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- 2 Home Again**
Palisades baseball relocates to Cheviot Hills.
- 3 Judge Rejects**
Block on White House ballroom.



- 4 Race Open**
Five top governor candidates.
- 5 Energy Surge**
Clean Power Alliance sees record adoption.

Volume 25 Issue 72

THE WEEKENDER 2/27-3/1

smdp.com

Santa Monica Council unanimously backs study of retail to restaurant fee reductions



Owners of alleged drug-den motel agree to sweeping restrictions on future ownership and operation

MATTHEW HALL
Daily Press Editor

The Santa Monica City Council approved a settlement with the owners of the Pavilions Motel on Feb. 24, ending years of litigation over the Ocean Park Boulevard property that city officials say

SEE MOTEL PAGE 7

Founders Club plans to propel entrepreneurship in Santa Monica and launch The Forum at COSM

MICHELLE EDGAR
Special to the Daily Press

In a moment when technology promises constant connection yet delivers growing isolation, Founders Club is making a deliberate statement by planting its flag in Santa Monica.

The three-year-old founders community will convene over 600

SEE FOUNDERS PAGE 8

REVITALIZATION: City Council unanimously backs reducing fees to help entrepreneurs convert vacant storefronts into restaurants.

MAAZ ALIN
SMDP Staff Writer

The City Council voted unanimously Tuesday to explore ways to reduce the prohibitive fees that prevent entrepreneurs from converting vacant retail spaces into

restaurants, a move officials say is critical to the city's economic recovery.

The council directed the city manager and city attorney to analyze options for a pilot program that would waive, defer or reduce fees for businesses seeking to

transform empty storefronts into restaurants and hospitality venues in areas including downtown and the Third Street Promenade.

Council Member Lana Negrete, who co-sponsored the measure with Mayor Pro Tem Jesse Zwick, said she has personally been bringing

business contacts and colleagues to the city manager's office to explore opening establishments in Santa Monica — only to watch them balk at the conversion costs.

"One of the biggest things

SEE COUNCIL PAGE 6

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Palisades Charter High Baseball finds a home again in Cheviot Hills

MICHELLE EDGAR

Special to the Daily Press

For more than a year, the Palisades Charter High School baseball team lived out of duffel bags and borrowed diamonds. This past Wednesday afternoon in Cheviot Hills, that season of wandering ended with a ribbon cutting, a first pitch, and for the first time in months, the Dolphins will stand on a field they can finally call home.

The Dolphins opened the season Wednesday at their new permanent home field at Cheviot Hills Recreation Center; a newly updated facility that will serve as the team's "home away from home" for the next three to five years while reconstruction continues at the Palisades High main campus.

The opening ceremony and ribbon cutting, followed by first pitch marked more than just a moment kicking off the season. For players, families, and a community still navigating loss and rebuilding, it represents stability, continuity, and a long awaited exhale.

"We've really been nomads for the past year," said head coach Jordan Myrow, who joined the program last August. "We lost our home field, and so many organizations stepped up to give us space and time from PFA in Van Nuys, West LA Little League, Memorial Park in Santa Monica, Venice Little League, Cali Rec, and Pali Rec during construction. It's been quite the journey, and to finally have a home again for these boys after everything they've faced means a lot."

The team's displacement followed the loss of their original baseball field to temporary bungalow construction under LAUSD - the same field where



Michelle Edgar

BASEBALL: The boys of Summer are back on the field for Pali High School.

they practiced, competed, and built memories.

For Myrow, the journey is deeply personal.

A Palisades High legacy, Myrow's roots run through the program. His parents were prom king and queen in 1989, his father played baseball at Pali for four years. "I grew up rollerblading around campus," he said. "This place has always felt like home."

Myrow's mother, Tiffani shared her personal Palisades story, "It's surreal, walking up brought tears to my eyes as I spent some of the most special days of my life there and met my husband. We took Jordan to Pali High where he learned how to walk, rollerblade and bike, and I used to cheerlead there and watch his dad play baseball. To see my son standing there in a coach's uniform teaching baseball was a moment I will cherish all my life."

After being drafted by the Dodgers in 2018 and playing professionally in the Pioneer and Mavericks leagues, Myrow retired from baseball and began exploring a future in finance. A conversation with a childhood friend led him back to the dugout, and to a role he says felt meant to be.

"When this opportunity came up, it never hurts to interview," he said. "But once I stepped into it, I realized how much this mattered."

That perspective is shaping a new vision for the program - one rooted less in pressure and more in people.

The baseball roster currently includes 45 players across Junior Varsity and Varsity. Myrow's coaching staff blends young former professionals and current players with a veteran coach of more

SEE **BASEBALL** PAGE 6




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Judge rejects request to block Trump White House from building its \$400 million ballroom project

A federal judge on Thursday rejected a preservationist group's request to block the Trump administration from continuing construction of a \$400 million ballroom where it demolished the East Wing of the White House.

U.S. District Judge Richard Leon ruled that the National Trust for Historic Preservation was unlikely to succeed on the merits of its bid to temporarily halt President Donald Trump's project. He said the privately funded group based its challenge on a "ragtag group of theories" under the Administrative Procedure Act and the Constitution, and would have a better chance of success if it amended the lawsuit.

