2 **Political comedy**
At the Geffen.

3 **More rain**
Coming to the area.

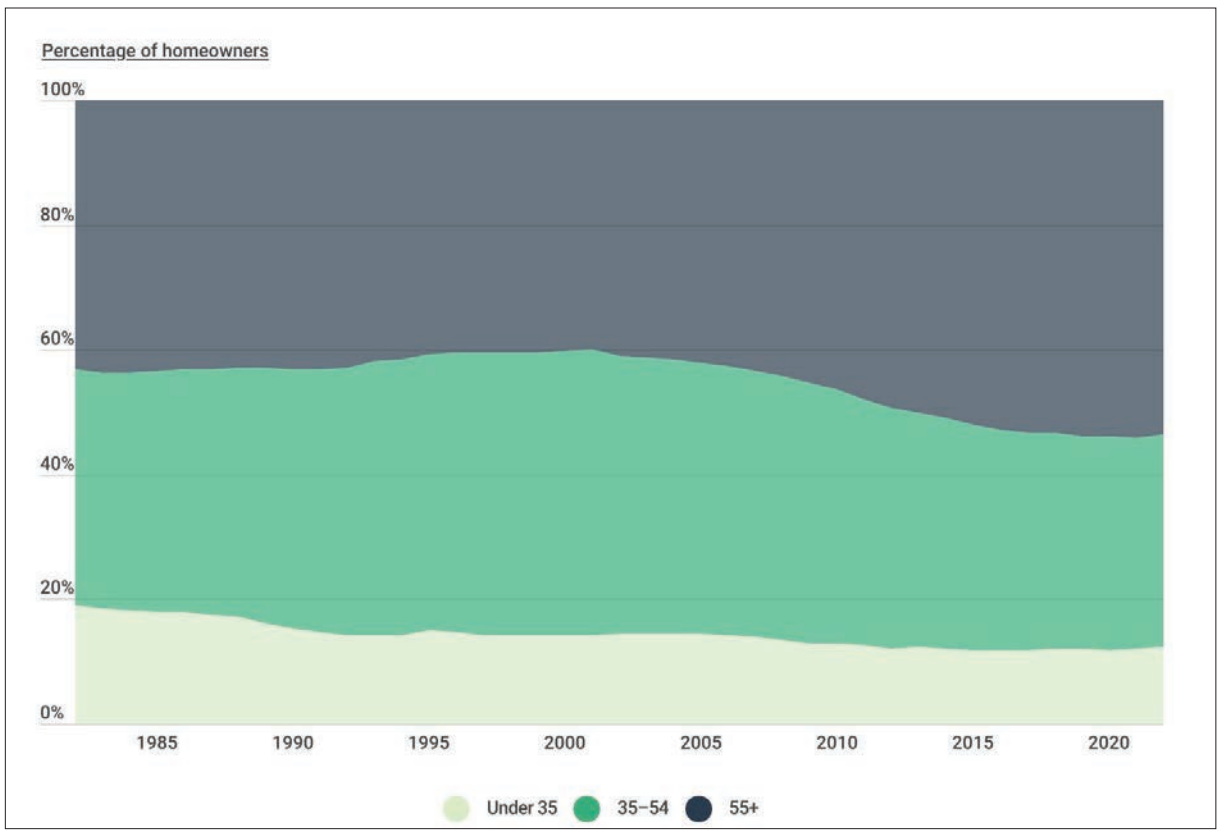
4 **Termite tenting**
At SMASH.

9 **Real Estate Map**
What you get for your money.

smdp
Santa Monica Daily Press

Volume 23 Issue 56 THE WEEKENDER 2/2-2/4 smdp.com

Baby boomers dominate home ownership, leaving little for Gen Z



Graphic Courtesy of Construction Coverage

HOMEOWNERSHIP: A report by Construction Coverage shows that homeownership by the Baby Boomer generation has been steadily increasing.

THOMAS LEFFLER
SMDP Staff Writer

For youth wanting to strike out on their own with real estate, the Los Angeles metro area may not be the best option, according to recent data.

Reports have shown that buying a home has grown increasingly difficult for Generation Z, those aged 25 and younger, due to negative economic factors like inflation and high mortgage rates. According to Point 2 Homes, recent Census data shows that the percentage of Generation Z householders that actually own their own home is less than 17%, despite making up 21% of the United States population.

In Point 2 Homes' analysis of 100 major U.S. cities, Generation Z homeownership feasibility was ranked on several metrics, such as inventory of housing options, median sale price of homes as of 2023, and a home price-to-income ratio that depicts how many household incomes of those 25 and younger would be needed to reach median home price in a market. Out of the 100, Los Angeles was ranked sixth-toughest, with a home price-to-income ratio of 22.1. This means that the median Los Angeles home price is over 22 times the average Generation Z income. For Los Angeles, just 5.6% of homeowners were determined to be in the group.

The city joins several California contemporaries on the list, with Fremont (#1), San Diego (#2), San Jose (#4), Riverside (#5), Sacramento (#7) and Chula Vista (#8) also proving incredibly difficult for aspiring younger homeowners.

SEE **HOMES** PAGE 15

Los Angeles DA announces 200 organized retail theft cases were filed in 2023

SCOTT SNOWDEN
SMDP Staff Writer

On Thursday afternoon in front of gathered media from across Los Angeles County, District Attorney George Gascón announced that "approximately 200" organized retail theft cases involving adult and juvenile defendants have been filed by the office.

"Organized retail theft is not a victimless crime, it harms our community's sense of security while shopping at these retailers, and the ability for local businesses to succeed," Gascón said. "When we saw a rise in organized retail theft crimes, I committed to holding these individuals accountable. Through my partnership with the Organized Retail Theft Task Force, we have been able to track down many of the offenders and bring them to justice."

These cases were filed in 2023 through the efforts of the organized retail task forces, which are composed of regional law enforcement agencies and the District Attorney's Office partnering together to prosecute these crimes.

"We've had a number of partners that we've been working with ... They've been instrumental in our success in bringing these suspects to justice ... I want to specifically thank the Los Angeles County Sheriff's Department, the Glendale Police Department, the Beverly Hills Police Department, Burbank Police Department, Torrance Police

SEE **RETAIL THEFT** PAGE 11

Governor adds Santa Monica to "prohousing" list

MATTHEW HALL
Daily Press Editor

Santa Monica has been added to a list of communities designated a "Prohousing" by the State.

On Jan. 31, Governor Gavin Newsom announced seven communities (Eureka, Healdsburg, Mountain View, Petaluma, San Luis Obispo, Santa Monica and the County of Tulare) received the designation bringing the total to 37 statewide.

"We need to aggressively build more housing to support Californians. Prohousing cities move to the front of the line when it comes to incentives, funding and other state resources," said Newsom in the announcement. "It's critical for more communities to join in this distinction and build their fair share of housing."

In the announcement, the California Department of Housing and Community Development said the state needs to plan for 2.5 million new homes over the next eight years, with at least one million serving the needs of lower-income Californians.

To encourage that development, the Prohousing Designation rewards

SEE **PROHOUSING** PAGE 12



Gary Limjap
(310) 586-0339

In today's real estate climate ...
Experience counts!
garylimjap@gmail.com www.garylimjap.com

COLDWELL BANKER
CalRE # 00927151

Broadway standout political comedy comes to Geffen

THOMAS LEFFLER
SMDP Staff Writer

No matter how involved someone is in politics, there's always something to laugh at. Whether it's a microphone gaffe in a debate, or a misspelled social media post, comedy brings both sides of the aisle together in the current highly-emotional political climate.

Turning the follies of government into a comedic romp is a ripe idea for expansion to the stage, something the Geffen Playhouse has taken an interest in. The theater's first show of 2024, held at the Gil Cates Theater, is the Los Angeles premiere of "POTUS: Or, Behind Every Great Dumbass are Seven Women Trying to Keep Him Alive," featuring a star-laden cast directed by Jennifer Chambers.

"POTUS" tells the tale of seven women behind the scenes at the White House attempting to clean up a public relations disaster, echoing multiple situations from past presidencies. Many will think of the numerous gaffes of 45th President Donald J. Trump, and while Trump's infamous "Access Hollywood" tape was one inspiration for playwright Selina Fillinger, she considers the play an "amalgamation" of recent events where women remained complicit to mistreatment by men in power.

"I really started thinking about complicity, and I think that's when the play kind of changed ... (into) a battle cry," Fillinger said. "I was never writing about Trump, I was writing about a system that sort of allows certain type(s) of behavior from men in power, and over the course of my writing it, we had so many things happen."

> I really started thinking about complicity, and I think that's when the play kind of changed ... (into) a battle cry
> - Selina Fillinger

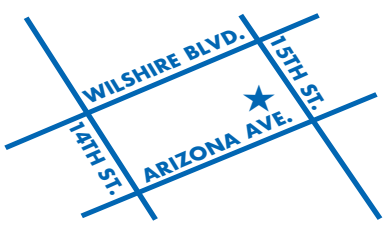
The play took Fillinger about 18 months to pen, after which it sat dormant due to the work being a little "squeamish" for some theaters to produce. Eventually, after receiving placement on the prestigious Kilroys' List of highly recommended plays by female authors, "POTUS" ended up in the hands of Broadway producer Greg Nobile, who eventually helped guide the show to 126 Broadway performances at the Shubert Theatre in 2022. Performed in a host of regional theaters and major cities since the Broadway run, Fillinger noted that the show has had an "amazing response" from

SEE **PLAY** PAGE 12



Photo by Jeff Lorch

PLAY: (L-R) Jane Levy and Lauren Blumenfeld perform in "POTUS: Or, Behind Every Great Dumbass are Seven Women Trying to Keep Him Alive" at the Geffen Playhouse.

FINDING A NEW DENTIST IS TOUGH!
(BUT WE MAKE IT EASY!!!)
If you don't like what we have to say we will give you a copy of your x-rays at no charge
DENTAL CARE WITHOUT JUDGEMENT!
WE OFFER UNIQUE SERVICES
*Nitrous Oxide available *No interest payment plans
*Emergencies can be seen today
*Our dentists and staff members are easy to talk to
AND OF COURSE WE DO
• Invisalign • Periodontist on Staff • Oral Surgeon on Staff
• Cosmetics and Implants • Zoom bleaching • and more
YOUR CHOICE
TRY OUR NO OBLIGATION
$20 EXAM INCLUDES FULL XRAYS
*Offer to non insured patients
OR
TRY OUR NO OBLIGATION
$99 EXAM AND CLEANING
For New Patients
INCLUDES FULL XRAYS
*Offer to non insured patients


SANTA MONICA FAMILY DENTISTRY | DR. ALAN RUBENSTEIN
1260 15th ST. SUITE #703 (310) 736-2589
WWW.ALANRUBENSTEINDDS.COM

Stormy weather set for round two after drenching area



Photo by Thomas Leffler

STORM: Puddles formed on the Santa Monica sidewalks Thursday morning after the area received nearly an inch and a half of rainfall.

