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Appoints Mayor, Mayor Pro Tem.



Volume 25 Issue 64

TUESDAY 2/17/26

smdp.com

## Santa Monica postpones Mills Act review despite completed study

MAAZ ALIN  
SMDP Staff Writer

A divided City Council voted last week to delay an already completed report on historic preservation revisions and merge several similar discussions into a single effort that would be both more comprehensive and less burdensome on staff.

The Santa Monica City Council voted last week to delay reviewing the city's Mills Act historic preservation tax program, despite staff having already completed a consultant study on potential reforms.

The Mills Act allows property owners of designated historic buildings to receive substantial property tax reductions in exchange for maintaining and preserving their properties. Santa Monica receives an average of three to four applications per year, with a May deadline for submission and required council action by October.

The council voted 5-2 to pause analysis of Mills Act policy changes and align the review with broader implementation of the Landmarks Commission's equity recommendations. The decision came after a contentious debate over whether to even hear the completed report.

Council Member Ellis Raskin, who co-sponsored the delay with Mayor Caroline Torosis and Council Member Dan Hall, said the pause was necessary to prevent piecemeal policy changes and align the Mills Act review with a comprehensive examination of the city's landmarks program.

SEE COUNCIL PAGE 7

## With new and expanding programs, Santa Monica Fire Department takes over emergency medical transports in the city



Courtesy of City of Santa Monica

**AMBULANCE:** The City of Santa Monica is taking over ambulance service within city limits.

**MATTHEW HALL**  
Daily Press Editor

The Santa Monica Fire Department is rolling out a pair of new programs designed to reshape the city's emergency medical response that officials say is aiming to improve patient care while generating millions in new revenue as part of a broader effort to stabilize the city's finances.

The initiatives, an in-house Ambulance Operator Program launched Feb. 1 and an expanded Advanced Provider Unit approved by the City Council last week, represent key components of the city's two-year strategic

Realignment Plan, which seeks to build organizational capacity and deliver more coordinated public safety services.

City Hall said the programs mark a significant shift in how Santa Monica handles emergency medical calls, moving away from reliance on a private ambulance contractor and investing in specialized units that can treat patients in the field, reducing unnecessary hospital transports and freeing up frontline resources.

The Ambulance Operator Program brings emergency medical transport services in house for the first time, ending the city's practice of routing all EMS dispatch calls to

McCormick, a private firm.

The program establishes a dedicated team of ambulance operators who work alongside paramedic teams during emergency responses. Under the new staffing model, firefighter-paramedics can focus on patient care while ambulance operators handle vehicle operations and transportation to local medical facilities.

City officials say the financial case for the program is compelling. The Ambulance Operator Program is projected to generate approximately \$7 million in new revenue against an annual operating cost of \$2.8

SEE AMBULANCE PAGE 5

## Malibu Council moves to extend business-friendly event permits

MAAZ ALIN  
SMDP Staff Writer

The City Council voted Monday night to explore making permanent a temporary ordinance that has allowed local businesses to host events more easily in the wake of last year's devastating Palisades Fire.

The council directed the Planning Commission to review a zoning text amendment that would extend Ordinance 526 beyond its May 31, 2026, expiration date. The ordinance has streamlined the permit process for temporary business events, helping boost foot traffic and sales for establishments still recovering from fire-related closures and access restrictions.

"We started in the economic recovery phase," said Tyler Eaton, assistant community development director. "The long-term, permanent ordinance could help with the economic sustainability of our city and also lead to future economic development with attracting more visitors to Malibu."

Since the ordinance took effect in July 2025, the city has approved 34 events under the new streamlined process with zero code enforcement complaints, according to staff reports. The program has drawn praise from business owners who reported significant increases in customer engagement and revenue.

The Palisades Fire broke out Jan.

SEE MALIBU PAGE 7

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## GUEST COMMENTARY

Send comments to [editor@smdp.com](mailto:editor@smdp.com)

# Could taxing multinational corporations erase California's budget deficits? Not likely

The state budget's chronic gaps between income and outgo — \$125 billion over the last few years, according to the Legislature's fiscal advisor — have left Gov. Gavin Newsom and legislators scrambling for ways to clean up the state's finances.

Newsom has so far shunned new taxes to close the gap, even trying to sidetrack a tax on the assets of billionaires that may appear on the November ballot. Union advocates say it would generate about \$25 billion a year for four years, roughly the size of California's projected deficits, with proceeds going mainly to health care.

While Newsom may not want to raise taxes as he gears up for a presidential campaign, his fellow Democrats in the Legislature and the myriad interest groups to which they owe allegiance increasingly see tax hikes as the only way out of the twin dilemmas of budget deficits and recent cutbacks in federal aid.

Thus, the hunt is on for some form of taxation that could pass political muster, particularly if the wealth tax is sidetracked. The search has landed on California's system of taxing multinational businesses.

For many decades, California levied those taxes on what was called a "unitary" basis. Corporations had to report their global incomes and a formula determined what percentage would be taxed by California.

The system was very controversial and bitterly opposed by foreign-based companies, especially those based in Japan and Great Britain. Their governments pressed California, directly and through diplomatic channels, to do away with the system.

Finally, in 1986, Republican Gov. George Deukmejian and Democratic legislators threw in the towel and decreed that corporations could either continue the unitary approach or adopt what was called "water's edge" calculations, which counted only activities within the United States.

Ever since, critics have said the water's edge option is a giveaway to corporations, because they could use creative accounting to shift profits to subsidiaries in other countries and thus minimize their California tax bills.

That criticism is being revived by advocates of returning exclusively to the unitary system.

Assemblymember Damon Connolly, a San Rafael Democrat, has introduced a unitary taxation bill. On Wednesday, the taxation committees of both legislative houses staged a hearing to get input from advocates and opponents.

Advocates, such as UC-Davis law professor Darien Shanske, argued that corporations have benefited from recent federal tax changes, and California should tap their profits to support vital state services threatened with cuts.

Opponents, such as Jared Walczak of the California Tax Foundation, warned that returning to the unitary system would complicate tax compliance and potentially renew international opposition.

The contention of unitary advocates that the water's edge option is a loophole that has undermined corporate tax revenues is shaky. California has the nation's third highest state corporate tax rate, 8.4%, and since the option was adopted 40 years ago, corporate tax revenues have increased 9-fold from \$4.8 billion a year to \$43.5 billion, slightly less than the growth rate of personal income taxes.

It's also doubtful than unitary taxation would make a serious dent in the state's chronic budget deficit, much less replace the federal reductions. Two state agency tax experts told legislators that estimating revenue gains is virtually impossible. The left-leaning California Budget & Policy Center estimates that it could net another \$3 billion a year, while Shanske suggested \$4 billion.

State deficits have been running about \$20 billion a year, and projections of future shortfalls are in the same range. Truly closing the gap would require increases of the proposed wealth tax's magnitude indefinitely — and replacing the federal reductions would require even more.

It's another reminder that making promises without revenues to back them up is a foolhardy approach to public finance.

Dan Walters, CalMatters Opinion Columnist

# TAXES

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# Factory-built housing hasn't taken off in California yet, but this year might be different

As the first home rolled off the factory floor in Kalamazoo, Michigan — “like a boxcar with picture windows,” according to a journalist on the scene — the Secretary of Housing and Urban Development proclaimed it “the coming of a real revolution in housing.”

For decades engineers, architects, futurists, industrialists, investors and politicians have been pining for a better, faster and cheaper way to build homes. Now, amid a national housing shortage, the question felt as pressing as ever: What if construction could harness the speed, efficiency, quality control and cost-savings of the assembly line? What if, rather than building homes on-site from the ground up, they were cranked out of factories, one unit after another, shipped to where they were needed and dropped into place? What if the United States could mass-produce its way out of a housing crisis?

In Kalamazoo, that vision finally seemed a reality. The HUD chief predicted that within a decade two-thirds of all housing construction across the United States “would be industrialized.”

The year was 1971, the HUD Secretary was George Romney (father of future Utah senator, Mitt), and the prediction was wildly off.

Within five years, Operation Breakthrough, the ambitious, but ultimately costly, delay-ridden and politically unpopular federal initiative that had propped up the Kalamazoo factory and eight others like it across the country, ran out of money. The dream of the factory-built house was dead — not for the first time, nor the last.

By some definitions, the first prefabricated house was built, shipped and re-assembled in the 1620s. Factory-built homes made of wood and iron were a mainstay of the colonial enterprises of the 19th Century. Housing and construction-worker shortages during the Second World War prompted a wave of (ultimately unsuccessful) attempts to mass-produce starter homes in the United States. The modern era is full of those predicting that the industrialization of the housing industry is just a few years away, only to be proven wrong.

This year, state legislators in California believe the turning-point might actually be here. With a little state assistance, they want to make 2026 the Year of the Housing Factory. At long last.

## CALIFORNIA GETS ‘MODULAR-CURIOS’

Assemblymember Buffy Wicks, an Oakland Democrat and one of the legislature’s most influential policy makers on housing issues, is leading the charge. Since the beginning of the year, she has organized two select committee hearings under the general banner of “housing construction innovation.” The bulk of the committee’s attention has been on factory-based building — why it might be a fix worth promoting and what the state could do to actually make it work this time.

