

Beverly Hills Weekly

ALSO ON THE WEB
www.bhweekly.com

SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1326 • February 27 - March 5, 2025



Talking Tourism

Tod Chambers Appointed as General Manager of Waldorf Astoria Beverly Hills

cover story • page 7



Save the Date

The Beverly Hills City Council Invites You To The Installation of

MAYOR SHARONA R. NAZARIAN

&

Vice Mayors John A. Mirisch & Craig A. Corman

TUESDAY, APRIL 1, 2025 · 7 PM

Wallis Annenberg Center For The Performing Arts

Details To Follow



Community Services

COMMUNITY SERVICES DEPARTMENT

SHOWCASE

SUNDAY, MARCH 9 • 8:00AM - 12:30PM

BEVERLY HILLS FARMERS' MARKET | 9300 CIVIC CENTER DRIVE

**FEATURING SPRING CLASSES & SUMMER CAMPS!
PERFORMANCES | DEMONSTRATIONS | INFORMATION BOOTHS**



beverlyhills.org/csevents | (310) 285-1000 No registration onsite.

**Camp
DISCOUNTS
for attending!**
More info at Info Booth!



briefs • City Council to Consider Agreement for Sales Project Negotiations Page 3 briefs • LA County Supervisors Approve Election Moratorium Page 3 3 star short takes • Attorney math of File - Far and Near Page 6

ALSO ON THE WEB
www.bhweekly.com

Beverly Hills Weekly

ISSUE 1326 • February 27 - March 5, 2025

City Considers Merging Human Relations and Health and Safety Commissions

cover story • page 7

WHAT'S ON YOUR MIND?

You can write us at:
140 South Beverly Drive
#201
Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com

Beverly Hills Weekly

Issue 1326 • February 27 - March 5, 2025
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles
ISSN#1528-851X

www.bhweekly.com

Publisher & CEO
Josh E. Gross

Reporter
Danielle Berjikian

Sports Editor
Steven Herbert

Contributing Editor
Rudy Cole
(1925-2013)

Legal Advertising
Mike Saghian
Eiman Matian

140 South Beverly Drive
#201
Beverly Hills, CA 90212
310.887.0788 phone
310.887.0789 fax
CNPA Member

editor@bhweekly.com
All staff can be reached at:
first name @bhweekly.com
Unsolicited materials will not be returned.
©2025 Beverly Hills Weekly Inc.

1 year subscriptions are available.
Sent via US Mail
\$75 payable in advance

Adjudicated as a newspaper of general circulation for the County of Los Angeles. Case # BS065841 of the Los Angeles Superior Court, on November 30, 2000.



OUR DATA SPEAKS VOLUMES



Public Works Chair Mark Nehoray, Councilmember Mary Wells, Commissioner Wendy Nystrom, Vice Mayor Sharona Nazarian, Councilmember John Mirisch, MWD Director Barry Pressman, Vice Chair Ben Ritterbush

City Officials Attend MWD Inspection Trip

The purpose of this year's Metropolitan Water District Inspection Trip, led by Director Barry Pressman, was for Metropolitan member agency representatives to visit dams, reservoirs, farms, and other State Water Project infrastructure in the Sacramento-San Joaquin Delta and to learn more about the complexity and challenges associated with delivering water to Southern California through the Bay Delta Conveyance System.

briefs

BHUSD Superintendent Resigns

The BHUSD announced the resignation of Superintendent Michael Bregy, effective February 24. Jason Hasty, Assistant Superintendent of Business Services, will assume the role of Acting Superintendent.

Bregy was first hired in 2017. He had previously served as principal of Jacobs High School in Algonquin, ILL., and then was superintendent in two school districts in Highland Park, Ill., prior to coming to Beverly Hills.

During his tenure at BHUSD, he led initiatives, including the district's reconfiguration in 2019, which was intended to expand elective offerings and enhance student learning experiences.

Under Bregy's leadership, BHUSD established the Norman Aid and BulldogAid Wellness Centers. He also oversaw infrastructure projects, including the grand re-opening of El Rodeo Elementary School and the completion of Buildings B1 and B2 at Beverly High.

"We respect Superintendent Bregy's decision and appreciate the hard work and dedication he brought to our District," said Board of Education President Rachelle Marcus. "As we move forward, we are committed to ensuring a seamless transition that supports our students, staff, and community."

The Board of Education has indicated it will conduct a search for a new superintendent.

Bregy could not be reached for comment.



Michael Bregy

State Senator Ben Allen Urges BHUSD to Enroll More Displaced Pali High Students

California State Senator Ben Allen (D-Santa Monica) is urging the BHUSD to enroll more students from Palisades Charter High School, which was severely damaged in the Palisades Fire last month.

The fire, which erupted on January 7, destroyed approximately 40% of the high school campus, forcing students and families to seek alternative educational options. While BHUSD initially enrolled nearly 50 displaced students across all four high school grades, the district has since paused further enrollments, citing capacity concerns and staffing limitations.



Ben Allen

Allen has indicated that he would like to assure BHUSD that financial concerns should not prevent the district from accepting additional students. He stated that legislative leaders and the governor's office have committed to reimbursing schools that take in displaced students.

"Pali High students have had their lives turned upside down, and there are ways that community leaders can step up right now to provide meaningful relief for these families and their kids," Allen said.

During a special board meeting, BHUSD officials discussed the challenges of admitting additional students. According to district officials, 151 more students have expressed interest in enrolling, but further admissions would require hiring additional staff. Former Superintendent Michael Bregy noted that each applicant's transcripts must be individually reviewed to determine class placement and teacher availability, adding to the logistical challenges.

"BHUSD cited financial concerns as their main reason for declining enrollment for a number of displaced students. In that re-

spect, I have only been trying to relay the message to them that there is commitment from Legislative leadership and the Governor's Office for the State to provide financial reimbursement to schools that take in displaced students. They aren't being asked to pick up these burdens alone; we will be with them through this effort every step of the way," Allen said.

According to district officials, none of the students enrolled so far have lost their homes in the fire.

Under updated enrollment guidelines, new applicants from fire-affected areas must provide proof of displacement, such as a FEMA card or insurance claim documentation. Residency checks will also be conducted throughout the school year.

Several parents of Palisades High students voiced frustration during a previous board meeting, stating they had been led to believe their children could enroll, only to later be denied. One parent emphasized that her children had already endured significant trauma from the fire and that inconsistent communication had worsened the situation.

Beverly High has approximately 1,200 students but can accommodate up to 2,500. While BHUSD has provided support for some displaced students, other districts, including Manhattan Beach Unified and Las Virgenes Unified, have also accepted students affected by the fire.

