance and whatnot, we really can help different cultures to better understand and appreciate one another, and most importantly to respect each other's differences. And that's something that East West Bank has always been passionately promoting throughout all these years."

Buss' husband, the comedian Jay Mohr, introduced Magic Johnson to present the award to Buss. Johnson noted that Buss opened the door for women in sports, particularly during her first years on the job when it was less common to see females in the male-dominated world.

"You're a poster child for females ... it's not that way anymore, you know," Johnson


 Beverly Hills
 Community Services

Concerts ON CAÑON

KICK-OFF ON JUNE 4, 2026 AT 6:00PM WITH DAVID GAB AND HIS ROCK 'N ROLL BAND!

SUMMER CONCERTS EVERY THURSDAY | 6:00PM - 8:00PM
BEVERLY CAÑON GARDENS, 241 N. CAÑON DRIVE


beverlyhills.org/csevents

said. "You're the reason why it's changed. That's true, because I was there, and for you to get honored the way you're getting honored tonight is truly special."

In her speech, Buss said that she first met Annenberg in 1997 when the Lakers hosted the first WNBA basketball game, the Los Angeles Sparks versus the New York Liberty. Annenberg was, Buss said, "right at the front of the line."

"I loved spending time with Wallis, learning from her, and just as importantly, laughing with her," she said. "She was formidable, yes, but she was also funny, warm and full of life. Like so many people here tonight, I miss her deeply. Wallis taught me what leadership really means: stepping in and stepping up. I know I

could never fully live up to her example, which makes this honor especially humbling for me. I'm incredibly grateful to accept an award that carries her name, and even more grateful that I had the chance to know her, learn from her and call her my friend."

Following the program, guests made their way outdoors to the newly named plaza for a dinner of California caprese salad, honey harissa branzino, spring herb rice pilaf and roasted spring vegetables agrodolce.

All proceeds from the evening's event benefited The Wallis, with a special emphasis on their 'GRoW @ The Wallis' education programs. ●

BHUSD, from page 1

do anything, and they basically have a free day, from the high school students," said Sabag.

The board's conversation centered on the process for vetting and calling in substitute teachers. The district maintains a pool of substitute teachers, and in 2025, the board voted to additionally contract with Swing Education, a private substitute staffing vendor. That decision was reached in response to concerns about the quality of substitutes who are called to fill in for specialized subjects, particularly at the high school level.

At the May 26 meeting, several members of the board expressed confusion about the

process of bringing substitute teachers in when teachers call out, and additionally expressed concern about how substitutes are evaluated.

Sabag noted her displeasure that the district wanted to hire three new substitute teachers when, she argued, the board had made clear that it wanted to prioritize Swing contractors.

According to Katherine Warren, the president of Beverly Hills Education Association (BHEA), the union that represents teachers in the city, the district and BHEA agreed when the Swing contract was signed that BHEA/BHUSD substitutes would be called first, before Swing substitutes.

Warren additionally stated that BHEA

and the district agreed to cut substitutes who did not meet expectations, but that BHEA expected that substitute teachers would continue to be hired.

"When swing subs first came up, we looked at it together," she said. "In honoring our BHEA/BHUSD substitutes, we discussed how it's important that they would be called first to protect that union work ... one of the things that we have discussed is removing substitutes from the BHEA/BHUSD group that didn't meet our expectations, however it was also our expectation that the board would continue to hire BHEA/BHUSD substitutes to protect that work and to protect that pool. Because what we don't want to see is a back door removal of union work where we continue to dismiss BHEA substitutes without hiring new ones back."

Voicing her disapproval of the comparison of substitute teachers to babysitters, Marcus countered Sabag's allegations.

"I'm taking an issue with the statement that the certificated teachers come in as babysitters, which is far from the truth ... we were concerned with the quality of the teachers that were asked to come into a specific class where there would be knowledge in that topic area," she said. "But we do have retired teachers who are very capable."

In approving the list of new hires without the three substitute teachers who were originally on the list, the board requested more information about the systems in place for vetting and calling in substitutes.

In other business, Superintendent Dr. Alex Cherniss welcomed Kunhee (David) Lee as the new assistant principal at Beverly Hills High School (BHHS). Lee currently serves as a history teacher and coordinator of the BHHS Advancement Via Individual Determination program, and he was recognized earlier this year as a 2026 Apple Award recipient, which honors BHUSD employees who exemplify educational excellence.

Before joining BHUSD, Lee taught Advanced Placement U.S. history and Advanced Placement human geography at Pasadena Unified School District.

In a statement, Lee voiced his excitement to move into his new role.

"BHHS is a remarkable place because of its students, staff, and families," he said. "I look forward to continuing our work together to support every student and uphold the tradition of excellence that makes Beverly Hills High School so special."

Cherniss in his board report additionally noted that students in his superintendent advisory meetings put together surveys for ninth graders, tenth graders and eleventh graders that would be reviewed by administrators for feedback.

"We are going to look at that data and study it in the fall and see what we can do to make our school and our district better," he said.

The board will hold its next meeting on June 9. ●

REGULAR MUNICIPAL ELECTION 2026



Vote Centers and Vote by Mail Drop Box Locations

IN-PERSON VOTE CENTERS

★ 11-DAY VOTE CENTER:

Saturday, May 23, 2026 – Tuesday, June 2, 2026

Hours: 10:00 a.m. – 7 p.m. | Election Day: 7 a.m. – 8 p.m.

Beverly Hills City Hall – Municipal Gallery (Second Floor)

450 N. Crescent Drive, Beverly Hills, CA 90210

★ 4-DAY VOTE CENTERS IN BEVERLY HILLS:

Saturday, May 30, 2026 – Tuesday, June 2, 2026

Hours: 10:00 a.m. – 7 p.m. | Election Day: 7 a.m. – 8 p.m.

Roxbury Memorial Park - Clubhouse

471 S. Roxbury Drive, Beverly Hills, CA 90212

La Cienega Tennis Center - Rodeo Room

325 La Cienega Blvd, Beverly Hills, CA 90211

VOTE BY MAIL DROP BOXES

City Hall across from the Fire Station

(next to Kelly's Coffee and Fudge)

455 N Rexford Drive, Beverly Hills, CA 90210

Roxbury Park Community Center

471 S Roxbury Drive, Beverly Hills, CA 90212

★ For more Vote Centers near you, please visit [LAVOTE.GOV](https://www.lavote.gov).

Please call the Beverly Hills City Clerk's Office at 310-285-2400 or visit

[BEVERLYHILLS.ORG/ELECTIONS](https://www.beverlyhills.org/elections).



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting on Tuesday, June 23, 2026, at 7:00 p.m., will hold a public hearing to consider adoption of:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS ADOPTING THE 2025 URBAN WATER MANAGEMENT PLAN AND A WATER SHORTAGE CONTINGENCY PLAN

The City of Beverly Hills is currently updating its Urban Water Management Plan (UWMP) and preparing its Water Shortage Contingency Plan (WSCP) in accordance with the Urban Water Management Planning Act, California Water Code Sections 10610 et seq. (the "Act"). The Act requires urban water suppliers supplying more than 3,000 acre-feet of water annually or providing water to more than 3,000 customers to update their UWMP every five years.

A draft of the City's 2025 UWMP is available on the City's website (www.beverlyhills.org/UWMP). If you would like more information or have any questions, please contact **Vince Damasse, Water Resources/Operations Manager at (310) 285-2491** (email: vdamasse@beverlyhills.org) or contact **Pei-Shin Wu, Water Resources Engineer at (310) 288-2864** (email: pwu@beverlyhills.org).

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Executive Order N-25-20, members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: (310) 288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://beverlyhills.org.zoom.us/mybevpublic> (passcode 90210).

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. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 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. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

Please check the June 23, 2026 meeting agenda for further updated information. The agenda will be available on the City's website at www.beverlyhills.org at least 72 hours prior to 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.

HUMA AHMED
City Clerk

If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (*ADA*) please contact (310) 285-2400 or (310) 285-8881 (TTY) preferably 24-hours prior to the meeting for assistance.