The hearings are ostensibly intended to gather information, all of which will be summarized in a white paper being written by researchers at the Terner Center for Housing Innovation at UC Berkeley. But they’re also meant to build political momentum and

legislative buy-in for a coming package of bills. Both the paper and bills are due to be released in the coming weeks.

Wicks has “select committee’d” her way to major policy change before.

In late 2024, she cobbled together a series of state-spanning meetings on “permitting reform.” Those provided the fodder for nearly two dozen bills the following year, all written with the goal of making it easier to build things in California, especially homes. The most significant of the bunch: Legislation exempting most urban apartment buildings from environmental litigation. Gov. Gavin Newsom enthusiastically signed it into law last summer.

Now comes phase two. Last year’s blitz of bills, capping off years of gradual legislative efforts to remove regulatory barriers to building dense housing across California, has, in Wicks’ view, teed up this next big swing.

“Over the last eight to 10 years or so the Legislature and the governor have really taken a bulldozer to a lot of the bureaucratic hurdles when it comes to housing,” said Wicks. “But one of the issues that we haven’t fundamentally tackled is the cost of construction.”

Factory-built housing can arrive on a construction site in varying levels of completeness. There are prefabricated panels (imagine the baked slabs of a gingerbread house) and fully three-dimensional modules (think, Legos). Interest in the use of both for apartment buildings has been steadily growing in California over the last decade. Investors have poured billions of dollars into the nascent sector, albeit with famously mixed results. In California’s major urban areas, but especially in the San Francisco Bay Area, cranes delicately assembling factory-built modules into apartment blocks has become a more familiar feature of the skyline.

Randall Thompson, who runs the prefabrication division of Nibbi Brothers General Contractors, said he’s seen attitudes shift radically just in the last couple of years. Not long ago, pitching a developer on factory-built construction was a tough sell. But a few years ago he noted a growing number of “modular-curious” clients willing to run the numbers. Now many are coming to him committed to the idea from the get-go.

Policymakers are interested too, debating whether public policy and taxpayer money should be used to propel off-site construction from niche application to a regular, if not dominant, feature of the industry. Evidence from abroad is fueling that optimism: In Sweden, where Wicks and a gaggle of other lawmakers visited last fall, nearly half of residential construction takes place in a factory.

The renewed national interest is part of a “back to the drawingboard” energy that has pervaded policy circles at every level of government in the face of a national affordability crisis, said Chad Maisel, a Center for American Progress fellow and a former Biden administration housing policy advisor.

Yes, the country has tried and failed at this before, most notably with Operation Breakthrough. Yes, individual companies



## Weather

**Tuesday:** Rain. Cloudy, with a high near 59. Breezy.

**Tuesday Night:** Rain. Mostly cloudy, with a low around 49.

**Wednesday:** A chance of rain. Partly sunny, with a high near 58.

**Wednesday Night:** A chance of rain. Mostly cloudy, with a low around 46.

Date	Day	Time (LST/LDT)	Predicted	(ft)High/Low
2026/02/17	Tue	02:36 AM	1.33	L
2026/02/17	Tue	08:43 AM	5.85	H
2026/02/17	Tue	3:32 PM	-0.83	L
2026/02/17	Tue	9:47 PM	4.41	H
2026/02/18	Wed	03:15 AM	1.06	L
2026/02/18	Wed	09:18 AM	5.61	H
2026/02/18	Wed	3:58 PM	-0.58	L
2026/02/18	Wed	10:13 PM	4.68	H
2026/02/19	Thu	03:57 AM	0.84	L
2026/02/19	Thu	09:56 AM	5.15	H
2026/02/19	Thu	4:23 PM	-0.18	L
2026/02/19	Thu	10:41 PM	4.91	H
2026/02/20	Fri	04:44 AM	0.69	L
2026/02/20	Fri	10:39 AM	4.52	H
2026/02/20	Fri	4:49 PM	0.34	L
2026/02/20	Fri	11:13 PM	5.09	H
2026/02/21	Sat	05:37 AM	0.64	L
2026/02/21	Sat	11:30 AM	3.76	H
2026/02/21	Sat	5:14 PM	0.92	L
2026/02/21	Sat	11:50 PM	5.17	H
2026/02/22	Sun	06:43 AM	0.64	L
2026/02/22	Sun	12:38 PM	2.98	H
2026/02/22	Sun	5:39 PM	1.53	L
2026/02/23	Mon	12:37 AM	5.16	H
2026/02/23	Mon	08:16 AM	0.60	L
2026/02/23	Mon	2:41 PM	2.42	H
2026/02/23	Mon	6:03 PM	2.10	L
2026/02/24	Tue	01:42 AM	5.08	H
2026/02/24	Tue	10:09 AM	0.26	L
2026/02/25	Wed	03:10 AM	5.10	H
2026/02/25	Wed	11:30 AM	-0.29	L
2026/02/25	Wed	7:02 PM	3.08	H
2026/02/25	Wed	10:06 PM	2.80	L
2026/02/26	Thu	04:35 AM	5.33	H
2026/02/26	Thu	12:27 PM	-0.79	L
2026/02/26	Thu	7:25 PM	3.48	H
2026/02/26	Thu	11:36 PM	2.45	L
2026/02/27	Fri	05:45 AM	5.67	H

## 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>



Draw Date: 2/11  
6 20 33 40 48  
Power#: 5  
Jackpot: 146 M



Draw Date: 2/12  
14 18 23 27 29



Draw Date: 2/10  
5 25 30 36 68  
Mega#: 6  
Jackpot: 385 M



Draw Date: 2/12  
EVENING: 7 3 7  
Draw Date: 2/12  
MIDDAY: 2 6 2



Draw Date: 2/11  
3 5 7 8 46  
Mega#: 17  
Jackpot: 28 M



Draw Date: 2/12  
1st: 11 - Money Bags  
2nd: 07 - Eureka  
3rd: 03 - Hot Shot  
Race Time: 1:42:10

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**CITY OF SANTA MONICA  
NOTICE INVITING BIDS**

NOTICE IS HEREBY GIVEN that bids will be received by the City of Santa Monica until 3:00 p.m. on the date indicated at which time they will be opened and posted for:

**BID #4507 RENEWABLE NATURAL GAS**

Submission Deadline is February 27, 2026 at 3:00 PM Pacific Time.

Bids must be submitted on forms supplied by the City of Santa Monica. Bid packages containing all forms, specifications, terms and conditions may be obtained on the **CITY'S ONLINE VENDOR PORTAL**. The website for this Notice of Inviting Bids and related documents is: OpenGov (<https://secure.procurenow.com/portal/santa-monica-ca>). There is no charge for bid package and specifications.

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SANTA MONICA COMMUNITY COLLEGE DISTRICT**

**BID: #021026SH** Santa Monica College Bundy Campus Fencing Repair

**NOTICE IS HEREBY GIVEN** that the above-named California Community College District, acting by and through its Board of Trustees, hereinafter called "the District" will receive up to, but not later than, the below-stated date and time, bids for: Santa Monica College is accepting bids for fencing repair services at the Santa Monica College Bundy Campus.

Bidding Documents may be obtained by logging onto the District bidding website at: <https://www.planetbids.com/portal/portal.cfm?CompanyID=13721#>.

**DEADLINE FOR SUBMISSION OF BID PROPOSALS:** 03/09/2026, by 2:00pm

All Bid Proposals shall be submitted on forms furnished by the District. Bid Proposals must conform with, and be responsive to, the Bid and Contract Documents, copies of which may be obtained from the District as set forth above.

Only Bid Proposals submitted to the District via the bidding website, prior to the date and time set forth, shall be considered.

**MANDATORY PRE-BID JOB WALK:** 02/18/2026, 10:00 AM sharp. Santa Monica College Bundy Campus 3171 S. Bundy Dr., Los Angeles (meet on the corner of Bundy & Airport). Bidder attendance at Job Walk is mandatory. Sign-In required & late arrivals not permitted.

**PROJECT ESTIMATE: \$30,000.00**

**CONTRACT DAYS: 5-7**

The Bidder is required to have at time of bid submission and throughout the duration of the project: **CSLB B** license & CDIR registration. Contractors wishing to be considered must submit Bids containing all information required pursuant to the District's Request for Bids.

**Substitute Security-** In accordance with the provisions of California Public Contract Code §22300, the Contractor shall be permitted to substitute securities for any monies withheld by the District to ensure performance under this contract.

Post Dates: 02/10/2026 & 02/17/2026

# Facing 'extinction vortex,' California grants new protections to some mountain lions

This story was originally published by CalMatters. Sign up for their newsletters.

Just weeks after a mountain lion wandered into San Francisco, state officials voted to permanently protect populations of the charismatic predators that prowl the coastal mountains between the Bay Area and the Mexican border.

Mountain lions are one of the last big predators keeping ecosystems in balance. They feed on deer and other animals, leave scavengers, raptors and other wildlife the remains, and help maintain equilibrium among plants, prey and predator.

