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# Beverly Hills Weekly

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Issue 1332 • April 10 - April 16, 2025



## Sharona's Year

**Mayor Sharona Nazarian on Her Goals For the Upcoming Term**

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# briefs

## Beverly Hills Considers Allowing Portable and Blade Signs on Commercial Properties

The City of Beverly Hills is moving forward with a proposed ordinance that would amend its municipal code to permit portable and blade signage on commercially zoned properties under specific conditions. The Planning Commission is scheduled to hold a public hearing on the ordinance at its April 10 meeting, where it will consider recommending the draft to the City Council.

Currently, portable signage is not explicitly allowed under the Beverly Hills Municipal Code. However, these signs were temporarily permitted during the COVID-19 pandemic under the Open-BH program, which aimed to support local businesses by relaxing certain restrictions.

The draft ordinance was developed following multiple discussions and study sessions involving the Planning Commission, Architectural and Design Review Commission, and the Traffic and Parking Commission. An ad hoc committee made up of representatives from both commissions was also formed to refine the regulations based on public input and business feedback.

According to the staff report, portable

signs are commonly used by businesses to advertise short-term promotions, menu specials, or events. Blade signs, in contrast, typically serve as more permanent identifiers. Both types of signage are intended to enhance business visibility, but there are some concerns over sidewalk clutter.

The Planning Commission first took up the issue in May 2024. Commissioners previously expressed general support for the use of the signage, while noting that certain areas—such as North Rodeo Drive—may not be suitable for these. Suggestions included limiting signage to specific business types, setting design standards, and possibly testing the new rules through a pilot program.

Community outreach on the proposal included two surveys launched in April 2024: one targeting businesses and the other aimed at customers and community members. Sixteen responses were received from businesses and four from the general public. The business respondents largely supported the idea of portable signage, according to the staff report.

At a study session in August 2024, the Traffic and Parking Commission supported regulation of portable signage as long as it did not impede pedestrian access. The Architectural Commission emphasized the need for strict design controls.

The Planning Commission will consider the ordinance at its upcoming meeting before potentially forwarding a recommendation to the City Council.



*Vice Mayor John Mirisch, Partner of The Beverly Hills Film Festival Romy Newman, Mayor Sharona Nazarian, and Councilmember Mary Wells*

## Beverly Hills Honors Founder of the Beverly Hills Film Festival

Last Sunday, Mayor Sharona Nazarian, Vice Mayor John Mirisch, Councilmember Mary Wells, and Nino Simone, Founder of the Beverly Hills Film Festival, celebrated the 25th anniversary of the festival, which highlighted the global talent, creativity, and innovation brought to Beverly Hills.

## Commission Considers New Award to Recognize Arts and Culture Contributions

The Arts and Culture Commission is considering the creation of a new award to recognize individuals for outstanding contributions to the local arts and cultural community.

The concept follows existing recog-

inition programs already administered by other city commissions, including the Recreation and Parks Commission and the Human Relations Commission. Each of these commissions currently offers an annual award to acknowledge community members whose actions reflect the mission and values of their departments.

Commissioners Maralee Beck and Pa-



# spotlight

WITH **SHARONA**

Join Beverly Hills Mayor Sharona Nazarian, in partnership with the Beverly Hills Chamber of Commerce, for her new initiative that shines a light on local businesses!

Community members will have an opportunity to learn about what each spotlighted business offers, what sets them apart and why they chose Beverly Hills to call home.

This event is **FREE**, open to the public and requires pre-registration, for up to 150 guests. Registration will not be available at the door.

To pre-register and view upcoming events, visit [beverlyhills.org/spotlight](https://beverlyhills.org/spotlight).

**Questions?** Email [info@beverlyhillschamber.com](mailto:info@beverlyhillschamber.com)



**Wednesday, April 23, 2025**

5:30 p.m. to 7:00 p.m.

**Novikov Beverly Hills**

257 N Cañon Dr., Beverly Hills, CA 90210

Photo Credit: @takpro



## WHAT'S ON YOUR MIND?

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OUR DATA SPEAKS VOLUMES



mela Beck expressed concerns at Tuesday's meeting about diverting energy to an awards program that may not be essential, especially given the number of ongoing arts and culture projects. They also cautioned against allocating time or resources away from existing initiatives.

While some commissioners were hesitant to take on new initiatives, staff will return with an updated report to address the concerns raised.

### Planning Commission Okays Permit Process for Builder's Remedy Housing Developments

The Planning Commission directed city staff to draft a potential ordinance for the establishment of a ministerial permit process for certain housing development projects that fall under the "Builder's Remedy" provision of California's Housing Accountability Act, at its March 27 meeting.

The Housing Accountability Act restricts cities from denying qualifying housing development projects that meet specific affordability requirements, according to a city staff report. The Builder's Remedy provision further limits local agencies' ability to reject such projects even if they conflict with zoning regulations.

Beverly Hills currently has 14 Builder's Remedy projects undergoing discretionary land use entitlement processes, according to the report. These projects are subject to the Development Plan Review process, requiring review by the Planning Commission or City Council on appeal. However, state laws significantly limit the ability of local authorities to deny or modify these projects.

A ministerial permit process is intended to remove the discretionary review requirement, allowing qualifying Builder's Remedy projects to be approved based on objective standards.

Unlike the current system, this process would not require a public hearing or allow for an appeal. The goal of the proposed process is to provide a streamlined review while incentivizing developers to reduce the scale of their projects, according to a city staff report.

During a January 28, 2025, study session, the City Council considered which project types should be eligible for ministerial approval and what objective standards should apply. The council indicated that such a process could serve as an incentive for developers to reduce project scale in exchange for faster approvals.



Vice Mayor John Mirisch, Chief Deputy Steve Katz and District Attorney Nathan Hochman

### Mirisch Sworn-In By Hochman and Katz

Vice Mayor John Mirisch was sworn-in last week by District Attorney Nathan Hochman and Chief Deputy Steve Katz. All three are 1981 Beverly High graduates.