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NOTICE OF ADOPTION OF ORDINANCE NO. 26-O-2933

The City Council of Beverly Hills, at its regular meeting held on Tuesday, May 19, 2026, at 7:00 p.m., in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, adopted Ordinance No. 26-O-2933 entitled:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO AMEND THE BEVERLY HILLS MUNICIPAL CODE: CLARIFYING, ADDING, OR CORRECTING LANGUAGE RELATED TO ANCILLARY LIVING QUARTERS; ARCHITECTURAL AND DESIGN REVIEW APPLICABILITY AND COMMISSIONER REQUIREMENT; DEVELOPMENT PLAN REVIEW REQUIRED; DEMOLITION PERMIT FOR RESIDENTIAL PROJECTS; ACCESSORY DWELLING UNIT WINDOWS; AND A NEW CODE GRAPHIC ILLUSTRATING EXISTING STANDARDS FOR FLOOR AREA EXCEPTION; AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

SUMMARY OF ORDINANCE NO. 26-O-2933

This is a summary of the above entitled ordinance of the City of Beverly Hills. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933. The City Council adopted an ordinance to amend the Beverly Hills Municipal Code (BHMC) that affects topics including, but not limited to:

- **Ancillary Living Quarters (ALQ)** – Define and acknowledge ALQ as an allowable use in the R-1 zones (BHMC §10-3-100, §10-3-302, §10-3-401, §10-3-501, §10-3-601, §10-3-701, §10-3-801, §10-3-901, §10-3-1001, and §10-3-1101);
- **Development Plan Review (DPR)** – Simplify the introduction paragraph and clarify that DPR is required to increase the maximum floor area ratio by converting ground level parking to retail floor area in the Business Triangle as permitted by BHMC §10-3-2745 B (§10-3-3100);
- **Architectural and Design Review Applicability and Commissioner Requirements** – Restore the language regarding the applicability of architectural and design review to the original text prior to the merger of the architectural and design review commission to return to the original intent. Replace the licensed landscape architect requirement for the Architectural and Design Review Commission with a landscape professional. (BHMC §10-3-2426 B, §10-3-3002);

- **Accessory Dwelling Unit Windows** – Clarify that the minimum height requirement for windows, as measured from the finished floor to the bottom of the sill, is applicable for windows that face the side or rear property line and located on any floor (BHMC §10-3-5000 A.21);
- **Demolition Permits** – Align the process for issuance of a demolition permit for housing unit(s) with state law requirements (BHMC §10-3-4201); and
- **New Code Graphic** – Add a graphic to the Zoning Code for the floor area exception for subterranean garage entrances (BHMC §10-3-2420, §10-3-2516, §10-3-2616, and §10-3-100).

ENVIRONMENTAL REVIEW

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, and has been determined to be exempt from CEQA per Section 1501(b)(3) of the State CEQA Guidelines, which applies the 'general rule' that CEQA does not extend to projects with no significant environmental effect, as the ordinance only entails modifications of the municipal code and does not involve a physical project. Additionally, the project is exempt under Section 15060(c)(2), because no direct or reasonably foreseeable indirect physical environmental changes are expected. As a result, the City Council found the ordinance exempt under these provisions from further environmental review under CEQA.

Those voting for or against adoption of Ordinance No. 26-O-2933 are as follows:

- AYES:** Councilmembers Nazarian, Friedman, Mirisch, Vice Mayor Wells, and Mayor Corman
- NOES:** None
- ABSENT:** None
- ABSTAIN:** None

A certified copy of the entirety of the text of this ordinance is available for review during normal business hours at the Office of the City Clerk Office located at 455 N. Rexford Drive, Beverly Hills, CA 90210, Second Floor, Beverly Hills, California.

HUMA AHMED
City Clerk

THE MARKETPLACE

BY MICHAEL J. LIBOW



Beverly Hills



NEW X | BY APPOINTMENT

812 N. Bedford Drive **\$22,500,000**
Newly refreshed stunning 9,288SF gated Medit manse. X-hi clngs. Natural light. Perfect floor plan. 5BD 7.5BA. Sep den & fam rm. Pool/spa/lawns/patios/privacy. GH.

Beverly Hills



NEW X | BY APPOINTMENT

610 N. Rodeo Drive **\$18,800,000**
Tasteful custom 2019-bit 3-ml Trad. 7BD 9.5BA. Elevator X-hi clngs. Stone/wd flrs. Primary w/2 bas/2 walk-ins/fp/office/60ft balc. Pl/spa/patios. Guest unit. Parking galore.

Studio City



NEW X | BY APPOINTMENT

11971 Lockridge Road **\$15,900,000**
Uber-private double-gated 2sty 10,338SF. Fryman Canyon cstm 2002-bit sunlit estate. 2.4 nearly flat acres. Tennis ct. Incred city/cyn vus.7BD 9.5BA. Sunlit rms. Huge pl/spa.

Bel Air



NEW X | BY APPOINTMENT

11075 W. Sunset Boulevard **\$11,995,000**
Grand chic 2023-completed 2sty Modern manse. 5BD 6.5BA Gated knolltop. Sunlit open spaces. 2sty ceilings. Glass walls. Hugekitch/dining/lounge.Pool/spa/lawns/outdrkitch.3cargar.

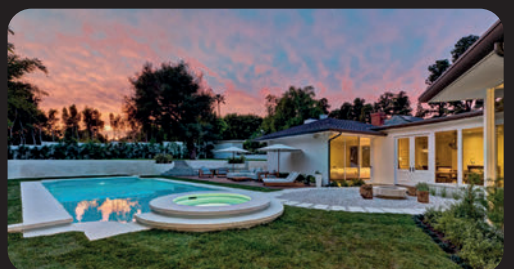
Beverly Hills



JUST SOLD OVER ASKING

809 N. Bedford Drive **\$10,995,000**
1st time avail in 50yrs. Stately 2sty Colonial charmer. 100ft frontage. ± 19,760SF lot. 5BD + 2BD guest hs. Sunlit rms. X-hi clngs. Wd flrs. Huge lush yrd. Endless potential. Prime!

Beverly Hills



NEW PRICING | OPEN SUNDAY 2-5

909 N. Alpine Drive **\$10,400,000**
Sunlit redone 1sty Mid-Century. Glass walls.Terrazzo.Wd flrs. Super hi clngs. Open flow. Great rm. Fab newer kitch/bas. 1/2 acre lot. Endless lawn, pool, deck, patios. Best 900 block.

Beverly Hills



NEW PRICING | BY APPOINTMENT

602 N. Foothill Road **\$8,975,000**
Elegant gated secluded 1sty Euro Villa. 3BD 5.5BA X-hi clngs, skylights, beams, wd flrs, French drs. Grand scale. Enormous primary w/2ba. Pl. 130ft frontage. Amazing.

Beverly Hills



JUST SOLD OVER ASKING

702 N. Linden Drive **\$8,950,000**
Grand authentic 2sty courtyard Spanish. Fab period details 5BD 5BA Sep den (6th bd) & lanai. Hi clngs, natural light. Deco tiles, beams, stenciled clngs.Outdoor bonus rm/ba.Big grassyrd.PrimeWestend.

Beverly Hills



PENDING

502 N. Palm Drive **\$6,495,000**
Elegant spacious updated 2sty 5BD 4.5BA Medit. Light-filled rms. Hi clngs. Open flow. Sep den and lg fam rm. Two possprimaries.Greatkitch.165ft deepplot.pl/maturefoliage.

Beverly Hills



JUST SOLD AT ASKING

500 Leslie Lane **\$6,395,000**
Fabulous 1sty 1962 Hawaiian Mod. 4BD 4.5BA. Open flow. Hi clngs. Circular lines. Terrazzo flrs. Lg flat yrd. Lawn/patios/pl/spa/BBQ. Cul-de-sac. SE + SW Views.

Beverly Hills



JUST SOLD OVER ASKING

213 S. Rodeo Drive **\$4,295,000**
Classic 1929 2sty sunlit spacious Spanish. 4BD 3BA. Huge liv & dining rms. Big fam rm. Beaut walled inner courtyard. Lush rear yrd w/lawns/mature foliage. Ready for restoration.

Beverly Hills



PENDING

210 N. Palm Drive **\$3,995,000**
1st time avail in 64 yrs. Immac charming 1.5sty sunlit Trad. 3BD 2.5BA. + 2,494SF. Fam rm/4th BD. Huge updated kitchen flows to deep grass yard with patio. 7,500SF lot.



