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Planning Commission asking for affordable housing in Pico development



Courtesy image

PICO: Officials want onsite affordable housing in the proposed project.

MADELEINE PAUKER
Daily Press Staff Writer

City Hall is asking a developer building 19 condominiums in the Pico neighborhood to make some of the units affordable after some nearby residents said the project would accelerate gentrification in the area.

The developer, Behzad Soroudi, originally planned to build 21 condos in a two-story building at the corner of Virginia Avenue and 21st Street and designate two of them as affordable. In 2014, the Planning Commission asked him to remove two condos to make the design of the building more consistent with the neighborhood and improve the site's landscaping. Soroudi then elected to pay an in-lieu fee to the City of Santa Monica's affordable housing fund.

But when the Soroudi returned to the Planning Commission Feb. 6, several residents said they were concerned that the commission had allowed the affordable units originally proposed to be eliminated, given that the condos will replace 15 rent-controlled

SEE **CONDOS** PAGE 6

Fire repercussions undermine athletics at Malibu High School

ANGEL CARRERAS
Daily Press Staff Writer

Rain and mud may be a bothersome at best to most, it can be downright devastating to many. Just ask the students involved in athletics at Malibu High School.

In an un-agendized opening to a Thursday, February 7 SMMUSD board meeting, several public speakers took to the dais to express their frustrations to the board about unusable athletic fields at Malibu High School.

Superintendent Dr. Ben Drati opened the evening with statements seemingly prepared for

SEE **SMMUSD** PAGE 5

Ocean Ave apartment remodel approved by Coastal Commission

MATTHEW HALL
Daily Press Editor

The Coastal Commission has approved a partial demolition and remodel of a long vacant building in one of the Santa Monica's most desirable locations.

The properties at 423 – 429 Ocean Ave are across the street from Palisades Park with ocean views. The 16 former apartments have been vacant for a decade and will be converted into 14 condominiums after the Coastal Commission required an increase density beyond limits previously set by Santa Monica.

The project calls for the remodel of two buildings and replacement of the third.

"The north and south buildings are proposed to be remodeled, including construction of a third story addition and new

SEE **COASTAL** PAGE 7

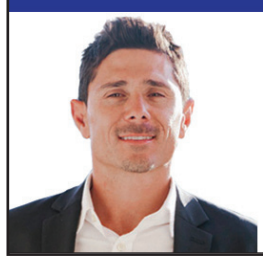


EXCELLENCE

Photo by CFP Studio Photography

The Venice Chamber of Commerce and community partners held a ceremony in January to recognize the 69 Venice High School seniors who received an Academic Jacket of Excellence and this year's Achievement of Excellence Awards. Faculty, staff, student's families, and community members gathered at Venice High School on Friday, January 18 to celebrate these outstanding students. Since 1984, Venice High School along with community partners, hosts an annual luncheon where the top students of the senior class are recognized for their scholastic achievements with each one awarded a personalized academic jacket for their accomplishments. The Venice Chamber of Commerce and the Venice High School Alumni Association help raise money for the jackets.


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What's Up Westside

OUT AND ABOUT IN SANTA MONICA

Saturday, Feb. 9

Discover The Real Santa Monica

Walk along with a Santa Monica Conservancy docent and explore the fascinating history of Santa Monica. The two hour tours are every Saturday at 10 a.m. departing from Hostelling International at 1436 Second Street. For reservations: dwt@smconservancy.org or by phone at (310) 496-3146. $10 per person. $5 for Santa Monica or L.A. Conservancy members.

Preschool Explorers: Lights and Shadows

Explore light and shadows with stories and hands-on activities. Ages 3-6. Main Library Children's Activity Room 10:30 a.m. - 11:15 a.m.

Classics Book Group at Fairview

This long-running book discussion group discusses literary classics from around the world. February 2019's book: Cousin Pons, by Honoré de Balzac. Fairview Branch Library 11 a.m. - 12:30 p.m.

Earthian Folk Dance with DaEun Jung

View an in-progress excerpt from DaEun Jung's residency project, the 'Earthian Folk Dance,' and contribute your own movement to the development of the EFD movement vocabulary. Earthian Folk Dance is a communal activity created and performed by Earthians (the people who live on this planet, irrespective of nation and culture.) Free, register at the link or call (310) 458-2239. Palisades Park 11 a.m. - 12 p.m.

Frau Fiber's Sewing Rebellion + Craft Lounge

Shared sewing machines and sewing tips included. In February, Faux Frau Kim focuses on the Pocket: its history, pocket hacks (everyone wants bigger pockets!), patch pockets, pockets for belts, etc. As always, participants are welcome to bring their own projects and mending. Faux Frau Kim leads. Craft Lounge is a monthly no-host gathering of all types of crafting - bring your works in progress and make something with your neighbors! The Camera Obscura Art Lab has shared knitting, crochet, sewing, collage and drawing materials and plenty of tables for you to spread out your work. Palisades Park 11 a.m. - 2 p.m.

Fun-A-Day show with Amy Bauer of DreamEco

Enjoy the work of local artists and meet neighbors at Fun-A-Day-LA's 2019 group show. Participants made a pact to make something every day in the month of January, kickstarting the year with creativity! Fun-A-Day is Free to visit, free to join. Info at http://www.dreamecocrafts.com/fun-a-day-la; commit to participating at https://tinyurl.com/FADLA2019. Free. Call (310) 458-2239 to register. Palisades Park 12 - 3 p.m..

Manifesto Writing with Max King Cap

Say it Like You Mean It! Manifestos feature concentrated writing that exists to challenge, draw attention, and provoke. Choose a position, a mantra, an oath–then spell it out on a single sheet of paper. Explore the possibilities! Max King Cap is a visual and media artist from Chicago who now lives in Los Angeles. Cost: $5 Register online or call 310.458.2239. Palisades Park 1:00pm-3:00 pm.

Ukulele Saturdays! for Kids

FOR AGES 6-12 (Ages 6 & 7 must have a participating adult) Heidi Swedberg teaches you how to play the "happiest instrument in the world!" Each session begins with a mini lesson, followed by a strum-along with your favorite songs. Bring your own ukulele or borrow one of ours. Space and instruments are limited and on a first-arrival basis. Main Library Multipurpose Room, 2nd Floor 2:00pm-2:45 pm.