If pursued, the ordinance will be presented at a future City Council meeting for consideration.

### Beverly Hills Commission Considers Launching Historic Preservation Awards Program

The Beverly Hills Cultural Heritage Commission is discussing the idea of creating an annual awards program to recognize historic preservation efforts in the city. The discussion was scheduled to take place at its Wednesday meeting, which occurred after the *Weekly's* deadline.

The suggested program aims to publicly acknowledge individuals and organizations that have contributed to the preservation of Beverly Hills' architectural and cultural history. The concept has been discussed at multiple meetings, and further explored in three subcommittee meetings.

The proposal calls for no new funding from the city. Instead, the awards would be financed by reducing the number of Golden Shields—currently the official recognition program for cultural heritage—from up to 12 to a maximum of four annually starting in fiscal year 2025-2026. The savings would fund the new awards initiative.

If approved, the awards ceremony would be held during the first week of May, coinciding with National Preservation Month. The first event is tentatively scheduled for May 4–8, 2026.

The event would include historic preservation displays and a small reception with light refreshments, according to the subcommittee's draft plan.

The inaugural awards would be limited to four categories:

- Restoration/Preservation Award – For projects restoring historic structures to their original state.
- Renovation/Rehabilitation Award – For adapting historic

structures for modern use while preserving key features.

- Historic Site Stewardship Award – For individuals or groups maintaining and interpreting historic sites.
- Phil Savenick Award for Historic Awareness and Education – Honoring contributions to public education on local history.

Additional categories may be added in the future depending on the program's development and community response.

Nominations would be open to the public and to commissioners, with a nomination period beginning in July and running for one to two months. Eligible projects must have been completed within the past 10 years and must involve structures considered historic resources.

The Cultural Heritage Commission was expected to provide comments and feedback on the draft program during its April 9 meeting. If approved, the plan would be forwarded to the City Council's Cultural Heritage Commission Liaisons for further consideration.

### City Exceeds Drinking Water Standards While Reducing Imported Supply Use

The Public Works Commission will review the latest Water Treatment Plant update for the period covering November 2024 through February 2025, at its Thursday meeting.

The update highlights continued strong performance in local water treatment efforts and reduced dependence on imported water sources, according to a city staff report.

During this four-month period, the city exceeded all primary and secondary drinking water standards, providing treated local groundwater to help diversify the water supply and reduce reliance on the Metropolitan Water District.

The Water Treatment Plant operated intermittently during this time to allow the wells to rest and aid in aquifer re-

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charge. In total, the plant delivered approximately 388.4 acre-feet of treated groundwater, averaging 97.1 acre-feet per month. This treated groundwater accounted for an average of 13.5% of the total drinking water demand over the reporting period, according to the report.

Since beginning operations in April 2022, the Water Treatment Plant has delivered a cumulative total of approximately 2,522 acre-feet of treated groundwater through February 2025.

City staff are expected to present additional information during the upcoming Public Works Commission meeting.

### City Council to Review Funding Request for 2025 Festival Beverly Hills

The Arts and Culture Commission has included Festival Beverly Hills as one of five priority items in its 2024–25 Work Plan. Now entering its third year, the event is proposed to return on Sunday, July 20, at Beverly Gardens Park.

At the March 20, Arts and Culture Council Liaison meeting, city staff recommended moving forward with the festival and requested an additional \$18,000 in funding to maintain the same size as the 2024 event, which operated on a \$65,000 budget.

The full funding proposal will be presented to the City Council during its April 22 meeting as part of the consent calendar.

If approved, this would enable the festival to proceed at the same scale as last year, marking the second consecutive year the event is held on the third Sunday of July at Beverly Gardens Park.

Last year's Festival Beverly Hills included over 25 performances across three stages and featured representation from more than 20 cultures. Attendance was estimated at approximately 3,000 people, according to a city staff report. Performers included Klezmer Juice, Lily Henley, and Changui Majadero, among others, showcasing a range of musical and cultural traditions.

Pending City Council approval, city staff will continue to collaborate with the Arts and Culture Commission on planning and executing the 2025 edition of the festival.

### Beverly Hills' New Water Monitoring and Payment System Launches April 14

The City of Beverly Hills is launching WaterSmart, an innovative, user-friendly portal to help customers manage their water consumption and utility billing more efficiently. This new program replaces Water Tracker, the City's previous water customer portal. WaterSmart is now integrated with Paymentus, allowing customers to pay their bill directly through the WaterSmart platform.

"I am thrilled to announce the debut of WaterSmart," said Mayor Sharona Nazarian. "Water sustainability is one of my key goals this year; and the best thing the City can do is make it easy for our community to conserve. Water Smart will do that and more, all in one convenient place."

Starting April 14, 2025, utility customers must go to [www.beverlyhills.org/WaterSmart](http://www.beverlyhills.org/WaterSmart) to view and pay utility bills online, including water, stormwater, refuse and sewer charges. In addition, customers can track their water use, set up personalized notifications to monitor usage, and get customized instructions for ongoing water savings. Notifications will include alerts for continuous flow from leaks or running faucets.

Customers should have a utility bill handy as they will need their account and customer number to register. Customers with a Beverly Hills account will have access and can log in using their email address and password. Customers without a Beverly Hills account will need to register for the new platform.

For detailed instructions on how to sign-up, visit [www.beverlyhills.org/WaterSmartTips](http://www.beverlyhills.org/WaterSmartTips).

### BHPD Highlights Distracted Driving Enforcement During Awareness Month

The Beverly Hills Police Department (BHPD) is participating in Distracted Driving Awareness Month by increasing enforcement efforts and reminding drivers to remain attentive behind the wheel. The initiative focuses on reducing behaviors such as texting, eating, and adjusting in-car settings while driving.