Michael J. Libow

310.691.7889 | mjlibow@gmail.com | michaeljlibow.com

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

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Birthdays



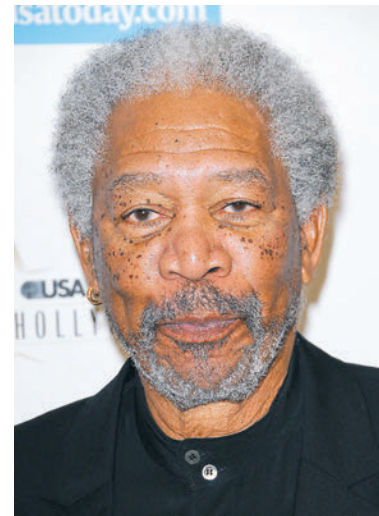
Happy Belated Birthday
NAOMI URMAN
May 20



JEFF LEVINE
May 29



IDINA MENZEL
May 30



MORGAN FREEMAN
June 1



HEIDI KLUM
June 1



MICHAEL BERMAN
June 3



MAXINE PICARD
June 4

BEVERLY HILLS COURIER

TO HELP SHOWCASE OUR COMMUNITY AT ITS BEST, PLEASE SEND A CURRENT PHOTO EVERY YEAR ALONG WITH YOUR FULL NAME AND PHONE NUMBER. ALL PHOTOS MUST BE HIGH-RESOLUTION, AT LEAST 300 DPI. PLEASE SEND THE PHOTOS WITH AT LEAST TWO WEEKS NOTICE TO: EDITORIAL@BHCOURIER.COM



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Fortune favors following obscure interests. There's a subreddit for everything. Today brings a stronger flavor, as though your dial skips the mild settings. You'll love something or strongly oppose it, immerse yourself in it or ignore it.

TAURUS (April 20-May 20). The fun part of dancing, conversing, playing ball and so many other things we do in life together is the slightly unpredictable nature of the volley. Today it's less about the skill and grace involved and more about reciprocity.

GEMINI (May 21-June 21). Champions develop guts, grit and gumption long before they rise to the top of the league or win anything of note. Whether you're at the starting line or in the weedy middle of the task, you come to it with the mindset of a champion.

CANCER (June 22-July 22). Responsibilities can feel heavier than lead. Putting it all on paper will help you organize your work and chunk the list into jobs that feel manageable. What's organized on paper will also

organize in your mind and perspective.

LEO (July 23-Aug. 22). No one is happy all the time. Without the contrast of unhappy moments in the past, you wouldn't be able to capture some of the subtle shades of happiness that visit you today.

VIRGO (Aug. 23-Sept. 22). Improving yourself will improve a relationship. Making yourself better makes the world better. Control what you can. It usually includes your own attitudes and efforts. You'll have more influence than you might imagine.

LIBRA (Sept. 23-Oct. 23). You already do a physical check before you leave a place. Add one more item to your "keys, phone, wallet" ritual, and that item is: mindset. The attitude you bring will influence how your experience in the world unfolds and what comes out of it.

SCORPIO (Oct. 24-Nov. 21). If you're dealt a good hand, you can play it on its own merits. But winning hands are relatively rare. It's more common to strategize your way into a better position, lean on instinct about the other players or bluff.

SAGITTARIUS (Nov. 22-Dec. 21). Whether it's more comfortable to give or receive, it will be essential to

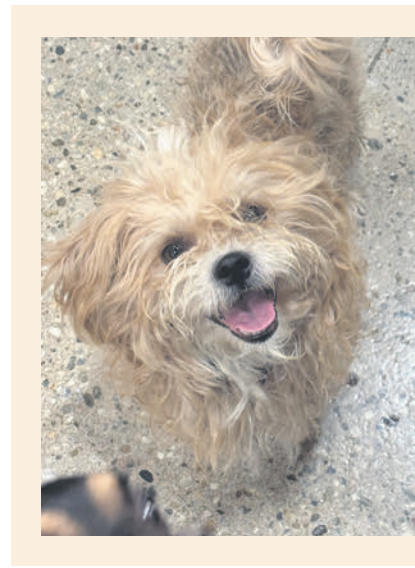
do both. The balance and health of the relationship depends on it. Bonus points for letting others know what you need and how they can contribute.

CAPRICORN (Dec. 22-Jan. 19). It is possible to approach the familiar with fresh eyes, but it's much harder to do than simply going somewhere you've never been before. Adventuring is the fastest way to revitalizing your energy, and a new one is just waiting for you to claim it.

AQUARIUS (Jan. 20-Feb. 18). You care

to find out what people want. Then you remember it so when you come across something that could help, you connect them to it. This is attentiveness plus follow-through that they experience as pure magic.

PISCES (Feb. 19-March 20). Children don't often get to choose their environment or schedule. Adults, in theory, have more say. Whatever feels off, you don't have to stick with it by default. There's room to adjust. Look for the levers you control and start there.



This lovely dog is Indiana Bones. He's a 12-pound, 2-year-old Maltese and Shih Tzu mix. To meet him, please contact Shelter of Hope at info@shelterhopepetshop.org.



Photo by Sam Mulick

Metro riders descend the escalator at the Wilshire/La Cienega station.

BUSINESSES, from page 1

Drive, Century City and Westwood in 2027.

Revitalizing the area surrounding the station has become a repeated campaign promise from numerous Beverly Hills City Council candidates. Community members and candidates have also expressed concerns regarding the temporary Beverly Hills Police Department (BHPD) Public Safety Center next to the station being staffed with Community Service Officers rather than fully sworn officers.

The BHPD reported 10 arrests during the first three weeks of service at the station as of May 27.

In an interview with the Courier, BHPD Executive Officer Lt. Kevin Orth said the arrests included six instances of narcotics- and intoxication-related offenses, one

instance of impersonating a Metro worker, one instance of fare evasion, one instance of probation violation and one arrest tied to an outside warrant from another agency. Orth did not elaborate on the details of the warrant.

Orth said there has been no discernible pattern of when the arrests have been made or where they are taking place in the station.

“That’s one of the things the community has been wondering, and not enough time yet has passed,” he said. “Right now, it’s been the same. We’re still monitoring and it’s too early to know any trends, times or things like that. There’s nothing I can really say that’s concrete on things.”

Arielle Magee, general manager of Panera Bread across the street from the station, said the store has had an influx of

customers since the station opened.

“We’ve noticed an increase in foot traffic,” she said. “Our lunches have definitely been more busy, so we’ve seen an increase in sales during lunchtime and dinner as well.”

Magee added there has also been an increase in homeless individuals entering the business since the opening, and she had to call the police once to remove an individual from the store. However, no incidents escalated to any violence or destruction of property.

Other businesses in the area had different experiences since the opening, reporting that the station has not made a significant difference in terms of foot traffic or safety incidents.

Ayman Zu, the floor manager of Sadaf Restaurant in Beverly Hills, said there has been no increase in business in the past few weeks, adding that foot traffic has even been a little slow since the station opened. He added that the business has not had any

safety incidents or reports of homeless individuals since the opening.

Benjamin Golbahary, the general manager of Beverly Hills Liquor & Wine, said he was disappointed that foot traffic has remained the same since the station opened, especially since his customers had to navigate increased traffic and construction in the area for years before the opening. Golbahary also said his business was not eligible for a Metro Business Interruption Fund, a fund that supports businesses near major Metro construction zones, due to its status as a liquor store.

“Well, it’s disappointing,” he said. “It took them seven or eight years with all this traffic. When they started, they said they were going to help all the local businesses. When we went to apply, they told us we didn’t qualify because we are a liquor store. We have been here for the last eight or nine years, and people couldn’t get into the shopping center.” ●

CONCERTS ON CANON, from page 6

Thunderbolts of Love (Classic Rock) Celebrating Pride

July 2: Midnight Regret (Top 40) Celebrating Independence Day, Parks Make Life Better Month and a Community Picnic.