Mickey & Dick Flacks: A Life of Progressive Activism

Dick and Mickey Flacks discuss their memoir Making History/Making Blintzes: How Two Red Diaper Babies Found Each Other and Discovered America. They chronicle their roles as founding members for Students for a Democratic Society (SDS), veterans of the Civil Rights and anti-Vietnam War movements, and a lifetime of progressive activism. A book sale and signing follow. Fairview Branch Library 3:00pm-4:00 pm.

Ukulele Saturdays! for Teens & Adults

Heidi Swedberg teaches you how to play the "happiest instrument in the world!" Each session begins with a mini lesson, followed by a strum-along with your favorite songs. Bring your own ukulele or borrow one of ours. Space and instruments are limited and on a first-arrival basis. Main Library Multipurpose Room, 2nd Floor 3 - 4:30 pm.

For help submitting an event, contact us at
310-458-7737 or submit to events@smdp.com

COMMUNITY BRIEFS

Malibu

2019 Malibu Student Art Exhibit

The City of Malibu Community Services Department and the Harry Barovsky Memorial Youth Commission presents the Annual Malibu Student Art Exhibit at Malibu City Hall (23825 Stuart Ranch Road) February 11, 2019 through March 8, 2019. The exhibit will include a variety of art in multiple media by students in grades K-12.

The opening reception will take place on Friday, February 8, 2019 at 5 p.m. This free community event will include light refreshments, artist recognition, and poetry readings by the Malibu Poet Laureate Ricardo Means Ybarra and students from Malibu High School. Guests may also participate in a butterfly-inspired community art project which celebrates the City's "Year of the Butterfly" pledge.

For more information, contact the Community Services Department at (310) 456-2489, ext. 239 or visit MalibuCity.org/ArtExhibit.

SUBMITTED BY MATT MYERHOFF

Malibu

Rescheduled Disaster Response and Recovery Ad Hoc Committee, Tues, Feb. 12 at Malibu City Hall

Malibu Mayor Pro Tem Karen Farrer and Councilmember Mikke Pierson, Chairs of the Council's Disaster Response and Recovery Ad Hoc Committee, are holding their first public community meeting Tuesday, February 12, 6:30 p.m. at Malibu City Hall (23835 Stuart Ranch Rd., Malibu CA 90265). The meeting was originally scheduled for February 2, and was rescheduled due to the recent storm impacting Malibu. All are welcome to attend and share their stories, ideas and insights and ask questions with the goal of understanding the Woolsey Fire disaster and helping the community and the City be better prepared for future disasters. The meeting will be filmed and the video will be made available shortly afterward. Anyone unable to attend the meeting may send stories, ideas, insights and questions to the Ad Hoc Committee by email to RecoveryAdHoc@MalibuCity.org. This new dedicated email address is exclusively accessible by the Committee Chairs. Farrer and Pierson invite all community members to use it to communicate with the Ad Hoc Committee at any time. For more information, visit https://www.malibucity.org/Calendar.aspx?EID=4731.

SUBMITTED BY MATT MYERHOFF

Citywide

$150,119 Donated to Santa Monica Education Foundation, Inspired by $25,000 Match

Santa Monica parents, community members and businesses came together to support local public schools during a week-long match for the Santa Monica Education Foundation. Inspired by a $25,000 match from The Fairmont Miramar Hotel & Bungalows and the hotel's owner MSD Partners, L.P., 789 donors contributed a total of $150,119 during the match, which ran from January 24 to 31, 2019 and coincided with the end of the Ed Foundation's annual parent pledge campaign.

The money contributed will directly fund arts programs, classroom aides, STEM and student health and wellness programs in Santa Monica public schools next year.

"The Fairmont Miramar Hotel & Bungalows and MSD Partners, L.P. are thrilled by the results of our continuing partnership with the Santa Monica Education Foundation," said Ellis O'Connor of MSD Hospitality "One of our core values is the commitment to being an active member of the community. Over the last three years, our $25,000 per year in matched donations to the Santa Monica Education Foundation have resulted in hundreds of thousands of dollars that directly benefit students at all 12 local public schools. We know that access to an equitable, outstanding public education benefits not just the students, but everyone that lives and works in this great city."

"Quality public education depends on the entire community," said Linda Greenberg, Executive Director of the Education Foundation. "We are so grateful to The Fairmont Miramar Hotel & Bungalows and MSD Partners, L.P. and every donor that was part of this match. Only by working together, will we continue to ensure that each student in Santa Monica has access to an enriched, excellent education."

Weekly elementary arts classes are one of the most beloved programs funded by donations to the Ed Foundation. In this program, each elementary student explores their creativity in comprehensive arts classes. Students paint, dance, draw, put on theatrical productions and learn about renowned artists. Arts education has been shown to help students express complex ideas accurately and clearly, solve problems, collaborate with others, and take initiative. In a state where only 39 percent of students participate in the arts, elementary art programs distinguish Santa Monica schools as some of the few offering true, comprehensive arts education.

Ed Foundation fundraising for programs in schools next year will continue through the spring with events, as well as corporate and foundation outreach. The Fairmont Miramar Hotel & Bungalows is the sponsor hotel of the Ed Foundation's fourth annual Santa Monica Wine Auction, which will be held at the hotel on Sunday, May 19. At this highly anticipated event, parents, community members and corporate supporters enjoy outstanding wine and food tastings, and silent and live auctions of world-class wines and exceptional experiences. The three previous Wine Auctions have raised a combined $659,000 for local public schools.

During the $25,000 match, two other local businesses offered one-day Flash Matches for donations. Ilonda Brown and Lisa Pound, Compass, who are new donors to the Ed Foundation, matched $2,500 in donations on January 30. Green Brooms Music Academy matched $2,500 in donations on January 31, their third Flash Match for the Ed Foundation in as many years.

Annual donations and Ed Foundation endowments are funding $2.6 million in programs during the current school year. Fundraising for 2019-2020 school-year programs will continue through June 30, 2019.

For more information or to make a donation to support Santa Monica students, go to smedfoundation.org.

SUBMITTED BY ANN CONKLE, COMMUNICATIONS AND EVENTS MANAGER

Wilshire Blvd.