But, caged by concrete, killed by cars and sickened by rat poison, the isolated mountain lions along California's coast risk inbreeding themselves into extinction, scientists and state wildlife officials say.

Members of the California Fish and Game Commission on Thursday voted unanimously to list six groups of Central Coast and Southern California mountain lions as threatened under the California Endangered Species Act.

These mountain lions account for about one-third of the roughly 4,200 solitary, tawny cats thought to roam California.

Dozens of people spoke before the board today, from ardent supporters of wildlife to fierce opponents of free roaming predators and residents of rural areas concerned for their livestock and livelihoods.

Listing the mountain lions aligns with the state's existing ban on hunting mountain lions for sport and prohibits harming, or "taking," them except with a permit under certain conditions. It could also increase their priority for limited conservation grants and other funds.

More importantly, advocates say, it will trigger habitat protections — including under the landmark California Environmental Quality Act.

## BUILDERS PUSH BACK

State and local planning agencies must determine whether projects such as new roads, buildings or other developments could harm protected species and their habitats, and require developers to reduce that harm when possible.

For mountain lions, advocates and scientists hope that the listing will reduce further habitat loss and fragmentation in areas already carved into isolated pockets by roads and cities.

"If we want to maintain mountain lion populations in these coastal regions, then we've got some work to do," said Chris Wilmers, a professor of wildlife ecology at the University of California, Santa Cruz and lead investigator of the Santa Cruz Puma Project.

Builders have challenged some of the details of the listing, but did not oppose granting the mountain lions protected status.

In a letter, the California Building Industry Association and the Building Industry Association of Southern California warned that the state's current habitat maps could force developers in urban areas into studies and mitigation efforts that "would significantly increase project costs and schedules."

Protecting mountain lions is a card that one wealthy Bay Area enclave has already

tried to play in a gambit to block denser housing — to the scorn of housing and wildlife advocates alike.

## CONFLICT OVER WILDLIFE CONFLICT

Ranchers and residents of hilly, remote Bay Area and Central Coast suburbs also argued that more protections could spur more mountain lion attacks on people and livestock, and harm ranchers' livelihoods. Some sent the commission photographs of mauled cattle.

"People have them on cameras all the time eating house cats off peoples' porches, dogs dragged off in broad daylight right in front of their owners, and children being mauled," Greg Fontana, whose family has ranched the coastal reaches of San Mateo county for generations, wrote in a letter to the board.

It's rare for the reclusive cats to attack people — rarer still for the attacks to be fatal. Cougars are known to have killed six people in the last 136 years — most recently a young man in 2024 in El Dorado County, outside the area where mountain lions are now listed as threatened.

Attacks on livestock and pets, however, have trended upward in recent decades, according to a state report. But state wildlife officials also note that such attacks rise for every mountain lion killed or relocated in the prior year. One theory is that younger males move into the emptied territory, where the less proficient hunters go after slower pets and livestock.

Listing mountain lions under the state's endangered species act doesn't prevent wildlife officials from intervening in conflicts, either, according to Stephen Gonzalez, a spokesperson for the California Department of Fish and Wildlife. The act still allows the department to "issue permits for take of a ... listed species for 'management' purposes," which could include managing mountain lions that kill pets and livestock.

Mountain lions have had temporary protections under the state's endangered species act while the state weighed whether to list them. Even in that time, Gonzalez said the department has issued such permits to scare off troublesome mountain lions. It "anticipates it will continue to do so ... evaluating each situation on a case-by-case basis and continuing to prioritize non-lethal methods."

## INBREEDING TO EXTINCTION

Scientists and advocates say that mountain lions are running out of time: physical signs of inbreeding, including kinked tails, testicular defects and malformed sperm, have already cropped up in cougars corralled by freeways in the mountains of Southern California.

Having a kinked tail, where the end is sharply bent like an 'L', doesn't seem to harm a mountain lion, Wilmers said. But they're an ominous sign that a population is reaching alarming levels of inbreeding. Without fresh gametes swimming in the gene pool, the iconic cougars of the Santa Ana and Santa Monica mountains risk dying out in the coming decades when inbreeding starts affecting reproduction and survival, scientists

## COMMUNITY NEWS

## Malibu

## Malibu City Council Appoints Mayor, Mayor Pro Tem

The Malibu City Council selected and swore in Mayor Pro Tem Bruce Silverstein as the city's next mayor and Councilmember Steve Uhring as mayor pro tem at its Feb. 9, 2026, council meeting.

The council thanked outgoing Mayor Marianne Riggins and presented her with a plaque in recognition for her service to Malibu representing the city, the community and the council during her term as mayor.

Mayor Silverstein had his oath of office administered by his son, Louis Silverstein. Mayor Pro Tem Steve Uhring was sworn in by City Clerk Kelsey Pettijohn.

Video of the council reorganization is available at <https://youtu.be/VSvKXL3zoVM?t=9451>.

The City of Malibu is a general law city and operates under the council-manager form of government incorporated in 1991. The five-member City Council is elected at-large to serve four-year terms. The mayor and mayor pro tem are elected every 9.5 months by the city councilmembers.

For more information about the Malibu City Council, visit <https://www.malibucity.org/CityCouncil>.

EDITED BY SMDP STAFF

## AMBULANCE

FROM PAGE 1

million, making it a central piece of the Realignment Plan's budget stability strategy.

"The Ambulance Operator Program reflects our ongoing commitment to innovation, safety and high-quality service for the Santa Monica community," Fire Chief Matt Hallock said. "By formalizing the ambulance operator role, we are strengthening our Emergency Medical Services system, supporting our personnel and improving outcomes for the patients we serve."

The program is also designed to serve as a career pipeline, acting as the first step toward becoming a firefighter-paramedic. Ambulance operators receive specialized training in emergency vehicle operations, safety protocols, communications and teamwork.

The city said it will monitor performance metrics closely as the program expands.

The City Council voted last week to add a second unit to the Fire Department's Advanced Provider Unit program, citing strong results from the first unit, which launched in November 2025.

The APU is a specialized Mobile Integrated Health resource designed to handle complex medical and behavioral health calls and frequent 911 users. Each unit is staffed by a firefighter-paramedic and a nurse practitioner, a combination that allows the team to conduct advanced clinical assessments in the field, provide treatment on scene when appropriate, coordinate follow-up care and reduce unnecessary emergency department transports.

In its first three months of operation, the initial APU responded to more than 130 calls for service, provided advanced-level care to more than 60 patients and successfully treated and discharged more than 20 patients on scene, avoiding unnecessary hospital visits. The unit also avoided the use of ambulances more than 50 times, keeping those resources available for other emergencies, and helped place two elderly, high-utilization patients into long-term care.

The expansion will increase coverage during peak demand periods and extend deployment to seven days per week. The Fire Department anticipates having the second

unit fully staffed and operational by March.

The APU program was funded in large part to serve people experiencing homelessness and other vulnerable populations, according to a staff report presented to the council.

The units function as mobile urgent care for the unhoused population, providing point-of-care testing for conditions such as flu, strep and blood abnormalities. Nurse practitioners on the units can medically clear patients — a capability that paramedics and emergency medical technicians do not have — keeping lower-acuity patients out of the hospital and freeing up beds for those with more serious conditions.

The APU also makes house calls to Santa Monica residents, providing post-discharge care, testing and follow-up after hospital release to reduce the likelihood of future 911 calls.

The program additionally supports the Santa Monica Police Department by reducing reliance on external medical partners to medically clear detainees for booking, resulting in cost savings for the city.

To staff the second unit, the council authorized contracts with two nurse practitioners. Each agreement carries an initial one-year term with a not-to-exceed amount of \$79,553, including contingency funds, and includes four one-year renewal options for a total not-to-exceed amount of \$598,643 per contract.

The Fire Department opted to contract with nurse practitioners rather than create city positions to maximize operational flexibility and scheduling coverage. The department held an informational session attended by more than 40 potential nurse practitioners and conducted two rounds of interviews before selecting the candidates.

The contracts were approved as an exception to the competitive bidding process under the city's Local Emergency on Homelessness, a declaration first adopted by the council in February 2023 and most recently extended in December 2025.

The first APU was authorized as part of the city's fiscal year 2025-27 biennial budget in June 2025, and the second unit was authorized when the council adopted the Realignment Plan in October 2025.

editor@smdp.com

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## COMMUNITY NEWS

## NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the people whose names appear below of their intention to circulate the petition within the City of Santa Monica for the purpose of creating funds to preserve existing educational programs and services provided in our Santa Monica public schools by enacting a tax on parcels of real property. A statement of reasons for the proposed action as contemplated in the petition is as follows:

Fellow Santa Monica voters:

Our Santa Monica public schools are known for their excellence, ranking among the best schools in our State and Nation. This is due, in part, to financial support from the City of Santa Monica including about \$12 million in funding under the Master Facilities Use Agreement ("MFUA") between the City and the Santa Monica-Malibu Unified School District ("SMMUSD").