July 9: Susie Hansen Latin Band (Salsa, Cumbia, Latin Jazz)

July 16: Tom Nolan Band (Rock & Soul)

July 23: Joyce Partise (Brazilian Bossa Nova)

July 30: Woodie and the Longboards (Beach Boys Tribute + Vintage Surf Hits)

Aug. 6: Groovis Maximus (Funk, Rhythm & Blues, Jazz)

Aug. 13: The Brat Pack (80’s Tribute)

Aug. 20: The Tokens (60’s & 60’s Rock, Pop, Doo-Wop)

For more information about Concerts on Canon and the bands, visit beverlyhills.org/csevents or call 310-285-1000. ●

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Police Blotter

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



ASSAULT - SIMPLE

5/24/2026, 3:30 p.m. at 400 Block of N. REXFORD DRIVE

5/22/2026, 3:45 p.m. at 400 Block of N. RODEO DRIVE

5/21/2026, 3:30 p.m. at S. BEVERLY DRIVE / CHARLEVILLE BOULEVARD

BURGLARY - COMMERCIAL BUILDING

5/20/2026, 5:10 a.m. at 300 Block of S. ROBERTSON BLVD.

BURGLARY - FROM A MOTOR VEHICLE

5/20/2026, 2:58 a.m. at 300 Block of S. REXFORD DRIVE

5/14/2026, 4:15 p.m. at 9500 Block of BRIGHTON WAY

BURGLARY - RESIDENTIAL (ACCESSED GARAGE ONLY)

5/14/2026, 12 a.m. at 9900 Block of ROBBINS DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

5/23/2026, 1:35 p.m. at 400 Block of S. RODEO DRIVE

5/18/2026, 9 a.m. at 200 Block of S. ELM DRIVE

5/16/2026, 12:49 a.m. at 500 Block of ALPINE DRIVE

DUI ARREST

5/26/2026, 1:56 a.m. at W. OLYMPIC BOULEVARD / S. LA CIENEGA BOULEVARD

5/25/2026, 2:08 a.m. at WILSHIRE BOULEVARD / N. ALMONT DRIVE

5/20/2026, 11:18 p.m. at S. ARNAZ DRIVE / CLIFTON WAY

HATE INCIDENT

5/17/2026, 2:20 p.m. at N. OAKHURST DRIVE / DAYTON WAY

MOTOR VEHICLE THEFT

5/23/2026, 9:55 p.m. at COPLEY DRIVE / SUNSET BOULEVARD

ROBBERY

5/24/2026, 3:30 p.m. at CARMELITA AVENUE / N. ELM DRIVE

THEFT FROM COMMERCIAL BUILDING

5/21/2026, 5:56 p.m. at 300 Block of N. CANON DRIVE

5/20/2026, 5:40 p.m. at 9500 Block of WILSHIRE BLVD.

THEFT - GRAND

5/16/2026, 3:53 p.m. at 300 Block of N. BEVERLY DRIVE

5/16/2026, 1:43 p.m. at 9400 Block of BRIGHTON WAY

5/15/2026, 5:04 p.m. at 9800 Block of S. SANTA MONICA BLVD.

5/15/2026, 11:41 a.m. at 9300 Block of WILSHIRE BLVD.

THEFT - GRAND (FROM VEHICLE)

5/16/2026, 2:32 p.m. at 9400 Block of DAYTON WAY

THEFT - PETTY

5/23/2026, 2:14 p.m. at 1100 Block of TOWER RD

5/23/2026, 11:35 a.m. at 9000 Block of WILSHIRE BLVD.

5/21/2026, 3:05 p.m. at 200 Block of N. CRESCENT DRIVE

5/20/2026, 12:34 p.m. at 200 Block of N. CRESCENT DRIVE

5/20/2026, 10:33 a.m. at 9400 Block of OLYMPIC BLVD.

5/15/2026, 4:35 p.m. at 9800 Block of CARMELITA AVENUE

VANDALISM

5/25/2026, 6:18 p.m. at 300 Block of N. REXFORD DRIVE

5/25/2026, 10:25 a.m. at 8400 Block of WILSHIRE BLVD.

5/24/2026, 8:30 a.m. at WILSHIRE BOULEVARD / N. REXFORD DRIVE

5/18/2026, 5 p.m. at 600 Block of WHITTIER DRIVE

Public Notices

ORDINANCE NO. 26-O-2934

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING A UNIFORM REVIEW PROCESS APPLICABLE TO HOUSING DEVELOPMENT PROJECTS SUBJECT TO MINISTERIAL REVIEW AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

Section 1. This Ordinance amends the City of Beverly Hills Municipal Code to adopt a uniform procedure for processing housing development project applications subject to a ministerial review process.

Section 2. This Ordinance, to the maximum extent possible, shall apply to all pending and future development applications submitted pursuant to state law for which state law mandates a ministerial review process, including but not limited to Government Code Sections 65912.100 et seq, 65913.4, 65852.21, 65852.28, 66411.7, and 66499.41, and any other state law requiring ministerial review.

Section 3. The City Council hereby adds Article 52 (Ministerial Approval Process for Qualifying Housing Development Projects) to Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to read as follows:

“ARTICLE 52. MINISTERIAL APPROVAL PROCESS FOR QUALIFYING HOUSING DEVELOPMENT PROJECTS

10-3-5200: PURPOSE AND INTENT:

The purpose of this Article is to establish a uniform administrative process for the review of and action on housing development project applications that are required by state law to be subject only to a ministerial review. This Article is intended to:

A. Ensure timely and consistent processing of qualifying housing development project applications;

B. Implement state law requirements without expanding or restricting them;

C. Limit review of qualifying housing development projects to objective standards and requirements as required by law; and

D. Provide clarity regarding procedures applicable to ministerial reviews.

10-3-5201: DEFINITIONS:

For purposes of this Article, the following terms shall have the meaning set forth in this section unless the context clearly indicates a different meaning is intended:

A. “Applicable Standards” means all objective standards, requirements, and regulations of this Code and other applicable law that apply to a housing development project subject to ministerial approval.

B. “Applicant” means any person or entity submitting an application for a housing development project subject to this Article.

C. “Application” means a request for approval of a housing development project subject to ministerial review under applicable state law, but excluding postentitlement

phase permits as defined in Government Code Section 65913.3(k)(3), as amended from time to time.

D. “Complete Application” means an application that includes all the documents and materials required by the City’s application checklist containing all the information necessary to evaluate compliance with applicable objective standards, consistent with applicable law.

E. “Housing Development Project,” for purposes of this Article, has the same meaning as set forth in California Government Code Section 65905.5(b)(3).

F. “Ministerial Review” means an approval process required by state law for a housing development project in which the City’s review is limited to determining compliance with objective standards and does not involve the exercise of discretion.

G. “Objective Standards” means standards that do not require the exercise of personal or subjective judgment and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or development proponent and the public official prior to submittal of a development application. “Objective Standards” includes zoning, subdivision, and design review standards, as may be applicable to a housing development project.

10-3-5202: APPLICABILITY:

This Article applies to any housing development project application for which state law requires ministerial approval, including but not limited to Government Code Sections 65912.100 et seq, 65913.4, 65852.21, 65852.28, 66411.7, and 66499.41, or any other housing development, subdivision, or land use applications that qualify for ministerial review under applicable statutes.

Nothing in this Article shall be interpreted to convert a discretionary approval into a ministerial approval; or to expand or limit the scope of any state law providing for ministerial approval.

10-3-5203: MINISTERIAL REVIEW AUTHORITY:

A. The Director of Community Development, or designee, shall have authority to review and act upon all housing development project applications subject to ministerial approval under this Article.

B. Applications subject to this Article shall not be subject to discretionary review, public hearing, or administrative appeal.

10-3-5204: APPLICATION REVIEW PROCESS:

A. Application Submittal: An applicant shall submit to the Director of Community Development, or designee, an application on forms prescribed by the City, together with all materials and information required by the applicable application checklist(s) and any other submittal requirements established by the City.

B. Completeness Determination: The City shall determine whether an application is complete in accordance with applicable state law. Inconsistencies within the application submittal materials shall be a ground for determining an application incomplete. If incomplete, the City shall provide written notice identify-

ing the deficiencies, inconsistencies, and further information required. A determination that the application is incomplete may be appealed to the City Council pursuant to the procedures set forth in Article 3 of Chapter 4 of Title 1 of the Beverly Hills Municipal Code.

C. Processing Timeline: Applications shall be processed within the timeframes required under applicable state law, including any statute providing for ministerial approval and, where applicable, the Permit Streamlining Act (Government Code Section 65920, et seq.). Any tolling or extensions shall be governed by state law.

D. Objective Standards Review: Upon a determination of completeness, the City shall review the application solely for compliance with applicable objective standards.