Margerum Wine Co. Wine Tasting Dinner at Wilshire Restaurant

Mark Your Calendar – Thursday, February 28, at 7 p.m., at Wilshire Restaurant. Join Gourmet Wine Getaways' wine expert Peter Kerr for a 5-course Gourmet Dinner featuring four excellent wines from Margerum Wine Co., Santa Barbara County. Special guest will be Owner/Director of Winemaking Doug Margerum. Wilshire and their culinary staff have created a wonderful menu to pair with these outstanding wines. Cost is $95 per person, inclusive of tax & gratuity.

For reservations, contact Wilshire directly (no Open Table): (310) 586-1701. Advance reservations are required Complete details available at : http://gourmetwinegetaways.com/events/margerum-wine-co-winemaker-dinner-2-2-2-2/

In support of the dinner partners, each guest is requested to bring a bottle of wine (suggested value $50pp/$100/couple) that will be donated to the Santa Monica Education Foundation's upcoming Wine Auction Fundraiser. Guests bringing a bottle to donate will be entered into a special drawing for a bottle of Margerum wine.

Wilshire Restaurant, 2454 Wilshire Blvd., Santa Monica, CA 90403

SUBMITTED BY BART H. LYNN

Marina Del Rey

America's Cup Update With Tucker Thompson

Join fellow racing enthusiasts and America's Cup fans, Wednesday February 20, 7:30 p.m. at California Yacht Club for a comprehensive update. Tucker Thompson will deliver an exciting presentation with all the details of the AC36 including an exclusive inside look at New York Yachts Club's American Magic.

Tucker Thompson was the official Host of the 35th America's Cup. He is an award-winning TV commentator, producer, and public speaker and has hosted over 1,800 sailing shows including three America's Cups. A former champion sailor, Tucker sailed with America True during the 2000 America's Cup in New Zealand.

Presentation 7:30 p.m. Free. Reservations requested at reservations@calyachtclub.net

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Your column here

By Josefina Aranda Santiago

Send comments to editor@smdp.com

Setting the Record Straight in Pico Neighborhood Association and Maria Loya vs. the City of Santa Monica

On Tuesday January 22, Ana Maria Jara – long-time resident of the Pico neighborhood, born in Guatemala and immigrated to the United States as a child - became Santa Monica's first Latina City Councilmember.

By Wednesday January 23, Maria Loya, a plaintiff in a California Voting Rights Act (CVRA) lawsuit against the City of Santa Monica, publicly denounced and questioned newly appointed Councilmember Jara's qualifications. So much for a unified Latino community picking its candidate of choice in a post-CVRA (districted-against-itself) Santa Monica — which is the theory behind the CVRA case.

This wasn't the first time Loya and co-plaintiff/husband Oscar de la Torre have opposed a Latina from the Pico neighborhood trying to join the City Council. They organized against my 2002 City Council candidacy, costing me a key endorsement I needed to be elected. I was born in Santa Monica and lived in the Pico Neighborhood at a time when youth lives were being cut short due to youth violence. Families that lived in the Pico Neighborhood for generations were being squeezed out. I thought we were banning together for our community. I was running for city council and de la Torre for school board. However, I had no idea they would intentionally block a key endorsement that would have afforded me the financial support, volunteers and allies needed for a successful election, as it afforded de la Torre for his run for school board.

Not only did de la Torre and Loya undermine my candidacy and the opportunity to have a strong Pico neighborhood voice at that time on the City Council, but their actions sent a message to the Pico neighborhood that only they decide who represents it. Since then, no other Latinos from the Pico neighborhood except Loya and de la Torre have run for any elected position. This is unfortunate because there are many forward-thinking leaders who would do a wonderful and impactful job.

It's fair to have political differences in politics — and just because someone is Latino doesn't mean they will agree with other Latinos on everything. But does that justify Loya, de la Torre and other PNA board members publicly criticizing Councilmember Jara the day after she was appointed?

Loya dismisses Councilmember Jara's historic appointment because Jara is 'part of the establishment', her appointment 'was not about qualifications'; and she is 'compromised and is expected to play a willing role of a rubber stamp at City Hall.' These types of words cause great harm in a marginalized community. They reflect an oppressive tactic often used by the dominant culture to dismiss people of color. But here they are being used against your own people who don't agree with you. Presumably if you are a plaintiff in a Latino-oriented voting rights case for the right reasons, you would celebrate the occurrence of a Latina Councilmember before attacking the person. The irony of this cannot go unmentioned. While the rest of the country is celebrating new diverse women assuming historic leadership positions in government, de la Torre and Loya are marginalizing it here at home because it conflicts with their political ambitions.

Councilmember Jara was a supporter of the work of de la Torre and Loya, including serving many years on the Pico Youth and Family Center (PYFC) Board of Directors, which employed de la Torre as Executive Director. Apparently, Councilmember Jara became part or the 'establishment' when she resigned from the PYFC Board due to her concerns about de la Torre's accountability to the board and the City of Santa Monica.

How does this relate to Pico Neighborhood Association and Maria Loya vs. the City of Santa Monica? As plaintiffs, de la Torre and Loya want Santa Monica to be forced to draw a district that they believe gives one of them a chance of getting elected to the City Council - and they are using a legal voting rights argument that 'Latinos don't have enough voice under the current system' in order to get it. As is the case of the plaintiff's in using my loss for City Council in 2002 as a reason for the need for districts. This after they undermined my 2002 campaign and oppose the appointment of Councilmember Jara today

What de La Torre and Loya are seeking in their lawsuit would actually be bad for Pico neighborhood residents. This is the result when you confuse your own political ambitions with a broader social cause. Under de La Torre and Loya demands, only one council member out of seven would need votes from the Pico Neighborhood to be elected, and Pico Neighborhood residents would only be able to vote for one council member, instead of all seven like today. It is also a mistake to consider the Latino community as a political monolithic block (which undermines the lawsuit's argument that Latinos in a Pico district are going to elect the Latino of their choice). The CVRA suit unintentionally diminishes the Latino vote in Santa Monica rather than empower Latino voters since more than 50% of Latinos live outside the Pico neighborhood.

In this new era of "Trumpism", we must be wary of individuals who are driven by blind ambition for power and apt to manufacture "alternative truths" to further their own self interests. Santa Monicans rightfully should have concern whether their electoral system is fair. But I wanted to set the record straight so Santa Monicans are aware of the backstory and the political motivations behind the plaintiffs and their attacks against Councilmember Jara.

It is our collective responsibility to remain vigilant in guarding the truth in order to achieve and sustain a cohesive community based on trust and respect – so is our duty to set the record straight.