In 2022, 148 people were killed in distracted driving crashes in California. Authorities believe the actual number may be higher, as distraction can be difficult to confirm during crash investigations.

Throughout April, BHPD officers will be monitoring for violations of California's hands-free cell phone law. State law prohibits drivers from holding or using a phone or electronic device while operating a vehicle, including when stopped at red lights. Violators may receive fines, and a second offense within 36 months may result in a point on the driver's record.

BHPD has outlined several recommendations to help drivers avoid distractions:

- Store phones out of reach and silence notifications while driving
- Prepare GPS directions and make ad-

- justments before starting the car
- Keep both hands on the wheel and avoid multitasking
- Encourage focused driving among passengers and peers
- Pull over safely if attention is needed elsewhere

The enforcement campaign is funded through a grant from the California Office of Traffic Safety, with support from the National Highway Traffic Safety Administration.

"Staying focused behind the wheel is something we can all do," Chief Mark Stainbrook said. "Distracted Driving Awareness Month is an important re-



## NOTICE OF PUBLIC HEARING

The City Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, April 22, 2025, at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider adoption of:

### RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES AND CHARGES FOR THE FISCAL YEAR 2025-2026

The City Council will consider a resolution which will increase certain fees and service charges that are charged to the public for the various activities and services as set forth in the schedule for fiscal year 2025-2026. In some cases, fees are proposed for an adjustment by 3.2% based on the Consumer Price Index (CPI) for November 2024 to reflect the increase in the City's costs. In other cases, new fees are proposed to be established or existing fees to be adjusted to reflect a more equitable distribution of costs, or a change in service level. Most fees would become effective on July 1, 2025.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak or provide written comments on this matter.

#### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Members of the public may participate in the meeting by attending in-person or telephonically, and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable.

City Council/Parking Authority meetings are broadcast on local Beverly Hills television and on other media platforms. Anyone who participates at the meeting and/or enters the City Council Chamber is subject to having their image displayed. These recordings will remain publicly accessible in perpetuity.

#### Public Comment Participation:

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

#### How to Submit Public Comment (Email/Video):

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

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

#### In-Person Participation:

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly.

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

The proposed Resolution will be available on the City website. For additional background information on the fees or if there are any questions regarding this notice, please contact the **Finance Department's Revenue Division** at (310) 285-2437, or by email at [revenue@beverlyhills.org](mailto:revenue@beverlyhills.org).

HUMA AHMED  
City Clerk



If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disability Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.



minder that even a moment of inattention or a quick glance at the phone can lead to serious consequences. Distracted driving is not only risky; it is deadly. Stay focused, stay alert, and help us keep our roads safe.”

## City Commission Set to Finalize Golden Shield Awards for Three Historic Sites

The Beverly Hills Cultural Heritage Commission was expected to approve final recommendations this week for three historic locations—Van de Kamp’s, Trader Vic’s, and the Beverly Garage—to receive Golden Shield Awards recognizing their cultural and architectural significance in the city’s history. The discussion was expected to take place at its Wednesday meeting, which occurred after the *Weekly’s* deadline.

Originally launched in 1915 as a potato chip stand, Van de Kamp’s evolved into a Southern California bakery and restaurant chain known for its Dutch-inspired windmill architecture and fresh baked goods. The Beverly Hills location became a gathering spot in the mid-20th century.

Located within the Beverly Hilton Hotel, Trader Vic’s operated from 1955 to 2007. Known for its Polynesian-themed décor and Mai Tai cocktails, the restaurant became a destination for Hollywood figures and international visitors during its peak, according to the city staff report. The plaque is proposed for placement at the corner of North Santa Monica Boulevard and Wilshire Boulevard.

Constructed in 1919, the Beverly Garage is regarded as the city’s first automobile-related structure and one of its earliest commercial developments. Although demolished in 1928 to make way for the California Bank building, the garage reportedly serviced vehicles from the nearby Beverly Hills Speedway. The plaque is slated for sidewalk installation near the original garage entrance along Wilshire Boulevard.

If approved at the April 9 meeting, the recommendations will be forwarded to the City Council for final consideration at a later date.

## Bestselling Author Gregg Hurwitz to Discuss Orphan X Series in Upcoming Virtual Event

On Thursday, April 24 at 4:00 PM, bestselling author Gregg Hurwitz will participate in a virtual conversation focused on his Orphan X series and his experience as a writer of action, adventure, and suspense fiction.

Hurwitz, known for his work in both literature and screenwriting, will discuss the origins and ongoing development of the Orphan X series, which currently spans ten novels. The series follows Evan Smoak, a character introduced in the first book *Orphan X*, as a former assassin who now operates outside the system to help those in need. Smoak was recruited at age twelve into a covert government program designed to train



BHEF Board Member Hayden Adams, Fred Farahmand, Board of Education member Judy Manouchehri, BHEF President Tina Wiener, BHUSD Interim Superintendent Jason Hast, Valley Bank’s Christopher Adkins, BHEF Director of Development Tiffany Davis, BHEF Board Members Dela Peykar Ronen, Lee Egerman, Donna Gillman

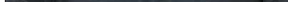
## Valley Bank Donates \$10,000 to Beverly Hills Education Foundation

Valley Bank marked the opening of its new branch in Beverly Hills on April 8 with a \$10,000 donation to the Beverly Hills Education Foundation (BHEF), intended to support students in the BHUSD.

deniable intelligence assets, eventually becoming known as the Nowhere Man.

The discussion will explore Hurwitz’s storytelling process, the evolution of his protagonist, and themes related to secrecy, justice, and personal redemption. Attendees can register online to join the event.

Hurwitz has written 24 thrillers and has been published in 33 languages. In addition to his novels, he has written screenplays and television scripts for major studios and networks, as well as comic books for publishers including Marvel, DC, and AWA. He also serves as Co-President of International Thriller Writers.