E. Deficiencies. If the application does not demonstrate compliance with applicable objective standards or contains insufficient information, the City shall provide written notice identifying the deficiencies. The applicant shall be responsible for timely submitting revisions demonstrating compliance.

F. Approval: The City shall approve an application ministerially upon determining that it demonstrates compliance with all applicable objective standards.

G. Modification: To the extent required by applicable state law, the applicant can request modification to a housing development project that has been approved under the ministerial review process, if the request is submitted prior to issuance of the final building permit. The modification request shall be reviewed by the Director of Community Development, or designee for compliance with objective standards and applicable state law.

H. Denial: The City shall deny an application that does not demonstrate compliance with applicable objective standards, based on written findings identifying the standards not met.

10-3-5205: OBJECTIVE STANDARDS:

The City shall evaluate applications for compliance with all applicable objective standards in effect at the time the application is deemed complete, unless otherwise required by law.

A. Authority to Determine Compliance: The Director of Community Development, or designee, shall have authority to apply objective standards and to:

1. Determine whether submitted materials demonstrate compliance;

2. Require clarification or supplemental information necessary to verify compliance.

B. Burden of Proof: The applicant shall bear the burden of demonstrating, through substantial evidence in the record, that the proposed development complies with all applicable objective standards.

C. Strict Compliance Required: Applications shall demonstrate compliance with objective standards as written. The City shall not be required to waive, modify, or interpret standards in a manner that would reduce or eliminate their requirements, except as required by law.

D. Inconsistencies and Conflicts:

Where inconsistencies or conflicts exist between submitted materials and applicable standards, the City may determine that the application does not demonstrate compliance until such inconsistencies or conflicts are resolved.

E. No Waiver by Silence: Failure of the City to identify a deficiency at any stage of review shall not constitute a waiver of the requirement that the project comply with all applicable objective standards, to the maximum allowed under state law.

10-3-5206: CONDITIONS OF APPROVAL:

The City may impose conditions of approval to ensure that the approved project complies with all applicable objective standards and other applicable requirements of this Code and state law.

A. Timing and Compliance: Conditions of approval may specify the timing and manner in which compliance must be achieved, including requirements applicable prior to issuance of permits, during construction, or prior to occupancy.

B. Ongoing Obligations: Conditions of approval may impose ongoing operational or maintenance requirements necessary to ensure continued compliance with applicable objective standards.

C. Standard Conditions of Approval: The project shall comply with standard conditions of approval, as may be adopted by the Director of Community Development from time to time, to address topics including, but not limited to, requirements for applicant acceptance of project approval and recordation of same, entering into and recording affordable housing agreements and related documents, timeframes for exercise and validity of the project approval, and compliance with approved plans.

D. Utility and Off-Site Improvement: Conditions of approval may include requirements for utility connections, upgrades, or extensions, and for off-site improvements, as necessary to ensure compliance with applicable objective standards and other applicable requirements of this code and state and federal law.

E. Independent Compliance. Nothing in the approval of a project, or the absence of a specific condition of approval, shall be construed to relieve the applicant of the obligation to comply with all applicable requirements of this code and other law, including those necessary to provide adequate utility service, and lawful access to the project site.

F. Condition Precedence: In the event of any inconsistency between approved plans and conditions of approval, the conditions of approval shall control to the extent necessary to ensure compliance with applicable objective standards.

G. Failure to Comply: Failure to comply with conditions of approval shall constitute a violation of this Code and may result in withholding or revocation of permits, certificates, or approvals to the extent permitted by law.

10-3-5207: DECISION DOCUMENTATION:

A. The City shall issue a written determination approving or denying an application processed under this Article.

B. The determination shall:

CONTINUE TO PAGE 19

Public Notices

1. Identify applicable objective standards;
2. State whether the application complies with such standards; and
3. Include any conditions of approval imposed pursuant to Section 10-3-5206.

10-3-5208: CONFLICT WITH OTHER CODE PROVISIONS:

In the event of a conflict between this Article and any other provision of this Code, this Article shall govern for applications subject to ministerial approval, to the extent required by state law.”

Section 4. CEQA. The City Council finds and determines that this Ordinance is not subject to the requirements

of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the procedural amendments in question may have a significant effect on the environment.

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 6. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 7. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: May 19, 2026
Effective: June 19, 2026

CRAIG A. CORMAN
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
NANCY HUNT-COFFEY
City Manager

YES: Councilmembers Nazarian, Friedman, Mirisch, Vice Mayor Wells, and Mayor Corman
NOES: None
CARRIED

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NOTICE TO BIDDERS

Construction of

WATER MAIN REPLACEMENTS PHASE 2 – VARIOUS LOCATIONS

Within the City of BEVERLY HILLS, CALIFORNIA

City of Beverly Hills (City), California invites electronic bids for the **WATER MAIN REPLACEMENTS PHASE 2 – VARIOUS LOCATIONS** within the City of Beverly Hills, California. The City will receive such bids electronically via PlanetBids up to **2:00 p.m., on Thursday, June 25, 2026. Bid results** will be released to bidders via PlanetBids.

For payroll, insurance, bond, contractual, and other legal requirements, please refer to the Specifications. The Specifications, Proposal Form, Plans, etc. may be inspected and downloaded from the City's PlanetBids webpage:

<https://vendors.planetbids.com/portal/39493/bo/bo-detail/141692>

A virtual **NON-MANDATORY pre-bid meeting** to discuss the requirements of the Project will be held at 10:00 am on Monday, June 8, 2026 via Microsoft Teams. The meeting link will be posted on bid page for this project on PlanetBids.

SCOPE OF THE WORK – The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements and supplies necessary for, or appurtenant to, the construction and completion of the **Water Main Replacements Phase 2 – Various Locations** in accordance with Drawing No. 10434 and the specifications prepared for this project.

TIME FOR COMPLETION - The Contractor agrees to complete the entire work within 300 working days from Notice to Proceed.

ENGINEER'S ESTIMATE - The preliminary cost of construction of this Work has been prepared and the said estimate is **\$8,500,000.00.**

CITY CONTACT – Any questions or requests for information can be directed to the Project Manager, **Tristan Malabanan, P.E.**, via PlanetBids.

CONTRACTORS LICENSE - In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess the following license(s): **“Class A” – Contractor License**

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.

T.S. No.: 200-020123E Title Order No. 91238020 APN: 4355-014-035 Property Address: 1677 NORTH BEVERLY DRIVE, BEVERLY HILLS, CA 90210 NOTICE OF TRUSTEE'S SALE YOU

ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/21/2023. 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 of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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: LAIRD M. ROBERTSON, AN UNMARRIED MAN Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC. Recorded 8/24/2023, as Instrument No. 20230564512, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 6/2/2026 at 10:00 AM Place of Sale: In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$818,267.07 (estimated as of the first publication date) Street Address or other common designation of real property: 1677 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold “as is”. 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. 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. The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. 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 <http://www.nationwideposting.com/>, using the file number assigned to this case 200-020123E. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to 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 <http://www.nationwideposting.com/>, using the file number assigned to this case 200-020123E 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: 4/28/2026 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 Elizabeth A. Godbey, Vice President NPP0488609 To: BEVERLY HILLS COURIER

Public Notices



COUNTY OF LOS ANGELES DEPARTMENT OF TREASURER AND TAX COLLECTOR

NOTICE OF DIVIDED PUBLICATION

Made pursuant to Revenue and Taxation Code Section 3381

Pursuant to Revenue and Taxation Code (R&TC) Sections 3381 through 3385, the Notice of Power to Sell Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, has been divided and distributed to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Made pursuant to Revenue and Taxation Code Section 3361

Notice is hereby given that the following parcels listed will become subject to the tax collector's power to sell on Wednesday, July 1, 2026, at 12:01 a.m. Pacific Time, by operation of law. The real property taxes and assessments on the parcels listed will have been defaulted five or more years, except for:

1. Nonresidential commercial parcels, as defined in R&TC Section 3691, which will have been defaulted for three or more years.

2. Parcels on which a nuisance abatement lien has been recorded, which will have been defaulted for three or more years.

The Tax Collector will record a Notice of Power to Sell unless the property taxes are paid in full or the property owner initiates an installment plan of redemption, as provided by law, prior to 5:00 p.m. Pacific Time, Tuesday, June 30, 2026, when the right to initiate an installment plan terminates. Thereafter, the only option to prevent the sale of the property at public auction is to pay the taxes in full.