THOMAS LEFFLER
SMDP Staff Writer

Residents woke up to a drenched Santa Monica Thursday morning, and more potentially dangerous rainfall is on its way to the area.

As projected by the National Weather Service (NWS), the vast majority of precipitation fell in Santa Monica between 4 a.m. and 10 a.m. Thursday. According to the NWS' observation station at the Santa Monica Municipal Airport, a total of 1.2 inches of rain inundated the city from 4:24 a.m. to 9:51 a.m. Before the main storm, 0.25 inches fell in the early overnight hours, making for a total of 1.45 through the duration of the storm.

Though a smattering of rain was scheduled for Thursday afternoon, most of the storm moved through the Los Angeles County area at or before 10 a.m., save for some heavier precipitation on the eastern end of the county. Santa Monica was put under a Flood Advisory and Wind Advisory by the NWS through 11 a.m. Thursday, with a High Surf Advisory still intact through Saturday morning.

The Santa Monica station reported less rain than local contemporaries, with 12-hour totals at observation stations in Venice (2.05 inches), Brentwood (2.17 inches) eclipsing the Santa Monica total. Pacific Palisades was the most impacted local area, drenched with 2.79 inches of rain over the 12-hour period from Wednesday evening through Thursday morning.

Much of the worst rainfall impacting California avoided the southern portion of the state, as 3-5 inches of rain permeated throughout Northern California. Along with flash flooding, wind gusts topped 70 mph, taking down trees along the way. Sonoma County in particular was busy with emergency responses, as first responders dealt with water rescues as well as downed power lines. Locally, the Santa Monica Police Department reported no significant uptick in calls for service. Lieutenant Erika Aklufi did note that the department "generally see(s) an uptick in audible burglar alarms when it is raining," but that the "vast majority of these alarm calls check okay."

Accompanying the storm were gusty winds, with peak gusts in Santa Monica fluctuating in the high teens and low 20s throughout. The highest peak gust recorded by the NWS station was 22 mph during the 7 a.m. hour.

Traffic was impacted during the Thursday morning commute, as Caltrans District 7 announced on social media that all southbound Pacific Coast Highway lanes were closed at the McClure Tunnel due to flooding at 7:30 a.m. Vehicles were diverted off onto Oceanview Ave., and maintenance was on scene throughout the morning. All lanes reopened at around 10:50 a.m.

Air travel in the area was only mildly affected, with zero delays or cancellations of flights noted at Santa Monica Municipal Airport, per flight tracking service FlightAware. The service's report on Los Angeles International Airport (LAX) states that five flights originating at the airport Thursday morning were canceled, and 72 flights were delayed. Flights with LAX as a destination were canceled seven times and delayed 54 times.

SEE **STORM** PAGE 15



Surf report

WATER TEMP: **59.9**

FRIDAY
FAIR
SURF: 3-4ft
Waist to chest

Good size blend of WNW/NW swells but a blow-through of NW winds is expected.

SATURDAY
FAIR
SURF: 3-4ft
Waist to chest

Potential to see improving conditions on the tail end of the storm but likely still pretty jumbled even if winds cooperate. Blend of easing NW/WNW swell mix and a bit of Southern Hemi swell.

Weather

Friday: Mostly sunny, with a high near 61. West southwest wind 5 to 15 mph, with gusts as high as 20 mph.
Friday Night: Mostly clear, with a low around 46. West southwest wind 5 to 10 mph becoming light and variable after midnight.
Saturday: Sunny, with a high near 60. North wind 5 to 10 mph becoming west southwest in the afternoon.
Saturday Night: A 20 percent chance of rain after 10pm. Mostly cloudy, with a low around 49.

Date	Day	Time (LST/LDT)	Predicted (ft)	High/Low
2024/02/02	Fri	01:47 AM	4.29	H
2024/02/02	Fri	09:46 AM	1.60	L
2024/02/02	Fri	3:15 PM	2.28	H
2024/02/02	Fri	6:25 PM	2.11	L
2024/02/03	Sat	02:47 AM	4.46	H
2024/02/03	Sat	11:17 AM	0.99	L
2024/02/04	Sun	03:56 AM	4.74	H
2024/02/04	Sun	12:13 PM	0.30	L
2024/02/04	Sun	7:48 PM	2.86	H
2024/02/04	Sun	9:53 PM	2.78	L
2024/02/05	Mon	04:59 AM	5.17	H
2024/02/05	Mon	12:56 PM	-0.38	L
2024/02/05	Mon	7:57 PM	3.16	H
2024/02/05	Mon	11:22 PM	2.67	L
2024/02/06	Tue	05:55 AM	5.68	H
2024/02/06	Tue	1:34 PM	-0.97	L
2024/02/06	Tue	8:17 PM	3.44	H
2024/02/07	Wed	12:23 AM	2.37	L

Daily Lottery

Although every effort is made to ensure the accuracy of the winning number information, mistakes can occur. In the event of any discrepancies, California State laws and California Lottery regulations will prevail. Complete game information and prize claiming instructions are available at California Lottery retailers. Visit the California State Lottery web site at http://www.calottery.com

Powerball
Draw Date: 1/31
15 18 19 41 43
Power#: 14
Jackpot: 206 M

Mega Millions
Draw Date: 1/30
3 5 16 58 59
Mega#: 11
Jackpot: 333 M

SuperLotto Plus
Draw Date: 1/31
33 35 36 38 40
Mega#: 27
Jackpot: 20 M

Fantasy 5
Draw Date: 1/31
17 25 31 34 38

Daily 3
Draw Date: 1/31
EVENING: 8 8 3
Draw Date: 1/31
MIDDAY: 2 2 6

Daily Derby
Draw Date: 1/31
1st: 06 - Whirl Win
2nd: 12 - Lucky Charms
3rd: 04 - Big Ben
Race Time: 1:40.72

PUBLISHER
Ross Furukawa
ross@smdp.com

PARTNER
Todd James
todd@smdp.com

EDITOR IN CHIEF
Matthew Hall
matt@smdp.com

CONTRIBUTING WRITERS
Charles Andrews,
Jack Neworth,
David Pisarra.

CIRCULATION
Guadalupe Navarro
ross@smdp.com

Keith Wyatt
ross@smdp.com

STAFF WRITERS
Scott Snowden
scott.snowden@smdp.com

Thomas Leffler
thomas@smdp.com

DIRECTOR OF ADVERTISING
Cindy Moreno
cindy@smdp.com

MARKETING MANAGER
Dina Araniva
dina@smdp.com

PRODUCTION
Esteban Inchaustegui
production@smdp.com

Julio Davalos
julio@smdp.com

1640 5th Street, Suite 218
Santa Monica, CA 90401
OFFICE (310) 458-PRESS (7737)
FAX (310) 576-9913

AWARD WINNER

Sustainable Quality Awards
WINNER

The Santa Monica Daily Press publishes Monday - Saturday with a circulation of 8,200 on weekdays and 8,000 on the weekend. The Daily Press is adjudicated as a newspaper of general circulation in the County of Los Angeles and covers news relevant to the City of Santa Monica. The Daily Press is a member of the California Newspaper Publisher's Association, the National Newspaper Association and the Santa Monica Chamber of Commerce. The paper you're reading this on is composed of 100% post consumer content and the ink used to print these words is soy based. We are proud recipients of multiple honors for outstanding news coverage from the California Newspaper Publishers Association as well as a Santa Monica Sustainable Quality Award.

PUBLISHED BY NEWLON ROUGE, LLC
© 2023 Newlon Rouge, LLC, all rights reserved.

Santa Monica Daily Press

Santa Monica Daily Press
Classifieds
FOR QUOTES PLEASE CALL 310-573-8074
or email cindy@smdp.com

CLASSIFICATIONS					
Announcements	Pets	Apartments/Condos	Real Estate Loans	Attorney Services	Wealth and Success
Creative	Boats	Rent	Storage Space	Business	Lost and Found
Employment	Jewelry	Houses for Rent	Vehicles for Sale	Opportunities	Personals
For Sale	Wanted	Roommates	Massage	Yard Sales	Psychic
Furniture	Travel	Commercial Lease	Services	Health and Beauty	Obituaries
	Vacation Rentals	Real Estate	Computer Services	Fitness	Tutoring

Summons

Summons (CITACIÓN JUDICIAL) CASE NUMBER(Número del Caso):21STCV39353NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Jeffery LeBelle AN INDIVIDUAL AND DOES 1 THROUGH 50, INCLUSIVE, YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE):SHIRLEY KNIGHT HOPKINS, BY AND THROUGH HER SUCCESSOR-IN INTEREST KAITLIN HOPKINS, AND KAITLIN HOPKINS AND SOPHIE JACKS, INDIVIDUALLY. 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 cross-complaint. 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 Website (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 contrademandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en el 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): Superior Court of California, County of Los Angeles, 111 North Hill St Los Angeles, CA 90012The name, address, and telephone number of cross-complaint attorney, or cross-complaint 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):Lesley Ann Clement (bar # 137672) Clement Law Group, PC 3576 McKinley Blvd., Sacramento, Ca 95816 Date (fecha) 10/25/2021 Sherri R.Carter, executive officer Clerk, by (Secretario), N Alvarez. Deputy (adjunto)

HOURS MONDAY - FRIDAY 9:00am - 5:00pm LOCATION 1640 5th Street, Suite 218, Santa Monica, CA 90401

SMASH site treated for termites







Photos by Thomas Leffler

TERMITE: Buildings on the campus of Santa Monica Alternative School House (SMASH) and John Muir Elementary School have been tented this week due to pest management at the site. Through Feb. 6, all buildings on the campus (with the exception of six bungalows) are being treated for termites, with this week focusing on drywood termite treatment and Feb. 5-6 honing in on subterranean termite treatment. For drywood treatment, buildings will be treated with Viking Gas Fumigant, and the perimeter will be treated with Altiset for subterranean termites. Deputy Bond Program Manager Kevin Klaus noted that the district, following its integrated pest management protocol, "has attempted to manage this issue diligently with non-toxic methods, with limited success." The treatments are part of the John Muir/SMASH Water Intrusion Project, which encompasses a "complete overhaul" of roofing systems, stucco, windows, doors and interior finishes "as well as significant structural upgrades to meet current building code requirements." Removal of interior drywall and mold at the campus, which was closed in fall of 2022 due to these issues, is anticipated to be completed shortly. The Division of the State Architect is currently looking at plans for campus buildings, and approval on such plans will allow construction to commence. The project is anticipated to be completed by fall of 2025.