Gregg Hurwitz

Beyond fiction, Hurwitz has written op-eds for several media outlets and has been involved in content creation related to political and cultural messaging. He also contributed to the writing of the opening ceremony for the 2022 World Cup.

Visit <https://libraryc.org/beverlyhills-publiclibrary/71597> to register.

## Contemporary Dance Company A.I.M by Kyle Abraham to Perform at The Wallis

The Wallis will host a performance by the contemporary dance company A.I.M by Kyle Abraham as part of its Dance @ The Wallis series, which is supported by Koni and Geoff Rich, on April 11 and 12.

The performance program will fea-

ture four works, including the world premiere of *YEAR*, a new piece choreographed by Andrea Miller and commissioned by A.I.M founder Kyle Abraham. The piece will be presented following an intermission.

The program will open with *Shell of a Shell of the Shell*, choreographed by Rena Butler, an alum of A.I.M and a recipient of the Princess Grace Award. Butler’s work examines themes of identity, cultural constraints, and the impact



of societal systems.

Two additional works, *Just Your Two Wrists* and *2x4*, will also be presented before the intermission.

A.I.M by Kyle Abraham is recognized for its contemporary dance works that explore personal and societal themes through movement. The upcoming performance reflects a continued emphasis on new and diverse choreographic voices.

Visit <https://thewallis.org/show-details/aim-by-kyle-abraham-2024> to purchase tickets.

## Staged Reading of *Lebensraum* to Be Presented at Greystone Mansion on May 15

The West Coast Jewish Theatre, in

collaboration with the City of Beverly Hills, will present a staged reading of *Lebensraum*, a play by Israel Horowitz, on Thursday, May 15 at 6:30 p.m. at the Greystone Theatre, located within the historic Greystone Mansion.

The play explores the hypothetical premise of a modern German Chancellor offering citizenship and employment to six million Jews as a symbolic act of redemption. The narrative follows a wide range of characters impacted by the policy, including a Jewish dock worker from Massachusetts who relocates with his family, an Auschwitz survivor seeking justice, a romantic relationship between a young German and a Jewish-American teenager, and others whose stories reflect a range of perspectives on the invitation.

The reading is part of an ongoing series by the West Coast Jewish Theatre that addresses themes related to antisemitism. The cast for the performance has not yet been announced.

Tickets are priced at \$15 for Beverly Hills residents and \$20 for non-residents. Tickets can be purchased at [beverlyhills.org/1420/Play-Readings](https://beverlyhills.org/1420/Play-Readings).

## Los Angeles Chamber Orchestra to Hold 2025 Gala Honoring Paul Broucek and Pat & Sandy Gage

The Los Angeles Chamber Orchestra (LACO) will host its 2025 Gala Celebration on Saturday, April 26, at the Ahmanson Ballroom of the Skirball Cultural Center. The black-tie event will honor Paul Broucek, President of War-

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# threestar\*\*\* shorttakes

By Peter Ostroff

## Museum Row

While things in our country seem to be heading in a self-inflicted and avoidable turn for the worse, it can be useful to reflect on what a wonderful community that we live in.

Specifically, I want to focus on a part of town that is no more than a mile or so east of Beverly Hills, **Museum Row**, where some remarkable things are happening. Notably, Museum Row was formerly known as the Miracle Mile because of its shopping opportunities. Now, the transition from retail to art and cultural installations of all kinds has occurred.

It would be difficult to find a small area anywhere in the world with as many world class cultural establishments in the same place.

And they are being made even better.

Let's start with the **Los Angeles County Art Museum (LACMA)**. A construction project that will cost more than \$800 million is well underway. This will involve the construction of

the **David Geffen Gallery** designed by Swiss architect **Peter Zumthor** which will house LACMA's permanent collection. This is a building that will curve across Wilshire Blvd on piers. Exhibition space will be increased from 130,000 square feet to over 220,000 square feet. This will be the new home for a collection that includes an astonishing 150,000 objects created by artists over the past 6000 years. Construction of the buildings and plazas is complete or nearly complete and tours will start this summer. It is anticipated that the official opening will be in April, 2026. LACMA offers free admission to all on the second Tuesday of every month and free admission to all Los Angeles County residents every Monday, Tuesday, Thursday and Friday after 3p.

The **La Brea Tar Pit and George C. Page Museum** is an underappreciated treasure showcasing the tar pits where thousands of animals lost their lives over hundreds of years while getting stuck in the tar while hunting for

their dinner. Renovation of the 63,000 square foot Page Museum is now occurring while a new pavilion and a new museum building with 40,000 square feet of exhibition space is being added. Free admission on the first Tuesday of every month.

Directly across the street from the tar pit is **Craft Contemporary**, formerly the **Craft and Folk Art Museum**. This museum displays contemporary craft and is the only institution on the West Coast of the United States to focus exclusively on craft.

The **Holocaust Museum LA** is in the midst of a \$65 million expansion with the addition of the **Jona Goldrich Campus**. This will include a dedicated theatre for the USC Shoah Foundation's Dimensions in Testimony, additional exhibition space and a Boxcar Pavillion that will house an actual boxcar used to transport Jews to a death camp in Poland. It will also include new classrooms and allow the museum to have over 500,000 visitors a year by 2030 including 150,000 students.

Then there is the **Academy Museum of Motion Pictures**, the new-comer of the group that opened in 2021. This museum is unique in that it is the only major museum dedicated to the film industry with over 13 million objects. These include costumes, sketches, posters and props dating back 100 years including a shark mold from the movie

**Jaws** It is housed, in part, in the historic May Company building (now the Saban Museum) and includes a 1,000 seat theatre in an attached Sphere. It is an important location for film premiers.