Palisades Charter High School had nearly 3,000 students before the fire. While the school has transitioned to online learning, many families have sought in-person options.

Commission to Review Proposed Cartier Building on Rodeo Drive

The Beverly Hills Planning Commission is set to review a proposed development at 370 North Rodeo Drive, the future site of a new three-story commercial building for luxury retailer Cartier, at its Thursday meeting.

Richemont North America Inc., the parent company of Cartier, has submitted a request for a Development Plan Review to

briefs cont. on page 4

construct a new three-story, 45-foot-tall retail building on the property. The proposed structure will feature a basement level and an outdoor terrace on a portion of the third floor. The building's design includes materials such as metal canopies, glazed awnings, and bronze, white, and light grey façade panels.

The location was previously occupied by a two-story commercial building, which was demolished in early 2024.

A similar project for Cartier was initially approved in 2018, allowing for the demolition of the prior building and construction of a three-story structure. However, the project's approvals expired following two extensions in 2021 and 2022, according to a city staff report. The current proposal closely mirrors the previous plan but does not require in-lieu parking under Assembly Bill 2097, which restricts cities from enforcing minimum parking requirements for developments near major transit stops.

The new building will not include on-site parking, as the project site is approximately 0.36 miles from the upcoming Wilshire/Rodeo Metro Station. The city previously determined that nearby public parking structures could accommodate parking demands, according to a city staff report. A transportation assessment estimates that the project will generate an additional 20 morning peak-hour trips, 50 evening peak-hour trips on weekdays, and 65 peak-hour trips on Saturdays. However, the analysis concludes that these increases will not significantly impact traffic flow at nearby intersections.

A setback of 25 feet and 8 inches at the rear of the first floor is expected to provide space for valet and loading operations, while the second and third floors will extend to the property line. The project also includes a basement-level transformer room that will require a permanent encroachment into the public right-of-way on Brighton Way.

The Beverly Hills Planning Commission will review the project on February 27.

Beverly Hills Police Officer Runs for Office in Texas

Alexander Duncan, a Beverly Hills Police Department (BHPD) officer, has announced his candidacy for public office in Texas in an effort to replace Sen. John Cornyn. Duncan, who served in law enforcement for over a decade, is positioning himself as a strong conservative candidate focused on protecting what he describes as Texas' core values.



Alexander Duncan

Duncan began his law enforcement career in 2012 with the BHPD, where he received multiple awards for his service, including the Patrol Officer of the Year award and a Life-Saving Award. In 2023, he was recognized by the California Police Officers Association as one of its "12 Under 12" award recipients,

honoring officers with fewer than 12 years of service who have made a significant impact in law enforcement.



Councilmember Craig Corman, Vice Mayor Sharona Nazarian, Consul General Boyko Hristov of the Consulate General of the Republic of Bulgaria, Mayor Lester Friedman, Councilmember John Mirisch and Councilmember Mary Wells.

City Council Proclaims March 3 "Bulgarian-American Friendship Day"

Last Wednesday, the City Council proclaimed March 3 as "Bulgarian-American Friendship Day" with Consul General Boyko Hristov of the Consulate General of the Republic of Bulgaria and recognized those who have sacrificed their lives for freedom.

After leaving California, Duncan relocated to Texas, citing concerns over state policies and a desire to raise his family in a place that aligns with his values. He has been vocal about his opposition to what he describes as radical policies that he believes contribute to crime and government overreach.

honor officers with fewer than 12 years of service who have made a significant impact in law enforcement.

Beverly High Academic Decathlon Team Advances to State for Fifth Consecutive Year

Lindsay Moreno, Sarah Zhang, Lea Levy, Karina Kruger, Elisha Rhie, Ann-Ma-

- (Speech, Interview), Silver (Economics, Science), Bronze (Essay)
- Sarah Zhang – Gold (Speech), Silver (Interview, Mathematics), Bronze (Essay)
- Karina Kruger – Silver (Essay, Interview, Speech), Bronze (Art)
- Nicholas Lau – Silver (Essay)
- Daesung (Peter) Kang – Silver (Interview)
- Lea Levy – Silver (Essay, Speech), Bronze (Interview, Literature)
- Elisha Rhie – Bronze (Essay, Speech)
- Lindsay Jada Moreno – Bronze (Speech)

The team will take part in the State Essay Testing at Beverly High on March 5 before traveling to Santa Clara from March 20-23. The competition will include objective

- Grace Chang – Silver Certificate (Speech)
- Jion Jung – Silver Certificate (Speech)
- Nima Farnad – Bronze Certificate (Speech)

Junior team members will compete in the Heptathlon on March 8 at Beverly High.

"These students have put in extraordinary effort, demonstrating resilience, intellect, and passion for learning," said Beverly High Principal Drew Stewart. "Their dedication to pushing boundaries and striving for excellence is the embodiment of what it means to make each day well lived, our school's foundational motto. We could not be more proud of their achievements and can't wait to see them shine at the state level."



Lindsay Moreno, Sarah Zhang, Lea Levy, Karina Kruger, Elisha Rhie, Ann-Marie Fine, Jacob Treiman, Daesung (Peter) Kang, Daniyel Borodin, Nicholas Lau

rie Fine, Jacob Treiman, Daesung (Peter) Kang, Daniyel Borodin, Nicholas Lau

The Beverly High Academic Decathlon team has qualified for the California State Competition for the fifth consecutive year after placing fifth overall in the Los Angeles County Office of Education (LACOE) Regional Competition. The team competed against 55 schools. In addition to written exams, students competed in speeches, essay writing, and interviews.

Several team members received individual awards in various categories.

Official Team Medalists include the following:

- Jacob Treiman – Gold

tests, speeches, interviews, and the Super Quiz.

Junior Team Recognitions include the following:

- Hannah Davis – Gold Certificate (Speech)

LA Marathon Welcomes Runners to Beverly Hills Next Month

The 40th Annual Los Angeles Marathon "Stadium to the Stars," presented by ASICS, will take place Sunday, March 16. Athletes from all 50 states and more than 67 countries will race through the streets of Beverly Hills for miles 16 and 17 before ending at the Avenue of the Stars in Century City.

"We are looking forward to welcoming back the iconic LA Marathon to our City next month," said Mayor Les Friedman. "This event brings our community together in a special way where we can cheer on athletes from around the globe while our visitors and community can enjoy our restaurants and shops after the race."