GUEST COMMENTARY

Send comments to editor@smdp.com

The Truth About Clean Air In SMMUSD Schools

The Sunday before return from winter break, SMMUSD Superintendent's 'Stay At Home When Sick' Message (the "Message") hit the inboxes of all SMMUSD parents, guardians and staff like an uninvited guest. While it's understandable that SMMUSD is concerned about the spread of respiratory illnesses in our schools, given the significant rise in such illnesses throughout the country, the statement was a source of frustration given that fact that SMMUSD refuses to reinstate MERV-13 filtration in our schools and MERV-13 or higher filtration is necessary to filter virus carriers. Adding insult to injury, if a student stays home sick, the parent or guardian is spammed via email, text and phone with a message from SMMUSD that contains the following: "Any time a student has absences, it is a concern to us, since absences cause a student to miss valuable instruction and learning opportunities at school."

Once you get past the initial annoyance over the 'stay at home when sick, but we won't implement MERV-13 filtration to help keep students and teachers in the classroom' message, you are then hit with the false spin, referring to "questions from a few parents and staff regarding our indoor air quality" and linking to a "short memo" on Indoor Air Quality and Filters (the "Memo"). The term "few" is a gross understatement, given the fact that (1) far more than a few community members emailed the District and School Board to ask for reinstatement of MERV-13 filtration in our schools, (2) representatives of PTA Council (leadership of our parent/teacher organization) and SMMCTA (our teachers' union) have expressed concerns over the removal of MERV-13 filtration, and (3) clean air and other organizations have written letters in support of clean air and MERV-13 or higher filtration in SMMUSD schools.

Because the Memo and other documents/statements from the District contain a lot of misinformation, I believe it important to provide the community with the FACTS. The following is based upon a thorough reading of the laws (including the legislative history) and recommendations relating to clean indoor air in schools, meetings with clean air experts/advocates, a meeting and correspondence with representatives from CalSHAPE and the California Energy Commission, a meeting with the facilities department and community members, and correspondence, documentation and studies relating to clean indoor air in schools.

1. Over the summer and without any notice to the community, SMMUSD removed the MERV-13 filters from all of our schools and replaced them, in most cases, with the inferior MERV-8 filters. Prior to removal, SMMUSD used MERV-13 filters in our schools for over 2 years.

2. MERV-13 filtration is able to filter (while MERV-8 is NOT) the following from our classrooms: mold spores, virus carriers, bacteria, car fumes and smog, smoke from wildfires, and microscopic allergens.

3. Studies have shown that high quality indoor air in schools: (a) Decreases absenteeism, (b) Increases student, teacher and staff productivity, and (c) Improves student performance and outcomes. Clean indoor air in schools has a significant DEI component.

4. The District's statement that "SMMUSD is currently following all laws, codes and recommendations from the state and the Los Angeles County Department of Public Health (LACDPH)" is false and misleading. The California Department of Public Health (which is a state agency) recommends MERV-13 or higher filtration. In addition, the Department of Education, Center for Disease Control, Environmental Protection Agency, ASHRAE, National Air Filtration Association, and other organizations, also recommend MERV-13 or higher filtration.

5. AB 2232 requires, among other things, that schools install filtration that achieves MERV levels of 13 or higher when feasible as determined by a school. The "feasible" provision is a loophole that was intended to accommodate schools in underserved communities. I do not believe the intention of the legislature is for SMMUSD, one of the wealthiest districts in California, to drive a school bus through the loophole. LAUSD's superintendent publicly announced that all schools in LAUSD (the 2nd largest district in the nation) would have MERV-13 filtration upon return to school in August 2023. Clearly, it is feasible to use MERV-13 filtration.

6. SMMUSD claims that using MERV-13 filtration will reduce the life of our existing HVAC systems, without any proof or support for such a claim. Despite repeated requests from the community, SMMUSD failed to provide any documentation to support its claim of reduction in the life of our HVAC or detailing the number of years it alleges the life will be reduced. School officials have since confirmed that any potential impact on our HVAC would be minimized if the MERV-13 filters were replaced when dirty, and doors and windows were kept closed. One of the HVAC manufacturers advised that using MERV-13 filters would not reduce the life of our HVAC.

7. SMMUSD has a number of sources of funding for clean indoor air and MERV-13 filtration. The District is among the top 10% of CA districts in terms of state funding (on a per pupil basis) and receives an additional approximately $40 million annually from the City of Santa Monica from parcel and use taxes, and the joint use agreements. Between 2006 and 2018, over $1.36 billion in bonds have been passed for SMMUSD facilities and other capital improvements, such as HVAC.

8. AB 841 – Established two grant programs, one of which is referred to as CalSHAPE. SMMUSD put forward numerous excuses and false statements to justify its failure to apply for CalSHAPE for more than a year. After continued pressure from the community, SMMUSD finally applied in October 2023 and has been awarded $1.6 million.

9. The District claims it will need to hire two additional skilled maintenance workers SOLELY to replace MERV-13 filters, at an approximate cost of $200,000 ($100,000 per worker) annually. I know what everyone is thinking: I'll replace the filters for an annual salary of $100,000. But, no one really believes that the sole responsibility will be to replace MERV-13 filters. More likely, you will be spending your time dealing with the malfunctioning HVAC systems in the new Discovery and Innovation buildings at Samohi or patching the holes in the ceiling of a JAMS classroom from which rats are falling or addressing the myriad of other problems with our facilities in SMMUSD. Moreover, the District is comparing apples to oranges. Prior to the pandemic, SMMUSD only turned on its HVAC when it was too hot or too cold in the classrooms. Now, our HVAC is running the entire school day. The more HVAC is running, the more it filters and the dirtier the filters become. Whether we use MERV-8 or MERV-13, the filters must be changed more frequently, with some recommending changing filters every 3 months regardless of the MERV level. It's been around 6 months since the District installed the MERV-8 filters. When is the District planning on replacing them?

10. This is a quote from the August 5, 2022 Superintendent's Message from former Superintendent Dr. Drati: "Indoor Air Quality. Since our return to in-person instruction in spring of 2021, we have installed and maintained (Minimum Efficiency Reporting Values) MERV 13 filters in classrooms / spaces with air conditioning systems, and air scrubbers have been provided to indoor spaces without systems. MERV 13 air filters can filter out bacteria and viruses that can cause infections, including Covid-19. They are the highest rated filters that fit in standard units. Most homes have MERV 8 filters as the default." If SMMUSD has known about the importance of MERV-13 filtration since August 2022, why is it now downplaying the importance of such filtration?

11. As mentioned above, I have correspondence and documentation which supports the foregoing. Where is SMMUSD's documentation? Before the District is allowed to continue to falsely accuse SMMUSD parents of "circulating misinformation," we should require that the District provide documentation.

DeAnne Ozaki, SMMUSD Parent and Santa Monica Resident

Santa Monica Daily Press
Classifieds

FOR QUOTES PLEASE CALL 310-573-8074
or email cindy@smdp.com

CLASSIFICATIONS					
Announcements	Pets	Apartments/Condos	Real Estate Loans	Attorney Services	Wealth and Success
Creative	Boats	Rent	Storage Space	Business	Lost and Found
Employment	Jewelry	Houses for Rent	Vehicles for Sale	Opportunities	Personals
For Sale	Wanted	Roommates	Massage	Yard Sales	Psychic
Furniture	Travel	Commercial Lease	Services	Health and Beauty	Obituaries
	Vacation Rentals	Real Estate	Computer Services	Fitness	Tutoring

Help Wanted

AFFORDABLE HOUSING FOR ELDERLY 62+ OR DISABLED
LINCOLN COURT APARTMENTS
2807 Lincoln Boulevard
Santa Monica, CA 90405
OFFICE HOURS
MON-FRI 9am-5pm
For more information,
Call 310-314-8269
Equal Housing Opportunity

CALL TODAY
AND PLACE YOUR
CLASSIFIED
office (310) 458-7737
Santa Monica Daily Press

HOURS MONDAY - FRIDAY 9:00am - 5:00pm
LOCATION 1640 5th Street, Suite 218, Santa Monica, CA 90401

City of Santa Monica

NOTICE OF A PUBLIC HEARING

SANTA MONICA
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
SANTA MONICA CITY HALL

DATE/TIME: Monday, February 5, 2024, 7:00 PM

LOCATION: Council Chambers, (wheelchair accessible)
Santa Monica City Hall, 1685 Main Street, Room 250

PUBLIC HEARING:

- 700 Santa Monica Boulevard – 23ARB-0228: Residential Apartments Building design, colors, materials, and landscape plans for the construction of an eight story, 99-unit residential apartment building, including 10 affordable units with residential amenities and no vehicle parking in the Downtown Community Plan - Neighborhood Village (DCP-NV) zoning district.

- 825 Santa Monica Boulevard – 24ARB-0018: Mixed-Use
Building design, colors, materials and landscape plans for the construction of a new 7-story, mixed-use building and approximately 3,300 square feet of ground floor commercial over two levels of subterranean parking. The site is proposed on four parcels, three zoned General Commercial (GC) and one Medium-Density Residential (R3).

More information is available online at https://www.smgov.net/Departments/PCD/Boards-Commissions/Architectural-Review-Board/ (en espanol tambien at (310) 458-2201 ext. 5547#).

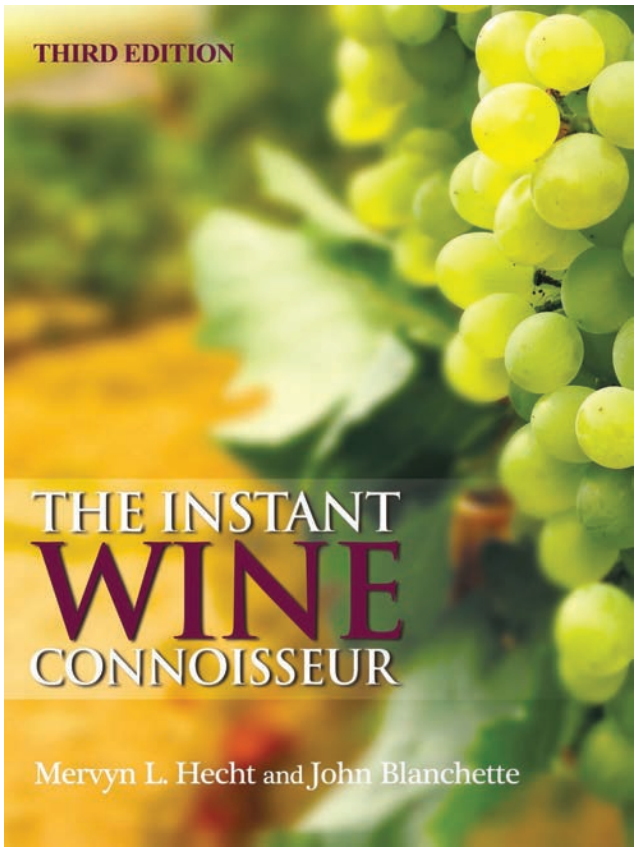
The City of Santa Monica encourages public comment. Those wishing to give written public comment shall email comments to planningcomment@santamonica.gov. Comments received **prior to 12 p.m.** on the day of the meeting will be distributed to the Architectural Review Board prior to the meeting and posted online. Please note the agenda item in your comments.