Finally, there is the veteran of the group, the **Petersen Automotive Museum**, that was opened in 1994 and remodeled in 2015 with the very distinctive stainless steel ribbon facade. This too was housed in a former department store building, last occupied by Ohrbach's. The museum is dedicated to the automotive industry and displays more than 100 cars in 25 galleries.

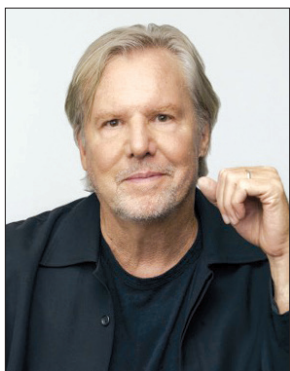
All of these are located close to the magnificent Pan Pacific Park and are near the iconic Original Farmer's Market. (Did I mention that I love this Famer's Market?)

An added bonus is the fact that in a few months, the new Metro station at Wilshire/Fairfax will be opening. And one stop east of our first Metro station at Wilshire/La Cienega. The new subway will facilitate access to Museum Row for the entirety of the region.

Even closer to home, there is the **Kylin Gallery** at 8634 Wilshire Blvd. operated by **Yvonne Zhu**, a member of the Rotary Club of Beverly Hills. This gallery is devoted to artwork related to the East Asian environment. The Paley Center for Media's permanent collection, the **Paley Archive** is now housed in the magnificent Beverly Hills Library. And the **Brainwash Art Museum** is located at 465 N. Beverly Drive.

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ner Bros. Pictures Music, and longtime LACO supporters Pat and Sandy Gage. Proceeds from the gala will support LACO's artistic and education programs.



Paul Broucek

Paul Broucek will be recognized with LACO's Hollywood Ally Award. The honor acknowledges his professional support of musicians involved in studio recording, including many affiliated with LACO. Broucek, who has led Warner Bros. Pictures Music since 2009, has overseen music production for films such as *Barbie*, *Joker*, *The Dark Knight*, and *The Lord of the Rings* trilogy. He also manages Warner Bros.' in-house label, WaterTower Music, and previously held a similar position at New Line Cinema.

Pat and Sandy Gage will receive the Heartstrings Award, which is presented to individuals who have shown sustained philanthropic commitment to the orchestra. The Gages have been involved with LACO for more than 20 years, including chairing multiple fundraising events and serving on leadership boards.

The evening will feature a concert led by LACO Music Director Jaime Martín. The program includes the premiere of *End of Empire* by composer Jeff Beal and a performance of Haydn's *Farewell Symphony*. The concert is underwritten by Annica and James Newton Howard and Ann Moore.

Following the concert, attendees will be served a three-course dinner, with wine sponsored by the Henry Family. The event is chaired by Shaheen and Anil Nanji, with committee leadership from Anne Grausam and Molly Kirk. Michael Gorfaine and Sam Schwartz, who were honored at LACO's 2024 gala, will serve as honorary chairs.

Tickets can be purchased online at [laco.org/gala](http://laco.org/gala).

## SHELL Piano Trio to Perform Commemorative Concert at Greystone Mansion on April 24

The SHELL Piano Trio will perform a special concert on Thursday, April 24, at 7:00 p.m. at the Greystone Mansion in Beverly Hills. The program is dedicated to two moments in history: the 80th anniversary of the liberation of the

Buchenwald concentration camp and Armenian Genocide Remembrance Day. Formed in Yerevan, Armenia, in



Shell Piano Trio

1996, the SHELL Piano Trio—featuring Shushana Hakobyan (piano), Lilit Zakaryan (violin), and Katya Janpoladyan (cello)—gained international recognition. After a decade-long hiatus to pursue individual careers, the trio reunited in 2024 and resumed touring across North America, with recent stops in Pittsburgh and Cleveland.

Joining the trio for this concert is soprano Mariné Chahinian as a special guest performer. The program will include works by Arno Babajanyan, Astor Piazzolla, Ennio Morricone, and Aram Khachaturian.

A central feature of the evening will be the world premiere of a new piece by Professor Deon Nielsen Price, based on an original Armenian folk melody from Artsakh. The work is expected to be a

focal point in a program that blends historical reflection with musical celebration.

The concert will take place at Greystone Mansion, located at 905 Loma Vista Drive. This event is part of a broader series of performances and observances during Armenian Genocide Remembrance Week.

Visit <https://www.bhimf.com/concert-series-shell-piano-trio> to purchase tickets.

## Sords-Walz-Durkovic Trio to Present Masterworks by Brahms, Rachmaninoff, and Dvořák at Greystone Mansion

On Friday, April 25, the Sords-Walz-Durkovic Trio will perform a classical chamber music program at Greystone Mansion in Beverly Hills. The trio will be joined by guest musicians violinist Esther Kim and violist Erik Rynearson for the 7:00 p.m. concert.



Timothy Durkovic

The program includes *Sonatensatz* by Johannes Brahms, *Vocalise* by Sergei Rachmaninoff (arranged by Jules Conus), Brahms' *Hungarian Dance No. 6*, and Antonín

# coverstory

## SHARONA'S YEAR

### Mayor Sharona Nazarian on Her Goals For the Upcoming Term

By Danielle Berjikian

**You served on the Human Relations and the Public Works Commissions. What made you want to get involved in public service?**

I just felt really honored to be a part of a community that had done so much for me and my family. I was walking one day at the farmer's market, and I saw one of the former mayors. We started talking, and he said, "You know, you should really get involved." He encouraged me to apply for a commission.

Having a background with my doctorate in clinical psychology, I decided to apply for the Human Relations Commission. And, much to my delight, I was accepted.

Then, later on, I was an LA County Commissioner for Alcohol and Other Drugs, and I did that for about eight or nine years. [After that], I was a Public Works Commissioner.

**You are the 10th woman to serve as Mayor and the first of Iranian descent. How does that feel?**

I think we live in one of the most remarkable communities. We're very forward-thinking. A lot of cities haven't even had one female mayor — and our city is so progressive, we've had ten. That's a proud moment, and I think it's something we should all share together.