RETIRED COUPLE
HAS \$1MIL TO LEND ON CA. REAL ESTATE*

V.I.P. TRUST DEED COMPANY
Buys T.D.s and Buys/Lends on Partial Interests

OVER 40 YEARS OF FAST FUNDING
Principal (818) 248-0000 Broker
WWW.VIPLoan.COM *Sufficient equity required - no consumer loans

Real Estate License #01041073 CA Department of Real Estate, NMLS #339217
Private Party loans generally have higher interest rates, points & fees than conventional discount loans

HOME CARE & NURSING SERVICE

English & Hungarian speaking caregiver.

Antonella Tallian
213/400-3682
antonellatallian@gmail.com

Proceeds from the race will go toward The McCourt Foundation, an organization dedicated to enhancing the lives of patients and families affected by health-challenges within the neurology community and beyond.

Major road closures and parking restrictions on Sunday will be in effect from 5 a.m. to 1 p.m. and include:

- Doheny Dr. closed from North Santa Monica Blvd. to Burton Way
- Burton Way closed from Doheny Dr. to South Santa Monica Blvd.
- South Santa Monica Blvd. closed from Rexford Dr. to Rodeo Dr.
- Rodeo Dr. closed from South Santa Monica Blvd. to Wilshire Blvd.
- Wilshire Blvd. closed from Rodeo Dr. to South Santa Monica Blvd.
- South Santa Monica Blvd. closed from Wilshire Blvd. to Moreno Dr.

There will be a detour in effect on the western border of Beverly Hills, at Wilshire Blvd. and North Santa Monica Blvd, as well as at Moreno Drive and South Santa Monica Blvd. until 5 p.m. Access to all local businesses will be maintained.

Beverly Hills Police and message boards will direct vehicles around the marathon route. Wider regional closures for the route will be in effect from as early as 3 a.m. until 5 p.m.

For access to the 10 Freeway, drivers are advised to take Wilshire Blvd. heading east to Robertson Blvd. To access the 405 Freeway, drivers are advised to go west on Olympic Blvd.

For more information, visit lamarathon.com or beverlyhills.org/marathon.

BHUSD Elementary Science & Engineering Fair Highlights Student Projects

The BHUSD Elementary Science & Engineering Fair took place on February 19 at the Hawthorne Campus Board Room, featuring projects from students at El Rodeo Elementary School and Horace Mann Elementary School.

Students presented projects across various scientific disciplines, including engineering and environmental studies. The event provided an opportunity for students to demonstrate research and problem-solving skills to judges, educators, and families.

"This event is a testament to the power of hands-on learning and the bright future ahead for our students," said Dr. Dustin Seemann, BHUSD Assistant Superintendent of Education Services. "Their ability to think critically, ask questions, and develop solutions embodies our district's vision of Educational Excellence."

The fair concluded with an awards presentation recognizing student contributions in scientific inquiry and engineering.

Beverly Vista Middle School Hosts Discussion on Double Victory Campaign for Black History Month

Beverly Vista Middle School hosted Dr. Jill Humphries on February 12, for a discussion on the Double Victory campaign as part of its Black History Month programming. The campaign, introduced by the Pittsburgh Courier in 1942, highlighted the contributions of Black American soldiers during World War II and their experiences with discrimination at home.

Humphries provided historical context on the movement, which called for victory



Jill Humphries

against both fascism and racial inequality. The discussion covered the impact of the campaign on the civil rights movement and its role in shaping public discourse on racial justice.

"It was an honor to host Dr. Humphries and provide our students with the opportunity to engage with such an important part of history," said Rich Waters, Principal of Beverly Vista Middle School. "Her presentation not only deepened their historical understanding but also encouraged reflection."

BHPD Launches Beverly Hills Connect

The Beverly Hills Police Department (BHPD) launched Beverly Hills Connect, a program that is intended to strengthen the public safety efforts through community partnerships and technology.

Residents and business owners will have the opportunity to voluntarily participate in the program by either registering their privately owned, public-facing security cameras or opting to integrate them into BHPD's Real Time Watch Center.

"Public safety has always been a top priority of mine," said Mayor Les Friedman. "This program will further strengthen BHPD's partnership with residents and business owners, providing a valuable tool to hold criminals accountable and reinforce our commitment to keeping Beverly Hills a safe and secure community."

Residents and business owners can learn more about the program or register their public-facing security cameras by visiting beverlyhills.org/bhconnect.

Beverly Hills Approves Three-Week Full Closure of Wilshire Blvd. for Construction on Wilshire/Rodeo Metro Station

The City of Beverly Hills has reached an agreement with the Los Angeles County Metropolitan Transportation Authority (Metro), to close Wilshire Boulevard between El Camino Drive and Crescent Drive for three weeks, from March 17 to April 7.

This full closure will allow for the expedited removal of deck panels and full roadway restoration as part of the Wilshire/Rodeo Metro Station construction.

Metro had originally planned on 18-week-end road closures for removal of deck panels and roadway restoration of Wilshire Boulevard as the city and Metro had previously



Senator Adam Schiff (D-CA), Leah Yebri and Sam Yebri

AIPAC Holds 2025 Summit in Washington

AIPAC held its Congressional Summit in Washington D.C. from Feb. 23-25. AIPAC is a national organization with members who want to strengthen and expand the U.S.-Israel relationship.

ously agreed to in the 2019 Memorandum of Agreement (MOA). In late 2024, Metro proposed an alternative three-week closure option to expedite the project and shorten the overall disruption to the community.

Prior to the decision being made, the city conducted community outreach, presenting both construction timeline options to residents and businesses near the street closures. The City Council reviewed the proposed deck removal alternative with a three-week closure option during meetings on January 28 and February 5.

In addition, South Reeves Drive at Wilshire Boulevard will be fully closed for approximately three weeks prior to the Wilshire Boulevard closure, starting February 24. A 16-foot sound barrier will be installed along the south side of the South Reeves Drive closure area to minimize construction noise. Access to the adjacent alley and building driveways will be maintained at all times.

To learn more about the Metro D (Purple) Line Project and traffic detours, visit beverlyhills.org/purpleline.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Baseball Team Opens Season By Tying Buckley

By Steven Herbert

Asher Miller limited Buckley to two hits over 4 1/3 innings, striking out nine, as Beverly High opened its baseball season with a 4-4 tie in a nonleague game at Buckley Feb. 21 called after 5 1/2 innings because of darkness.

The Normans open the scoring in the second inning when leadoff hitter Emet

Polak was hit by a pitch, advanced on Griffin Morin-Woltag's two-out single and scored on a single by Race Findley, their No. 9 hitter.