"Unfortunately, because both sides initially focused on the President's constitutional authority to destruct and construct the East Wing of the White House, Plaintiff didn't bring the necessary cause of action to test the statutory authority the President claims is the basis to do this construction project without the blessing of Congress and with private funds," the judge wrote.

The preservationists sought an order pausing the ballroom project until it undergoes multiple independent reviews and wins approval from Congress.

Trump used his social media account to hail the ruling as "Great news for America." The Republican president said the project was ahead of schedule and under budget and "will stand long into the future as a symbol to the Greatness of America."

The preservationists did not immediately respond to a request for comment.

The White House announced the ballroom project over the summer. By late October, the Republican president had demolished the East Wing to make way for a ballroom that he said will fit 999 people. The White House said private donations, including from Trump himself, would pay for the planned construction of a 90,000-square-foot (8,400-square-meter) ballroom.

Trump proceeded with the project before seeking input from a pair of federal review panels, the National Capital Planning Commission and the Commission of Fine Arts. Trump has stocked both commission with allies.

The arts panel approved the project at a

meeting last week. The planning commission is set to discuss it further at a March 5 meeting.

During a preliminary hearing in December, Leon warned the administration to refrain from making decisions on underground work, such as the routing of plumbing and gas lines, that would dictate the scope of future ballroom construction above ground.

The group challenging the project argued that Trump could be emboldened to go further — and possibly demolish the White House's West Wing or Executive Mansion — if the court did not intervene.

"The losers will be (the) American public, who will be left with a massive ballroom that not only overwhelms what is perhaps the nation's most historically important building, but will have been built in violation of an astonishingly wide range of laws," plaintiffs' attorneys wrote.

The administration said in a court filing that above-ground construction on the ballroom would not begin until April. In the meantime, government lawyers argued, the preservationist group's challenge was premature because the building plans were not final.

The administration also argued that other presidents did not need congressional approval for previous White House renovation projects, large and small.

"Many of those projects were highly controversial in their time yet have since become accepted—even beloved—parts of the White House," government lawyers wrote.

Leon, who was nominated to the bench by Republican President George W. Bush, said the White House office behind the project is not an agency covered under the jurisdiction of the Administrative Procedure Act. The judge also said the preservationists, who argued that the ballroom usurped the authority of Congress, did not have the basis to invoke the power of the courts.

As a result, "I cannot reach the merits of the National Trust's novel and weighty statutory arguments" at this time, Leon said.

By MICHAEL KUNZELMAN Associated Press. Associated Press writer Will Weissert contributed to this report.



Surf report WATER TEMP: 61.7

FRIDAY POOR TO FAIR | **SURF:** 0-1ft
Shin to knee

Repeat of Friday, with meager swell/weak waves. Mainly light winds, most favorable in the morning. Remnant little WNW swell limping in with weak surf at or under thigh high, getting drained out by the early afternoon negative low tide. Light/variable winds in the morning, shift light+ WNW onshore over the afternoon.

SATURDAY POOR TO FAIR | **SURF:** 1-2ft
Knee to thigh

Another small day of waves but a little pulse of SSWswell helps ride-ability on the right gear. Still on the small side but there's a little bit more surf to ride. New SSW swell creeps in as old WNW/NW swell mix lingers. Not much, but there should be something to ride as the deep AM high tide comes down a bit. Many spots eventually get drained on the afternoon low tide. Clean morning conditions look likely. Wind trends onshore from the WNW in the afternoon but could stay manageable, especially for the points.

Weather

Friday: Mostly sunny, with a high near 78. North wind around 5 mph becoming south southwest in the morning.

Friday Night: Patchy fog after 10pm. Otherwise, increasing clouds, with a low around 63.

Saturday: Patchy fog before 10am. Otherwise, mostly sunny, with a high near 78.

Saturday Night: Clear, with a low around 58.

Date	Day	Time (LST/LDT)	Predicted (ft)	High/Low
2026/02/27	Fri	05:45 AM	5.67	H
2026/02/27	Fri	1:12 PM	-1.13	L
2026/02/27	Fri	7:51 PM	3.84	H
2026/02/28	Sat	12:36 AM	1.94	L
2026/02/28	Sat	06:41 AM	5.95	H
2026/02/28	Sat	1:50 PM	-1.28	L
2026/02/28	Sat	8:17 PM	4.18	H
2026/03/01	Sun	01:25 AM	1.44	L
2026/03/01	Sun	07:29 AM	6.07	H
2026/03/01	Sun	2:23 PM	-1.24	L
2026/03/01	Sun	8:43 PM	4.48	H
2026/03/02	Mon	02:08 AM	1.00	L
2026/03/02	Mon	08:11 AM	5.98	H
2026/03/02	Mon	2:54 PM	-1.01	L

Daily Lottery

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

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Draw Date: 2/25
50 52 54 56 64
Power#: 23
Jackpot: 238 M

Fantasy5
Draw Date: 2/25
5 7 10 33 34

MEGA MILLIONS
Draw Date: 2/24
12 39 43 49 55
Mega#: 23
Jackpot: 458 M

Daily 3
Draw Date: 2/25
EVENING: 5 1 4
Draw Date: 2/25
MIDDAY: 9 0 0

SuperLotto
Draw Date: 2/25
6 40 41 44 45
Mega#: 12
Jackpot: 32 M

Daily Derby
Draw Date: 2/25
1st: 12 - Lucky Charms
2nd: 02 - Lucky Star
3rd: 05 - California Classic
Race Time: 1:43.17

PUBLISHER

Ross Furukawa
ross@smdp.com

PARTNER

Todd James
todd@smdp.com

EDITOR IN CHIEF

Matthew Hall
matt@smdp.com

CONTRIBUTING WRITERS

Charles Andrews,
Devan Sipher,
Miles Warner.