The right of redemption survives the property becoming subject to the tax collector's power to sell, but it terminates at 5:00 p.m. Pacific Time, on the last business day before the scheduled auction of the property by the Tax Collector.

The Treasurer and Tax Collector (TTC) will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at tfc.lacounty.gov or contact TTC at (213) 974-2111.

The amount to redeem the property, in United States dollars and cents, is set forth in the listing opposite each parcel number. This amount includes all defaulted taxes, penalties, and fees that have accrued from the date of tax-default to the date of Tuesday, June 30, 2026.

I certify, under penalty of perjury, that the foregoing is true and correct. Dated this 14th day of April, 2026.

Elizabeth Buenrostro Ginsberg

ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available in the Assessor's Office, 500 West Temple Street, Room 225, Los Angeles, California 90012.

The real property that is the subject of this notice is situated in the County of Los Angeles, State of California, and is described as follows:

PROPERTY TAX DEFAULTED IN YEAR 2023 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2022-2023

124 \$9,028.06
PINECREST INVESTMENTS LLC AIN: 2272-026-023
125 \$10,601.29
ROBJAM DEVELOPMENTS LLC AIN: 2274-014-023
126 \$4,779.33
ROBJAM DEVELOPMENTS LLC AIN: 2274-014-024
129 \$140,089.72
SM PROPERTIES DEVELOPMENT LLC C/O C/O SAID MEHRINFAR SITUS:3457 N CAMINO DE LA CUMBRE RD LOS ANGELES CA 91423 AIN: 2274-021-031
179 \$26,075.06
DALDUMYAN,ARTAK AIN: 2384-002-014
180 \$3,978.80
VALENCIA,BYRON S TR VALENCIA FAMILY TRUST AIN: 2384-021-059
181 \$3,992.80
VALENCIA,BYRON S TR VALENCIA FAMILY TRUST AIN: 2384-021-060
182 \$2,739.48
VALENCIA,BYRON S TR VALENCIA FAMILY TRUST AIN: 2384-021-061
184 \$23,025.26
ITKIN,SAMUEL CO TR GARRY ITKIN TRUST AND CHARNO,ANNA TR ANNA CHARNO TRUST SITUS:13345 MULHOLLAND DR LOS ANGELES CA 90210-1141 AIN: 2386-001-015
1829 \$1,662.10
FRISCH,JONAH M TR JANIS M FRISCH TRUST AND FRISCH,J TR DAVID M FRISCH TRUST AIN: 4341-036-009
1837 \$6,279.59
1407 BEVERLY GLEN LLC AIN: 4371-015-010
1838 \$755.51
NEBBITT,AUSANTA AIN: 4371-018-006
1839 \$6,656.07
BEYCHOK,MARK AIN: 4371-019-037
1840 \$222.09
VIEAU,SANDRA J ET AL SEGULYEV,BARRY L AIN: 4371-027-021
1841 \$1,356.92
SEGULYEV,BARRY L ET AL VIEAU,SANDRA J AIN: 4371-029-001
1842 \$2,243.76
PANDJAITAN,MARULI AND IRMGARD C/O JI RAYA BARU 1 BUKIT AIN: 4371-032-029
1843 \$1,396.85
BOVERO,MICHAEL TR BOVERO DECD TRUST AND HESTER,EMILIA E AIN: 4371-033-011
1846 \$258.70
HATAMI,SELINKA AIN: 4380-003-032
1847 \$610.54
WEST CENTRAL LAND LLC AIN: 4380-017-028
1848 \$2,046.15
BUSRAN,LOURDES S AND MARTINEZ,ANNABELLE AND ROMEO AIN: 4380-018-014
1849 \$879.00
RUSSELL,DARNELL JR AIN: 4380-021-026

1850 \$16,943.43
JUNG,ANDREW K AND KIM,SUSAN Y AIN: 4383-007-015
1851 \$185.60
AMERICAN HEART ASSOCIATION AIN: 4388-004-017
1852 \$49,694.15
RUSH AIR SERVICE LLC AIN: 4388-010-026
1854 \$77,877.80
ADAMIAN,GEORGE A AND ALICE TRS ADAMIAN FAMILY TRUST AIN: 4388-019-016
1855 \$8,527.80
ZAKHOR,AFSHIN AND NAZY AIN: 4392-003-016

PROPERTY TAX DEFAULTED IN YEAR 2021 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2020-2021

127 \$27,529.44
FORTUNATO,MENINA TR SORAYA AND SORELLA TRUST AIN: 2274-017-019
128 \$24,481.89
FORTUNATO,MENINA TR SORAYA AND SORELLA TRUST AIN: 2274-017-020
183 \$269,427.47
CARTER,TROY CO TR TROY AND REBECCA CARTER TRUST SITUS:3200 COLDWATER CANYON AVE LOS ANGELES CA 91604-4036 AIN: 2384-024-013
1828 \$77,178.69
TAFAZOLI,MARYAM SITUS:315 N SWALL DR NO 304 BEVERLY HILLS CA 90211-4716 AIN: 4335-019-048
1830 \$636.95
ROYAL CONSULATE OF THE KINGDOM OF SAUDI ARABIA SITUS:9510 TULLIS DR LOS ANGELES CA 90210-1748 AIN: 4352-003-008
1853 \$142,404.71
HARPER,CHARLES E TR CHARLES E HARPER TRUST SITUS:9166 HAZEN DR LOS ANGELES CA 90210-1843 AIN: 4388-017-019
2362 \$179,684.96
GATOURA,GEORGIA SITUS:1558 SUNSET PLAZA DR LOS ANGELES CA 90069-1344 AIN: 5558-009-025
2363 \$19,538.27
OVERSIER,STACY CO TR OVERSIER AND WRIGHT TRUST SITUS:1131 ALTA LOMA RD NO 426 WEST HOLLYWOOD CA 90069-2494 AIN: 5559-001-140
2364 \$22,487.30
HUI,LI N AND FUNG,STEPHEN G C/O C/O FLAT 15B TOWER 3 SITUS:9140 ST IVES DR LOS ANGELES CA 90069-1707 AIN: 5560-032-015
2371 \$5,133.09
THOMAS,GARRETT O AND THOMAS,CAROLE SITUS:8722 SKYLINE DR LOS ANGELES CA 90046-1422 AIN: 5564-010-009

PROPERTY TAX DEFAULTED IN YEAR 2022 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2021-2022