OPINIONS EXPRESSED are those of the writer and do not necessarily reflect those of the Santa Monica Daily Press staff. Guest editorials from residents are encouraged, as are letters to the editor. Letters to the Editor can be submitted to letters@smdp.com. Receipt of a letter does not guarantee publication and all content is published at the discretion of the paper. All letters and guest editorials are subject to editing for space and content. All submissions must include the author's name, address and phone number for the purposes of verification.

SMMUSD

FROM PAGE 1

the frustration that would follow.

Drati thanked athletes from Malibu High, expressing his regret for the continued challenges the school continues to face in the aftermath of the Woolsey Fire.

After cleaning the school's facilities and assuring communities the sites were safe, a rainy season caused heavy mudflow. This mudflow engulfed much of the school's baseball field, tennis courts and track field, with cleaning efforts momentarily halted.

Drati explained that when cleaning the mud, rain would cause more mudflow, wiping out previous cleaning attempts. To curtail this and solve the problem, Drati says he's held talks with engineers and the City of Malibu to create a long-term plan to prevent mudslide damage in the future and create short-term plans to get kids playing sports on their respective sports' fields.

"Direction has been given," Darti said. "I can't tell you when it's going to open up, but you'll be apart of the conversation. Our commitment is to get [the sports fields] opened up as fast as possible."

Drati said that in the meantime, if games are scheduled and the school site is still struggling with mud, the district will "do what we can to get you a place to play."

Though polite in their comments, students and coaches alike were understandably upset.

Speaking in front of a sea of Malibu High shirts and jerseys, public speaker Melanie Goudzwaard thanked Drati for his words -- noting she was told that the district was just halting mud clean up -- and expressed her concerns.

"The softball girls are practicing on the football field. Our next game is next Tuesday. We have no infield, they can do nothing more than throw the ball and run around the track. This is absolutely unacceptable when we play in a league that is competitive. Our students have gone through too much already ... athletics are important for stability right now ... we don't want athletics to be ignored."

She went on to thank the district for certain measures during Woolsey such as therapy dogs and later proposed sandbags to divert mudflow.

She expressed confusion as to where the teams should go to play or practice, noting Samohi or other SMMUSD schools are too far to practice. "There's no easy fix and we understand it's no one's fault but a solution needs to be found."

Amelia Goudzwaard spoke next, discussing how important softball had been to her life, even through the Woolsey Fire. She expressed how upsetting conditions were, practicing softball on "just a grassy area", urging SMMUSD board to do what they can.

Billy Ashley, MHS baseball coach, said it took two storms before precautions were being taken to prevent mud. "To see that, it shows me there was no professional consultation ... two more storms and we're right back to where we are now."

Many public speakers followed, expressing the same frustrations.

Board member Jon Kean wondered out loud if SMMUSD could work with Pepperdine, private schools, or nearby sites to "help a community that needs help. This is about letting students get their season in." Kean also questioned when a timeline could be set. "Let's do what we can, when to expect short term, long term, there's gotta be something out there."

Several board members offered to personally volunteer with moving sandbags to divert mudflow.

Board members echoed Kean's remarks with Craig Foster asked if the district's highest priority is getting the fields clean and keeping them clear right away due to difficulties in finding off-site practice and playing fields. Drati answered, "Yes."

Drati told board members he'd release a full report of previous prevention efforts and what will happen moving forward.

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CONDOS

FROM PAGE 1

units spread across six one-story buildings on the site.

"This development will change the character of our neighborhood and displace long-term residents of the 15 rent-controlled units," said Pico Neighborhood Association co-chair Oscar de la Torre.

De la Torre and two other Pico residents said they felt the project would gentrify the historically Latino neighborhood and that the developer should provide units that people who live there can afford.

"People looking to move into Santa Monica move into Pico without understanding the neighborhood and its history," de la Torre said. "People are being displaced who live here, work here and have children in schools here."

Several commissioners said they want the project to include affordable units and, rather than approving the project, passed a motion to direct City staff to work with Soroudi on how to do so.

"In Santa Monica, we place a very high value on having affordable housing units as part of any development, but you've removed them, and this Pico neighborhood is perhaps the most challenged socioeconomic area (of the city)," said Commissioner Richard McKinnon. "I see no affordability in this project and no interest in giving it to us, and that is a disgrace."

Soroudi said he wanted to include two affordable units but the recommendations the commission made on the project in 2014 reduced the number of condos, making it less feasible to set some of them aside for low-income renters.

The commission said the building should be set back from the sidewalk on 21st Street as if it had a front yard like the other houses on the block, Soroudi said. It also asked him to increase the size of the courtyard, which he said meant he had to eliminate the two units he had planned to build in that space.

Soroudi said the loss of the two units made the project less profitable and took away financial incentives to build affordable units that were associated with the density of the original proposal.

"We wanted to have affordable housing," he said. "The City made us do this."

Roxanne Tanemori, the City's acting planning manager, said Soroudi could still provide affordable units in a building with 19 condos.

"Staff's position has never been that in the context of the 19-unit proposal that the applicant could not provide affordable units," Tanemori said.

In the motion the commission passed to continue the project, Commissioner Jason Parry suggested that staff explore a compromise on the building's distance from the street that would allow for 21 units.

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Maya Furukawa

HOUSING: The long vacant buildings on Ocean Ave. will be converted to condos.

COASTAL

FROM PAGE 1

foundations, would be 33 feet high, and would maintain the original facades," said the Coastal Commission report. "The east building is proposed to be demolished and only the front facade will be maintained, and the new building would be four stories and 43 feet high. A subterranean parking garage with 28 spaces would be constructed, and three ground-level guest parking spaces onsite would be developed."

The project was approved by local regulators in 2016/ 2017 as a 12-unit redevelopment. However, the Coastal Commission initially recommended against the project citing the loss of four housing units under sections of the Coastal Act that require development to be concentrated in existing developed areas able to accommodate it and minimize adverse impacts to coastal resources.

No formal ruling was issued in 2018 as the applicant asked for a delay to revise the proposal. The new version has 14 units with three earmarked as affordable.

"Although the project would still remove two rental units from the housing market, new information received from the City indicates that the proposal is not part of a larger trend of projects that reduce housing density in Santa Monica's Coastal Zone; therefore, the impacts of losing two housing units at this location is unlikely to have broader cumulative effects on coastal resources," said Coastal Commission staff. "In addition, the proposed project is consistent with the community character, public access, water quality, and coastal view policies of the Coastal Act."