Unfortunately, the City is suffering financially. The City Council adopted a Resolution declaring the City's fiscal distress on September 9, 2025. The MFUA expires on June 30, 2027, and when it expires the City may not have the resources to renew it. The loss of ongoing City funding that has been provided by the MFUA would be devastating to SMMUSD, its students and teachers.

We -- State Senator Ben Allen, SMMUSD Board of Education President Alicia Mignano, and Community for Excellent Public Schools Chair Ted Winterer -- believe it is in the public interest to ensure the City has a dedicated source of funding to replace the MFUA funding. Our petition proposes a new tax on parcels of real estate in Santa Monica of \$495 per parcel to protect existing educational programs in Santa Monica's public schools, including retention of high-quality teachers; assistance for disadvantaged students; art, music, science and math education; access to early childhood education; maintenance of school facilities; and after-hours community access to school playing fields, playgrounds and other facilities. The full amount of tax collected will be provided to SMMUSD or any successor district that serves the City.

Seniors, 100% affordable housing, non-profits and religious organizations will be exempt from the tax.

Please join us in preserving the excellence of our Santa Monica public schools by signing the petition to put this measure on the Santa Monica ballot.

Original Signatures  
by:

Ben Allen  
California State Senator

Alicia Mignano  
President, Santa  
Monica-Malibu Unified  
School District Board of  
Education

Ted Winterer  
Chair, Community  
for Excellent Public  
Schools

**Ballot Title and Summary  
Prepared by the City Attorney**

The city attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

**AN INITIATIVE MEASURE ESTABLISHING A PARCEL TAX COLLECTED BY THE CITY OF SANTA MONICA FOR FUNDING FOR THE SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT**

This initiative measure would add Chapter 2.74 to the Santa Monica Municipal Code and establish an annual parcel tax of \$495 per parcel of taxable real property located within the City of Santa Monica ("City"). The amount of the parcel tax will be adjusted annually for inflation as provided in the measure.

If approved, the City would be required to provide all tax revenue from the measure to the Santa Monica-Malibu Unified School District ("SMMUSD") or any successor school district that serves public school students in the City. The measure identifies the Los Angeles County Assessor, or other lawful entity, as the Tax Collector. Failure to remit the parcel tax is subject to penalties, fees, and interest, and may result in a property lien.

The parcel tax revenue may be used for educational purposes, including, but not limited to, retention of teachers; assistance to disadvantaged students; art, music, science, and math education; access to early childhood education programs; maintenance of existing school facilities; and community access after school hours to school facilities. The parcel tax revenue may not be used for administrator salaries, land acquisition, or capital improvements, including the construction of new buildings.

The measure contains several exemptions for parcels owned by: (1) Senior citizens (age 65 or older) who reside in the property as a primary residence; (2) non-profit organizations with 501(c)(3) status; (3) an Affordable Housing Development Project, as defined in the measure, if certain requirements are met; and (4) religious organizations or schools that are exempt from property taxes. The measure directs the City's Finance Director to establish guidelines for processing exemptions.

The measure states that it would replace funding currently provided by the City to SMMUSD under a Master Facilities Use Agreement (the "MFUA"), which expires on June 30, 2027. Revenue collected by the parcel tax, if adopted, will not be credited against any City funds provided to SMMUSD under other existing agreements or prior measures.

The SMMUSD Board of Education is authorized to establish an oversight committee structure to oversee use of the parcel tax revenue. If SMMUSD does not establish oversight prior to the first July 1 following the effective date, the City must establish an oversight committee. SMMUSD must also obtain independent annual performance audits to evaluate expenditures.

The initiative authorizes the City's Finance Department to administer the parcel tax. The initiative authorizes residents to file a civil action to enforce the initiative. Successful challenges may result in costs of suit and attorneys' fees. The initiative is effective on the earliest possible legal date and may only be amended or repealed with approval by a majority of the voters. The parcel tax would be collected beginning on July 1 of the year after being approved by the voters. The initiative requires the City to defend the measure if challenged and to indemnify the proponents for reasonable attorneys' fees.

## West LA

## Mason Home Concerts Presents Chalifour &amp; Friends Feb. 21

Mason Home Concerts continues its 12th season with "Chalifour & Friends" on Saturday, Feb. 21, 2026, featuring world-class musicians performing Brahms's "Piano Quintet in F minor, Op. 34" in a salon-style setting on Los Angeles's Westside.

The all-star ensemble is led by Los Angeles Philharmonic Concertmaster Martin Chalifour, whose international solo career includes collaborations with conductors Gustavo Dudamel and Esa-Pekka Salonen.

Chalifour is joined by violinist Ambroise Aubrun, an award-winning soloist and recording artist who serves as guest concertmaster with orchestras worldwide. Violist Jonah Sirota brings a background in chamber music, composition and media scoring, including 18 years with the Chiara String Quartet. Cellist Cécilia Tsan is an international soloist, principal cellist of the Long Beach Symphony and Los Angeles Master Chorale, and artistic director of Sunday Afternoon Concerts in the Dome at Mount Wilson Observatory. Pianist David Kaplan completes the ensemble, whose work centers on solo and chamber performance, contemporary repertoire and collaborations with leading ensembles and Carnegie Hall's affiliate ensemble Decoda.

The evening includes a preconcert talk by LA Philharmonic's Dr. Kristi Brown-Montesano. Tickets are available at a suggested \$40 minimum donation per concert or \$175 for a season pass, and include hors d'oeuvres and the series's signature buffet dinner at 5:30 p.m., prior to the 6 p.m. concert.

The season continues March 7 with the Webern Quartet performing Mason's "String Quartet No. 5" (world premiere) with Beethoven's "String Quartet, Op. 130" in its original form. On April 18, Los Angeles Wind Sextet showcases elite wind and piano musicians in a program spanning Bach to Gershwin. The season concludes May 16 with Tosca Opdam & Friends performing Dvorák's "Piano Quintet No. 2" and Moszkowski's "Suite."

Mason Home Concerts was founded in 2013 by composer Todd Mason and his late wife, Robin, in their Mar Vista home, which was transformed into a dedicated chamber music environment with 50-seat capacity. Over 12 years, the series has presented more than 50 performances featuring principal members of the Los Angeles Philharmonic, LA Opera Orchestra, Los Angeles Chamber Orchestra and Long Beach Symphony, alongside distinguished faculty and alumni from Juilliard, USC and UCLA.

For the Mar Vista location, tickets and more information, visit [masonconcerts.org](http://masonconcerts.org).

EDITED BY SMDP STAFF

## LION

FROM PAGE 4

warn.

Even populations further north are struggling to find mates that aren't related to them.

Wilmers recalls the first time he saw a kinked tail on a trail cam in the Santa Cruz mountains. "It was definitely an 'Oh shit' moment," Wilmers said. "This is really happening."

To combat the array of threats — from inbreeding and car accidents to rat poisons and wildfires — the Center for Biological Diversity and the Mountain Lion Foundation petitioned in 2019 to add Central Coast and Southern California Mountain Lions to the state's endangered species list.

"These populations are facing an extinction vortex," said Tiffany Yap, urban wildlands science director at the Center for Biological Diversity. "We need these protections to get more connectivity on our roads, in our development, so that they can roam freely."

More than six years later, the California Department of Fish and Wildlife agreed. In December, a staff report recommended that, with some tweaks to the protected area, California list these mountain lions as threatened.

## ROOM TO ROAM

California is already taking steps to connect

cougars' habitats — sinking millions of dollars into highway crossings to give wildlife safe passage over or under the cars and trucks that scientists report killed hundreds of mountain lions over a seven year stretch.

Yap says it's not enough — and San Francisco's recent visit from a cougar is a prime example. Young males disperse to find new territory and mates away from their relatives and other more dominant males.

But without paths to suitable habitat, they can find their way to Yap's neighborhood in Pacific Heights, where the 80-pound cat ended up sandwiched in a narrow space between two apartment buildings.

Yap was across the street watching California Fish and Wildlife biologists and veterinarians from the San Francisco Zoo trying to catch the cougar, which they eventually tranquilized and released into the Santa Cruz Mountains.

To her, it drove home the importance of protecting — and connecting — the mountains the lions call home.

Wilmers agreed. "There's always going to be mountain lions bumping into San Francisco. But right now, that's all they can do," he said. "We'd like to get to the place where they can find ways through this maze of urban and suburban development, to the next mountain range over."

By Rachel Becker, CalMatters.

**GET IT  
DAILY...**



## COUNCIL

FROM PAGE 1

"We've had many items come forward this year, and last year would have added more and more and more priorities onto staff's plate," Raskin said. "At a certain point we've got to pull back, and we got to stop adding more and more things onto our agendas and reprioritize."

But Mayor Pro Tem Jesse Zwick argued the council had already directed staff to evaluate Mills Act reforms in 2025, and a completed consultant report was sitting unused.

"The council directed this evaluation to be done in 2025, we're now looking in 2026 and facing potential considering advice that potentially any action we take probably should be prospective," Zwick said. He warned that continued delays could push any policy changes to 2027 or 2028.