For disability-related accommodations, please contact (866) 311-7266 at least 72 hours in advance of the meeting. Every attempt will be made to provide the requested accommodation.

All written materials are available in alternate languages provided the request is received 72 hours prior to the meeting.

Santa Monica Big Blue Bus Lines serve City Hall and the Civic Center area. The Expo Line terminus is located at Colorado Avenue and Fourth Street, and is a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive, and in the Civic Center Parking Structure (validation free).

★★★★★ **A light-hearted fun read.**
★★★★★ **Well written, particularly useful, instantly accessible.**
★★★★★ **...Hecht has a joyful eye and fabulous taste**



Daily Press Food &Wine Columnist Merv Hecht takes you on an delightful tour of the world of wine. A fun way to increase your appreciation and knowledge of wine.

available at amazon

HOA HOMEFRONT

Send comments to editor@smdp.com

Reader Questions – Do Our Balconies Require Inspection?

KELLY G. RICHARDSON, ESQ. CCAL

Kelly, I am on the board for our HOA, which is comprised of single family residences. Does the new balcony law pertain to our situation? Quite a few of our homes have decks on the rear for a better view, all going through an architectural application to the architectural committee. Thank you, G.H., San Clemente

Dear G.H.: Civil Code Section 5551 is the statute created by 2019's Senate Bill 326. That statute requires visual inspection of "elevated exterior elements" by January 1, 2025. If your HOA has only detached single family homes, per subpart "l" of the statute the inspection requirement does not apply. Also, the statute in subpart "b" says that it applies to condominium associations. So, the statute does not apply to planned developments. If the balconies are not HOA responsibility pursuant to your HOA CC&Rs, that is a third reason the inspection requirement does not apply to your HOA. Best regards, Kelly

Hello Mr. Richardson: Our HOA consists of four dwelling units (two buildings, each containing two units). Civil Code Section 5551, Section (l) states the law "shall apply to buildings containing three or more multifamily dwelling units." I am interpreting that since we have only duplex structures we are not required to have the inspection. Is that correct? Sincerely, W. E., San Diego

Dear W.E.: You are reading Civil Code Section 5551 correctly. Subpart "l" says the requirement only applies to buildings of three or more attached units. A condominium association consisting only of duplexes would not have any buildings of 3 or more units. Therefore, the statute and its inspection requirement would not apply. Thanks, Kelly

Hi Kelly: In our condominium association's governing documents it states that in any unit which also has a balcony, the unit owner is solely financially responsible to maintain the balcony. Recently, when one unit with a balcony was inspected per SB 326 there were some significant issues identified and subsequently corrected. The owners in the community were surprised to learn that the board decided that per SB 326 it was the responsibility of the association, and not the unit owner, thus all owners had to cover the costs of repair. If the governing document is clear that the individual unit owner with the balcony is responsible does SB 326 change that and make the HOA responsible? Regards, F.B., Temecula

Dear F.B.: SB 326 is codified in Civil Code Section 5551. Per Civil Code Section 4775, the HOA takes care of common area in condominiums unless the CC&Rs say otherwise. By indicating your governing documents say otherwise, hopefully, you refer to your CC&Rs, this places responsibility upon the individual owners. If an "elevated exterior element" is not the HOA's responsibility to maintain and repair, under Section 5551(b)(1), the inspection requirement does not apply. The HOA board cannot alter this allocation of responsibility, because amending the CC&Rs requires a vote of the membership. However, Civil Code 5551(m) creates confusion, stating that HOA boards "may enact rules or bylaws imposing requirements greater than those imposed by this section." This is a drafting mistake because boards don't normally have the power to amend bylaws and also because per Section 4775 maintenance and repair responsibility is allocated by the CC&Rs, not by rules or bylaws.

Sincerely, Kelly

Kelly G. Richardson, Esq. is a Fellow of the College of Community Association Lawyers and Partner of Richardson Ober LLP, a California law firm known for community association advice. Submit potential column questions to kelly@roattorneys.com. Past columns at www.HOAHomefront.com. All rights reserved®.

Thank you for buying local.

Buy Local SANTA MONICA

buylocalsantamonica.com™

It makes a difference!



Engaging Activities
Caring Staff
Spacious Apartments
Desirable Amenities

Assisted Living

Call today to schedule a tour!

FOR MORE INFORMATION CALL RHONDA MADRID

(213) 546-9716



STUDIO ROYALE Assisted Living | by cogir

3975 Overland Avenue
Culver City, CA 90232
License #198204050

www.studioroyaleculvercity.com

Pet Friendly

I was going to take it to the grave.

They don't talk about the abused girls.

I don't want my family to know.

I'm terrified they'll claim I'm lying.

Sexually abused by Eric Uller of PAL?
We understand why you've stayed silent.

I felt guilty for "allowing" it.

I felt shame.

I thought I was the only one.

I didn't want to be perceived as gay.



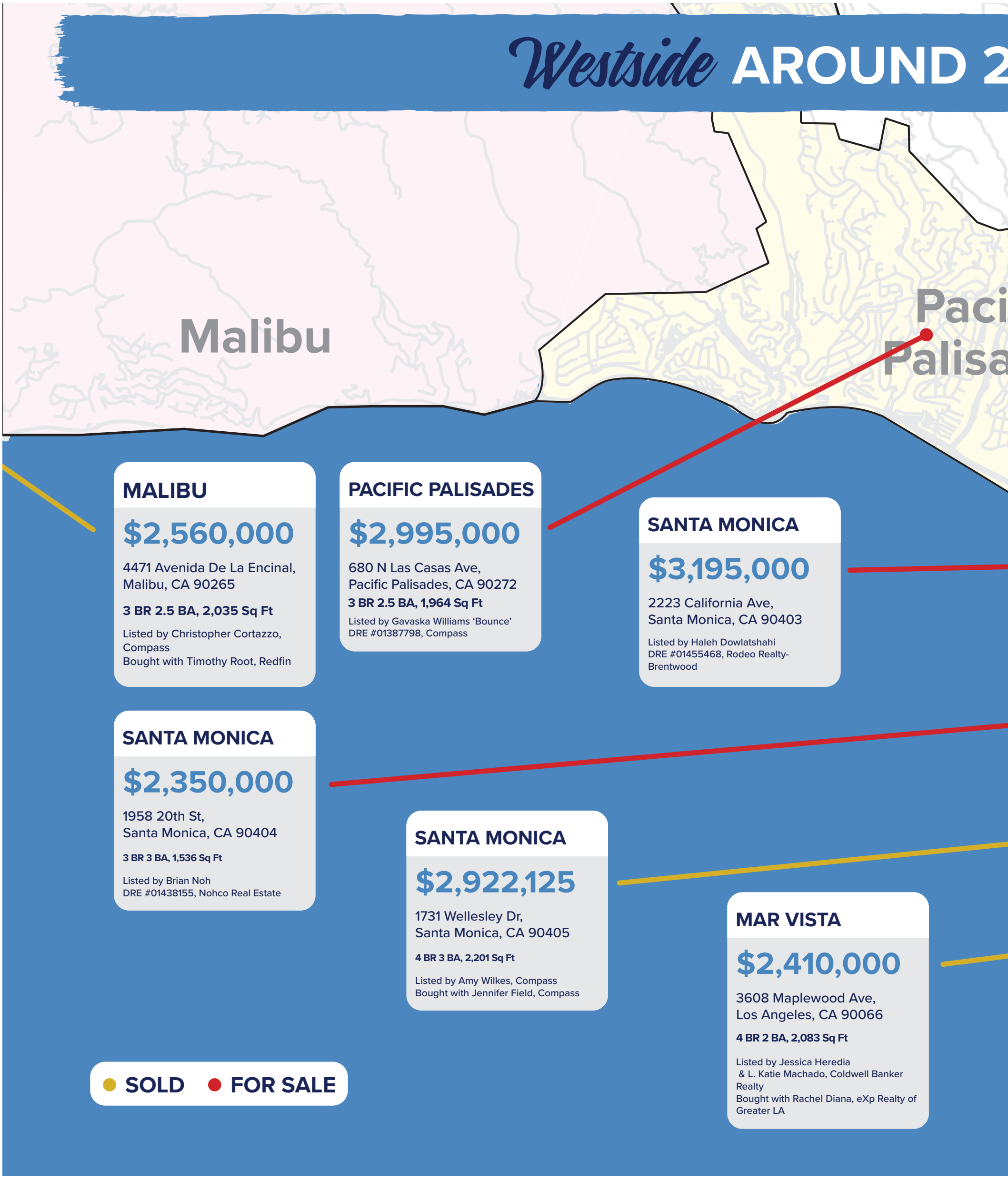
McGEE | LERER & ASSOCIATES

Sexual Abuse
+
Personal Injury Attorneys

Free confidential case review
(310) 231-9717
www.mcgeelerer.com

Ad. No guarantee of outcome. Each case is different.