In a letter to the Commission, the developer's representative said the initial threat of a denial didn't account for the property's vacant nature but said they had managed to increase the number of units without sacrificing the exterior design elements.

"Years of careful planning and consideration have gone into this Project, both by the applicant and by City staff," said the letter signed by Fred Gaines of Gaines & Stacey LLP. "Achieving the right balance of Landmark preservation and demolition to address the City's condominium conversion restrictions proved challenging but the end result is a Project that the community has approved and will take pride in. In addition, the Project will add needed housing and specifically three for-sale affordable housing units to the City's Coastal Zone."

A formal application for the now 14 units will have to be given to Santa Monica staff who will review the possible impacts of a larger project.

The property was landmarked in 2007 but the partial demolition has been approved by City officials.

Coastal Commission approval came with several conditions including submittal of final revised plans for the 14-unit project, utilization of native landscaping, construction practices that protect water quality, acknowledgment that all future improvements be subject to additional Coastal Commission approval and that all Santa Monica conditions be applied.

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SURF FORECASTS

WATER TEMP: 58.5°

SATURDAY - **POOR TO FAIR** - SURF: 1-2 ft ankle to knee high occ. 3 ft
Minor WNW-NW swell-mix. New SSW swell starts to slowly creep in. Favorable AM wind, onshore in PM.

SUNDAY - **POOR TO FAIR** - SURF: 1-2 ft ankle to knee high occ. 3 ft
New long period WNW swell builds in. Shorter period NW swell and building SSW swell mixing in. Favorable AM wind, light onshore in PM.

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CRIME WATCH

BY DAILY PRESS STAFF

Crime Watch is culled from reports provided by the Santa Monica Police Department. These are arrests only. All parties are innocent until proven guilty in a court of law.

ON JANUARY 31, AT ABOUT 1:58 A.M.

Officers responded to a radio call for service at Parking Structure 5- 1440 4th Street - regarding a subject loitering in the lot. Officers located the subject in the lot inside of a sleeping bag on the ground. A computer check of the subject revealed several outstanding Santa Monica bench warrants. The subject was placed under arrested for the municipal code violation and outstanding warrants. Anjoyline Hana Vossill, 53, homeless was issued a citation for loitering in the parking structure and outstanding warrants.

DAILY POLICE LOG

The Santa Monica Police Department Responded To Calls For Service.
HERE IS A SAMPLING OF THOSE CALLS CHOSEN BY THE SANTA MONICA DAILY PRESS STAFF.

Person with a gun 11th St / Broadway 1:36 a.m.
72 hour psychiatric hold 16th St / Santa Monica Blvd 2:41 a.m.
Petty theft 100blk Santa Monica Pl 3:36 a.m.
Burglary investigation/walk through 1900blk Broadway 4:44 a.m.
72 hour psychiatric hold 00blk Pico Blvd 4:51 a.m.
Encampment 400blk Santa Monica Pier 5:32 a.m.
72 hour psychiatric hold 1600blk Santa Monica Blvd 6:42 a.m.
Traffic collision - no injuries 22nd St / Michigan Ave 7:19 a.m.
Petty theft 1500blk Ocean Ave 7:38 a.m.
Trash dumping 900blk Montana Ave 7:40 a.m.
Auto burglary 2600blk 5th St 8:02 a.m.
Burglary 700blk 26th St 8:03 a.m.
Vehicle blocking driveway 1900blk Euclid St 8:06 a.m.
Traffic collision with injuries 1800blk Idaho Ave 8:07 a.m.
Traffic collision with injuries 19th St / Idaho Ave 8:08 a.m.
Exhibition of speed 20th St / Santa Monica Blvd 8:57 a.m.
Arson 3200blk Nebraska Ave 9:04 a.m.
Burglary 600blk Pico Blvd 9:05 a.m.
Traffic collision - no injuries 1300blk 2nd St 9:06 a.m.
Fraud 100blk Broadway 9:37 a.m.
Vehicle blocking driveway 2200blk 26th St 10:02 a.m.
Traffic collision - no injuries 3000blk Colorado Ave 10:15 a.m.
Traffic collision - no injuries city prop involved 500blk Dewey St 10:54 a.m.
Speeding Lincoln Blvd / Broadway 11:15 a.m.
Burglary 1400blk 5th St 11:26 a.m.
Auto burglary 1700blk Appian Way 11:32 a.m.
Vehicle out of space 1500blk Pacific Coast Hwy 11:38 a.m.
Arson 1400blk 17th St 11:57 a.m.
72 hour psychiatric hold 2400blk 16th St 12:12 p.m.
Encampment 700blk Ozone St 12:46 p.m.
Speeding Euclid St / Wilshire Blvd 12:51 p.m.
Vehicle out of space 1500blk 4th St 1:21 p.m.
72 hour psychiatric hold 2900blk 21st St 1:31 p.m.
Vandalism 1700blk Ocean Ave 1:37 p.m.
Found senile person 1400blk Ocean Ave 1:38 p.m.
Vandalism 2700blk Pico Blvd 2:06 p.m.
Bike theft 2300blk 32nd St 2:24 p.m.
Vehicle blocking driveway 1600blk 19th St 2:33 p.m.
Petty theft 2700blk the beach 2:37 p.m.
Petty theft 1600blk Cloverfield Blvd 2:51 p.m.
Person with a gun 1100blk Palisades Park 2:52 p.m.
Battery 600blk Santa Monica Blvd 3:05 p.m.
Defrauding innkeeper in progress 1500blk Ocean Ave 3:13 p.m.
Burglary 2600blk Kansas Ave 3:24 p.m.
Traffic collision - unkn injuries Cloverfield Blvd / Pearl St 5:10 p.m.
Person with a gun Ocean Ave / California Ave 5:33 p.m.
Indecent exposure 2600blk Santa Monica Blvd 5:42 p.m.
Grand theft auto 2500blk 5th St 6:03 p.m.
Battery 1400blk 16th St 6:04 p.m.
Speeding 3100blk Ocean Park Blvd 6:27 p.m.
Shots fired 1900blk Cloverfield Blvd 6:27 p.m.
Petty theft 1500blk 6th St 6:28 p.m.
Petty theft 800blk Montana Ave 6:56 p.m.
Lewd activity 1300blk 2nd St 7:15 p.m.
Assault w/deadly weapon 1200blk Montana Ave 7:35 p.m.
Traffic collision - no injuries 900blk Stanford St 9:17 p.m.