CIRCULATION

Guadalupe Navarro
ross@smdp.com

STAFF WRITERS

Maaz Alin
maaz@smdp.com

LEGAL ADVERTISING

legal@smdp.com

MARKETING & ADVERTISING MANAGER

Dina Araniva
dina@smdp.com

PRODUCTION

Esteban Inchaustegui
production@smdp.com

Julio Davalos
julio@smdp.com

2219A Main St Santa Monica,
CA 90405
OFFICE (310) 458-PRESS (7737)
FAX (310) 576-9913



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NOTICE OF A PUBLIC HEARING

SANTA MONICA
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
SANTA MONICA CITY HALL

DATE/TIME: Monday, March 2, 2026, 7:00 PM
LOCATION: Council Chambers, (wheelchair accessible)
Santa Monica City Hall, 1685 Main Street, Room 250

CONSENT CALENDAR:

1713 11th Street (25ARB-0246): Personal Storage

Review of the design, colors, materials, and landscape plans for the construction of a 3-story, 41' tall, approximately 26,243 square feet (above grade) self-storage facility with three levels of subterranean self-storage floor area in the Industrial Conservation (IC) Zoning District in association with 25ENT-0231 (DRP) and 26ENT-0017 (VTPM).

PUBLIC HEARING:

2800 28th Street (25ARB-0252): Multi-Family Residential/Mixed-Use

Review of the design, colors, materials and landscape plans for the construction of an 8-story mixed-use residential development with 385 units and 168,015 square feet of commercial space, including three levels of above-grade parking and one level of subterranean parking in the Office Campus (OC) Zoning District.

More information is available online at <https://www.smgov.net/Departments/PCD/Boards-Commissions/Architectural-Review-Board/> (en Espanol tambien at (310) 458-2201 ext. 2431#).

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

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

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

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

Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

TRANSLATION SERVICE AVAILABLE UPON REQUEST. Please contact planning@santamonica.gov at least 72 hours prior to the scheduled meeting.

SERVICIO DE TRADUCCIÓN DISPONIBLE A PEDIDO. Comuníquese al planning@santamonica.gov al menos 72 horas antes de la reunión programada.

ESPAÑOL: Esto es una noticia pública para revisar aplicaciones proponiendo desarrollo en Santa Monica. Si desea más información, favor de llamar a Ana Fernandez en la División de Planificación al número (310) 458-2201 ext. 2431 o envíe un correo electrónico a ana.fernandez@santamonica.gov

GUEST COMMENTARY

Send comments to editor@smdp.com

No clear frontrunner for governor, but new poll names five with the best shot

For the last year, as the array of announced and potential candidates for governor constantly fluctuated, those who closely follow California politics have waited for the field to stabilize and for independent polling to reveal who really has a chance to win.

We finally have the cast of characters — nine Democrats and two Republicans — and on Wednesday we also got a poll by the Public Policy Institute of California that divides it into five whose support ranges from 10% to 14% and six who languish, at least so far, in the single digits.

However, the PPIC poll fails to reveal clear frontrunners for the two candidates who will emerge from the June primary election as rivals in the November runoff election, and its timing may cloud the picture even more.

PPIC began polling on Feb. 3, just five days after the final Democratic candidate, San Jose Mayor Matt Mahan, joined the field, so he was relegated to the bottom tier even though he is expected to become a major contender, with lavish financial backing from Silicon Valley's tech tycoons. One can assume that Mahan had financial assurances before entering the race.

Moreover, two of the five double-digit candidates are Republicans — former television commentator Steve Hilton, who tops the field at 14%, and Riverside Sheriff Chad Bianco (12%) — even though it's virtually impossible for a Republican to win the governorship in a face-to-face duel with a Democrat, given the party's very weak voter registration.

It does, however, fuel worries among some Democratic leaders that if all nine Democrats continue in the race, they could fragment their party's vote so much that Hilton and Bianco could finish one-two in June, giving the state a GOP governor. It's a remote possibility, but it's at least theoretically possible.

Katie Porter, a former member of Congress who ran for the U.S. Senate in 2024 but didn't survive the top-two primary

that year, is the PPIC poll's highest ranked Democrat at 13%, probably reflecting the name identification she achieved in the Senate race.

Congressman Eric Swalwell (11%) and billionaire Tom Steyer, who's been saturating television and the internet with ads but garners just 10% support, round out the top five.

The bottom six — Mahan, former Los Angeles Mayor Antonio Villaraigosa, former state Controller Betty Yee, state schools Superintendent Tony Thurmond, former Attorney General Xavier Becerra and former Assemblyman Ian Calderon — divvy up 30% of voters in the PPIC poll. And 10% were unable to make a choice.