Beverly Hills increased its lead to 3-0 in the fourth when Morin-Woltag and Joe Rendon walked and scored with two outs when Jake Carlson reached base on

an error by Griffins' right fielder Dylan Katz.

Katz homered with one out in the bottom for the fourth.

Beverly Hills regained a three-run lead in the fifth when leadoff hitter Cameron Park doubled down the line and scored.

Miller issued back-to-back walks to freshmen Max Singer and Zack Sherman, prompting coach Tom Roberts to relieve him with freshman Cameron Haskin.

Haskin hit the first batter he faced, Henry Abdo, to load the bases. Haskin then hit Adam Rubin to force in Singer and walked Spencer Peterson to force in Sherman.

Polak relieved Haskin and retired

Katz, the first batter he faced, on a pop up. Buckley tied the score when Harry Pollack reached base on an error by Park, the Normans' shortstop.

"I thought we played well for having almost zero practices and this being our first game," Roberts said. "We needed to be more aggressive at the plate."

Oakwood 13, Beverly Hills 4

Park went 2-for-3 with an RBI and Rendon went 2-for-4 and scored a run in a nonleague game at La Cienega Park Tuesday.

Findley went 1-for-2 with an RBI and scored a run. Jayden Ibarra singled for the Normans' other hit.

Beverly Hills scored once in the first

sports cont. on page 7



threestar*** shorttakes

By Peter Ostroff

BHUSD Shocker/Homeless Count

Late in the day on Friday February 21, I was very surprised to receive a copy of a letter signed by all five members of the Board of Education (the Board) announcing that Superintendent Dr. Michael Bregy had “resigned” effective on Monday February 24.

(See brief on page 3).

I was very surprised for several reasons. In August, 2024, the School Board had unanimously approved a three year extension of Dr. Bregy’s contract even though his then existing contract ran until mid-2025. Although I stay informed about BHUSD, I had no inkling that Dr. Bregy’s eight year tenure was possibly coming to an early end. Finally, the departure of a Superintendent in the middle of the academic year is always an unusual event.

Naturally, I wanted to find out what had happened and made numerous inquiries and learned nothing useful. Those who know aren’t talking and those who are talking don’t know.

Ultimately, I concluded that it did not matter. What matters now is expressing appreciation to Dr. Bregy for his many years of service in a very challenging position and, most importantly, finding the very best candidate to fill this position going forward.

I am hopeful that the Board will leave no stone unturned and get the best possible advice and assistance to identify the right person. And move expeditiously so that the new superintendent will be on board well in advance of the 2025-6 academic year.

While I understand the Board’s silence about just what happened, some explaining will have to be done. This is because the first question that any qualified candidate will ask during the interview process will be the following:

“Dr. Bregy resigned in the middle of the academic year after eight years of service just six months after you had given him a generous contract extension. What happened?”

And the Board or its representatives will have to answer that question. A statement to the effect that we don’t discuss personnel issues will not satisfy anyone that we should consider hiring. They have to know what they are

getting into.

I am hopeful that the Board has prepared an answer but, as I have stated above, I don’t know what it is. However, I am prepared to offer my suggestion:

“Dr. Bregy served BHUSD well for a number of years. Nonetheless, academic performance of the District was not improving.

“In recent months, several specific issues arose.

“In the wake of the Presidential election, racial tensions among groups of students became heightened and some felt that this situation was not handled well.

“In a somewhat related incident, popular BHHS media teacher Romeo Carey who supervised the student run broadcasting service KBEV was suspended pending an investigation. This highly controversial situation (more than 900 members of the BHUSD community signed a petition demanding his reinstatement) was not concluded in a timely fashion.

“Most recently, in the wake of the horrendous Palisades fire, the District’s handling of the potential enrollment of Palisades High students in BHHS managed to alienate all concerned.

“The Board and Dr. Bregy concluded that their communication had deteriorated, their views were not aligned and this led to his resignation.”

Whatever the actual backstory may be, this explanation is not an unfair one and should serve to highlight both the importance of improving academics, some current issues and the reason for the mid-year departure.

My conclusion is that the details of the departure are not important. The identification of an educator as Superintendent who will restore BHUSD to the level of academic excellence that we properly demand is all that matters.

Every year, the Los Angeles Homeless Service Authority (LAHSA) conducts the “Greater Los Angeles Homeless Count” to survey the number of the unhoused in the region. The expressed objective, among other things, is to improve LAHSA’s ability to serve and assist the homeless population. It is not at all clear to me how this objective is accomplished.

LAHSA is, according to its website, “the lead agency in the Los Angeles Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Los Angeles County. LAHSA coordinates and manages Federal, State, County and City funds for programs that provide shelter, housing and services to

homeless persons in Los Angeles City and County.”

Tremendous public resources are provided to and distributed by LAHSA. The agency was established in 1993 and last year distributed more than \$800M mostly to non-profit organizations. Typically, these organizations are dedicated to finding pathways to permanent housing. LAHSA covers the entirety of Los Angeles County other than the cities of Long Beach, Pasadena and Glendale which have their own homeless agencies.

The Homeless Count is conducted annually by hundreds of volunteers and provides a point in time snapshot of the number of individuals who are unhoused. The results of the count show that the number of unhoused individuals has decreased over recent years while the shelter count has increased.

This year the count occurred from February 18 through 20. When I learned of the opportunity to volunteer, I signed up because I wanted to experience first hand just what is being done and was assigned to Los Angeles Mid-City West.

The entire process from start to finish was very professionally managed. Prior to the Count, the volunteers watch two training videos that explain just what to count and what not to count and how to record observations through an app for data collection.

However, it was apparent from the outset that this we were engaged in a process that could not be considered scientific by any measure.

The timing of the Count is the same each year, early evening at approximately 8p during weekdays to accomplish apples to apples comparisons from one year to the next. But most of the stores and restaurants in our area were open and the streets were full of people going about their business. It would have been impossible to determine which of them were homeless.

After watching videos, I was directed to come to the volunteer assembly site at the CBS Television parking lot at 200 N. Fairfax Ave in Los Angeles at 8:00p on Tuesday February 18. The volunteers are assigned to three person teams to conduct the count in a specific area. The teams include a driver, a

navigator and a counter who would record our observations on the app.

My team included Mike, an employee of the City of Los Angeles, and Adrienne, a young psychiatrist. Both were veterans of the Homeless Count. Mike had participated in three or four in this Mid-City area and Adrienne had participated in several while completing her medical training in New York City. As I was the rookie, I was assigned the easiest job of driver. All I had to do was follow navigator Mike’s direction while Adrienne handled the challenging data entry job using the app.