I'm an immigrant, so I'm really proud to be living the American dream. It didn't always come easily to me — I had to work really hard. I never had a victim



***"I think we live in one of the most remarkable communities. We're very forward-thinking. A lot of cities haven't even had one female mayor — and our city is so progressive, we've had 10. That's a proud moment, and I think it's something we should all share together"***

mentality, and that [mindset] helped me get to where I am today. I [truly] believe in hard work and perseverance.

I believe Beverly Hills is unique.

We're a rich tapestry of diversity, and it's truly my honor and privilege to serve the entire community — regardless of race, religion, or cultural background — because we are all one community. That's the message I'm going to carry forward into the year ahead.

**Tell us about the *Never Again Is Now* initiative.**

We've always been leaders. A leader in standing up against hate, discrimination, and antisemitism. We stand up for our community members — whether it's the LGBTQ+ community, whether it's for women's rights — we show up.

Antisemitism is so prevalent right now, and with the global

recognition our city holds, it's important that we continue to be a strong voice — that we stand up and protect our community members.

With my *Never Again Is Now* initiative, [I want to] bring unity, stand against antisemitism, and [serve as a voice]. That [initiative] will be [connected] to the opening of our new October 7th Memorial site.

**You outlined several initiatives in your speech, focusing on public safety, economic development, and international relations. Tell us more about what you**

**want to accomplish over your mayoral term.**

I think it's a very large, wide array of things — ranging from responses in innovative government to supporting our businesses and community outreach. I believe it's important to have that cycle with our businesses, because when they're successful, it [benefits everyone]. It helps generate revenue, and that, in turn, supports the infrastructure we need.

Of course, at the top of it all is police and fire — the safety and well-being of our community. There are many initiatives tied to that.

We're looking at a Metro kiosk at the

Wilshire/La Cienega station, which has already been finalized. We've brought back BH Fire Watch and the BHFD Wellness Network. And of course, there's the new initiative to get permission from District Attorney Nathan Hochman to prosecute state law misdemeanors, if needed.

**You spoke about the importance of the next generation in your speech. Tell us more about the specific youth initiatives you plan to introduce.**

I believe there's a very important partnership between our youth and our seniors. First, we're [launching] the Sharona Innovation Circle, which is a youth advisory cabinet for young adults ranging in age from 18 to 28. I think they have so much to offer. We really need to listen to future generations so we can continue to be leaders, remain forward-thinking, and keep paving the way — especially as we create affordable housing opportunities that allow young people to live in our city and stay a thriving part of our community.

At the same time, I think it's really important to respect and honor our seniors. That's why I'm working to build a bridge between our teens and our active adults — so they can mutually support one another. [Whether it's helping someone with their computer, or just offering a little tech support] — this is a great opportunity for them to share skills they're good at while spending [time with our seniors.]

These [intergenerational] connections

can really enhance everyone's lives — whether it's learning to play backgammon together, senior dance days, or just finding fun, simple ways to [connect]. It's a proactive way to offer valuable services that will be helpful for both of them.

**What do you hope your legacy as Mayor of Beverly Hills will be?**

First and foremost, I want people to know that I listened — that we collaborated together and that I led with integrity and honesty. Most of all, I want them to remember that we built strong bridges and created unity.

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

International relations, mental health, human rights, and female empowerment are also [key parts] of my initiatives [moving forward].

We're going to have *Moments Of Inspiration* [on social media] — finding ways to unplug, reconnect, find clarity, and just remind ourselves to take a

breath. And we are going to have *Moments Of Unity* at City Council meetings.

We'll [also] be hosting an *Evening of Unity with the Mayor* during [Nowruz] — a time to bring the entire community together and promote peace and prosperity.

And soon, we'll be breaking ground on the permanent October 7th Memorial, with more details to follow [as we get closer].

As for international relations, we'll be reactivating our sister cities and uniting through tourism. That includes film festivals and [other opportunities to use our] global platform to encourage the international community to come shop, dine, and truly be part of the Beverly Hills [experience].

Because when our tourism market is strong, our hotels [thrive] — and that generates the revenue we need to invest in infrastructure and build a stronger, safer, and more united Beverly Hills.

**Do you plan to run for a second term?**

Right now, I'm focused on this year. [Ultimately], it's going to be up to the community to guide [what comes next].

Dvořák's *Piano Quintet No. 2 in A major, Op. 81*.

The trio features pianist Tim Durkovic, violinist Andrew Sords, and cellist John Walz, who have performed together for over a decade. Each member also has an individual background in solo and chamber music performance.

Esther Kim, a violinist who has studied at institutions including Juilliard and the University of Music and Performing Arts in Vienna, has performed internationally and recently completed

medical training at UCLA. She is involved in projects that combine music and healthcare.

Violist Erik Rynearson has performed with several symphony orchestras across the U.S. and is currently affiliated with the Pacific and Long Beach Symphonies. He also works as a photographer and is a founding member of the Firebird Orchestra in Miami.

### Upcoming Webinar to Explore Alternative Perspectives on Anxiety

An online event on Wednesday, May 7, will examine ways of approaching anxiety beyond conventional treatment models. Titled "*How to Use Anxiety to Thrive*," the webinar will feature psychologist Dr. David H. Rosmarin and is scheduled to begin at 11:00 AM.

The session will center around the premise that anxiety is a common and expected part of human experience,

rather than a condition that must be eliminated. Participants will be introduced to strategies for reframing anxiety as a potentially useful emotional response.

Topics planned for discussion include: Viewing anxiety as a normal aspect of life rather than a disorder;

- Exploring how anxiety can increase self-compassion;
- Using anxious feelings to build emo-

*briefs cont. on page 8*

tional connection;



David Rosmarin

•Considering the role of anxiety in pursuing personal goals.