With the primary election just a little over three months away and no true frontrunner — a very unusual scenario, given the state's political history — the next phase will occur behind closed doors as the wealthy individuals, unions and other interest groups that finance Democratic politicians decide who to favor.

Campaigning in California, with its many millions of voters, is a very expensive activity, and all candidates except Steyer must rely on the financiers setting up a shadow election in which a very few moneyed interests will cast the votes.

It can be assumed that Mahan will have all the money he needs to wage a credible campaign, but the other five single-digit candidates will be hard-pressed to continue their campaigns if they lose the shadow election.

Democratic leaders who worry about the two Republicans finishing one-two in the primary also will be pressuring the five at the bottom to drop out, so that the party's voters can coalesce around the few at the top.

Simply put, it's crunch time for the also-rans to either demonstrate their potential to climb into the upper ranks, thus getting enough money to continue the campaign, or fold their tents.

Dan Walters, CalMatters Opinion Columnist

Classifieds

Name Change

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No.26STCP00562. Superior Court of California, County of Los Angeles, 1725 Main Street, Santa Monica CA 90401, Santa Monica Courthouse. Petition of Leonardo Sebastian Sanchez for Change of Name. TO ALL INTERESTED PERSONS: Petitioner Anthony Mendez filed a petition with this court for a decree changing names as follows: Leonardo Sebastian Sanchez to

Leonardo Sebastian Mendez-Sanchez. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: 04/11/2026, Time: 8:30 AM, Dept: K. The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at

least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SANTA MONICA DAILY PRESS. Date: 02/24/2026. LAWRENCE H. CHO, Judge of the Superior Court. SANTA MONICA DAILY PRESS Publish: 02/27/2026, 03/06/2026, 03/13/2026, 03/20/2026

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COMMUNITY NEWS

Los Angeles

Clean Power Alliance Reports Record Growth in Clean Energy Adoption

Clean Power Alliance (CPA), the nation's number one green power provider and California's largest community choice energy aggregator, has released its 2025 Impact Report, highlighting a year of strategic investments, community-centered growth and expanded clean energy solutions across Los Angeles and Ventura counties.

The report details significant growth in renewable energy resources, customer programs and community investments. CPA also responded to the Palisades and Eaton fires, which devastated local communities in January 2025, by directing funding and resources to support immediate recovery efforts, contractor training for rebuilding with resilient solutions and expert guidance to customers on protecting their properties from fire.

Among the key figures in the report: CPA now serves more than 3 million residents and businesses, with 67% of customers enrolled in its 100% Green Power option. The agency avoided 3.6 billion pounds of greenhouse gas emissions — equivalent to removing more than 382,000 gas-powered cars from the road for one year. CPA executed 157 megawatts of new renewable energy contracts and expanded service to three new cities — La Cañada Flintridge, Lynwood and Port Hueneme — bringing its total service area to 38 communities.

Additional highlights include more than \$14 million invested in customer programs, a 30% increase over the prior year; \$375,000 in community grants awarded to 18 nonprofit organizations; \$348,000 provided for workforce training supporting 200 apprentices; and more than 600 estimated jobs created tied to CPA-contracted projects. CPA also achieved a credit rating upgrade to "A" from "A-" with a stable outlook from S&P Global Ratings.

"Our region continues to experience significant challenges due to a changing climate, and our focus remains on addressing those impacts by serving our customers with reliable clean energy," said CPA Chief Executive Officer Ted Bardacke.

"In the face of climate-driven challenges and devastating wildfires, we have doubled down on investing locally — in clean power, workforce development and resilience solutions that protect residents and businesses," said City of Agoura Hills Mayor Pro Tem and CPA Board Chair Deborah Klein Lopez.

The full 2025 Impact Report is available through Clean Power Alliance: <https://cleanpoweralliance.org/impact-report-2025/>

EDITED BY SMDP STAFF



cleanpoweralliance.org

REPORT: Clean Power Alliance releases its 2025 Impact Report, highlighting clean energy growth and community investments across Los Angeles and Ventura counties.

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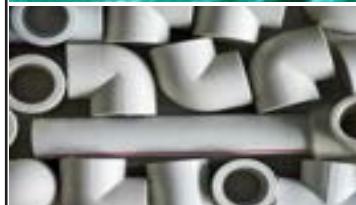
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City of Santa Monica NOTICE OF A PUBLIC HEARING
BEFORE THE SANTA MONICA PLANNING COMMISSION

DATE/TIME: 25ENT-0231 (Development Review Permit)
26ENT-0017 (Vesting Tentative Parcel Map)

1713 11th Street

APPLICANT: Nolan Borden, Baranof Holdings Developer, LLC
PROPERTY OWNER: Genevieve Macias, BB Land Co.

A public hearing will be held by the Planning Commission to consider the following request:

Development Review Permit (DRP) to allow a new Tier 2, three-story, 41' high, 26,243 square-foot (above grade) personal storage facility with three levels of subterranean personal storage floor area and ground floor parking and loading spaces in the Industrial Conservation (IC) zoning district and a Vesting Tentative Parcel Map to merge two parcels into one. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.40.020(B), a DRP is required for new construction that exceeds Tier 1 maximum limits. Pursuant to SMMC Section 9.54.070(B), the Planning Commission is the responsible authority to approve, conditionally approve, or deny tentative subdivision map applications.