We were assigned a zone of the district, roughly one square mile partly in the City of Los Angeles, partly in the City of West Hollywood, from Beverly Blvd on the south, Santa Monica Blvd on the north, La Cienega Blvd on the west and Kilkea Ave on the east. Our job was to drive up and down each street and alley and count the unhoused that we observed. We were firmly instructed that we should not engage with or disturb any individual in any way.

At around 8:15p we were sent on our way driving north on Fairfax and then west on Beverly. As we were getting started, I asked my veteran teammates for their estimates on the over/under as to how many unhoused we would observe. Neither would venture a guess but I thought that the number would be between ten and fifteen.

For the next ninety minutes, we drove slowly approximately fifteen miles and covered every street and alley in our zone including, unavoidably, some more than once as we sought to cover the entirety of the territory.

Bottom line – my estimate of ten to fifteen unhoused persons was wildly off the mark. We saw exactly ONE unhoused person who was camping in the space in an alley between an apartment building and the trash container. He smiled and waved as we passed. To bolster our count, we also identified one camper van that was a possible shelter.

When we returned to the assembly point to submit our results, we learned that our experience was typical as other teams reported seeing either no unhoused or, at most, one or two. I draw no conclusions except to note that our area was generally well lit, streets and alleys alike, and involved commercial areas that were lively in the early evening. There were no tents or encampments and no freeway underpasses which often serve as shelters.

And then my reward: I was presented with a LAHSA Certificate of Appreciation “for [my] commitment to improving our communities by assisting the homeless.”

I will be there next year!!

Beverly Hills
Weekly

Receive Beverly Hills Weekly
in your e-mail inbox every
week!

Sign up here: <http://eepurl.com/zfu-l>

coverstory

TALKING TOURISM

Tod Chambers Appointed as General Manager of Waldorf Astoria Beverly Hills

By Danielle Berjikian

You are the General Manager for the Waldorf Astoria Beverly Hills. Tell us about that.

I want to go back to why this is a job I really wanted. From a Hilton perspective, this hotel—the Waldorf Astoria Beverly Hills—is our absolute best asset in America, bar none.

When the general manager position became available, it was an opportunity that anyone working for this company would aspire to. It's a fantastic, beautiful luxury hotel, but it's also critically important. For our luxury brand, Waldorf Astoria, this is our anchor hotel on the West Coast of the United States.

It's a place where we bring other owners who are considering developing a Waldorf Astoria, so they can see what a perfect Waldorf Astoria should look like and how it should function. This hotel is important for so many reasons, which is why I aspired to be a part of it.

As general manager of The Roosevelt Hotel – A Waldorf Astoria Hotel in New Orleans, you led its reopening after Hurricane Katrina. Tell us about that.

It was cool. The Roosevelt is a very different hotel from this one. It originally opened in 1893 as a hotel called the Grunewald and went through many iterations over the years. Before Hurricane Katrina, it was a Fairmont, but Katrina shuttered it. The hotel remained shut down for years, with no activity at all for

two years.

Eventually, the current owners purchased it, completely [renovated] every system, guestroom, and part of the hotel, and reopened it as The Roosevelt Waldorf Astoria Hotel in New Orleans. It's a beautiful, historic hotel.



“We always strive to be conscious of every person who comes to us, ensuring that we can help, even in a small way, as they recover from various disasters. This is what makes our [hotel] not only important from a business standpoint but also an [integral] part of the community”

When the hotel reopened, it played a [crucial role] in the neighborhood's redevelopment. The hotel is an anchor of that neighborhood.

It was very different from this hotel, but it was exciting to watch the rebirth of both the property and the city. Being part of that process was fun to do. The Roosevelt has been well-known in the greater Louisiana area, and rebranding it as a Waldorf Astoria was the perfect combination of two strong brands, contributing to the hotel's success.

What are some ways the Beverly Hills hotel market is different from New Orleans and Chicago?

Our hotel in New Orleans was a much more group-based hotel. Our staple business consisted of larger corporate conventions.

Beverly Hills, on the other hand, is a much more luxurious marketplace. The travelers who come here are looking for ultra-luxury [experiences], which this hotel provides. The biggest difference between the two hotels is that in New Orleans, we primarily booked large groups, whereas in Beverly Hills, every guest is an individual booking. Each room is sold

separately because the needs of those visitors are more diversified than a group hotel.

It's a completely different type of sales [approach]. We host a lot more celebrities here. We also see a lot more international travelers.

Honestly, the two hotels couldn't be more different. The one in Chicago was a bit of a hybrid between the two—not as many celebrities and CEOs, but still a fair share from the Midwest. At the same time, it also accommodated some group business.

This hotel in Beverly Hills, however, is specifically designed for individual travelers and our amenities and service is directed towards taking good care of them.

You are a CVB Board Member. What sets Waldorf Astoria Beverly Hills apart from other luxury hotels in the area?

Well, I'm biased, of course—but this hotel is the finest in Beverly Hills. Being newer than most of our competitors, every touchpoint has been modernized. Our in-room technology is the best in the market, and our standard guestroom and suite sizes are the largest in the market.

One of the things that differentiates us significantly is that we have unbelievable outdoor areas. Our balconies are huge, offering great views from all rooms. It is just the finest hotel in Beverly Hills.

The package here is amazing. We have a destination rooftop restaurant—something not all hotels can offer at the level we do. Along with that, our spa experience adds a true luxury experience that you would want to come and spend a vacation

What inspired you to pursue a career in hospitality?

A long time ago, after finishing my master's degree, I was looking for a job, and the first one I found was as an activities director at an old-school resort in New Hampshire. I'm originally from Boston. I have an MBA, but that was the first opportunity I was able to find. Quite frankly, I just fell in love with the business. That's when I decided to take my education in this direction.

I've worked for Hilton for 32 years. Before that, I spent a couple of years as a sales manager for a Marriott in destinations before moving on to Hilton in Tampa. Over the course of my career, I've lived in 14 different places. The hotel business is something that's either

in your blood or it's not. If it's not, you probably shouldn't do it—because we spend a lot of time in this environment. You have to genuinely love people, both team members and guests alike. That first job introduced me to the industry, and I've been in it ever since.

What are some goals you have for the hotel under your leadership in the coming months?

I should preface this by saying that when I make broad statements like this, it's not about ego. But the reality is, every day, we strive to be the best. And when I say the best, I mean providing the finest experiences for our guests and being the top hotel in Beverly Hills.