•Dr. Rosmarin is an Associate Professor at Harvard Medical School and a program director at McLean Hospital.

He also leads the Center for Anxiety, a clinical practice and research institute. His work has been highlighted in national media outlets and he is the author of *Thriving with Anxiety*, a book that outlines his approach.

Visit <https://library.org/beverlyhills-publiclibrary/73923> to register.

### Disabled Students File Lawsuit Against UCLA Alleging Campus Accessibility Failures and Discrimination

A lawsuit has been filed against UCLA, alleging accessibility issues and discriminatory practices.

The action was brought by two disabled students, Jake Bertellotti and Taylor Carty, and is supported by law firm Peiffer Wolf Carr Kane Conway & Wise and the Disability Rights Education and Defense Fund (DREDF).

“In 2028, UCLA plans to host athletes from around the world for the Summer Olympic and Paralympic Games. This complaint should serve as a loud wake-up call,” said Cat Cabalo, Partner at Peiffer Wolf. “Our clients have alleged a widespread, systemic failure to comply with the Americans with Disabilities Act. UCLA needs to get to work immediately to eliminate policy and physical access barriers, properly staff the teams who are tasked with working with disabled students, and create an environment that considers the needs of disabled people.”

The plaintiffs, who use wheelchairs, claim that they have encountered physical and policy barriers across campus. According to the complaint, these include challenges accessing buildings, classrooms, housing, shuttle services, and recreational facilities.

“I was so excited to be accepted to UCLA, but there are accessibility problems everywhere, and it’s a challenge every single day,” said Bertellotti. “I’ve experienced everything from difficulties and inconveniences to significant phys-

ical discomfort and embarrassment. I have tried repeatedly to work with UCLA and its Center for Accessible Education since I became a student, but my attempts have been futile. Numerous barriers all over campus continue to prevent me from accessing my classes and my dormitory without extreme difficulty. UCLA has not addressed my concerns, and as a result, I do not feel safe on campus.”

The lawsuit also raises concerns about emergency planning, alleging that the university has failed to implement protocols that account for the safety of disabled students during emergencies.

“The human toll of the recent Palisades and Eaton fires, particularly the deaths of Anthony Mitchell Sr. and his son Justin, both wheelchair users who died while waiting for first responders, highlight the devastation that can result when people with disabilities are not accounted for in emergency evacuation plans,” said Carty. “Proactive measures - such as evacuation chairs and emergency protocols that integrate input from people of all abilities - are essential to ensuring every member of the UCLA community is protected in times of crisis. The safety of UCLA students should not be a privilege. It must be a guarantee.”

The complaint further asserts that

UCLA has not complied with the Americans with Disabilities Act and other federal and state laws.

The lawsuit seeks several forms of relief, including a campus-wide accessibility evaluation and a transition plan to address physical and policy barriers.

### Spring Art Show Scheduled for May 17-18

The upcoming Spring Art Show is set to take place on May 17 and 18.

The showcase of art from 235 artists will span four blocks within Beverly Gardens Park on Santa Monica Boulevard from Rodeo Drive to Rexford Drive.

The show includes a range of visual art forms such as painting, sculpture, photography, ceramics, and mixed media. According to organizers, all works are original and presented by the artists themselves.

In addition to the art displays, the event will include a designated area for food and beverages, live music, art demonstrations, children’s activities, and exhibits hosted by community groups.

The show is open to the public from 10 a.m. to 6 p.m. each day, with no admission fee.

--Briefs Compiled by Danielle Berjikian

## sports & scores



### BHHS Baseball Team Routs Ambassador, Hawthorne

By Steven Herbert

Jake Carlson and Cameron Park each drove in three runs as Beverly High routed Ambassador, 13-3, in a nonleague baseball game called after five innings because of the 10-run rule March 26 at La Cienega Park.

Park tripled in Zain Shah, who was hit by a pitch, and Joe Rendon, who singled, in the second inning. Park’s third-inning double drive in Shah, who also doubled, and Joe Rendon, who singled.

Park scored on Noah Gabayan’s single.

Carlson singled in Jayden Ibarra as part of the Normans’ four-run second inning. Ibarra had doubled in Park and moved to third on Matthew Recupero’s ground out.

Carlson’s third-inning ground out drove in Gabayan.

Beverly Hills scored its fifth and final run of the third when Shah walked on four pitches, forcing in Recupero, who doubled.

Josh Wi scored on Carlson’s fourth-in-

ning sacrifice fly, increasing Beverly Hills’ lead to 12-0. Wi, the pinch-hitter for Park, drew a four-pitch walk, moved to second when Ibarra reached on an error by the Lions’ shortstop and advanced to third on a wild pitch.

Beverly Hills opened the scoring in the first.

Rendon drew a four-pitch leadoff walk and was forced out at second on Park’s ground out. Ibarra doubled in Park.

Johnathan Olsen’s two-out, four-pitch walk forced in Gabayan, who walked.

Jeremiah Anthony’s fifth-inning double drove in all three runs for Ambassador.

The Normans ended the game when Wi’s four-pitch walk forced in Ty Sales, who had been hit by a pitch, moved to second when Cameron Haskin was hit by a pitch and to third when Rendon walked on four pitches.

Recupero limited the Lions to two hits over the first three innings, striking out

four and walking two.

Tova Bodner retired Ambassador in order in the fourth, striking out leadoff hitter Nate Williamson on three pitches.

#### Beverly Hills 19, Hawthorne 2

Emet Polack drove in three runs for the Normans in an Ocean League game at Hawthorne March 27 called after five innings because of the 10-run rule.

Polack singled in Park, who walked, and Ibarra who reached on an error by the Cougars’ left fielder, during Beverly Hills’ 12-run fourth inning.

Polack stole third and home and walked to drive in Race Findley later in the inning.

Findley, Ibarra and Park each drove in two runs.