DATE/TIME: WEDNESDAY, MARCH 18, 2026, AT 6:00 PM

LOCATION: City Council Chamber, Second Floor, Santa Monica City Hall, 1685 Main Street, Santa Monica, California

HOW TO COMMENT

The City of Santa Monica encourages public comment. Members of the public unable to attend a meeting but wishing to comment on an item(s) listed on the agenda may submit written comments prior to the public hearing via email to planningcomment@santamonica.gov or via mail to the address listed below. Comments received prior to 12 p.m. on the day of the meeting will be distributed to the Planning Commission prior to the meeting and posted online. All written comments shall be made part of the public record. Please note the agenda item in your comments.

You may also comment in-person at the Planning Commission hearing. Please check the agenda for more detailed instructions on how to comment.

Address your comments to: **Liku Abera, Associate Planner**
Re: 25ENT-0231 and 26ENT-0017

VIA E-MAIL: planningcomment@santamonica.gov

VIA MAIL: City Planning Division
1685 Main Street, Mail Stop 28
Santa Monica, CA 90401

MORE INFORMATION

If you want more information about this project or wish to review the project file, please contact Liku Abera by e-mail at liku.abera@santamonica.gov. The Zoning Ordinance is available on the City's web site at www.santamonica.gov. For disability-related accommodations, please contact (866) 311-7266 at least 72 hours in advance of the meeting. Every attempt will be made to provide the requested accommodation. All written materials are available in alternate languages provided the request is received 72 hours prior to the meeting. Santa Monica Big Blue Bus Lines serve City Hall and the Civic Center area. The Expo Line terminus is located at Colorado Avenue and Fourth Street, and is a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive, and in the Civic Center Parking Structure (validation free).

Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

ESPAÑOL

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COMMUNITY NEWS

LA Country

Supervisor Horvath Calls for Audit, Public Hearing After LAHSA Finance Meeting

Los Angeles County Supervisor Lindsey P. Horvath is calling for a forensic audit and public Board of Supervisors hearing following a Los Angeles Homeless Services Authority Finance Committee meeting Friday that she says raised serious concerns about the agency's financial management.

"If LAHSA were a publicly traded company, regulators would shut them down," Horvath said in a statement.

Among the issues Horvath said were raised at the Feb. 20 meeting: LAHSA lacks the staffing and expertise to pay its bills; has received advanced county funding yet cannot pay service providers for work completed months ago; has refused 24 qualified county staff offered at no cost to assist with operations; and is providing balance sheets to commissioners that do not reconcile or reflect real-time financial data.

Horvath, who noted that county dollars remain with LAHSA until July 1, outlined three immediate demands: a public hearing at the Board of Supervisors, a forensic audit with county auditors embedding at the agency immediately, and prompt payment of all outstanding invoices owed to service providers contracted on the county's behalf.

"The old system is broken — and that is why we are building a new one that actually works," Horvath said.

EDITED BY SMDP STAFF

COUNCIL

FROM PAGE 1

is looking at turning these existing retail spaces into restaurants, and these fees create a huge roadblock," Negrete said during the meeting. She noted that business owners from outside California were watching the council's deliberations.

Converting a vacant retail space into a restaurant requires extensive and expensive upgrades including grease interceptors, ventilation systems, ADA compliance modifications, fire and life safety improvements, and wastewater infrastructure changes. The cumulative costs can stop a project before it begins, Negrete said.

During public comment, local leasing agent Luke Kane illustrated the financial burden, telling the council that a business owner seeking to convert a retail space into a 50-seat restaurant faces a wastewater mitigation fee of \$1,400 per seat — totaling \$70,000 just to obtain permits.

Kane urged the council to act, warning that the city "can't afford a misstep" as businesses are finally beginning to return to commercial corridors like the Promenade.

The council action came as part of a broader push to revitalize Santa Monica's commercial districts. Earlier in the same meeting, the council approved a sweeping package of zoning amendments designed to streamline the commercial permitting process, including downgrading certain permit requirements and expanding exemptions for alcohol sales.

Zwick linked the two measures, explaining that while the zoning changes made new business uses legal and easier to permit, the fee reduction study was necessary to make

them financially viable.

"We did amazing work tonight in making it easier from a zoning and permitting perspective to create the kind of vitality that we're seeing," Zwick said. "When it comes to restaurants and other hospitality uses, as mentioned, when you're converting a sort of blank box retail space, it's expensive and complicated."

Negrete said the proposal reflects lessons learned from previous efforts. Several years ago, she explored whether the city could provide wastewater fee relief to existing restaurants, but was told it was not viable under the current structure. The new approach focuses on supporting conversions and new investment rather than retroactive relief.

"We're not eliminating standards, we're not compromising safety," Negrete said. "We're just exploring how to strategically lower barriers so that small operators can activate storefronts."

The council's underlying philosophy centers on restaurants as economic catalysts.

"Restaurants drive foot traffic, foot traffic drives retail, and retail drives our economic recovery," Negrete said.

City staff will now analyze the legal and fiscal framework for a potential pilot program and return to the council with options. The analysis will examine ways to support tenant improvements including grease interceptors, ventilation, ADA upgrades, fire and life safety modifications, and utility changes that currently impede retail-to-restaurant conversions.

maaz@smdp.com

BASEBALL

FROM PAGE 2

than 20 years, creating a relatable and balanced environment for student athletes.