Westside AROUND 2



MALIBU

$2,560,000

4471 Avenida De La Encinal,
Malibu, CA 90265

3 BR 2.5 BA, 2,035 Sq Ft

Listed by Christopher Cortazzo, Compass
Bought with Timothy Root, Redfin

PACIFIC PALISADES

$2,995,000

680 N Las Casas Ave,
Pacific Palisades, CA 90272

3 BR 2.5 BA, 1,964 Sq Ft

Listed by Gavaska Williams 'Bounce'
DRE #01387798, Compass

SANTA MONICA

$3,195,000

2223 California Ave,
Santa Monica, CA 90403

Listed by Haleh Dowlatshahi
DRE #01455468, Rodeo Realty-Brentwood

SANTA MONICA

$2,350,000

1958 20th St,
Santa Monica, CA 90404

3 BR 3 BA, 1,536 Sq Ft

Listed by Brian Noh
DRE #01438155, Nohco Real Estate

SANTA MONICA

$2,922,125

1731 Wellesley Dr,
Santa Monica, CA 90405

4 BR 3 BA, 2,201 Sq Ft

Listed by Amy Wilkes, Compass
Bought with Jennifer Field, Compass

MAR VISTA

$2,410,000

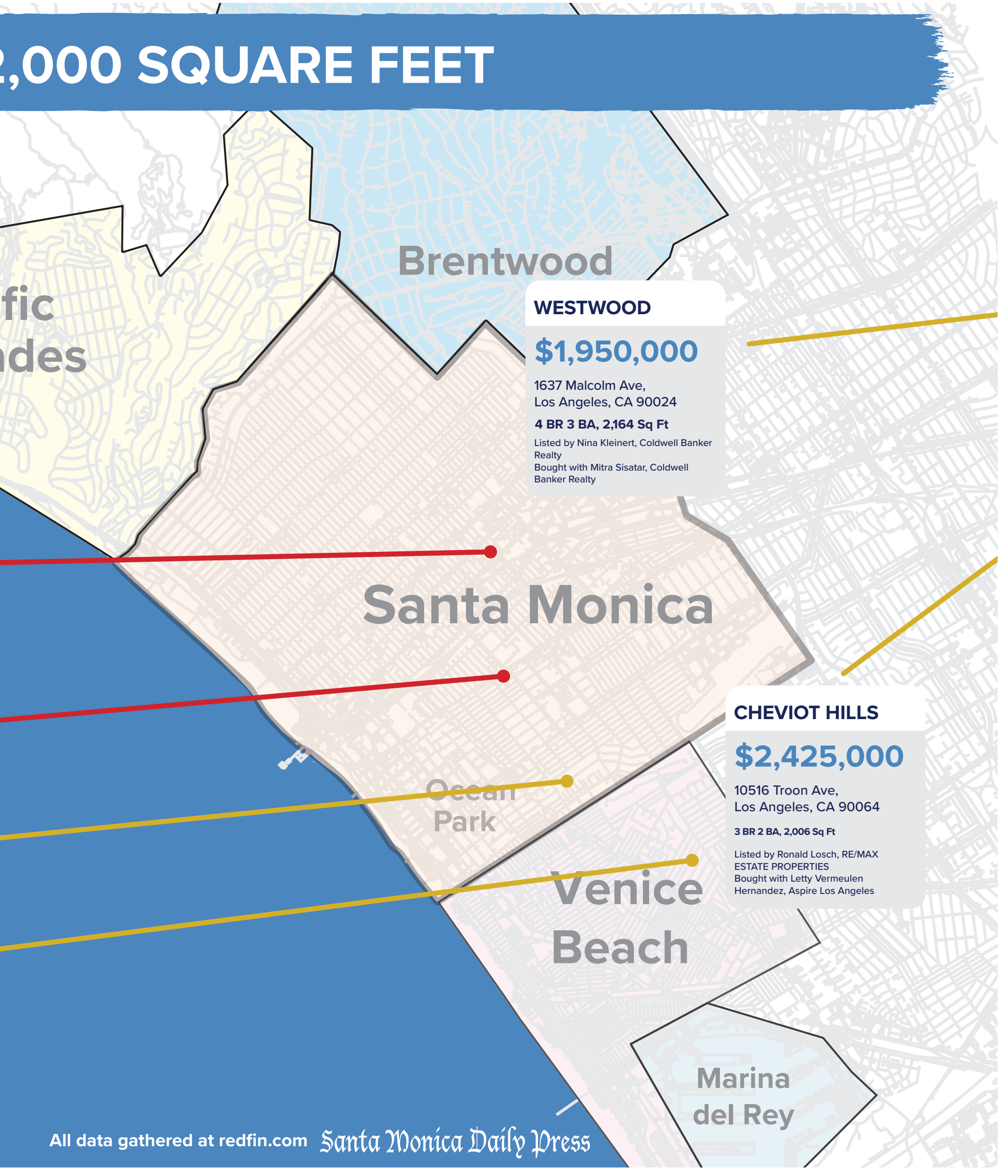
3608 Maplewood Ave,
Los Angeles, CA 90066

4 BR 2 BA, 2,083 Sq Ft

Listed by Jessica Heredia & L. Katie Machado, Coldwell Banker Realty
Bought with Rachel Diana, eXp Realty of Greater LA

● SOLD ● FOR SALE

2,000 SQUARE FEET



WESTWOOD

$1,950,000

1637 Malcolm Ave,
Los Angeles, CA 90024

4 BR 3 BA, 2,164 Sq Ft

Listed by Nina Kleinert, Coldwell Banker Realty
Bought with Mitra Sisatar, Coldwell Banker Realty

CHEVIOT HILLS

$2,425,000

10516 Troon Ave,
Los Angeles, CA 90064

3 BR 2 BA, 2,006 Sq Ft

Listed by Ronald Losch, RE/MAX ESTATE PROPERTIES
Bought with Letty Vermeulen Hernandez, Aspire Los Angeles

All data gathered at redfin.com Santa Monica Daily Press

Santa Monica CHAMBER of COMMERCE

WOMEN IN TECH LUNCHEON

Santa Monica Proper Hotel
March 8th, 2024

Announcing Five Awardees



Anna Gudmundson
Founder & CEO
Sensate



Nona Yadegar
Director of Strategy
Snap Inc.



Angela Scott
Senior Content
Manager Activision



Bertha Roman
Director of Info Tech
SMMUSD



Ellen Pollack
Chief Information
Officer UCLA Health

THANK YOU TO OUR EARLY SPONSORS!

LEAD SPONSOR
REGENT SANTA MONICA BEACH

SILVER SPONSOR
SANTA MONICA TRAVEL & TOURISM

RETAIL THEFT

FROM PAGE 1

Department and the Santa Monica Police Department for allowing us to integrate their personnel into our task force, assisting us throughout the county and addressing these crimes throughout the region," said Alan Hamilton, Deputy Chief, Los Angeles Police Department.

From January 1, 2023 to December 31, 2023, the District Attorney's Office has filed at least 200 cases involving adult and juvenile cases, majority involving multiple defendants, under Penal Code 490.4. This code makes it a felony for an organized group of two or more persons to steal goods from a merchant with the intent for resale. This applies to online merchants and physical store retailers.

According to Hamilton, as of January 29, 2024, the task force has 33 active cases and has assumed investigative responsibility for 263 crime reports throughout the region involving organized retail crimes in multiple jurisdictions.

Rob Peacock, Acting Captain of the Los Angeles Sheriff's Department Major Crimes Bureau, said, "Since inception of our task force, we have arrested 438 suspects related to retail theft and 309 cases have been successfully filed. We are not only focused on the individuals responsible for the thefts, but those that are in the criminal chain — the getaway drivers, those that harbor them, and those that sell the stolen merchandise."

Hamilton also said that 16 firearms had been recovered in the course of the task force's investigations.

In response to a question fielded by the Daily Press regarding the crime rate in Santa Monica and the need to hire in third party security, Peacock said, "We applied for a grant with our task force, we received a $15.6 million grant from the state. So that allows us money to do operations and we've offered our services throughout all of Los Angeles County.

"I know Santa Monica did get part of that grant, but we're more than willing to come in and assist, be a force multiplier and help them. We do blitz operations and they're very successful. We arrested probably over 100 people just doing blitz operations. So it shows that we're being proactive and ... we're here to help other cities and the invitation is there.

"It's gonna take a group effort. It's not just a police problem. It's not just a DEA problem. The retailers have to take ownership, some of them have to harden up their locations, more security, make it more difficult to steal items. We have to continue to be aggressive with arresting people, and then once we arrest them, they need to be held accountable.

"Some people just get out and they reoffend and reoffend and reoffend, and the problem isn't solved. So people see real consequences from their actions and when they get arrested, if they're put in a position where they can't commit these crimes, meaning being in jail, that may help solve the problem."

While some cases are pending, sentences can range from probation to state prison, and can include charges such as: organized retail theft, grand theft, robbery, second-degree robbery, conspiracy and receiving stolen property.

In addition, the task force has worked to recover millions of dollars in stolen goods which have been returned to retailers. According to the DA's Office, $188,000 in merchandise has been returned to Saks Fifth Avenue in Beverly Hills, $250,000 in recovered goods has been given back to Kevin Jewelers and hundreds of thousands of dollars has been returned to Target and CVS.

scott.snowden@smdp.com



Scott Snowden

TASK FORCE: Los Angeles County DA George Gascón and members of the LA Police Department and LA County Sheriff's Department

GET IT DAILY...



FRIDAY | FEBRUARY 2

WINTER BIRDS OF LEGACY PARK

SMC Malibu presents San Fernando Valley Audubon Society for another great lecture: Winter Birds of Legacy Park. The presentation will highlight identifying some of these likely species, where and when to look for them, and how to use eBird and other online resources for research and documentation. If weather permits, we will take a brief walk to the park to illustrate various habitats and their likely denizens. The intent is not to be an exhaustive examination of the Legacy Park bird life, but rather an overview of birding in relation to the location. Note: Please bring binoculars if you have them. SMC Malibu Campus, 23555 Civic Center Way, Malibu, 10 a.m. - 12 p.m. https://www.smc.edu/calendar/index.php#event-details/fe1b2202-7cd7-45e9-bf39-4d4d4817d976

HIGH VOLTAGE

$10, The Electric Lodge, 1416 Electric Avenue Los Angeles, 8 - 10 p.m. Featuring Samba Royale is a Samba collective dedicated to honoring the roots of samba while bridging the gap of Afro-Diasporic movements. In this showing of High-Voltage we will take the audience on a tour of Rio de Janeiro through our show entitled "Welcome to Rio".
https://www.eventbrite.com/e/high-voltage-tickets-793676817727

SOLAR SYSTEM EXPLORATION SURVEY: PART 8: URANUS

Organizers move into the Outer Solar System with Senior Lecturer Jim Mahon's review of his studies of mysterious Uranus — the first major planet discovered via use of the telescope. Uranus is a world visited via space probe only once, but a prime candidate for an orbiter mission in the near future. 8 - 9 p.m.
Free on Zoom
https://www.smc.edu/calendar/index.php#event-details/98474db2-feac-43f4-8436-2f8a0229f1f1

SATURDAY | FEBRUARY 3

RECYCLING EVENT

The City is hosting a FREE recycling event Saturday, February 3rd, from 9 a.m. to 2 p.m. for Santa Monica residents only. Bring your used mattresses, box springs, electronic waste, and up to five boxes of paper for shredding! Shredding will happen on-site and the paper will be recycled. City Yards, 2500 Michigan Ave Questions? Call (866) 311-7266, https://www.santamonica.gov/events.