DAILY FIRE LOG

The Santa Monica Fire Department Responded To Calls For Service.
HERE IS A SAMPLING OF THOSE CALLS CHOSEN BY THE SANTA MONICA DAILY PRESS STAFF.

Trash/dumpster fire 1400blk 17th St 4:48 a.m.
EMS 1100blk 11th St 6:05 a.m.
EMS 2700blk Neilson Way 7:02 a.m.
Traffic collision with physical rescue 1800blk Idaho Ave 8:07 a.m.
Smoke investigation 1200blk 2nd St 8:13 a.m.
EMS 1800blk 17th St 9:43 a.m.
EMS 2000blk Lincoln Blvd 9:52 a.m.
Elevator rescue 1200blk 6th St 10:01 a.m.
EMS 1300blk 6th St 10:17 a.m.
Automatic alarm 1700blk 22nd St 10:26 a.m.
EMS 800blk Ocean Ave 10:59 a.m.
Automatic alarm 200blk Washington Ave 11:10 a.m.
Automatic alarm 600blk Pico Blvd 11:37 a.m.
EMS 1500blk 5th St 12:33 p.m.
EMS 400blk Ocean Ave 1:09 p.m.
EMS 1100blk 7th St 1:53 p.m.
EMS 800blk Broadway 2:13 p.m.
EMS 1300blk Pico Blvd 2:27 p.m.
Vehicle fire 600blk Bay St 2:54 p.m.
EMS 400blk Wilshire Blvd 2:57 p.m.
EMS 2500blk Pico Blvd 3:08 p.m.
EMS Centinela Ave / Broadway 3:37 p.m.
EMS 500blk 9th St 3:54 p.m.
EMS 20th St / Interstate 10 4:21 p.m.
EMS Centinela Ave / Pico Blvd 4:56 p.m.
Automatic alarm 1700blk 22nd St 5:06 p.m.
EMS 1100blk 4th St 6:00 p.m.
EMS 1700blk Franklin St 6:15 p.m.
EMS 2700blk Neilson Way 7:21 p.m.
EMS 500blk Olympic Blvd W 9:45 p.m.
EMS 2700blk Santa Monica Blvd 11 p.m.
EMS 800blk Ashland Ave 11:17 p.m.

DAILY LOTTERY

POWERBALL
Draw Date: 2/6
5 13 28 38 63
Power#: 21
Jackpot: 224M

MEGA MILLIONS
Draw Date: 2/5
3 34 36 59 66
Mega#: 7
Jackpot: 157M

SUPER LOTTO PLUS
Draw Date: 2/6
1 4 17 18 38
Mega#: 12
Jackpot: 17M

FANTASY 5
Draw Date: 2/7
12 17 29 30 39

DAILY 3
Draw Date: 2/7
MIDDAY: 3 6 9
Draw Date: 2/7
EVENING: 2 5 0

DAILY DERBY
Draw Date: 2/7
1st: 03 Hot Shot
2nd: 04 Big Ben
3rd: 01 Gold Rush
RACE TIME: 1:46.36

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**

WORD UP!

roborant
adjective [rob-er-uhnt]
1. strengthening.

WELL NEWS BY SCOTT LAFEE

Phobia of the Week

■ Nyctophobia: Fear of the dark (also called achluophobia, lygophobia or scotophobia)

Curtain Calls

■ In 2009, Vincent Smith II, an employee at the Cocoa Services Inc. chocolate factory in Camden, New Jersey, was loading chunks of raw chocolate into a large melting tank when he was struck and rendered unconscious by one of the rotating mixing paddles. Smith was trapped in the tank, which was filled with liquid chocolate at 120 degrees Fahrenheit, for 10 minutes before rescuers were able to extract him. He died shortly thereafter.

MYSTERY REVEALED!



Alejandra Casas correctly identified the photo as the Auto upholstery store at 2212 Lincoln Blvd.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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

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

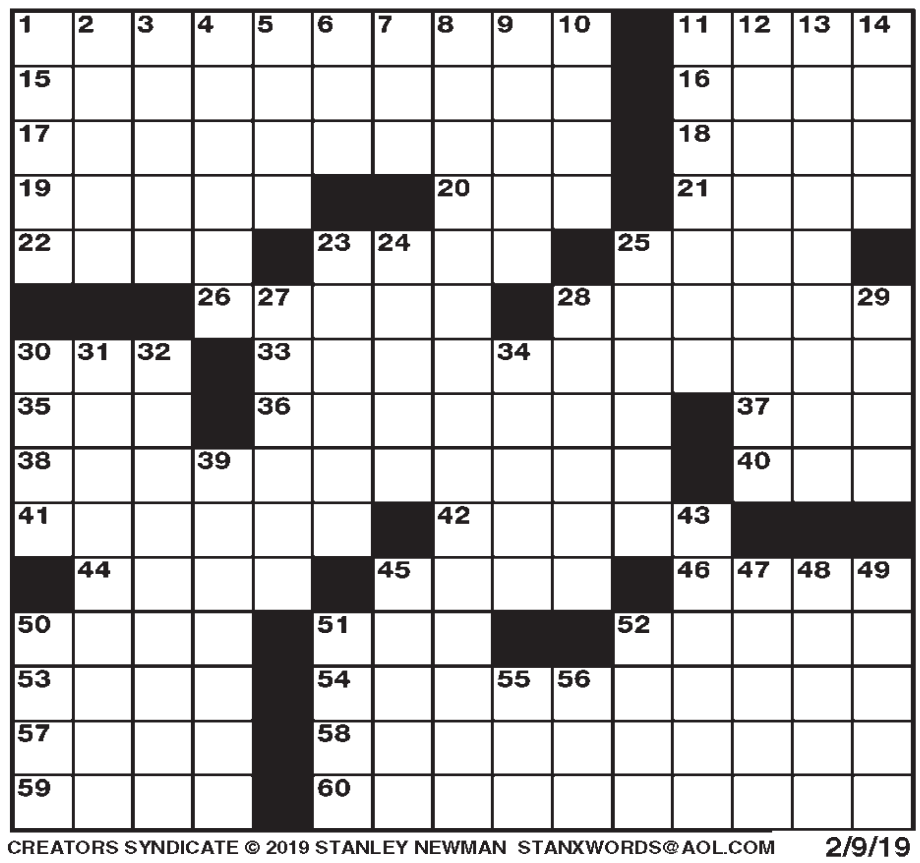
9	2	4		1		3		
1					3		4	
	8			4				
4	3					8		
			1		6			
		8					7	2
				9			5	
	1		8					4
		5		6		9	8	1