At the same time, we're just as [committed] to taking care of our team members—ensuring they have the tools they need to be successful so they can [elevate] the guest experience. We also need to ensure that we respect this amazing asset, and we're constantly looking for ways to enhance it, making sure it remains the best luxury destination.

Our goal isn't just to be the best in Beverly Hills—we want to be the best nationwide. That's what we work toward every day. We collaborate as a team to achieve that, and I always say, if we can improve just a little bit each day, those small gains will add up to tremendous success over the course of a year—and even more over many years.

Is there anything else you would like our readers to know?

As hoteliers—and I came from New Orleans, where, unfortunately, we have hurricane disasters all the time—one of the things we are always focused on is being very conscious of our guests' needs. Recently, during the fires, we all adjusted our model to ensure we were prepared to take in families, including families with animals, and provide special accommodations to make people feel comfortable after a disaster and help them along the way

And that's one of our core responsibilities in hospitality—we are the keepers, the ones who take care of people during difficult times. We always strive to be conscious of every person who comes to us, ensuring that we can help, even in a small way, as they recover from various disasters. This is what makes our [hotel] not only important from a business standpoint but also an [integral] part of the community.

sports cont. from page 5

and three times in the fourth.

The Normans were out-hit, 14-6.

The Owls scored three times in the first, twice in the third, once in the fourth, five times in the sixth and twice in the seventh.

What's Next?

The Normans are scheduled to open Ocean League play Wednesday against Leuzinger at La Cienega Park at 3:15

p.m.

Boys' Tennis

Beverly Hills is scheduled to play at Fairfax today and Taft Monday in intersectional matches and at Brentwood Tuesday in a nonleague match, all beginning at 3 p.m.

Boys' Volleyball

Beverly Hills is scheduled to play at Robert F. Kenney Friday at 3:30 p.m. in an intersectional match, play in the Ven-

ice Tournament Saturday and at West Torrance Wednesday in a nonleague match at 3:30 p.m.

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for the Los Angeles Times and The Washington Post. He can be reached at (786) 201-2460 or by email at Stvherbert@aol.com.



Beverly Hills Weekly
Receive Beverly Hills Weekly in your e-mail inbox every week!
Sign up here:
<http://cepurl.com/zfU-L>

detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

VASQUEZ, DANIEL AUSTIN RAY, 32, arrested on 1/22/25 for possession of a controlled substance, possession of meth/etc, forge/alter vehicle reg, appropriates lost property for own use without making efforts to locate owner and restore property to them.

RODICK, NAOMI DANIELLE, 43, arrested on 1/22/25 for possession of drug paraphernalia.

CALDERON, ROBERT, 43, arrested on 1/22/25 for possession of drug paraphernalia, and having an outside misdemeanor warrant.

BENSHIAN, BENJAMIN JACOB, 19, arrested on 1/22/25 for burglary - from auto.

RASHIDI, ZAVOSH, 37, arrested on 1/23/25 for trespass: occupy property without consent.

DOZIER, DEJA DAWN CHRISTINA, 29, arrested on 1/23/25 for driving while license is suspended.

CRAIG, MARVIN NATHAN, 66, arrested on 1/23/25 for having an outside felony warrant.

BASS, MICHAEL EDWARD, 67, arrested on 1/23/25 for having an outside felony warrant.

FLORESVICARRA, WILBER, 25, arrested on 1/23/25 for driving while license is suspended, possessing toluene or similar substance with intent to inhale and become intoxicated, and expired registration.

HOUSER, RUSSELL WILLIAM, 56, arrested on 1/23/25 for obtaining utility services without paying.



D LINE SUBWAY EXTENSION PROJECT
Section 1 – Beverly Hills

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

February Updates

Civil restoration continues on the north side of Wilshire Bl between San Vicente Bl and La Cienega Bl. Intermittent lane reductions are in effect during off-peak hours.

Work is also taking place on the plaza level by the station entrance.

Public Notices

310-887-0788

Forms available at www.onestopdbas.com

111 N Hill St
Los Angeles, CA 90012
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Sarah Josephine Guggenheim Danziger
TO ALL INTERESTED PERSONS
Petitioner: Sarah Josephine Guggenheim Danziger
Present name: Sarah Josephine Guggenheim Danziger
Proposed name: Josephine Danziger Abrahams
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 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: 5/5/2025 Time: 8:30a Dept: 45 Rm: 529
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 1/22/25. Signed: Virginia Keeny, Judge of the Superior Court
Published: 1/30/25, 2/6/25, 2/13/25, 2/20/25 39
Omid Natanzadeh

Sarah Josephine Guggenheim Danziger
Case Number: 25STCP00198
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES



213.922.6934
metroline@metro.net
metro.net/dline

25-1188PS ©2025 LACMTA

D LINE EXT COBH 1

TRAFFIC ADVISORY

Metropolitan Water District (MWD) Pipeline Project Construction
N. SANTA MONICA BLVD. AND WILSHIRE BLVD. IMPACTED

Water will not be disrupted during this pipeline work
Traffic will be impacted as lane restrictions will be in place due to equipment and crews

- WILSHIRE BLVD:**
Work dates are March 4 – March 12
- N. SANTA MONICA BLVD:**
Work dates are February 26 – March 25; intermittent work daily
- Hotel Access Only**
- Road Closure (No Access)**
- City Boundary**

For more information, please contact the Construction Hotline at (424) 252-1338.

sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-24-996012-CL**. 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 **619-645-7711**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-24-996012-CL** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-996012-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711** For **NON SALE** information only Sale Line: **916-939-0772** Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: **CA-24-996012-CL** IDSPub #0236708 2/20/2025 2/27/2025 3/6/2025

**SUMMONS
(CITACION JUDICIAL)**

CASE NUMBER (Número del Caso):
24SMCP00495

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): BORIS KISKO
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): ROBERT VAN RONKEL
NOTICE! You have been sued. The court may decide against you without your 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 an 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.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): LOS ANGELES SUPERIOR COURT SANTA MONICA COURTHOUSE, 1725 MAIN STREET, SANTA MONICA, CA 90401
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): RODNEY T. LEWIN, 8665 WILSHIRE BLVD., SUITE 210 BEVERLY HILLS, CA 90211; (310) 659-6771
DATE (Fecha): 02/06/2025
DAVID W. SLAYTON, EXECUTIVE OFFICER/CLERK OF COURT, Clerk (Secretario), by J. SAM, Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served AS AN INDIVIDUAL DEFENDANT.
PETITION TO CONFIRM

Action is an unlimited civil case (exceeds \$35,000)

1. Petitioner and respondent. Petitioner: ROBERT VAN RONKEL
alleges and requests relief against respondent:
BORIS KISKO

2. Contractual arbitration. This petition the court to confirm, correct, or vacate in an arbitration conducted according to an agreement between the parties that is subject to Code of Civil Procedure section 1285 et. seq.