139 \$8,197.48
KITE,COURTNEY D AIN: 2272-028-014
140 \$5,445.23
KOSTINA,EKATERINA TR EKATERINA KOSTINA TRUST AIN: 2274-019-028
141 \$1,481.41
JALALI,YOUSEF AND CHARISSA TRS Y AND C JALALI TRUST AIN: 2274-020-022
142 \$19,760.73
JALALI,YOUSEF AND CHARISSA TRS Y AND C JALALI TRUST AIN: 2274-020-024
201 \$139.54
WICKS,ROGER A AND EVA AIN: 2384-009-052
202 \$63.98
HILLA GROUP LLC C/O C/O DENNIS HAWK AIN: 2384-021-058
203 \$139.27
SMITH,GEORGIANN AIN: 2386-014-023
1759 \$60,421.74
1471 SUMMITRIDGE LLC AIN: 4355-005-001
1772 \$499.24
BURNS,MARVIN G CO TR HAROLD EDELSTEIN DECD TRUST AIN: 4371-005-023
1773 \$15,230.20
BSD INVESTORS TEAM LLC AIN: 4371-016-006
1774 \$2,125.55
FIXEL,LOREN ET AL WISNEFSKY,YEHUDIS AIN: 4371-018-003
1775 \$553.84
MARIE,FARRAH F AIN: 4371-024-003
1776 \$5,541.28
CFC 27 LIMITED AIN: 4371-024-007
1777 \$485.28
CFC 27 LIMITED AIN: 4371-024-008
1778 \$2,175.45
YAZAM 2 LLC C/O C/O JANIRE LAMIQUIZ AIN: 4371-026-035
1779 \$688.79
SMITH,MARELL L AIN: 4371-027-012
1780 \$382.65
SMITH,DONNA AIN: 4371-030-032
1781 \$128.29
GLATT,PHYLLIS E DECD EST OF C/O C/O JOHN H GLATT AIN: 4371-031-003
1782 \$367.55
FARHAD,YAGHABI AIN: 4371-032-014
1783 \$683.00
SMITH,MARELL L AIN: 4371-032-019
1784 \$658.02
BASSETT,ROBERT D DECD EST OF C/O C/O RICHARD D BASSETT,ADM AIN: 4371-032-032
1785 \$1,634.64
PERKINS,MEMI C AIN: 4371-035-004
1786 \$1,076.28
SMITH,MARRELL AIN: 4371-036-012
1787 \$1,490.04
LINCOLDN,KARA J ET AL YUDIS,MAURICE AIN: 4371-036-018
1788 \$1,490.04
LINCOLDN,KARA J ET AL YUDIS,MAURICE AIN: 4371-036-019
1789 \$128.08
GLATT,PHYLLIS E DECD EST OF C/O C/O JOHN H GLATT AIN: 4371-038-012
1790 \$326.33
BSD INVESTORS TEAM LLC AIN: 4371-041-014
1791 \$326.33
BSD INVESTORS TEAM LLC AIN: 4371-041-015
1792 \$326.33
BSD INVESTORS TEAM LLC AIN: 4371-041-016
1793 \$579.73
BSD INVESTORS TEAM LLC AIN: 4371-041-017
1794 \$326.33
BSD INVESTORS TEAM LLC AIN: 4371-041-020
1795 \$1,111.57
BSD INVESTORS TEAM LLC AIN: 4371-042-023
1796 \$5,779.48
BSD INVESTORS TEAM LLC AIN: 4371-044-015
1797 \$36,530.24
BSD INVESTORS TEAM LLC AIN: 4371-044-024
1798 \$1,038.68
SMITH,MARRELL AIN: 4371-046-020
1805 \$446.98
MACMASTER ELECTRICAL AND MARINE INC AIN: 4380-003-016
1806 \$193.25
ELLIS,PHILLIP R AIN: 4380-024-008
1807 \$1,362.78
DEMOGENES,TOM AIN: 4380-031-006
1808 \$2,198.29
15211 FRIENDS STREET INC AIN: 4380-033-004
1810 \$1,269.50
RAIGOZA,DAMIANO O AND IRENE AIN: 4383-017-015
1811 \$529.78

AMIN,YASHAAR AND SMIN,LESLIE A AIN: 4383-019-021

PROPERTY TAX DEFAULTED IN YEAR 2020 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2019-2020

1731 \$89,317.07
LIN,HSIN YI AND CHANG,KUEI HUEI SITUS:10390 W LA GRANGE AVE 301 LOS ANGELES CA 90025-5121 AIN: 4319-008-107
1732 \$232,722.80
NEAMA,HAMAD AL SITUS:1 CENTURY DR NO 31D LOS ANGELES CA 90067 AIN: 4319-017-135
1746 \$65,476.59
CALLARI,TOGAWA SITUS:415 S WILLAMAN DR 101 LOS ANGELES CA 90048-6705 AIN: 4334-015-095
1747 \$263,768.89
CONWAY,SHERRI A TR BOULDIN TRUST SITUS:116 N GALE DR BEVERLY HILLS CA 90211-2331 AIN: 4334-022-079
1748 \$15,145.81
ALGHALAYINI,WAFAA TR WAFAA ALGHALAYINI TRUST SITUS:100 S DOHENY DR NO 506 LOS ANGELES CA 90048-2989 AIN: 4335-008-104
1749 \$36,592.00
PAN,YUXIAO SITUS:141 S CLARK DR 229 LOS ANGELES CA 90048-3243 AIN: 4335-012-101
1750 \$69,278.63
LAPEER BH LLC SITUS:215 N LA PEER DR BEVERLY HILLS CA 90211-1642 AIN: 4335-022-009
1751 \$474.64
BYER,VICTOR Y AND ALEXANDRA TRS BYER FAMILY TRUST SITUS:116 N SWALL DR NO 501 BEVERLY HILLS CA 90211-1927 AIN: 4335-029-131
1752 \$28,823.36
GALISKY,ANTOINETTE L SITUS:874 HAMMOND ST NO 11 WEST HOLLYWOOD CA 90069-4866 AIN: 4340-021-089
1753 \$36,702.64
ASHHURST,JAMES H IV SITUS:999 N DOHENY DR NO 309 WEST HOLLYWOOD CA 90069-3148 AIN: 4340-027-052
1754 \$98,601.75
CHOU,JIANYING AND ZHOU,ZHI ZHUANG AND ZHOU,YI SITUS:425 N MAPLE DR NO 305 BEVERLY HILLS CA 90210-5901 AIN: 4342-015-013
1756 \$514,663.05
NOVAL,VICTOR F TR REXFORD TRUST SITUS:1124 MARILYN DR BEVERLY HILLS CA 90210-2228 AIN: 4348-003-014
1757 \$1,201,160.08
1141 SUMMIT DRIVE LLC SITUS:1141 SUMMIT DR BEVERLY HILLS CA 90210-2252 AIN: 4348-013-030
1758 \$23,753.22
DURON,SALVADORE A SITUS:1712 ANGELO DR BEVERLY HILLS CA 90210-2722 AIN: 4348-022-012
1760 \$3,670.66
LANE FAMILY PROPERTIES LLC C/O C/O DALE ROBINSON AIN: 4355-017-027
1761 \$4,598.67
LANE FAMILY PROPERTIES LLC C/O C/O DALE ROBINSON AIN: 4355-017-036
1809 \$108,692.34
LI,SICHENG AND ZHAO,JIANYING SITUS:1941 BENEDICT CANYON DR LOS ANGELES CA 90210-1401 AIN: 4383-015-023
1813 \$165,437.07
DE PASSE,SUZANNE SITUS:9701 OAK PASS RD LOS ANGELES CA 90210-1222 AIN: 4384-007-017
1814 \$245,576.20
VELLA,ZACHARY SITUS:9703 HENSAL RD LOS ANGELES CA 90210-1209 AIN: 4384-023-013
1815 \$61,603.13
2761 HUTTON DRIVE LLC C/O C/O MARK KLOT SITUS:2761 HUTTON DR LOS ANGELES CA 90210-1215 AIN: 4385-008-005
1816 \$457,633.92
RUDMAN,BRUCE D TR 9617 ARROWOOD DRIVE TRUST C/O C/O MOHAMED HADID SITUS:9617 ARROWOOD DR LOS ANGELES CA 90210-1725 AIN: 4387-022-017
1817 \$6,068.63
1800 LOMA VISTA PARTNERSHIP SITUS:1800 LOMA VISTA DR BEVERLY HILLS CA 90210-1929 AIN: 4391-013-024
2406 \$865,953.12
1 BODE DRIVE LLC TRUST NUMBER BRIDGE LOAN FINANCISTUS:1622 VIEWMONT DR LOS ANGELES CA 90069-1319 AIN: 5558-017-060
2407 \$157,115.41
GREENVILLE INVESTMENTS LLC SITUS:8692 FRANKLIN AVE LOS ANGELES CA 90069-1408 AIN: 5558-019-011
2408 \$2,816.31
DZENCIOL,DARREN SITUS:8787 SHOREHAM DR NO 501 WEST HOLLYWOOD CA 90069-2285 AIN: 5559-006-058
2409 \$57,399.92
BOCCHIERI,BRETON A SITUS:1440 SUNSET PLAZA DR LOS ANGELES CA 90069-1342 AIN: 5559-011-010

PROPERTY TAX DEFAULTED IN YEAR 2019 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2018-2019

1755 \$302,002.03
PINKNEY,CATHERINE L DECD EST OF C/O C/O PATRICIA STEPHENSON,EXECSITUS:208 N MAPLE DR BEVERLY HILLS CA 90210-4902 AIN: 4342-025-005

PROPERTY TAX DEFAULTED IN YEAR 2018 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2017-2018

1812 \$316,454.74
LEVIN,JOHN TR JOHN LEVIN TRUST SITUS:9669 OAK PASS RD LOS ANGELES CA 90210-1231 AIN: 4384-007-014
CN127363 618 May 22, 2026

PROPERTY TAX DEFAULTED IN YEAR 2019 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2018-2019

1755 \$302,002.03
PINKNEY,CATHERINE L DECD EST OF C/O C/O PATRICIA STEPHENSON,EXECSITUS:208 N MAPLE DR BEVERLY HILLS CA 90210-4902 AIN: 4342-025-005