Newsday Crossword

SATURDAY STUMPER by Frank Longo
Edited by Stanley Newman
www.stanxwords.com

ACROSS
1 "Busted!"
11 Military Mach 5 flier
15 Respecting
16 Barreled
17 Girls' new goal, as of 2019
18 Something may be in front of it
19 Bad stuff
20 Clue card designation
21 Famous ruer of consumption
22 Ago, abroad
23 *World Beaters* producer
25 Person unlikely to sing
26 City once called Shahjahanabad
28 Isn't rejected
30 Positive feedback on a course
33 Even if it's coming down
35 Dispensed with, in a way
36 Puts together
37 Many a seal and elephant
38 New York NASCAR venue
40 Entry points for many admissions
41 Fort McHenry National Monument and Historic __
42 Altimetry aid
44 Metaphorical concession
45 Fragrant bunch
46 Fig pollinator
50 Without charge
51 High grade for a vineyard
52 *30 Rock,* for one
53 Marine otter descriptor
54 Western master of disguise
57 They'll produce gallery ovations
58 Smartphone series
59 Request for repetition
60 Pollutes

DOWN
1 They stand in stands
2 Enforcer
3 Illinois "Watch City"
4 No longer wobbling, say
5 Printer mentioned in "Sleigh Ride"
6 Empty rhetoric
7 Apple __
8 Haunts
9 Response to a roadblock
10 They may nest in diners
11 Ninjas' stock-in-trade
12 Very remote
13 Age-old navigation aid
14 Reckon
23 Legendary "Grail Maiden"
24 They're guarded in numerous sports
25 Top-selling aircraft brand of the 1970s
27 Beast held by a Leonardo *Lady*
28 Grasping
29 __ leak
30 Flight problems
31 Where Theodore Roosevelt Jr. led troops
32 Commuter belt
34 Some Southwestern ceramics
39 Supremely sympathetic
43 Gorilla safari locale
45 Doing the crocodile pose in yoga
47 Word from the French for "slang"
48 Area of activity
49 Oslo Accords participant
50 Depict or deduce
51 Sporting, with "in"
52 Not so small
55 It has three- and four-letter homophones
56 Mountain-dwelling monster in Dungeons & Dragons



CREATORS SYNDICATE © 2019 STANLEY NEWMAN STANXWORDS@AOL.COM 2/9/19

TODAY'S BIRTHDAY (Feb. 9)

You once worried about what was expected of you, and now you laugh about it because you already know, and you've already decided just how much credence to give to those expectations. Truly this is your year of freedom from social constraints and of self-realization at a whole new level. Aries and Libra adore you. Your lucky numbers are: 4, 30, 10, 7 and 28.

ARIES (March 21-April 19)
Jealousy makes people behave uncharacteristically. It's not worth it to make someone jealous on purpose, and if anyone does this to you it's a red flag.

TAURUS (April 20-May 20)
If you can facilitate an experience for another person, you'll be thrilled for the opportunity to do so. Stay cognizant of this: You can invite experience but never provide it, as experience is a co-creation between host and guest.

GEMINI (May 21-June 21)
Check in with loved ones, even if you just did recently, even if you're worried about bothering them, even if have nothing to say. Connection will be meaningful in unexpected ways.

CANCER (June 22-July 22)
You don't have to help everyone around you. Consider that you may be able to help them best today by doing you and being clear, strong and convicted about that.

LEO (July 23-Aug. 22)
Issues of territory arise. The map is a crude tool here, because even if you spell out the "mine" and "yours" of it all, life will make the borders messy again. You're going to have to lead with your heart on this one.

VIRGO (Aug. 23-Sept. 22)
No pressure, but people are noticing you and they'll start to follow you, not in just an attention or social media way, but they'll actually do what you do and say what you say.

LIBRA (Sept. 23-Oct. 23)
It's one of those days when you can really see clearly who is in and who is not. Harsh maybe, but anyone who isn't rooting for you in obvious ways today doesn't belong on your team.

SCORPIO (Oct. 24-Nov. 21)
You did it before and you can do it again. Sure, you can't remember how you did it or even why. You're not the same age, and you don't have the same resources as you did then. Nonetheless, you'll repeat the success. Believe.

SAGITTARIUS (Nov. 22-Dec. 21)
If you could figure out a way to go faster and still keep the quality up, you would. But this is just going to happen naturally. Quality first; speed will follow.

CAPRICORN (Dec. 22-Jan. 19)
You love to keep smart people around you who will challenge you, make you read, think, learn, strive, be healthy and active... and you also love the comfortable people. In fact, you'll love and need them a little more today.

AQUARIUS (Jan. 20-Feb. 18)
People fall in love with you unexpectedly. If you can help it, be careful not to foster attachments you won't be able to keep up with. It's no fun to be loved more than you love.

PISCES (Feb. 19-March 20)
What's legal isn't always moral and what's moral isn't always legal. But today won't be about laws of state. It's more like rules of the heart vs. social mores.

Mercury's Bye-Bye Burst of Wonder

Whatever is between the earthly plane and the realm of angels, be it clouds or sea foam, spirals, sacred geometry, plasma, lightning, dirt, feathers, chutes or ladders... whatever it is, to glimpse it from this earthly plane sends a thrill, blankets us in awe. This last day of Mercury in Aquarius can be credited for the sudden burst of wonder.