3. Pending or new action.

b. This petition commences a new action. (If so, complete items 3b(1) through 3b(4).)

3. b. (3) Amount or property in dispute. This petition involves a dispute over
(a) the following amount of money: \$142,715.80
(4) Venue. This court is the proper court because:

(a) this is the court in the county in which the arbitration was held.

(iii) the agreement does not specify a county where it is to be performed and was not made in any county in California, and the following party resides or has a place of business in this county:
Boris Kisko

4. Agreement to arbitrate.

a. Date. Petitioner and respondent entered into a written agreement on or about: July 18, 2019

b. Attachment. A copy of the agreement is submitted as Attachment 4(b) and incorporated herein by this reference.

c. Arbitration provision. Paragraph 12 of the agreement provides for arbitration of disputes arising out of the agreement as follows: All disputes or claims arising or relating to this Agreement, regarding, including without limitation the interpretation of the terms or conditions of this Agreement or the breach hereof, shall be decided by binding arbitration. Any party desiring to initiate arbitration can do so by sending written notice of a demand to arbitrate by registered or certified mail to (i) the other party t and (ii) to the American Arbitration Association (AAA) in Los Angeles whcih shall be the exclusive venue for dispute resolution.

5. Dispute subject to arbitration. A dispute arose between petitioner and respondent concerning the following matter covered by the agreement to arbitrate:

Compensation due Petitioner for Finders Feeds from consumated Business Transaction which benefited the Respondent

6. Arbitrator. The following person was duly selected or appointed as arbitrator:
Christine Page

7. Arbitration hearing. The arbitration hearing was conducted as follows:

a. Date: May 17, 2024
b. Location: Via Zoom Teleconferencing

8. Arbitration award.

a. Date of award. The arbitration award was made on: June 21, 2024

b. Terms of award. The arbitration award: (1) requires respondent to pay the other party this amount \$142,715.80
(4) provides: Interest at the legal rate from date of award

c. Attachment of Award. A copy of the award is submitted as Attachment 8(c).

9. Service of award

a. The signed award or an accompanying document indicates that the award was served on petitioner on: June 21, 2024

10. Petitioner requests that the court
a. confirm the award, and enter judgment according to it.

d. Award petitioner interest from: June 21, 2024

(1) at the statutory rate.

e. Award petitioner costs of suit

(2) according to proof.

f. Award petitioner attorney fees incurred in this action

(2) according to proof.

Date: September 20, 2024

/s/ Rodney T. Lewin

2/20, 2/27, 3/6, 3/13/25

CNS-3895758#

NOTICE OF PETITION TO ADMINISTER ESTATE OF RICHARD NOURAFCHAN

Case No. 25STPB01613

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RICHARD NOURAFCHAN

A PETITION FOR PROBATE has been filed by Nicholas Daniel Rahban in the

Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Nicholas Daniel Rahban be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on March 14, 2025 at 8:30 AM in Dept. No. 2D located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner:

JAMES A BUSH ESQ

SBN 195917

KEYSTONE LAW GROUP PC

11300 W OLYMPIC BLVD

STE 910

LOS ANGELES CA 90064

CN113037 NOURAFCHAN Feb 27, Mar 6, 13,

2025

SANTA MONICA BLVD., WEST HOLLYWOOD, CA 90046

The anticipated date of sale/transfer is: MARCH 19, 2025 at the office of: HANA ESCROW, 3580 WILSHIRE BLVD, STE 1170, LOS ANGELES, CA 90010

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: OCTOBER 30, 2024

OCEAN RESTAURANTS GROUP, INC., A CALIFORNIA CORPORATION Seller/Licensee(s)

JJ OCEAN SUSHI INC., A CALIFORNIA CORPORATION, Buyer/Transferee
ORD-3302868 BEVERLY HILLS WEEKLY 2/27/25



Public Notice of Unclaimed Funds Being held by the City of Beverly Hills

The City of Beverly Hills hereby provides notice to owners of record of unclaimed funds in the City's possession that the unclaimed funds will escheat to the City by operation of law if not claimed by the date and time set forth below. Below is a list of unclaimed funds in the City's possession that have not been claimed, along with the owners of record. This publication notice is the final notice to the owners that these moneys will escheat to the City at 12:01 am on April 22, 2025 by operation of law pursuant to Government Code sections 50050 through 50056, if not claimed by the date specified below. Any claim for these unclaimed funds must be received by the City no later than 5:30 pm on April 21, 2025. Claims should be filed with the City of Beverly Hills, Accounting Division, Attn: Unclaimed Property, 455 N Rexford Dr #350, Beverly Hills, CA 90210. A claim form may be

obtained from the Accounting Division or on the City's website at: <http://www.beverlyhills.org/340/unclaimedfunds>. Proof of identity will be required.

307 Witmer LLC 15,000.00, Addie Doyle 769.69, Agra Consulting Inc. 61.94, Alex Levy 259.02, Alina Blyzniuk 63.00, Amir Rejaei 5,000.00, Anderson Brady Kevin 79.00, Block Advisors 2,681.15, Bruce Askari 325.00, C. E. S. 5,000.00, Cunningham Fred 58.00, CWV - Palm LLC 10,000.00, Daniela J Verbaena 18.62, Dan-Tam Pham 17.00, Daryl Gaunt 1,800.00, Dennis M. Kuntorovskiy 1,362.00, Department Of Justice 192.00, Douglas Adams 14,046.25, Douglas Adams 1,697.75, Douglas Adams 14,046.25, EDCM 525.64, EDCM 525.64, Edfund 468.65, Edfund 468.65, Edward McGrath 112.26, Eimi Tomimatsu & Cesar Tino 17.00, Fariborz Farnad 578.87, Franchise Tax Board 2,660.15, George W. Elkins III 5,000.00, George W. Elkins III 5,000.00, Herbert B. Steidle 360.00, Hughes Sherri 58.00, Jaklin Tehranfar 63.00,

Jamshid Mehdizadeh 800.00, Jano Baghdanian 9,955.00, Joanna S. Josue 900.00, Joanna S. Josue 1,057.50, LA Invest, LLC 7,169.15, Lanie Albin 236.50, Lesley Harris 104.64, Linda Hammes 612.34, Martin Cadillac 5,000.00, Melvin Sewell 123.00, Monica Borne 446.00, Nassir Orly 58.00, Nazanin Aynechi 58.00, Nicole Dayan 58.00, Pacific Production Services 629.00, Pavel Shkurikhin 136.55, Queenbee LLC 5,000.00, Russ Randall 150.73, Ready Store LLC 41,199.38, S B S Intl Dev Inc 834.64, Sheila Paul 44.00, Soussan Haroni 5,000.00, South Bay Document Destruction, Inc. 1,406.00, Stanley Production Services 478.50, Stanley Production Services 55.50, Sunshine Construction & Remodel 17.94, Tatum Ozen 17.00, The Impact Agency 41.00, Thompson Coe, & O'Meara, LLP 2,115.29, Universal Music Group, Inc. 390.00, Colie Wainer 127.83, Zoran Lukic 83.00, Z-Ultimate Self Defense Studios 263.45.