PROPERTY TAX DEFAULTED IN YEAR 2018 FOR TAXES, ASSESSMENT, AND OTHER CHARGES FOR FISCAL YEAR 2017-2018

1812 \$316,454.74
LEVIN,JOHN TR JOHN LEVIN TRUST SITUS:9669 OAK PASS RD LOS ANGELES CA 90210-1231 AIN: 4384-007-014
CN127363 618 May 22, 2026

FICTITIOUS BUSINESS NAME STATEMENT 2026097095 The following is/are doing business as:

S&R COLLECTION 215 S ROBERTSON BLVD. #497 BEVERLY HILLS, CA 90211; Shirin Rafyzadeh 287 S. Robertson Blvd. #497 Beverly Hills, CA 90211; The business is conducted by: **AN INDIVIDUAL** registrant(s) has begun to transact business under the name(s) listed on March 2016: **MShirin Rafyzadeh, Owner**; Statement is filed with the County of Los Angeles: May 4, 2026; Published: 05/08/26, 05/15/26, 05/22/26, 05/29/26 LA/CC

FICTITIOUS BUSINESS NAME STATEMENT 2026103539 The following is/are doing business as:

BUDGET RENT A CAR OF SOUTHERN CALIFORNIA 150 S. Doheny Dr. Beverly Hills, CA 90211; BIRD MGMT. CO. LLC; 150 S. Doheny Dr. Beverly Hills, CA 90211; JMM, LLC 150 S. Doheny Dr. Beverly Hills, CA 90211; R. & G. BIRD, INC 150 S. Doheny Dr. Beverly Hills, CA 90211; The business is conducted by: **A GENERAL PARTNERSHIP** registrant(s) has begun to transact business under the name(s) listed on MAY 2011: **JMM, LLC., Jeff Mirkin, General Partner**; Statement is filed with the County of Los Angeles: MAY 11, 2026; Published: 05/15/26, 05/22/26, 05/29/26, 06/05/26 LA/CC

APN: 4391-005-008
Order: LTTSG2600322
TS-260207 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/20/2024 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Castle 4 LLC, a California Limited Liability Company Recorded on 12/27/2024 as Instrument No. 20240924575, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 2/13/2026 as Instrument No. 20260106856 of said Official Records, WILL SELL on 6/11/2026 In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described. The property address and other common designation, if any, of the real property described above is proposed to be: 460 Castle Place, Beverly Hills, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$5,676,919.48 (estimated). In addition to cash, the Trustee will accept a cashier's check made payable to C.N.A. Foreclosure Services, Inc., drawn by a state or federal credit union or a check drawn by 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. In the event tender other than

cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 260207 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 INFORMATION CALL : 916-939-0772 C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee. 2020 Camino Del Rio N. #230 San Diego, CA 92108 (619) 297-6740 DATE: 5/14/2026 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer NPP0489233 To: BEVERLY HILLS COURIER 05/22/2026, 05/29/2026, 06/05/2026

FICTITIOUS BUSINESS NAME STATEMENT 2026105298 The following is/are doing business as:

IVN LUXURY 608 Etta St. Los Angeles, CA 90065; IVAN SAUMA 608 Etta St. Los Angeles, CA 90065; The business is conducted by: **AN INDIVIDUAL** registrant(s) has begun to transact business under the name(s) listed on MAY 2026: **Ivan Sauma, Owner**; Statement is filed with the County of Los Angeles: MAY 13, 2026; Published: 05/15/26, 05/22/26, 05/29/26, 06/05/26 LA/CC

FICTITIOUS BUSINESS NAME STATEMENT 2026110517 The following is/are doing business as:

THE GOLDRICH 2) THE GOLDRICH CULTURAL CENTER 100 The Grove Drive Los Angeles, CA 90036; HOLOCAUST MUSEUM LA 100 The Grove Drive Los Angeles, CA 90036; The business is conducted by: **A CORPORATION** registrant(s) has NOT begun to transact business under the name(s) list: **Holocaust Museum LA, Beth Kean, CEO**; Statement is filed with the County of Los Angeles: MAY 19, 2026; Published: 05/22/26, 05/29/26, 06/05/26, 06/12/26 LA/CC

FICTITIOUS BUSINESS NAME STATEMENT 2026095014 The following is/are doing business as:

BOMBSHELL RECORDS 150 S. Rodeo Drive Suite 100 Beverly Hills, CA 90212; BOMBSHELL MEDIA LLC 150 S. Rodeo Drive Suite 100 Beverly Hills, CA 90212; The business is conducted by: **A LIMITED LIABILITY COMPANY** registrant(s) has NOT begun to transact business under the name(s) list: **Bombshell Media LLC, Jaclyn Dixon, President**; Statement is filed with the County of Los Angeles: MAY 19, 2026; Published: 05/29/26, 06/05/26, 06/12/26, 06/19/26 LA/CC

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).

Classifieds

PUBLIC NOTICES

SUMMONS (CITATION JUDICIAL)
CASE NO: 25STCV37449

NOTICE TO DEFENDANTS:

SHANNON MASJEDI, an individual; and DOES 1 through 20, inclusive

YOU ARE BEING SUED BY PLAINTIFF:

GREAT AMERICAN INSURANCE COMPANY, an Ohio corporation

NOTICE! You have been sued. The court may decide against you without being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.

NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

The name and address of the court is: Los Angeles Superior Court, 111 N. Hill St. Los Angeles CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney is: **David C. Veis / Laura P. Nash CLYDE & CO US LLP 355 S. Grand Ave., Suite 1400 Los Angeles, CA 90071**

david.veis@clydeco.us / laura.nash@clydeco.us
State Bar Number: 83135/136619

Date: 12/22/25

By: David W. Slayton, Clerk • E. Galicia, Deputy
Judicial Officer: William F. Fahey / Judge

BHC • Published 05/08/26, 05/15/26, 05/22/26, 05/29/26

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF LOS ANGELES
CASE NO: 26SMCP00227 ORDER TO
SHOW CAUSE FOR CHANGE OF NAME

In the Matter of the petition of:

Deborah Abigail Jarrett

To all interested person(s): Petitioner:

Deborah Abigail Jarrett current residence address: **1800 Prosser Ave. #4 Los Angeles, CA 90025** filed a petition with the Superior Court of California, County of Los Angeles, Santa Monica Courthouse 1725 Main Street Santa Monica, CA 90401, on May 6, 2026 for a Decree changing names as follows:

Present Name: **Deborah Abigail Jarrett**

Proposed Name: **DEBORAH ABIGAIL JACKSON**

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: **June 26, 2026**

Time: **8:30am** Dept: **K**

The address of the court is: **Superior Court of California, County of Los Angeles, Santa Monica Courthouse 1725 Main Street Santa Monica, CA 90401**, Reason for name change: Petitioner is already known by his/her proposed name wishes to be known by his/her proposed name in all personal/business affairs.

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

Signed: **Deborah Abigail Jarrett**

Judge of the Superior Court: **Lawrence H. Cho**

David W. Slayton, Clerk. **A. Mejia**, Deputy

Dated: May 6, 2026

BHC - 05/08/26, 05/15/26, 05/22/26, 05/29/26

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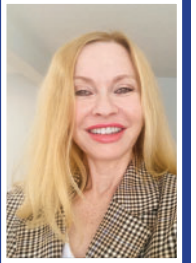
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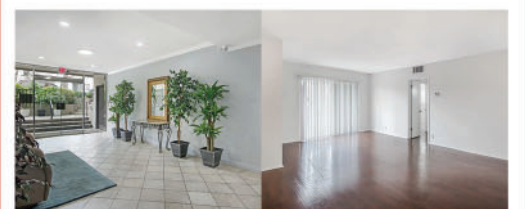
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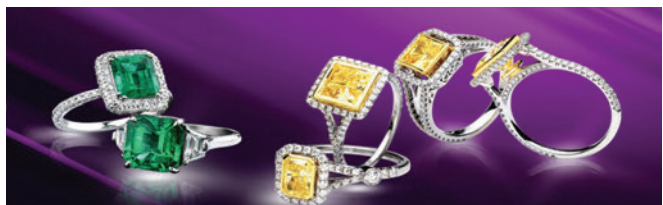


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