Planning Director Jing Yeo confirmed that consultant Robert Chatel had completed a scan of Mills Act best practices in other cities, and staff had met with the Santa Monica Conservancy about potential options. However, she said staff paused work on the analysis after the agenda item was published.

Critics of the current Mills Act implementation have argued that it is costly to maintain and only benefits wealthy home owners. Wholesale abandoning the program would open the city to litigation according to the City Attorney's office.

Santa Monica's ordinance was amended several years ago to remove discretion from approvals once three findings are met: no outstanding code violations, current on taxes, and alterations consistent with Secretary of Interior standards.

"The expectation then is created that once an application comes in, as long as those are met, that the city council will approve

the application," Interim City Attorney Heidi von Tongein said. "There is therefore risk in stopping the application process without adequate notice."

Council initially asked for a review of the Mills Act in October of 2025. However, they had already authorized implementation of a broader revisions to the city's historic preservation rules in February of that year following a joint report from the Landmarks Commission and the Committee for Racial Justice.

The partnership formed after a contentious 2021 landmark nomination for a property with both architectural significance and ties to racist history. Council directed the Landmarks Commission to develop a framework for handling such cases.

The group conducted seven listening sessions with underrepresented communities and concluded that no single objective framework could address all difficult histories. Instead, it recommended updating the city's historic resources inventory to better reflect underrepresented communities, creating interpretation guidelines, establishing a diverse community advisory committee, seeking consultants from diverse backgrounds, providing equity training for commissioners, and hosting a citywide event to broaden participation in the preservation process.

Council's decision last week will pause Mills Act discussions and review of "structure of merit" revisions and align landmarks work plans with implementing the Landmarks Commission's "A Place for Everyone in Santa Monica's History" equity report.

The council approved the original motion to pause Mills Act analysis by a 5-2 vote, with Zwick and Natalya Zernitskaya dissenting.

maaz@smdp.com

## MALIBU

FROM PAGE 1

7, 2025, affecting one-third of Malibu and closing Pacific Coast Highway from the city's eastern boundary to Carbon Beach through Memorial Day weekend. Even after the roadway reopened, ongoing traffic controls and congestion continued limiting access from the greater Los Angeles area.

Some Malibu business owners publicly reported year-over-year losses of up to 80%, prompting the City Council to adopt the urgency ordinance in July to spur economic recovery.

Under the temporary rules, businesses can obtain simple planning clearances for events with 99 or fewer attendees, with no annual limit. Events with 100-250 people require express permits with shortened timelines — applications due seven days before the event rather than the standard 35 days. Shopping centers can host up to 48 one-day events annually, while individual businesses can hold 24.

Regular temporary use permits are still required for events exceeding 250 people and remain limited to six per year per parcel.

The council also directed the Planning Commission to examine potential modifications, including a request from the Boys and Girls Club of Malibu to extend the current 14-day event limit to allow more time for setup and breakdown of the annual Malibu Chili Cook-Off.

Mayor Marianne Riggins made a motion asking the commission to "consider whether or not set up and break down days are included in that 14-day time period."

The council also wants to close what officials called a "loophole" where the 14-day permit could potentially be used to host multiple different events over consecutive

weekends under a single permit.

"There's been some debate over whether that's a series of events or not, under one TUP," Eaton said, referring to temporary use permits.

Not all council members favored making the changes permanent immediately. Mayor Pro Tem Steve Uhring and Councilmember Doug Stewart suggested keeping the ordinance temporary for now, noting the city's previous event rules had worked for years.

"We were stuck so long in being conservative on this, we loosened it up, and we've only had it in operation for seven months," Stewart said. "Let's make sure it's flying right before we cut it loose."

The council ultimately directed staff to prepare the zoning text amendment for Planning Commission review, though the final ordinance could include a sunset provision rather than making the changes permanent.

The ordinance also loosened temporary signage rules, allowing six signs per shopping center or two per parcel, each up to 16 square feet. However, only one temporary sign permit has been approved during the program period.

The council heard Item 6A late in the evening after a lengthy discussion of a controversial mobile home rent stabilization ordinance.

State law requires zoning code changes to go through the Planning Commission unless a city lacks such a commission, according to Interim City Attorney Trevor Rusin.

The Planning Commission will schedule a public hearing to review the proposed amendments and make recommendations back to the City Council.

maaz@smdp.com



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## DBA

## DBA

## DBA

## Name Change

## Summons Notice

FICTITIOUS BUSINESS NAME STATEMENT File No. 202601531. The following person(s) is (are) doing business as: LNW CREATIVE, 1148 9TH ST APT 19, SANTA MONICA, CA 90403, County of Los Angeles. Registered Owner(s): LINDSAY WONG, 1148 9TH ST APT 19, SANTA MONICA, CA 90403. This business is conducted by: an individual. The registrant commenced to transact business under the fictitious business name or names listed above on 01/2026. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /s/ LINDSAY WONG, OWNER. This statement was filed with the County Clerk of Los Angeles County on 01/22/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 02/10/2026, 02/17/2026, 02/24/2026, 03/03/2026

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026012115. The following person(s) is (are) doing business as: REDWOOD OUTDOORS, 30 NORTH GOULD ST STE 1918, SHERIDAN, WY 82801, County of Los Angeles. Registered Owner(s): RED ROCK OUTDOORS CO, 30 NORTH GOULD STREET STE 1918, SHERIDAN, WY 82801. This business is conducted by: a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /s/ ROBIN CHORONG YOON, OWNER. This statement was filed with the County Clerk of Los Angeles County on 01/26/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 02/02/2026, 02/09/2026, 02/16/2026, 02/23/2026

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026018273. The following person(s) is (are) doing business as: ROSE DEN, 25401 CABOT RD 208, LAGUNA HILLS, CA 92653, County of Orange. Registered Owner(s): RADWAN LAW GROUP, A PROFESSIONAL CORPORATION, 25401 CABOT ROAD SUITE 208, LAGUNA HILLS, CA 92653. This business is conducted by: a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /s/ KILLIAN LANNEN, CEO. This statement was filed with the County Clerk of Los Angeles County on 01/16/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 01/27/2026, 02/03/2026, 02/10/2026, 02/17/2026

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FICTITIOUS BUSINESS NAME STATEMENT File No. 2026028766. The following person(s) is (are) doing business as: MERCENARY LIGHTING, 617 W 4TH ST, POMONA, CA 91766, County of Los Angeles. Registered Owner(s): CORNERSTORY FILMS LLC, 617 W 4TH ST, POMONA, CA 91766. This business is conducted by: a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on 02/2026. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /s/ FRANCISCO QUEVEDO, CEO. This statement was filed with the County Clerk of Los Angeles County on 2/6/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 02/03/2026, 02/10/2026, 02/17/2026, 02/24/2026

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026023551. The following person(s) is (are) doing business as: CHRONOS VISUALS, 27212 CALYPSO LANE, SANTA CLARITA, CA 91351, County of Los Angeles. Registered Owner(s): ROMAN MICHAEL LATELA, 27212 CALYPSO LANE, SANTA CLARITA, CA 91351. This business is conducted by: an individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /s/ FRANCISCO QUEVEDO, CEO. This statement was filed with the County Clerk of Los Angeles County on 2/6/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 02/10/2026, 02/17/2026, 02/24/2026, 03/03/2026

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026023551. The following person(s) is (are) doing business as: CHRONOS VISUALS, 27212 CALYPSO LANE, SANTA CLARITA, CA 91351, County of Los Angeles. Registered Owner(s): ROMAN MICHAEL LATELA, 27212 CALYPSO LANE, SANTA CLARITA, CA 91351. This business is conducted by: an individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /s/ FRANCISCO QUEVEDO, CEO. This statement was filed with the County Clerk of Los Angeles County on 2/6/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 02/10/2026, 02/17/2026, 02/24/2026, 03/03/2026

Santa Monica Daily Press

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## Summons Notice

SUMMONS (CITACION JUDICIAL) Case No. 25STLC00212. NOTICE TO DEFENDANT: Sharron Valk. YOU ARE BEING SUED BY PLAINTIFF: Law Office of Benjamin Kanani, APC. NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center, 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. The name and address of the court is: Superior Court of California, County of Los Angeles, 312 N Spring Street, Los Angeles, CA 90012. The name, address, and telephone number of plaintiff's attorney is: Benjamin F. Kanani, Esq., Law Office of Benjamin Kanani, APC, 8730 Wilshire Blvd., Ste. 310, Beverly Hills, CA 90211, (310) 593-9592. SANTA MONICA DAILY PRESS Publish: 02/10/2026, 02/17/2026, 02/24/2026, 03/03/2026

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Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://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](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://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): Santa Monica Superior Court 1725 Main Street, Santa Monica, CA 90401. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): James R. Doddy, Esq. 2121-B Hawthorne Blvd, #1079, Torrance, CA 90503 Tel. 310-421-8650 DATE (Fecha): 06/24/2024 David W. Slayton, Executive Officer, Clerk (Secretario), by A. Ilieva, Deputy (Adjunto)(SEAL)2/2, 2/9, 2/16, 2/23/26 CNS-400300#SANTA MONICA DAILY PRESS