"There is so much pressure on high school athletes right now," Myrow said. "College recruiting, drafts, expectations. I care more about who these kids are as people. How are they doing mentally, emotionally, physically, spiritually. I want them pushing themselves, but not in ways that cause long term damage. This should still be fun."

Players, he says, are energized by finally having a consistent place to train and compete; and by a coaching staff that understands where they are, both on and off the field. "They're excited to have a field again," Myrow said. "They're excited for something new; something that feels supportive and free."

The move to Cheviot Hills also opens the door to broader community collaboration. During recent discussions, opportunities surfaced for public private partnerships; including potential support from former athletes and professional organizations like the Dodgers to help fund practice facilities, batting cages, or even a future permanent field. "If there are athletes or organizations willing to step in and help, we're open," Myrow said. "This is an all hands on deck moment. It's about restoring a community, not just restoring a baseball program."

As Los Angeles prepares for a decade defined by rebuilding and global events from wildfire recovery to LA28, Pali High's baseball story offers a smaller, but resonant example of resilience in action.

michelle@smdp.com

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MOTEL

FROM PAGE 1

became a hotspot for drug sales, violence and other criminal activity.

The council voted 7-0 to approve the agreement with owners Saeed Farzam and Goharshad Farzam, resolving two separate legal actions — a nuisance abatement lawsuit filed by the city against the motel owners and a federal civil rights lawsuit filed by the owners challenging the revocation of their business license.

Under the terms of the settlement, the Farzams agreed to a set of restrictions on the property and their future business activities. The owners agreed not to reopen the motel, operate any other business at the property or allow any occupancy there. They also agreed to maintain the property in compliance with the city's drug abatement law and property maintenance, vacant property and public nuisance codes.

The settlement further prohibits the Farzams from owning any other motel in Santa Monica for a period of 10 years and bars them from transferring ownership of the property to a new owner unless through a legitimate arms-length sale to a buyer approved by the city. A \$100,000 suspended penalty would be imposed for any violation of the settlement terms. As part of the agreement, the owners also agreed to dismiss their federal lawsuit against the city.

The Pavilions Motel, located at 2338 Ocean Park Blvd. in the Sunset Park neighborhood, had been the subject of enforcement actions stretching back nearly two decades. The Farzams have owned and operated the 20-unit budget motel since September 1990.

City officials said the property developed a notorious reputation as a location for open drug sales, prostitution, violence and chronic disorder — situated within two blocks of an elementary school and a public park.

The city's legal campaign against the property intensified in 2024. In May of that year, the Santa Monica City Attorney's Office filed a state nuisance abatement lawsuit — People of the State of California et al. v. Saeed Farzam et al. — alleging violations of the California Drug Abatement Act, state public nuisance law and the Santa Monica Municipal Code.

The complaint painted a detailed picture of alleged criminal activity at the property. According to court documents, drugs were routinely sold through motel-room windows and openly in the parking lot. Search warrants executed on a single motel room in January and February 2024 yielded approximately 146 grams of methamphetamine, 98 grams of fentanyl, drug packaging supplies, scales, a handgun and ammunition. A dealer separately operating from the motel's parking lot was federally indicted for possessing more than 500 grams of methamphetamine and 80 grams of fentanyl with intent to distribute.

The complaint also documented five deaths at the property since 2019, at least three of them linked to drug or alcohol abuse, including a suicide on the same day owner Saeed Farzam met with city officials. City officials said they had contacted the Farzams multiple times regarding problems at the property, but the owners allegedly ignored warnings and failed to make improvements despite years of complaints.

The city's civil lawsuit sought aggressive relief, including closure of the property for up to one year, \$25,000 in individual civil



SMDP Photo

MOTEL: The settlement puts restrictions on any potential sale of the property.

penalties against each owner, sale of fixtures and moveable property used in the nuisance, and recovery of enforcement costs up to \$1 million. The complaint also sought to require the owners to hire a third-party property management company and mandate that the owners or their representatives live on-site until nuisance conditions were resolved.

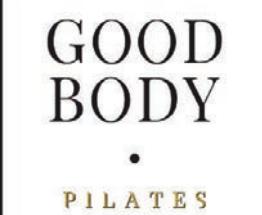
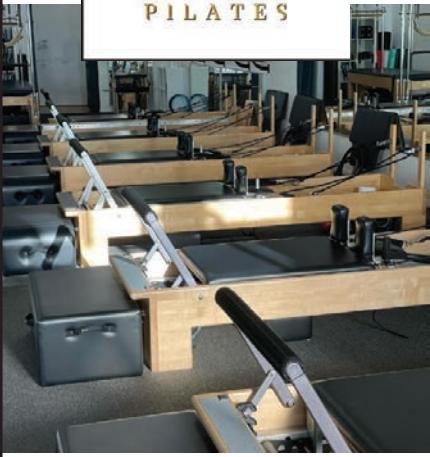
Separately, in June 2024, the city revoked the motel's business license. Following a six-day administrative hearing, a hearing examiner upheld the revocation in November 2024 but granted the owners a 90-day period to meet specific conditions — including hiring qualified overnight staff, addressing code violations and providing police access to security cameras. On March 24, 2025, the examiner issued a final ruling that the Farzams had failed to meet all mandated conditions, permanently closing the motel under current ownership for at least one year.