SANTA MONICA FILM FESTIVAL

The Santa Monica Film Festival is an annual film festival focused on emerging artists. The annual festival takes place in Santa Monica, CA, in February. The Santa Monica Film Festival showcases award winning independent films from local, national and international filmmakers. $10 - $50. AMC Broadway 4 1441 3rd Street Promenade, 11 a.m. - 7 p.m. https://www.santamonicafilmfestival.com.

EVENING OF DANCE

Join organizers on February 3rd at 7 p.m. at the JAMS Performing Arts Center for a fabulous Evening of Dance! JAMS Performing Arts Center, 2425 16th St. $20, https://www.eventbrite.com/e/evening-of-dance-tickets-789376184417

SUNDAY | FEBRUARY 4

FREE INCOME TAX PREPARATION AND FILING

Free income tax preparation and filing by UCLA through the IRS Volunteer Income Tax Assistance program. Walk-ins are available, but appointments are strongly preferred (https://vitaatucla.org/). There is no guarantee all walk-ins will be fulfilled. Tax forms prepared include: Form 1040 (U.S. Individual Income Tax Return), CA Form 540 (California Resident Income Tax Return), and Form 1040NR (U.S. Nonresident Income Tax Return). They do not itemize deductions. Both spouses must be present for married-filing-jointly returns. They do not file Undocumented Returns or DACA. West Los Angeles Regional Branch Library, 11360 Santa Monica Boulevard 1 - 4 p.m. https://www.lapl.org/whats-on/events/free-income-tax-preparation-and-filing-10

SANTA MONICA AIRPORT ANTIQUE MARKET

Noted as One of the Top Ten "Flea Markets' in America, visit the Santa Monica Airport Antique Market, a fun outdoor (and dog-friendly!) market full of many great dealers with furniture, antiques, collectibles, art, vintage clothes, jewelry, rugs and much more. 7 a.m. - 3 p.m. Santa Monica Airport, 2800-3200 Airport Ave. Early admission $7, regular $5.

MONDAY | FEBRUARY 5

TAKE & MAKE KIT: LUNAR NEW YEAR

Lunar new year is February 2nd and it's the year of the Dragon! Continue the celebration with our Take & Make Kit! Kits are available for pick up starting Monday, February 5 and includes supplies to create a paper lantern and dragon stick puppet. Available at Main Library Youth Services desk and at all branch locations, while supplies last. For ages 4 and up. Main Library, 601 Santa Monica Blvd. 10 a.m. - 8 p.m.

DISABILITIES COMMISSION

Civic Center Parking Structure, 333 Civic Center Dr, 6:30 - 8 p.m. https://www.smgov.net/departments/clerk/boards.aspx?id=53687092550

FEBRUARY ZINE CLUB WITH ALICE WYNNE

Alice Wynne started selling zines at age 14 for 50 cents at Skylight Books. Since then, she has not stopped writing and illustrating perzines, photo zines, comix, poetry zines, and more. 4 p.m. Palisades Branch Library, 861 Alma Real Drive, Pacific Palisades
https://www.lapl.org/whats-on/events/january-zine-club-alice-wynne

Submit your events at smdp.com/events

PROHOUSING

FROM PAGE 1

communities with "funding incentives and additional resources that help scale up those innovative efforts."

Those incentives include exclusive access to Prohousing grants and additional points in the scoring of competitive housing, community development, and infrastructure funding programs administered by the Department of Housing and Community Development (HCD). This year HCD announced new permanent Prohousing Designation Program guidelines, as well as a $9.5 million incentive program available to qualifying communities.

"Communities whether large or small, rural or urban, are actively working to accelerate the development of housing for Californians at all income levels," said HCD Director Gustavo Velasquez. "We are pleased to be able to reward our Prohousing partners with incentives to help them build on their innovative efforts to break down barriers to development."

To qualify, municipalities have to show they have reduced barriers to housing construction.

According to the announcement Santa Monica has identified sufficient sites for 13,600 new housing units and eliminated parking requirements for residential development citywide, increasing available land for development. The city received credit for fast tracked approval of all ADUs and junior accessory dwelling units (JADUs) regardless of size, waiving development impact fees on those units and creating an ADU handbook that includes step-by-step instructions, prototypical ADU plans, and parcel configurations. City efforts to provide financial assistance for the acquisition, rehabilitation, and new construction of affordable rental housing opportunities for lower-income households were also praised.

"Housing is a key piece of our work to foster a diverse community through equitable access to housing, regardless of someone's income level. And it's particularly important to our economic recovery and in our efforts to prevent and address homelessness," City Manager David White said. "The city has successfully aligned with the state housing laws thereby removing 'red tape' for those that want to invest in Santa Monica."

The designation is an about face for the City after it was recently penalized by the state for what regulators said was insufficient efforts to accommodate state mandated housing goals.

The City of Santa Monica failed to adopt its state mandated Housing Element by the deadline, allowing developers to file for Builders Remedy projects. Those projects were entirely outside city control and could bypass all zoning rules provided they meet minimum standards for affordability. The City said it maintained the applications were not valid and the application of the provision is untested in court but after eventually coming into compliance, City Hall chose to pursue a settlement with developers to prevent more than 4,000 units from flooding the city outside regular development rules.

The City found itself in a similar, if less dire, situation just this year.

According to state regulators, Santa Monica did not build enough units in the very low, low and moderate income levels in recent years and that deficit put the city under a state law that allows anyone building a project with at least 50% affordable units to bypass design rules. However, the law's additional requirements on developers make it generally undesirable as a regulatory option and local officials have said that while they have to comply with the law, they do not think it will have an impact on local development.

editor@smdp.com



PLAY

FROM PAGE 2

people of all ages.

The playwright said that she never set out to write about patriarchal systems, but rather write about characters navigating the contemporary world, in which these systems and circumstances are "present everywhere." She added that she identifies with all seven of the leading women, who are all "incredibly different" with elements she connected to different time periods of her life.

"I wanted to honor all the things that I love about women, and the ways that our friendships and our relationships, our hope and our resilience, and all these things I love, while also holding us accountable for the ways in which we are complicit," Fillinger said. "The ways in sometimes we misbehave and participate in these toxic systems. I wanted to see if I could do both. I guess I'm just always interested in the people behind the scenes and the people that the camera isn't focusing on."

Fillinger stopped in to check on early production at the Geffen, complementing the cast and crew on its professionalism. The play stars Broadway veterans like Ito Aghayere as Chris, who also recently played the role of Guinan on "Star Trek: Picard." Other featured roles are Alexandra Billings as Margaret, Lauren Blumenfeld as Stephanie and Shannon Cochran as Harriet. The playwright called "POTUS" a "deceptively challenging" and "technically hard" production, something Chambers and the Geffen team took on in stride.

"In order to execute this comedy, (Chambers) was charged with putting together an incredible ensemble of actors," Geffen Associate Artistic Director Amy Levinson stated. "And deliver she did. This cast has brought 'POTUS' to life with such verve and hilarity. Together, they make the breakneck pace, precision logistics, and physical demands of the play look easy - or more accurately, look like absolute chaos." Levinson also complemented the show's design team, which took the "formality of the White House and turned it into an obstacle course set for mayhem."

Showtimes for "POTUS" take place throughout February, with nightly showings on Wednesday-Friday as well as a matinee and evening performance on Saturdays and Sundays, through Feb. 25. Tickets for the show at the Gil Cates Theater, 10886 Le Conte Ave, Los Angeles, can be purchased on the Geffen website. Prices for tickets range from $77-$139.

> I feel like there's a comedic vocabulary here, and so people really understand satire and understand comedy in a way that perhaps other cities may not ... we have so much entertainment here in Los Angeles, and there's so much that we're being exposed to, so I hope that makes people really amped and really excited to see it
> - Selina Fillinger

Fillinger added that the Los Angeles premiere is a notable one due to the "great community" of entertainment and comedy fanatics in the area.

"I feel like there's a comedic vocabulary here, and so people really understand satire and understand comedy in a way that perhaps other cities may not ... we have so much entertainment here in Los Angeles, and there's so much that we're being exposed to, so I hope that makes people really amped and really excited to see it," she said. "If they're watching these great comedies on (television), they'll like a great comedy on stage."

thomas@smdp.com

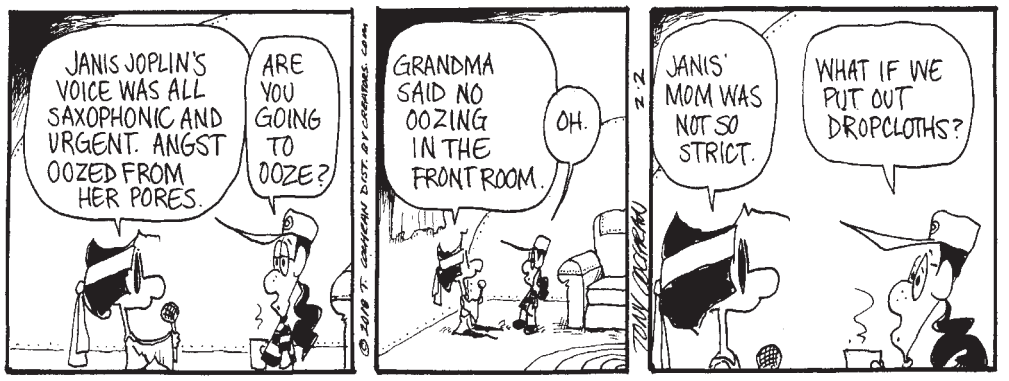


Photo by Jeff Lorch

PLAY: (L-R) Lauren Blumenfeld and Alexandra Billings perform in "POTUS: Or, Behind Every Great Dumbass are Seven Women Trying to Keep Him Alive" at the Geffen Playhouse.