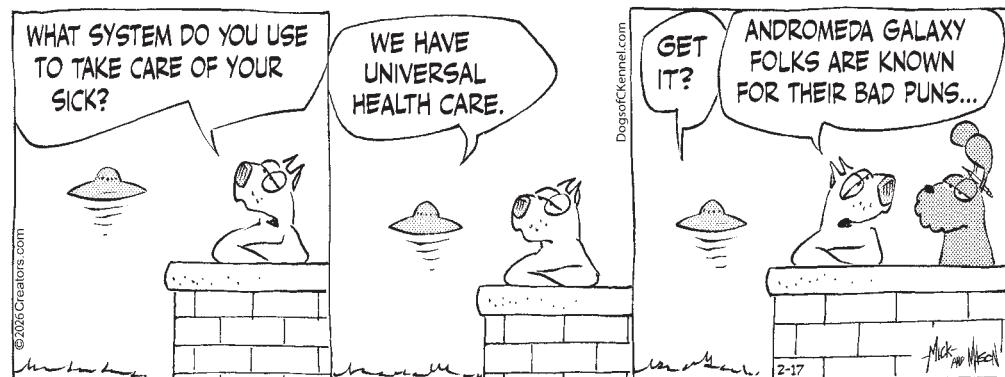
Senior Engineer, Application Security required by UMG Recordings Inc. based in 2220 Colorado Blvd, Santa Monica, CA 90404 but may be performed remotely anywhere from within US. Dsgn tech secrty assmts to imprv prdt secrty. Impltmt secrty stdnrdss acrss engnr teams. Rvw dsgns w/ sttic tsng, dynmc anlys, 7 pen-tsng. Bld tools to autmtn mgmnt prsses. Prvd engnr dsgns to mtg secrty rsks in new sftrw. Ensr sftrw secrty at all lvs. Advct for secrt cltr & ed in all prts of UMG. Salary \$179,234. Send resume to Attn: 9880 Lenie Resuello at 2220 Colorado Blvd, Santa Monica, CA 90404. No Phone calls or emails. 5 day/40 hr. week. Ad paid by an equal opportunity employer.

## Agnes



By TONY COCHRAN

## Dogs of C-Kennel



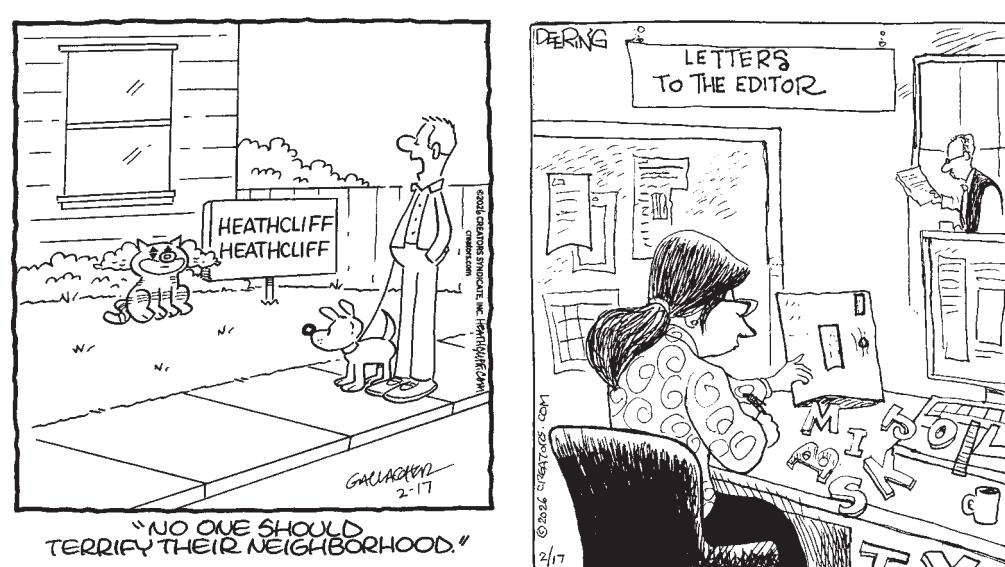
By MICK &amp; MASON MASTROIANNI &amp; JOHNNY HART

## Zack Hill



By JOHN DEERING &amp; JOHN NEWCOMBE

## Heathcliff



By PETER GALLAGHER

## 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 19 letters left over. They spell out the alternative theme of the puzzle.

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## Our justice system



Acts	Filed	Offence	Technically
Bond	Fine	Onus	Topic
Break	Help	Order	Tragedy
Case	Interrogate	Outcry	Trials
Constable	Judge	Police	Truth
Deciding	Jury	Report	Upper
Defer	Laws	Result	Veto
Drama	Libel	Revoke	Victim
Elect	Nation	Seat	
Excuse	Notes	Sign	
Exhibit	Oath	Suit	

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.  
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Santa Monica Daily Press



## TODAY'S BIRTHDAY (Feb. 17)

ARIES (March 21-April 19). Noticing the gap between who you are and who you want to be? That's a win. Accepting it without shame is the kind of mindset that makes real progress possible. It takes humility to grow, and humility like that will get you far.

TAURUS (April 20-May 20). With billions of people on the planet, it's only natural that some paths will cross in messy ways. Conflicts happen. Challenges are unavoidable. And that's a good thing, especially today because they keep the adventure fun and the story interesting.

GEMINI (May 21-June 21). Things that are always around get ignored. Things you can never have feel frustrating. The things that keep you wanting more? They show up sometimes, not all the time. That's the sweet spot. The desire you chase or are chased by will illustrate the concept.

CANCER (June 22-July 22). After an extended cycle of accommodating others, your own needs are a whisper. At this juncture, it would be normal not to know what you want. It would also be normal to turn the trend around.

LEO (July 23-Aug. 22). Endless choice can feel like no choice at all because too many options make it hard to know what you like. Everything starts to feel the same. You'll figure out what you like by choosing and sticking with something.

VIRGO (Aug. 23-Sept. 22). The day's dance is a kick line - a cumulative effect, beautiful in its conformity, requiring peripheral awareness. The line becomes one creature with many legs hitting the same rhythm and height. Dancers who can kick higher save it for another dance.



## HOROSCOPES

LIBRA (Sept. 23-Oct. 23). You feel compelled to make a move even though you can't imagine the outcome just yet. Inability to picture a future doesn't mean the move is wrong. Right now, your instincts are simply ahead of your perception and imagination.

SCORPIO (Oct. 24-Nov. 21). Can you be overeducated? Only if all that knowledge keeps you from doing anything. Not everything you learn is immediately useful. By taking action, you'll learn which part of your education applies, and from there, experience will be your new professor.

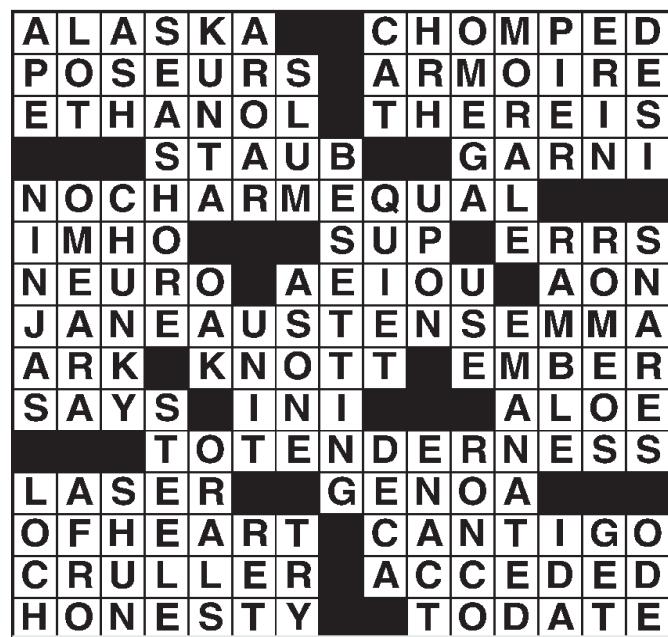
SAGITTARIUS (Nov. 22-Dec. 21). Take your time with today's decisions, especially financial ones. Note that expensive things aren't automatically better things, and sometimes they are worse, offered by the greedy to the ignorant, which is why you'll do the research.

CAPRICORN (Dec. 22-Jan. 19). Difficulty isn't just the price of admission. It's the weight that makes the muscle. Hard things aren't the dues you pay to be awesome; they are why you're awesome. The work required to earn them is what makes them transformative rather than hollow.

AQUARIUS (Jan. 20-Feb. 18). Oddly enough, putting too much thought into a thing can make it less effective. The slapdash version will contain the most honest information, whether you're on the giving or receiving end of it.

PISCES (Feb. 19-March 20). Feeling stuck? There are options you're not using - things you could say, decisions you could make, buttons to push, experiments just waiting for the scientist in you to try. Play a few of those hands and then see how you feel. You're more powerful than you know.