YOUR OPINION MATTERS! SEND YOUR LETTERS TO
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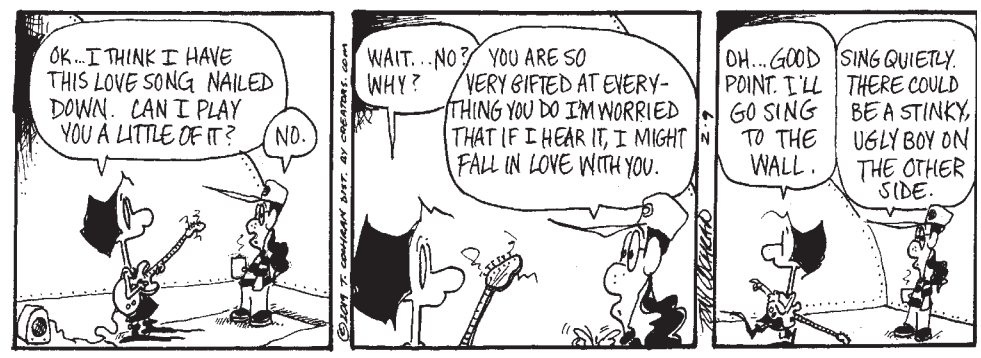
Heathcliff
By PETER GALLAGHER



Strange Brew
By JOHN DEERING



Agnes
By TONY COCHRAN



Dogs of C-Kennel
By MICK & MASON MASTROIANNI & JOHNNY HART



Zack Hill
By JOHN DEERING & JOHN NEWCOMBE



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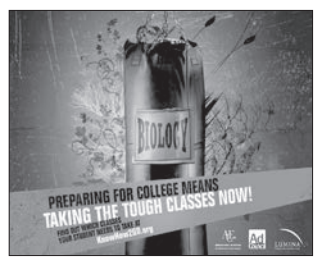
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Retailers are shopping for ways to get rid of checkout lines

BY MICHAEL LIEDTKE AND JOSEPH PISANI
AP Business Writers

Get ready to say good riddance to the checkout line.

A year after Amazon opened its first cashier-less store, startups and retailers are racing to get similar technology in stores throughout the world, letting shoppers buy groceries without waiting in line.

If they work, cashier-less stores will not only save time but maybe money too, for both cost-cutting merchants and customers whose shopping habits are dissected.

From cameras and sensors, the stores will know when shoppers pick up a product and put it down, and can send them a discount to tempt them to buy it. Merchants will be able to create more space for merchandise, better track when shelves need replenishing and draw more business from the hordes of customers who detest long lines.

But the monitoring system underlying cashier-less technology is bound to raise new privacy issues and worries about customer data falling into the wrong hands, especially if stores deploy facial recognition software in the omnipresent cameras watching shoppers.

"It could be scary, and it could be creepy," says Peter Trepp, CEO of FaceFirst, a Los Angeles company that so far has only sold its facial recognition tools to retailers trying to identify shoplifters and other criminals. "But if it's used to give people a 30 percent coupon on something they want that is going to be a nice benefit. That kind of experience will help people embrace the technology."

Amazon has a head start in the U.S., opening 10 convenience stores in three cities: Chicago, San Francisco and Seattle. The stores sell salads and sandwiches for lunch, everyday items like toilet paper and Advil, and groceries such as Cheerios and raw ground beef.

Shoppers scan an app to enter the Amazon Go store, grab what they want and walk out. Cameras and sensors on the ceiling track what's taken so their credit or debit cards are automatically charged when they leave. Shoppers will know how long it took to shop, since Amazon sends an alert with their shopping time.

"It was just a phenomenal experience," said Tom Hadfield, who bought a Coke Zero in a minute and five seconds at one of the Go stores in San Francisco while visiting the city recently.

Hadfield, who runs a technology startup in Austin, Texas, said it reminded him of the first time he rode an Uber.

"You just know it's going to be the future," he said.

Amazon doesn't say how much money its cashier-less stores make. But analysts from RBC Capital Markets recently visited Amazon Go's two San Francisco stores to come up with a number. Based on their observations of traffic patterns, they estimated about 400 to 700 customers per day will visit each of the roughly 2,000-square-foot Amazon Go stores, generating sales of $1.1 million to $2 million annually, assuming an average purchase of $10. At the high end of that range, it works out to twice the sales of a typical U.S. convenience store, RBC calculated.

Several startups are pitching technology to retailers who want to create Amazon Go-like stores of their own. One of the companies, called AiFi, says it has signed deals with the Carrefour chain in France and Zabka convenience stores in Poland. Others, including Zippin, Grabandgo, Trigo Vision and Inokyo, say they are negotiating deals with retailers in the U.S. and other parts of the world, although none are ready to identify them yet.

"Once a few big retail chains begin to deploy this technology, it's going to snowball and we will see more and more of them doing it," says Michael Suswal, co-founder of Standard Cognition, another cashier-less technology startup.

So far, companies working on the technology are finding ways to do without facial recognition. Their systems rely on cameras for identifying objects rather than people. Like Amazon, they rely on tailored smartphone apps to identify who is entering the store and to process the sale for whatever products are taken.

Both Standard Cognition and Zippin opened small stores in San Francisco last year that have held invitation-only demonstrations or been open for limited hours with a scant selection of merchandise.

"I like the idea of being able to come into a store, grab what you want and just walk out," says Tomonori Nishimura, a 30-year-old researcher for Fujitsu Laboratories after getting a bag of Funyuns at Standard's small store in San Francisco recently.

Amazon appears the most likely to make cashier-less stores a more common sight, partly because it can afford to open stores with the technology already built into them, given its current market value of about $800 billion — ranking among the most valuable companies in the world.

But the country's biggest retailers are also trying to speed up the shopping process. Sam's Club, the warehouse-style club owned by Walmart, opened a test store in Dallas that has no cashiers. Instead, shoppers use their smartphones to scan products and pay. 7-Eleven is testing something similar at 14 stores in Dallas.

"Waiting in line is torture," says 7-Eleven's Gurmeet Singh, the company's chief digital officer and chief information officer.

Though, he added, there are no plans to get rid of cashiers. He wants people to have a choice on how they pay.

As cashier-less stores become more common, there will likely be more political pressure to ensure they still offer an option to pay by cash to avoid discriminating against lower-income consumers without bank accounts and credit cards. In anticipation of that likelihood, Standard Cognition already has set up a separate kiosk for all-cash purchases in its test store.

RBC believes Amazon eventually will also introduce its cashier-less technology in its Whole Foods supermarkets, though Amazon says it has no plans to do so. For now, Amazon seems to have its eye on smaller stores: Late last year it introduced a 450-square-foot version of Amazon Go that can be plopped into office buildings or hospitals, like a walk-in vending machine.

"Within five years, I think just about everyone will have experienced what autonomous checkout is like," says Suswal of Standard Cognition. "And within 10 years, regular checkout stands will be very rare."





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