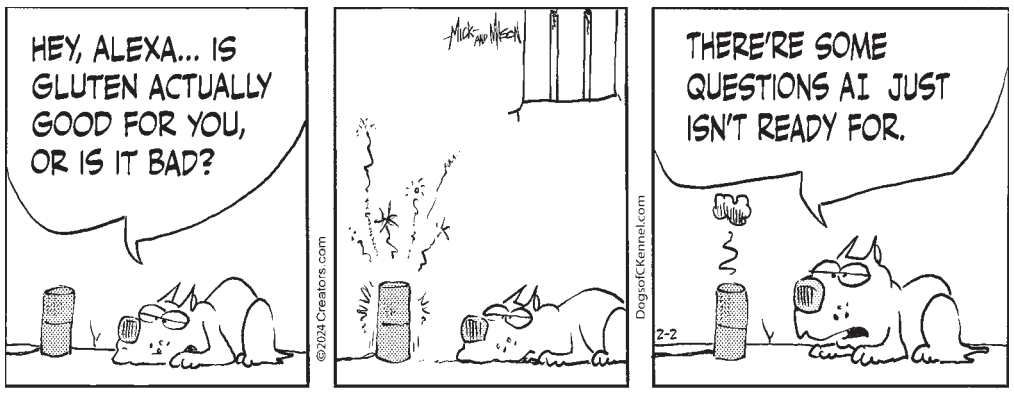
Agnes

By TONY COCHRAN



Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



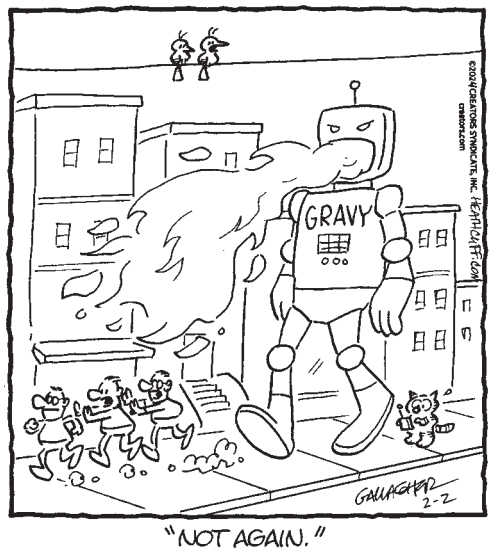
Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

By PETER GALLAGHER



"NOT AGAIN."

Strange Brew

By JOHN DEERING



FIND THE WORDS

This is a theme puzzle with the subject stated below. Find the listed words in the grid. (They may run in any direction but always in a straight line. Some letters are used more than once.) Ring each word as you find it and when you have completed the puzzle, there will be 26 letters left over. They spell out the alternative theme of the puzzle. © australianwordgames.com.au 6108

Short back and sides

S	H	A	V	E	O	D	S	W	A	S	H	E	A	T
T	N	A	G	E	L	E	L	H	D	M	A	S	A	L
C	G	W	I	G	S	Y	A	M	O	I	T	L	I	E
I	Z	I	T	T	J	D	I	W	M	R	K	A	U	P
S	N	R	U	O	L	R	A	P	A	C	T	Q	E	E
U	I	C	K	O	R	V	R	I	I	Y	I	E	A	S
M	A	E	N	O	I	O	G	T	N	N	W	L	N	B
S	S	G	R	N	V	H	E	O	H	S	O	Y	L	O
L	F	D	G	E	T	H	P	C	C	E	R	T	A	Y
E	U	R	M	E	T	R	E	N	D	Y	F	S	R	S
W	N	E	N	S	I	T	A	U	Z	Y	A	Y	U	B
O	N	R	E	A	N	B	L	O	W	D	R	Y	T	M
T	Y	A	H	G	T	L	R	A	D	I	O	O	A	O
S	S	C	A	N	C	E	L	L	A	T	I	O	N	C
B	A	S	I	N	E	W	S	P	A	P	E	R	I	P

Aesthetic	Dyed	Newspaper	Tidy
Afro	Elegant	Parlour	Tint
Aloe	Funny	Ponytail	Towels
Basin	Hair	Radio	Trendy
Blowdry	Heat	Shave	Trim
Boys	Improvement	Short	Wash
Cancellation	Jokes	Straighten	Waving
Care	Long	Style	Wigs
Comb	Mirror	Sweep	
Cuts	Music	Talk	
Dull	Natural	Technique	

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.
It's a summertime essential

Covering the city by the bay since 2001.
To advertise, email cindy@smdp.com or call 310.458.7737
smdp Santa Monica Daily Press

TODAY'S BIRTHDAY (Feb. 2)

Your creativity knows no bounds and you'll constantly inspire others with your superpower for transforming ordinary moments into extraordinary ones. More highlights: a solution for a persistent problem will have multiple applications for you and others. You'll invest with immediate good results and even better long-term ones. You'll give a winning speech. Scorpio and Aries adore you. Your lucky numbers are: 9, 7, 1, 18 and 40.

HOROSCOPES

ARIES (March 21-April 19). Just because you're strong — and you are very strong — doesn't mean you have power to burn. Don't waste energy holding up walls that already stand on their own. Make it count by giving a lift where it's really needed.

TAURUS (April 20-May 20). Reaching your potential is a function of challenging yourself constantly, but not relentlessly. Just like all living things, you need to take breaks. Avoid burnout by honoring the restorative part of the cycle.

GEMINI (May 21-June 21). You'll be mindful of what kind of energy you are giving a situation. Keep it light and bright. It's easier to be positive when you really do see what's good. Keep moving around until you see it — closer, farther away... upside down?

CANCER (June 22-July 22). Success is not about finding a problem-free route; rather, it's choosing your favorite problem and setting out to solve it. Resilient and experimental, you'll eventually unlock the mystery.

LEO (July 23-Aug. 22). A certain amount of anticipation makes the process sweeter. It's exciting to wait for a package to arrive, a cake to bake or flowers to bloom. It's less fun when the situation requires straight-up patience. You'll rise to the occasion.

VIRGO (Aug. 23-Sept. 22). Sometimes caring for others is the best self-care. It gives you pride and purpose to know you can be there for the needs of your people and your self-esteem thrives in estimable acts of generosity.

LIBRA (Sept. 23-Oct. 23). You thrive in the very same atmosphere others fear, and for this you could be paid very well. You'll see merit and opportunity in overlooked work and circumstances, and you'll hatch brilliant ideas in this regard.

SCORPIO (Oct. 24-Nov. 21). A bare-minimum requirement of friendship is that you take interest in one another's hopes and dreams. You celebrate those who can connect with your high hopes, and you'll pride yourself on meeting your friends' aspirations with support.

SAGITTARIUS (Nov. 22-Dec. 21). Silence is sacred, powerful and best used to enhance interactions. To use silence as a way of getting someone's attention or punishing them is a waste of silence. Better to say what you need to say and get thoughts in the open.

CAPRICORN (Dec. 22-Jan. 19). The I Ching suggests that fire on the mountain is catastrophic for the man, but no big deal for the mountain, who has, over the millions of years, seen it all. You're the mountain: nonreactive, constant and living time differently than the others.

AQUARIUS (Jan. 20-Feb. 18). You'll make your plans in good faith. You fully realize that the universe, as an independent entity without qualms and with zero compunction, feels little obligation to obey your schedule. You embrace the precariousness and adventure this poses.

PISCES (Feb. 19-March 20). To you, an opportunity means matching your skill with another person's need and vice-versa. But some are only looking for opportunities to take. Avoid those people.

SOLUTIONS TO YESTERDAY'S CROSSWORD

E	T	C	H	■	■	G	A	S	P	■	B	O	S	S
T	I	R	E	■	R	A	C	K	S	■	O	V	A	L
R	A	I	N	D	E	L	A	Y	S	■	R	E	F	I
E	R	S	■	Y	A	L	I	E	■	A	D	R	E	P
■	A	P	O	L	L	O	■	■	G	R	E	E	T	■
■	■	■	T	A	M	P	A	B	A	Y	R	A	Y	S
T	U	R	I	N	■	■	E	L	L	A	■	G	N	U
O	N	E	S	■	G	U	S	T	S	■	W	E	E	D
W	E	S	■	M	A	K	O	■	■	C	A	R	T	S
S	Q	U	E	E	Z	E	P	L	A	Y	S	■	■	■
■	U	L	T	R	A	■	■	A	N	C	H	O	R	■
L	A	T	H	E	■	M	E	D	A	L	■	B	A	A
A	L	I	A	■	W	I	L	L	I	E	M	A	Y	S
T	E	N	N	■	I	S	L	E	S	■	A	M	O	K
E	D	G	E	■	T	O	E	S	■	■	P	A	N	S

Sudoku

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column, and 3x3 block. Use logic and process of elimination to solve the puzzle.

SOLUTIONS TO YESTERDAY'S SUDOKU

8	9	7	2	4	3	6	1	5
3	1	6	5	7	9	8	2	4
2	5	4	6	8	1	3	9	7
6	2	1	9	3	7	5	4	8
7	8	9	1	5	4	2	6	3
4	3	5	8	2	6	1	7	9
9	6	8	4	1	5	7	3	2
1	7	2	3	9	8	4	5	6
5	4	3	7	6	2	9	8	1

9		4			2			3
	6			1		9		5
		3			7		2	
	9					5		4
	1		7		5		3	
5		8					6	
	7		5			4		
8		9		2			5	
2			9			8		6

Newsday Crossword

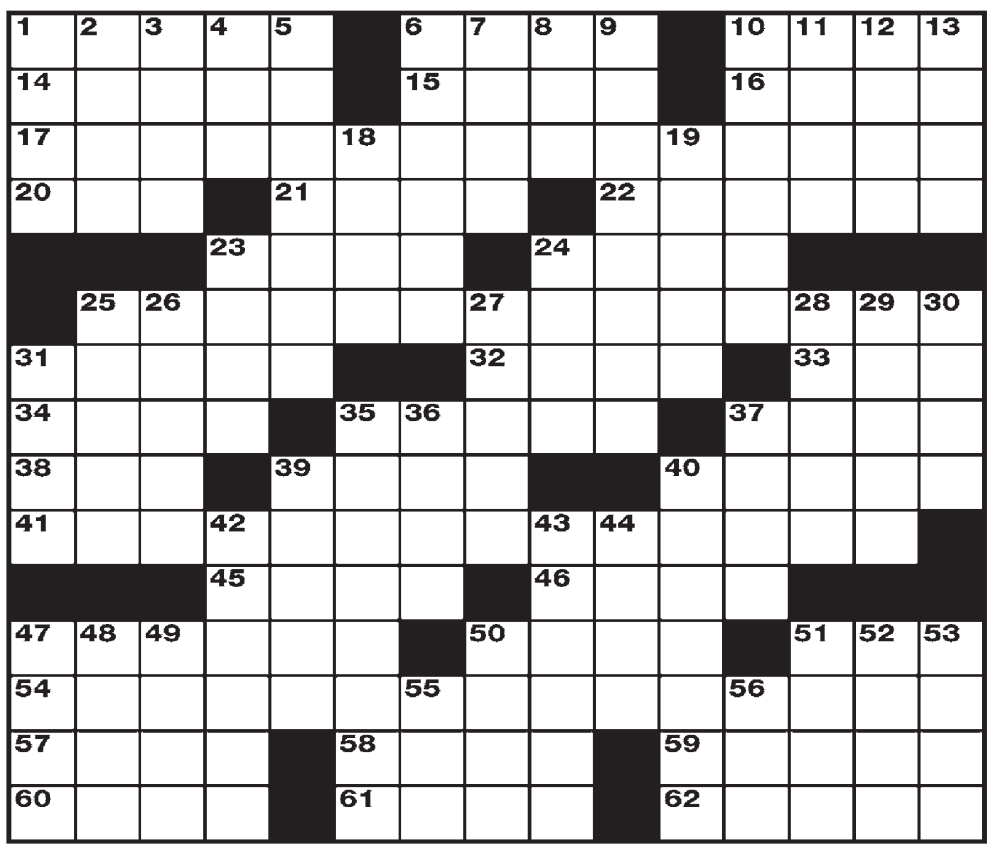
TRY AGAIN by Billie Truitt
Edited by Stanley Newman
www.stanxwords.com