## SOLUTIONS TO YESTERDAY'S CROSSWORD



## Newsday Crossword

## ACROSS

1 Gave a fancy party for  
6 Pet adoption org.  
10 Earl Grey and pekoe  
14 Group of mountains  
15 Fill, as a truck  
16 \_\_\_ and rave (talk angrily)  
17 In the backyard or front porch  
19 Food inspection agcy.  
20 Two-thirds of a dozen  
21 Motionless  
22 Giants of industry  
25 Lower-leg joints  
26 Say from memory  
27 Argyles, for instance  
29 Software purchaser  
30 Skiing surface  
32 In real time  
36 Clear-sky color  
37 Beerlike beverage  
38 Revise for publication  
39 Talks on and on  
40 Performed poorly  
42 Right-angle shapes  
43 Enthusiastic  
45 Pleasing to the eye  
47 Available to rent  
50 Peace Prize nun Mother \_\_\_  
51 Terse concession  
52 Scientist Curie  
54 Actress Hatcher or Garr  
55 "Little red" fairy tale outerwear

## 60 Skating leap

61 United \_\_\_ Emirates (Mideast nation)  
62 Fraction of a pound  
63 Pop music star \_\_\_ Gaga  
64 Viral internet post  
65 Sparrows' homes

## DOWN

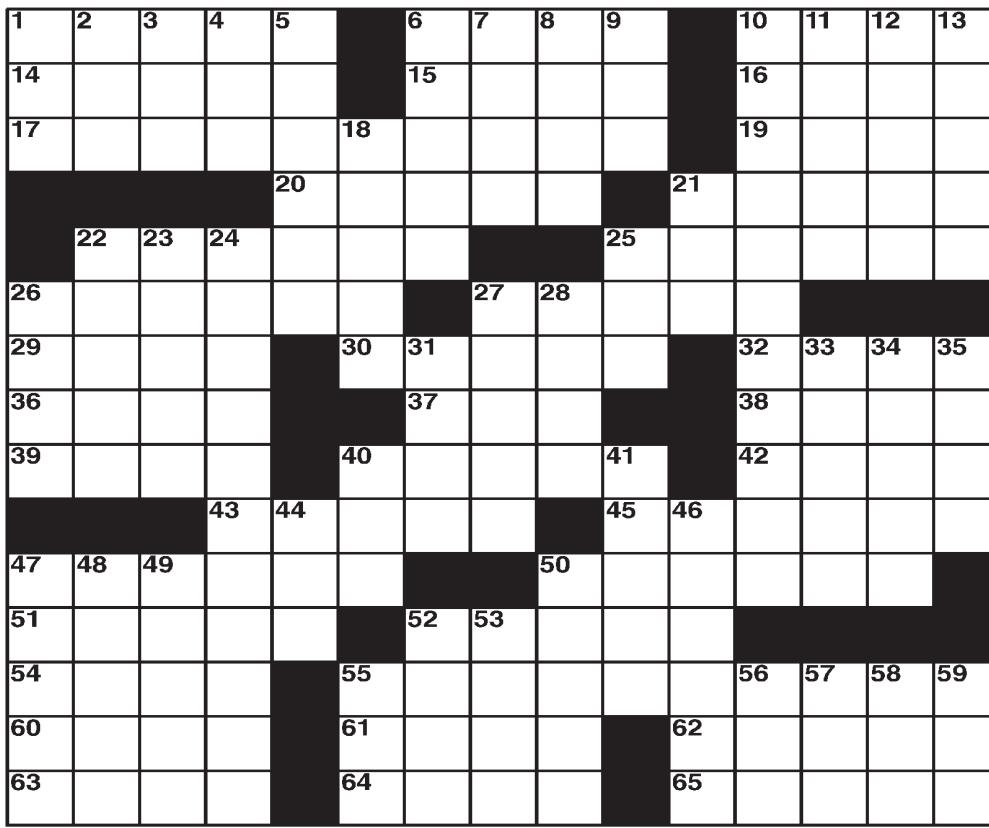
1 Move to and \_\_\_  
2 \_\_\_ de Cologne  
3 Explosive letters  
4 Swelled head  
5 Overcome in battle  
6 Walks through mud  
7 Winnie-the-\_\_\_  
8 Supermarket vehicle  
9 Words from a

## sponsor

10 Tree's protective wrapping  
11 Art studio stand  
12 Tennis great Agassi  
13 Facts and figures  
18 Eats in style  
21 Pen contents  
22 Electric car company  
23 Freeze over  
24 Doesn't have much stamina  
25 Highest poker card  
26 Red gem  
27 Sun-powered  
28 Unlock  
31 Behind schedule  
33 Sits in traffic  
34 Country home

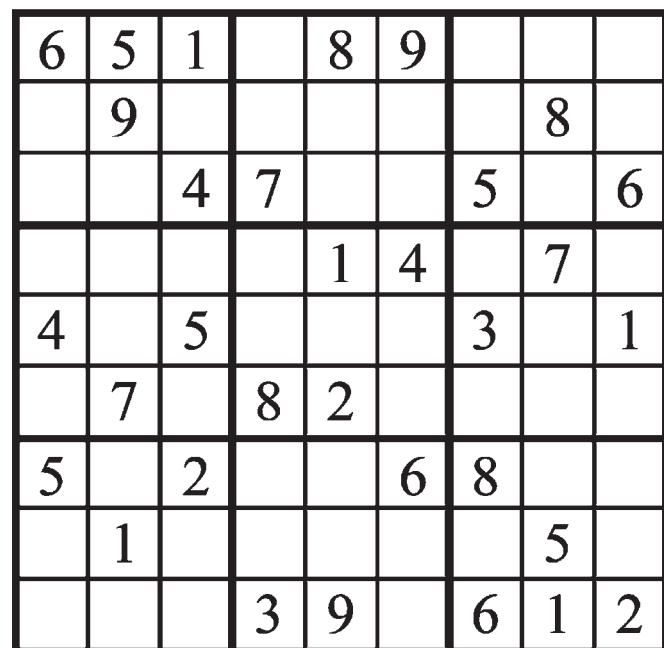
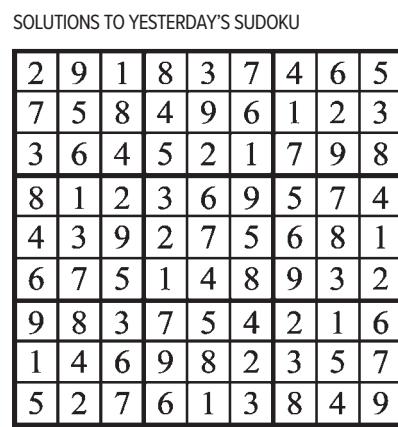
AROUND A CAR by Guilherme Gilioli  
Edited by Stanley Newman  
www.stanxwords.com

35 Online crafts site  
40 Police dept. rank  
41 Calvin of fashion  
44 Insect in a colony  
46 State north of California  
47 Extremely important  
48 Amazon device voice  
49 Hollowed out, as an apple  
50 Big family  
52 Swampy ground  
53 First Biblical father  
55 Lamb's father  
56 Color tone  
57 Add-\_\_\_ (extras)  
58 Halloween Safety Mo.  
59 \_\_\_ Moines, IA



## 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.



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

## HOUSING

FROM PAGE 3

have gone bust trying to make off-site happen at scale. "But we haven't really given it our all," Maisel said.

### HENRY FORD, BUT FOR HOUSING

If the goal is to bring down building costs, rethinking the basics of the construction process is an obvious place to start.

Over the last century, economic sectors across the United States have seen explosions in labor productivity, with industries using technological innovation, fine-tuned production processes and globe-spanning supply chains to squeeze ever more stuff out of the same number of workers. Construction has been a stagnant outlier. Since the 1970s, labor productivity has actually declined sector-wide, according to official government statistics. In 2023 the average American construction worker added about as much value on a construction site as one in 1948.

Thus the appeal of giving residential construction the Henry Ford assembly line treatment.

"When you go to buy a car, you don't get 6,000 parts shipped to your house and then someone comes and builds it for you," said Ryan Cassidy, vice president of real estate development at Mutual Housing California, an affordable housing developer based in Sacramento that committed last year to build its next five projects with factory-built units.

In theory, breaking down the building process into a series of discrete, repeatable tasks can mean fewer highly trained workers are needed per unit. Standardized panels and modules allow factories to buy materials in bulk at discount. The work can be done faster, because it's centralized, tightly choreographed, closely monitored and possibly automated — but also because multiple things can happen at the same time. Framers don't have to wait for a foundation to set before getting started on the bedrooms.

Off-site construction reliably cuts construction timelines by 10 to 30 percent, according to an analysis by the Terner Center. Some even rosier estimates have put the figure closer to 50%.

That can translate into real savings. "Factory-built housing has the potential to reduce hard (labor, material and equipment) costs by 10 to 25% — at least under the right conditions," Terner's director, Ben Metcalf, said at the select committee's first hearing in early January.

But historically, it's been very hard to get those conditions right.