The motel's problems were not new. The city's lawsuit referenced a 2007 joint police and code enforcement operation that resulted in the arrest of nearly a dozen people at the property, including Saeed Farzam himself, who was later convicted. The motel was temporarily closed following that operation before eventually reopening.

In response to the city's enforcement campaign, the Farzams filed a federal civil rights lawsuit against Santa Monica in 2025, seeking at least \$10 million in damages and reinstatement of their business license. The owners alleged the city violated their federal constitutional and civil rights and claimed they had complied with city requirements. The federal complaint also alleged that the city attorney indicated a potential resolution was possible if the owners "seriously considered" selling the property — an allegation the owners said suggested the city's enforcement was aimed not at addressing nuisance conditions but at coercing a property sale.

The settlement closes out both legal actions. City officials said the Code Enforcement Division, Police Department and City Attorney's Office will monitor the property to ensure compliance with Santa Monica's vacant properties code, which is designed to prevent abandoned buildings from becoming public nuisances.

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FOUNDERS

FROM PAGE 1

entrepreneurs at COSM for its largest Forum to date on March 3, nearly three times the size of last year's gathering in New York. The significance of the moment extends beyond the scale of the event itself. For Founders Club, this is a long-awaited return to a place that has quietly become home, and a signal that Los Angeles, and Santa Monica in particular, will play a central role in what the organization is building next.

"This is a dream that has been a long time coming," said co-founder Chris Meade. "In a world consumed by AI and technology, we are supposed to feel more connected, but honestly the opposite is happening. People are becoming more isolated, founders are growing alone - our mission of Founders Club is to stop that."

Founded to address the emotional and strategic loneliness of entrepreneurship, Founders Club positions itself not as a traditional business network, but as what Meade describes as a "life club." The organization is built around mind, body, and business, with the belief that when people become better humans, stronger companies naturally follow.

"There are plenty of places you can go to chase revenue or raise capital," Meade said. "My only prerogative is to make your life better. Whether that means you feel less alone, you make new friends, you move your body, you prioritize your relationships, or you finally have people who understand the risks you are carrying. If your life improves, your business will too."

That philosophy is reflected in the structure of the community. Founders Club hosts more than 160 events annually across six core markets: Los Angeles, Vancouver, Toronto, New York, Miami, and Austin. Los Angeles alone is now home to several hundred members, with one to two events hosted monthly ranging from masterminds and speaker series to hikes, cold plunges, and wellness driven gatherings. Quarterly retreats take members to destinations like Costa Rica and Jackson Hole, while larger annual retreats bring hundreds together in Mexico. Membership currently stands at approximately 1,200, with an annual fee of \$9,500 dollars.

The COSM Forum represents a major milestone. Meade describes walking into the venue as a pinch me moment for an organization still in its early years. "It almost feels like impostor syndrome," he said. "We are three-years-old, and here we are in a venue of this size and stature, saying this is where our Forum will live. It is wild, and does not feel real yet."

The lineup reflects both the scale and the intention. Speakers include founders from across industries and life paths, including Adam Wexler, founder of PrizePicks following a multi-billion dollar exit, Kim Perell with nine exits spanning technology and consumer brands, Poppi's Allison Ellsworth and TruBar's Erica Groussman after major exits over the past year, Google's Head of VC and Startup Partnerships, and Zachery Dereniowski of MDMotivator, a viral philanthropist known for using social media to transform lives through large scale giving. "It was important to us to bring together founders from all walks of life," Meade said. "People who have risked everything, time, savings, relationships, to



Michelle Edgar

CLUB: The organization was founded to address help provide support to both the individual and business.

pursue a dream. There is so much to learn from each other."

The Forum is destination driven by design. Of the 600 attendees, approximately 550 are members flying in, creating what Meade calls a destination wedding energy. That experience begins Monday in Santa Monica with two lead up events meant to immerse members in the city before the main program. The week kicks off with a 250 person 5K run through Santa Monica, sponsored by Cadence and Represent, followed by a welcome pre-party at the Santa Monica Proper Hotel. Members will be staying across the city at the Proper, the Viceroy, the Sandbourne, and nearby hotels, embedding the community directly into Santa Monica's fabric for several days.

The choice of Santa Monica was deeply personal. "I always wanted to live here," Meade shared. "I grew up wanting to work in film, to be in Santa Monica, to work on sets. That was the dream. Now, running this business, being able to bring our community here feels full circle." Over time, that personal pull became strategic. Santa Monica's weather, walkability, and culture have made it a natural draw for members escaping colder climates, but more importantly, its growing role as a technology and venture hub has aligned with the club's evolution.

In 2026, Founders Club is making a stronger push into the tech ecosystem. With firms like Andreessen Horowitz, Upfront Ventures, and M13 expanding their presence, Santa Monica emerged as the ideal West Coast anchor. "We are seeing a ton of consumer brands in markets like Miami," Meade said. "On the West Coast, we want to build tech. We want the best tech founders in the world affiliating themselves with this community, and Santa Monica is the right place to start."