The Normans scored twice in the first, four times in the second and once in the fifth.

Hawthorne scored one each in the first and third.

Gabayan and Ibarra both had two hits, as Beverly Hills outhit the Cougars, 8-4.

Bodner pitched the final two innings in relief of Polack, striking out two and allowing two hits.

#### What’s Next?

The Normans are scheduled to play host to Lawndale today and Culver City Tuesday at La Cienega Park in Ocean League games beginning at 3:15 p.m.

#### Horse Racing

Journalism, owned by a partnership

founded by 1995 Beverly Hills High graduate Aron Wellman, moved into first in the National Thoroughbred Racing Association’s 3-year old thoroughbred poll Monday, two days after winning the Grade 1 \$500,000 Santa Anita Derby.

Journalism received 26 of the 27 first-place votes and received 269 of a possible 270 voting points. Sandman was second with 209 points.

Tappan Street received the other first-place vote and was third with 200 points.

Citizen Bull dropped from first to seventh after finishing fourth in Saturday’s Santa Anita Derby, the first time the Eclipse Award winner as the top 2-year-old of 2024 and winner of the Grade 1 Breeders’ Cup Juvenile had finished out of the money in his six-race career.

Journalism rallied from last in the five-horse field and recovered from losing momentum to win the West Coast’s top race for 3-year olds.

The even-money favorite began an outside rally near the quarter pole and surged past Baeza with less than a furlong to go to win by three-quarters of a length.

Citizen Bull led Westwood, the 44-1 shot who had taken the early lead, by a head through three-quarters of a mile in 1 minute, 11.42 seconds, about when Westwood started to slow down, impeding Journalism’s progress.

“I was trapped on the fence, and I thought, ‘Wow, this isn’t looking good,’”

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To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SARAH GUERRERO.

A PETITION FOR PROBATE has been filed by RUTH SEGAL in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that RUTH SEGAL 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 in this court as follows: 04/28/25 at 8:30AM in Dept. 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  
LESLIE S. KLINGER - SBN 49562  
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BSC 226618  
3/27, 4/3, 4/10/25  
**CNS-3908946#**

T.S. No. 126998-CA APN: 4333-029-026  
NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/9/2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 5/7/2025 at 11:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/12/2014 as Instrument No. 20140608682 the subject Deed of Trust was modified by Loan Modification recorded on 10/15/2021 as Instrument 20211554171 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: ALON DARVISH AND LILI OMATYAR, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN

SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766 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 described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 224S HAMILTON DR, BEVERLY HILLS, CA 90211 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the 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: \$1,061,484.09 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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 126998-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, 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 (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 126998-CA 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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MAURICE DOUEK CASE NO. 25STPB01695**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of MAURICE DOUEK.

A PETITION FOR PROBATE has been filed by SIMON DOUEK in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that SIMON DOUEK be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost 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 in this court as follows: 05/20/25 at 8:30AM in Dept. 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  
WALTER WEISS - SBN 73107  
WALTER WEISS, A LAW CORPORATION  
10350 SANTA MONICA BLVD., SUITE 295  
LOS ANGELES CA 90025  
Telephone (310) 553-7019  
4/3, 4/10, 4/17/25  
**CNS-3910496#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ANN SPICER**

Case No. 25STPB03483

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

A PETITION FOR PROBATE has been filed by Richard J. Spicer & Nancy Paulette Eisen (aka Nancy Spicer Eisen) in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Richard J. Spicer & Nancy Paulette Eisen (aka Nancy Spicer Eisen) 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 April 25, 2025 at 8:30 AM in Dept. No. 29 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:**  
**GARY N EISENHART ESQ**  
**SBN 76316**  
16130 VENTURA BLVD  
STE 650  
ENCINO CA 91436-2590  
CN115706 SPICER Apr 3,10,17, 2025

Trustee Sale No. 1245073  
Notice of Trustee's Sale  
Loan No. Title Order No. APN 2216-025-055  
TRA No. You Are In Default Under A Deed Of Trust Dated 08/14/2023. 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 Proceedings Against You, You Should Contact A Lawyer. On 05/06/2025 at 11:00AM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on August 17, 2023 as Document Number 20230545702 of official records in the Office of the Recorder of Los Angeles County, California, executed by: 620 Arkell Drive House, LLC, as Trustor, Axos Bank, as Beneficiary, Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Lot 3 Of Tract No. 24486, In The City Of Beverly Hills, County Of Los Angeles, State Of California, As Per Map Recorded In Book 691 Pages 58 To 61 Inclusive Of Maps, In The Office

Of The County Recorder Of Said County. APN: 4391-038-003 The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 620 Arkel Drive, Beverly Hills, CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$28,575,751.67 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned

caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property

Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the

last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (858) 410-2154, or visit this internet website [iSee Link Below], using the file number assigned to this case [TS 1245073] 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. For information on sale dates please visit our website at: <https://foreclosure.firstam.com/#/foreclosure> Date: 4/4/25 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee

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

## 100- ANNOUNCEMENTS

IF YOU HAD KNEE OR HIP REPLACEMENT SURGERY and suffered an infection due to use of a Bair Hugger (Blue Blanket), between 2020 and the present time, you may be entitled to compensation. Call attorney Charles H. Johnson (800) 535-5727 (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)

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)

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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](mailto: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.adoptionfirst.com](http://www.adoptionfirst.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](mailto: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](http://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

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

Lead Business Intelligence Engineer (Live Nation Worldwide, Inc.; Beverly Hills, CA): Lead the exploration of the company's data and identify and address data issues in a time sensitive environment. Telecommuting permitted from anywhere in the U.S. Salary: \$165,000 to \$190,000 per year. Send resume to: John Burkle, Live Nation Worldwide, Inc., 325 N. Maple Drive, Beverly Hills, CA, 90210

## 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: [porschorestoration@yahoo.com](mailto:porschorestoration@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)

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