### THE GHOST OF KATERRA

The main hitch is an obvious one: Factories are hugely expensive to set up and run. Off-site construction companies only stand to make up those costs if they can run continuously and at full capacity. Mass production only pencils out if it massively produces.

That means factory production isn't especially well-suited to industries that boom and bust, in which surplus production can't be stockpiled in a warehouse and everything is made to order and where local variations in climate, topography and regulation require bespoke products of varying materials, designs, configurations and sizes.

All of which describes the current real estate sector.

"In a world in which housing projects are approved one at a time under various local rules and designs and sometimes after years of piecing together financing sources, it's hard

to build out that pipeline for a factory," said Metcalf at the early January hearing.

The particular financial needs of a factory also upend business as usual for developers and real estate funders.

Industrial construction "costs less overall but costs more in the short term. Everything is frontloaded," said Jan Lindenthal-Cox, chief investment officer at the San Francisco Housing Accelerator Fund. All design, engineering and material decisions have to be finalized long before the factory gears start turning. Real estate investors and lenders tend to be wary of putting up quite so much money so early in the process.

The Accelerator Fund, a privately-backed non-profit, is hoping to ease some of those concerns by providing short-term, low-cost loans to developers in order to cover those higher-than-usual early costs. The hope is that traditional funders — namely, banks and investors — will eventually feel confident enough to take over that role "once this is a more proven approach," said Lindenthal-Cox.

Such skittishness pervades every step of the off-site development process, said Apoorva Pasricha, chief operation officer at Cloud Apartments, a San Francisco-based start-up.

A subcontractor unfamiliar with modular construction might bid a project higher than they otherwise would to compensate for the uncertainty. Building code officials might be extra cautious or extra slow in approving a project for the same reason.

As the industry grows, "creating familiarity with the process helps drive that risk down," said Pasricha. "The question is, who is going to be willing to pay the price to learn?"

Some would-be pioneers have paid it. In 2021, the Silicon Valley-based modular start up Katerra went spectacularly bankrupt after spending \$2 billion in a hyperambitious gambit to disrupt the building industry. Katerra still hangs over the industry like a specter.

Brian Potter, a former Katerra engineer who now writes the widely-read Construction Physics newsletter, said he too was once wooed by the idea that "we'll just move this into a factory and we will yield enormous improvements."

These days, he strenuously avoids terms like "impossible" and "doomed to fail" when asked about the potential of off-site construction. But he does stress that it's a very hard nut to crack with limited upside.

"Beyond just the regulatory issues, which are real, there are just fundamental nature of the market, nature of the process, things that you have to cope with," said Potter, whose recent book, *The Origins of Efficiency*, digs into how and why modern society has succeeded at making certain things much faster and cheaper — and not others.

Certain markets in California could be a good fit for factory-built construction, he added, but not for the reasons that off-site boosters typically lead with.

Construction costs in the Bay Area, specifically, are notoriously expensive. Many of the region's most productive housing factories are located in Idaho. That arrangement might make financial sense, said Potter, not because of anything inherently cost-saving in the industrialized process, but because wages in the Boise area are just a lot lower.

That raises another potential impediment for state lawmakers hoping to goose the factory-built model: Organized labor. In a familiar political split, while California's carpenters union has historically been open to the idea of off-site construction, the influential State Building & Construction Trades Council has been hostile.

### WILL THE STATE STEP IN?

Neither Wicks, nor any other legislator, has released legislative language yet aimed at supporting the industry. But in committee hearings, developers, labor leaders, academics and other off-site construction supporters have repeatedly pitched lawmakers on the same three themes.

Building out the pipeline is one. The state, supporters say, could keep the factories humming either by nudging affordable developers that way when they apply for state subsidies or by out-and-out requiring public entities, like state universities, to at least consider off-site when they build, say, student housing.

Insuring factories against the risk of a developer going bankrupt (and vice versa) is another common proposal. Developers and investors are hesitant to schedule a spot on a factory line if that factory's bankruptcy will leave them in the lurch. Likewise, factories tend to charge high deposits to make up for the fact that developers go out of business or get hit with months-long delays. One solution could involve the taxpayer playing the role of insurer.

Third: Standardizing building code requirements. The state's Housing and Community Development department already regulates factory-built housing units. But once a module is shipped to a site, local

inspectors will often do their own once-over.

Some of these proposed fixes are specific to the industry. But some are regulatory changes that would make it easier to build more generally.

That might suggest that policy should ideally focus on making it easier to build stuff more generally, "not on a specific goal," said Stephen Smith, director of the Center for Building in North America, which advocates for cost-cutting changes to building codes. For all the emphasis on building entire studio apartments inside factories, he noted that plenty of steps in the construction process have entered the modern era.

"You find walls built in factories, you see elevators, you see escalators," said Smith. "You need to consider the small victories and think of it as a general process of (regulatory) hygiene."

Wicks has heard all of the arguments for why emphasizing factory-based construction won't work.

"I don't think factory-built housing is going to solve all of our problems. I think it's a piece of the solution," she said. "We're not talking about actually funding the building of factories. We're talking about creating a streamlined environment for these types of housing units to be built."

In other words, it can't hurt to try again.

Ben Christopher, CalMatters Housing Reporter



## TUESDAY | FEBRUARY 17

### MEMORIES & MOVEMENT SENIOR CLUB

10:30 a.m. - 1:00 p.m. Virginia Avenue Park 2200 Virginia Ave. Santa Monica. Come, learn, and have fun every 2nd and 4th Tuesday from 10:30 AM to 1:00 PM in The Patio room at Virginia Avenue Park. Each week there will be something new: Exercise, Talking with Friends, Learning, Guest Presenters, Health & Wellness! For more information call (310) 458-8688. Visit: <https://www.smdp.com/calendar/#/details/memories-movement-senior-club/14853634/2026-02-10T19>

### FOOD FOR THOUGHT BOOK CLUB

11:15 a.m. - 12:35 p.m. Santa Monica College 1900 Pico Blvd Santa Monica, CA. Open to everyone! Visit: <https://www.smdp.com/calendar/#/details/food-for-thought-book-club/18045439/2026-02-17T11>

### IMPROV 101: INTRO TO IMPROV (TUESDAY NIGHTS)

7:00 p.m. - 10:00 p.m. 1424 4th Street Santa Monica. Jump into Improv! Learn the basics, spark creativity, & your boost confidence with fun exercises and expert guidance. 6 weeks + a Showcase! Visit: <https://www.smdp.com/calendar/#/details/improv-101-intro-to-improv-tuesday-nights-/17764629/2026-02-17T19>

### LUNAR NEW YEAR/NEW MOON ECLIPSE SOUND BATH & CEREMONY

7:00 p.m. 12401 Wilshire Blvd #101, Los Angeles Santa Monica. Align, amplify and step into divine flow as we welcome new beginnings and the transformative energy of the Fire Horse. The convergence of the Lunar New Year, New Moon, and Solar Eclipse on February 17th triggers potent new beginnings and rapid transformation. This is the moment you consciously step into your next evolution, embodying your future self with intention and clarity. The bold and swift energy of the Fire Horse encourages

to you become the person you are destined to be and claim the future you desire. Visit: <https://www.smdp.com/calendar/#/details/lunar-new-year-new-moon-eclipse-sound-bath-ceremony/17951040/2026-02-17T19>

### 8PM FREE "ROXY'S GOT BALLS" BINGO TUESDAYS @ TINY'S HI-DIVE IN LOS ANGELES!

8:00 p.m. - 9:30 p.m. Tiny's Hi-Dive 12012 West Pico Boulevard Los Angeles. 8pm TUESDAYS "Roxy's Got Balls!" Drag Queen BINGO is LIVE & FREE at Tiny's Hi-Dive in Los Angeles w/ Roxy Wood! Visit: <https://www.smdp.com/calendar/#/details/8pm-free-roxy-s-got-balls-bingo-tuesdays-tiny-s-hi-dive-in-los-angeles-/14857154/2026-02-10T20>

### TUESDAY OPEN MIC

10:00 p.m. Westside Comedy Theater 1323-A 3rd St Santa Monica. The best open mic in Los Angeles! The Tuesday Open Mic is a weekly open mic. Hop onstage and perform your best 3 minutes! Visit: <https://www.smdp.com/calendar/#/details/tuesday-open-mic/16004734/2026-02-10T22>

## WEDNESDAY | FEBRUARY 18

### DOWNTOWN FARMERS MARKET - WEDNESDAY MARKET

8:00 a.m. - 1:00 p.m. Downtown Santa Monica Arizona Avenue (Between 4th & Ocean) Santa Monica. One of the largest grower-only Certified Farmers Market in Southern California and a favorite for local chefs! Enjoy one of Santa Monica's farmers markets, widely considered to be among the best on the west coast and featuring field-fresh produce, hundreds of kinds of vegetables, brilliant cut flowers, breads, cheeses, and more. Downtown Farmers Market Locations: Wednesdays at Arizona Ave & 2nd St and Saturdays at Arizona & 3rd St. Visit: <https://www.smdp.com/calendar/#/details/downtown-farmers-market-wednesday-market/12382446/2026-02-11T08>



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