ACROSS

1 Settler by a bayou
6 Stand, as adversity
10 "__ have thought..."
14 Sound off
15 Goal of recon
16 Not fancy at all
17 "Try again"
20 FDR once headed it
21 Antony outfit
22 Very wary
23 Paltry
24 Van Gogh's brother/supporter
25 "Try again"
31 Aural tribute
32 Carry on
33 *Familia* member
34 Calamities
35 Emulate vampires
37 Attempts
38 Mauna __
39 Start to move
40 Fresh
41 "Try again"
45 Shakespearean schemer
46 Polish place
47 "Rats!"
50 Outdated teen punishment
51 Flock member
54 "Try again"
57 Mideast carrier
58 Sidney in the *Scream* series
59 Stew server
60 Focal point
61 "Jabberwocky" starter
62 Mighty blows

DOWN

1 Minimal change
2 Ground force
3 Unsettles
4 Arapaho foe of yore
5 Most clever
6 Ships' seepage collectors
7 Irish pop singer
8 VA's Langley, e.g.
9 Dietary fiber
10 "What's there to lose?"
11 *Frozen* villain
12 Alternative introducer
13 Moist, in a way
18 Greiner of *Shark Tank*
19 Fuzzy fabric
23 Wish for the return of
24 Rope tow alternative
25 Vacancy sign
26 Falafel shop designation
27 Plugged in
28 Formal identification
29 Central spot
30 Pressure-free
31 __ torch (luau light)
35 Inactive
36 Modern recorder
37 Old Testament idol
39 Piece of the pie
40 Pivots
42 Held to account
43 Govt. securities
44 Hand-raising ritual
47 Symbolic warning
48 Crown of light
49 Twosome
50 Fading star
51 Inspiration for Tolkien
52 Big name at Epcot
53 Seeing things
55 Unfamiliar
56 As harvested



CREATORS SYNDICATE © 2024 STANLEY NEWMAN STANXWORDS@AOL.COM 2/2/24

MORE OF STAN'S CROSSWORDS! Play FREE from Stan's archives of Easy, Hard and Sunday puzzles at: tinyurl.com/stan-newman-crosswords

HOMES

FROM PAGE 1

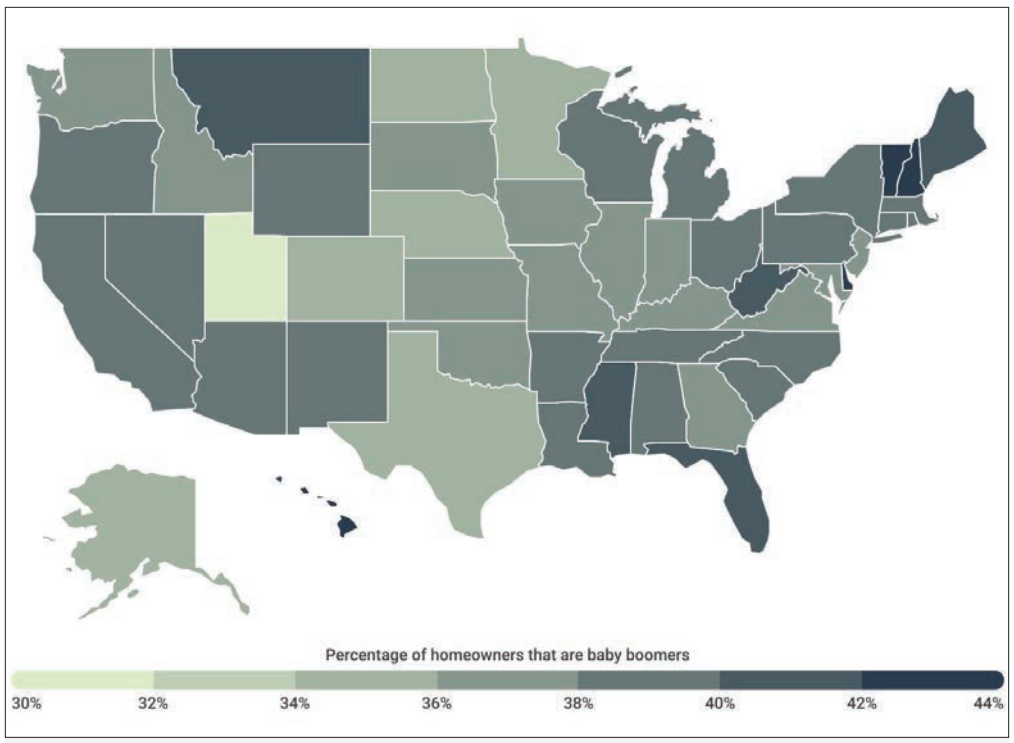
Part of the issue is home inventory being taken up by the Baby Boomer generation (those born from 1946-1964), which also impacts millennials and Generation X residents. A report by Construction Coverage covering U.S. locations with the most baby boomer-dominant housing markets showed that the generation accounts for 39% of homeowners in the Los Angeles-Long Beach-Anaheim metro area. This is the sixth-most dominated housing market among all large U.S. metro areas, with 39% homeowners in the age range despite making up 18.9% of the metro's population.

Other California metros are susceptible to this issue, with 46% of homes in the Santa Maria-Santa Barbara area owned by baby boomers, along with the generation owning 42.4% of homes in Oxnard-Thousand Oaks-Ventura. The trend is national, according to the Construction Coverage data, with boomers owning 38% of homes nationwide despite comprising just over 20% of the U.S. population.

The share of homeowners in this age range has been steadily increasing, according to Census data, and these homeowners are planning to keep their inventory off of the market. A 2021 survey conducted by AARP stated that 77% of U.S. residents over the age of 50 would prefer to remain in their current home over moving in with family, moving to a nursing home or moving to an assisted living facility.

Another hindrance for Generation Z is living costs, with a 2023 survey from Bank America stating that 53% of the generation cites high cost of living as a barrier to financial success, and that 73% have changed spending habits recently. Similarly, a Deloitte survey released in 2023 saw 51% of 14,500 Generation Z members surveyed living paycheck to paycheck.

thomas@smdp.com



Graphic Courtesy of Construction Coverage

HOMEOWNERSHIP: A report by Construction Coverage shows that homeownership by the Baby Boomer generation has been steadily increasing, particularly on the West Coast and in California.

STORM

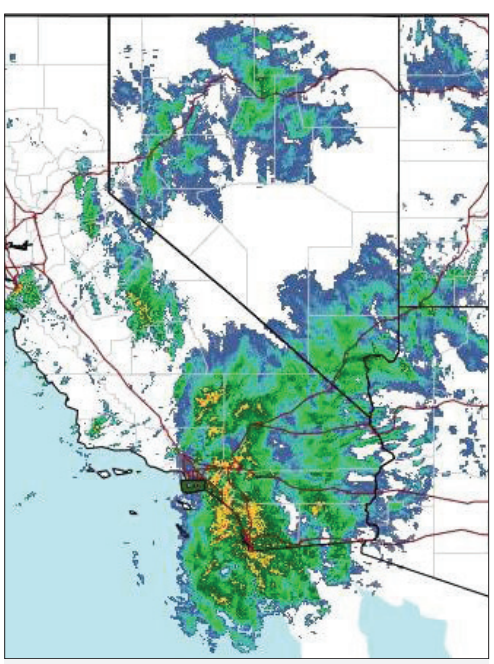
FROM PAGE 3

The area isn't close to out of the woods, however, as an even stronger storm is poised to start late Saturday evening into Sunday. The NWS calls this the "largest storm of the season" for Los Angeles, producing at least 24 to 36 hours of "continuous rain." Early NWS estimates call for rain amounts between 2-4 inches from Sunday to Wednesday, with the heaviest portion of the storm coming down Sunday night into Monday.

Much like the Thursday storm, the upcoming inundation is due to an atmospheric river, with the second noted as slower-moving than the first. According to AccuWeather Senior Meteorologist Day Pydynowski, the storm has originated from near Hawaii "and is likely to have a true plume of tropical moisture associated with it."

Hazards associated with the upcoming storm include rock and mudslides, flooding of small streams and rivers, as well as rises to some of the area's larger rivers and streams.

thomas@smdp.com



Graphic Courtesy of National Weather Service

STORM: A National Weather Service radar shows the remainder of Thursday's storm cycling through Southern California.

SMALL BUSINESS STARTUP?
LET ME HELP YOU SUCCEED
TAXES • BOOKKEEPING • STARTUPS • CORPS. • LLCS
(310) 395-9922
SAMUEL B. MOSES, CPA
100 Wilshire Blvd., Suite 1800 • Santa Monica 90401

Think Positive |+| for all your printing needs.
positive + existence
PRINTING & DESIGN EXPERTS

We've Moved!
1703 Stewart St., Santa Monica, CA 90404
POSTERS • TRADE SHOW • BROCHURES • MARKETING COLLATERAL
RESTAURANT PRINTING • CALENDARS • BANNERS • STATIONARY • SIGNAGE • VINYL BANNERS

Roofing Supply
Bourget Bros. is your roof repair headquarters, with a complete supply of adhesives, tapes, sheeting and all the required tools.
Bourget Bros. Building Materials
1636 - 11th Street
Santa Monica, CA 90404 • (310) 450-6556
bourgetbros.com

BENEFITTING THE YOUTH OF THE

SANTA MONICA POLICE ACTIVITIES LEAGUE



POKER TOURNAMENT

PAL SANTA MONICA

21 & OVER

Saturday, March 2, 2024

Check-In, Dinner & Bar | 5:00 PM
Poker Lessons | 5:30 PM
First Hand Dealt | 6:00 PM SHARP
Santa Monica Moose Lodge | 1600 Ocean Park Blvd.

LIMITED SPACES

For Tickets and more info

https://PALPoker2024.givesmart.com

Santa Monica PAL
310.458.8988 | smpal.org | @samtamonicapal