CLASSIFIEDS To place your ad, call 310-887-0788

100- ANNOUNCEMENTS

NO DOC 2nd Mortgage or HELOC.
Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units.
Contact (310) 737-8420.
NMLS#469849 DRE#01105429 (Cal-SCAN)

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily.
1-209-204-1404
Sportscardliquidator@yahoo.com

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off and 0% financing for those who qualify. PLUS Senior & Military Discounts. Call 1-888-654-1784 (Cal-SCAN)

HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today!
Call 1-855-401-7069 (Cal-SCAN)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali>

(Cal-SCAN)

ATTENTION DIABETICS! Save money on your diabetic supplies!
Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now!
1-855-702-3408. (Cal-SCAN)

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call
National Debt Relief
1-888-508-6305. (Cal-SCAN)

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (Cal-SCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store:
1-844-653-7402 (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

SAVE BIG on HOME INSURANCE!
Compare 20 A-rated insurance companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609!
(M-F 8am-8pm Central) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES? Stop wage & bank levies, liens & audits,

unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today!
Call 1-855-401-7069 (Cal-SCAN)

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG
1-833-772-2632 (Cal-SCAN)

FREON WANTED: We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

115-CEMETERY

Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John Wayne's yacht. \$16,000, (907) 903-5497 or 1bigdoggie@gmail.com.

115-PERSONALS

Man seeking a Woman
My name is Warren. I'm an eighty year old man ready to get married. Retired and keep busy as a volunteer waiter at a Cafe in Venice serving sit down dinners to homeless and low-income residents. Co-lead a current events class at a Senior Center. My passions are long walks and talks. Start my day with the LA Times and the NY Times. Vietnam era Veteran. Let's talk. It's never too late for dreams to come true.
mullisen@sbcglobal.net

140-HEALTH/MEDICAL

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info

kit today: 1-844-359-3976 (CalSCAN)

205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN)
1-844-653-7402 (Cal-SCAN)

263-PETS

Adorable Male AKC Yorkie puppy 8 weeks old. Shots ready to go will make a great gift \$3500. 972-693-1070

Fabulous Furry Bundles of Joy Maltese Puppies For Sale
Call Lesly - 310-702-8060

310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: spbeyer@gmail.com. 818-219-6830. References available.

400-REAL ESTATE

KC BUYS HOUSES
Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060 (Cal-SCAN)

REAL ESTATE/LAND FOR SALE
Wooded New Mexico high country getaway. 3-7 acre parcels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (CalSCAN)

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

NO DOC 2nd Mortgage or HELOC.
Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good

for SFRs, 1-4 units. Contact (310) 737-8420. NMLS#469849 DRE#01105429 (Cal-SCAN)

501-HELP WANTED

Solutions Architect SAP Financial Systems (Live Nation Worldwide, Inc.; Beverly Hills, CA): Responsible for enhancements required for Finance Technology applications such as SAP (Systems Applications and Products), Oracle Financial, and other ancillary applications. Telecommuting is allowed from anywhere in the U.S. Salary: \$176,134.00/year. Send resume to: John Burkle, Director, 325 N Maple Drive, Beverly Hills, CA, 90210.

Senior Business Intelligence QA Analyst - Live Nation Worldwide, Inc.; Beverly Hills, CA: Assess how statistical data should tie out and relate from disparate sources. Telecommuting is allowed from anywhere in the U.S. Salary: \$163,000.00 to \$177,100.00/year. Send resume to: John Burkle, 325 N Maple Drive, Beverly Hills, CA, 90210.

Lorraine D'Alessio, A Professional Law Corporation seeks a Legal Operations Manager in Beverly Hills, CA. Req. BA/BS in Legal Sciences, Law + 2 yrs exp in legal ops or case mgmt. Must have exp w/ CMS, CLM, CRM, and tech tools to enhance legal ops of the firm. Salary: \$70,000 - \$90,000/yr. Send resumes by mail (no calls/emails/walk-ins) to Lorraine P. D'Alessio, 8200 Wilshire Blvd, Beverly Hills, CA 90211

Marketing Director
Jobsite: Beverly Hills, CA
Email resumes to sg@luxuryline.com

TRANSLATOR (Beverly Hills, CA), Translate legal, civil, & medical docs. Brazilian Port req'd. Sal: \$43,202/yr. Send res to: RC Business, 8484 Wilshire Bl Ste #430, Beverly Hills, CA 90211

800-LOANS

BELLGRAPH COMMERCIAL LOANS
No bank loan?
Commercial and 2-4 SFR properties
Interest 7.125%
310-508-9758 - Direct

809-INSURANCE/HEALTH

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now!
1-888-989-4807. (Cal-SCAN)

901-AUTOMOTIVE

Brake Special.
15% off brake parts
Lifetime warranty on brakes, shocks & struts
8537 Wilshire Blvd.
310-652-3040

955-AUTOS WANTED

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: porschere restoration@yahoo.com (Cal-SCAN)

955-FINANCIAL SERVICES

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

**“He is a
virtuoso
of his craft.”**

**Our neurosurgery
virtuoso is now
offering consultations
in West LA.**

As a professor and the associate chair of neurosurgical innovation at the Keck School of Medicine of USC, Dr. Cohen is often consulted for his second opinion by patients and other neurosurgeons alike. His experience is unparalleled as he has performed over 7,000 complex brain surgeries. His pioneering expertise and compassion is now closer than ever, in West LA.

Aaron Cohen-Gadol
MD, MSc, MBA



Keck Medicine of **USC**

USC Neurosurgery

© 2025 Keck Medicine of USC

- ☎ For an appointment, call **(213) 668-7553**
- ➔ [KeckMedicine.org/drcohen](https://www.KeckMedicine.org/drcohen)
- 📍 9033 Wilshire Blvd, Suite 300
Beverly Hills, CA 90211