As Ryan Schinman, speaker, and advisor, observed, "What makes Founders Club

different is that it treats entrepreneurship as a human experience, not just a financial one. The relationships built here extend far beyond any single event. As this community establishes deeper roots in Santa Monica, the opportunity is to create an ecosystem where founders support each other, mentor the next generation, and contribute meaningfully to the city around them. That is how lasting impact is made."

That commitment extends beyond a single event. Founders Club has already hosted masterminds at the Sandbourne and events at the Viceroy, with the Sandbourne emerging as a consistent home base. The next Santa Monica Mastermind is scheduled for March 19 at the Sandbourne, open to members and prospective members looking to engage with the community. Looking ahead, Meade envisions deeper roots and civic partnership.

"There are so many entrepreneurs here who feel lonely, who are trying to build a better life and do not know where to go," he said. "There is a community for almost everything, run clubs, social clubs, wellness clubs, but after college, when you are in debt and trying to build something meaningful, entrepreneurship can feel isolating. We want to help build that ecosystem here, strengthen local businesses, create jobs, and make Santa Monica an even better place to build a life."

That long term vision includes the creation of a Founders Hub in Santa Monica, a physical space where founders collaborate, mentor one another, and connect talent to opportunity. "I see people getting jobs from it," Meade said. "I see real impact over the next 12 to 24 months. The West Coast is here to stay, and Founders Club is putting its stamp down here."

Supporting the COSM Forum is a group of partners aligned with that vision, including

UBS, Delta, Flex, Fanbasis, and NSI. UBS supports members navigating wealth creation and stewardship. Delta provides travel partnership for a highly mobile community. Flex offers credit solutions tailored to founders. Fanbasis supports payment infrastructure for creator driven businesses. NSI, a world class insurance provider, brings stability to an often overlooked but essential part of entrepreneurship. "Insurance is unsexy until you need it," Meade said. "NSI delivers with speed and class, and that matters when you are building something real."

Meade's own journey mirrors the mission. Raised with humble beginnings and limited access to networks, he entered entrepreneurship seeking control over his life rather than a traditional nine to five path. Early mistakes, isolation, and costly missteps defined his first years. A failed deal at 22, a later successful exit at 32, and lessons learned alongside co founder Aaron Spivak shaped the foundation of Founders Club. "We both made the same mistakes," Meade said. "Hiring the wrong people, overpaying for advisors, realizing too late what we should have known earlier. This community helps you get ahead of those moments. It is like real life insurance while you are making bets in real time."

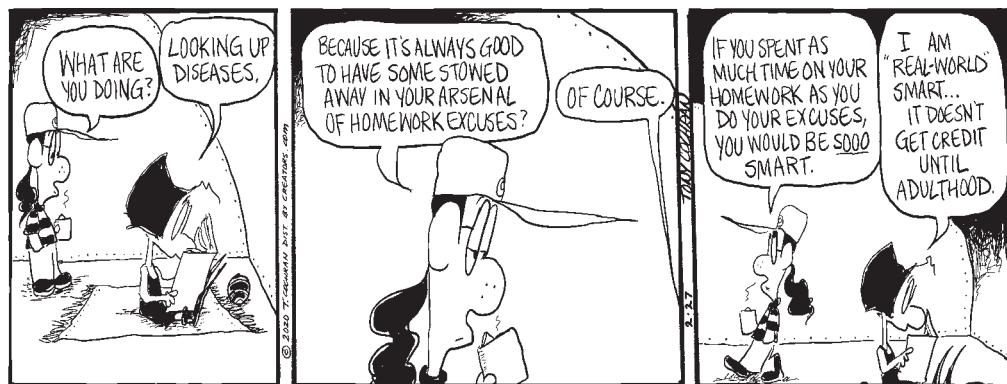
The COSM Forum itself is closed and members only, but the invitation stands. For entrepreneurs seeking connection, clarity, and community, Founders Club is positioning Santa Monica as a new home.

As Meade put it, "Your dream life does not have to wait for the weekend - it can be Monday, or tonight - you do not have to build it alone."

michelle@smdp.com

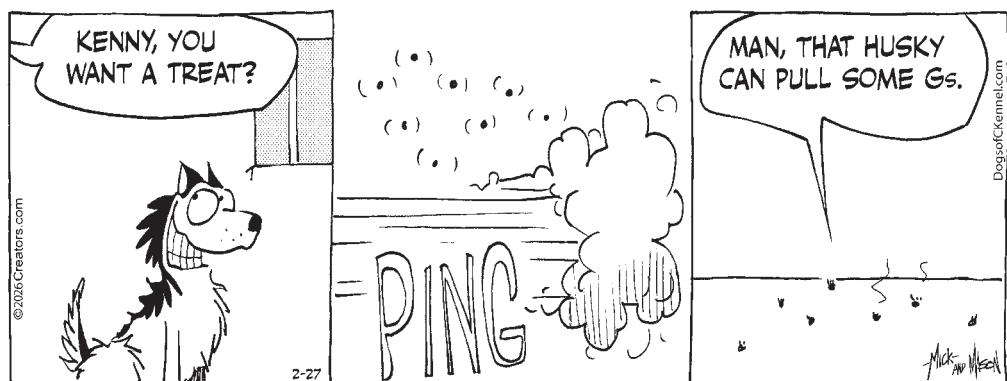
Agnes

By TONY COCHRAN



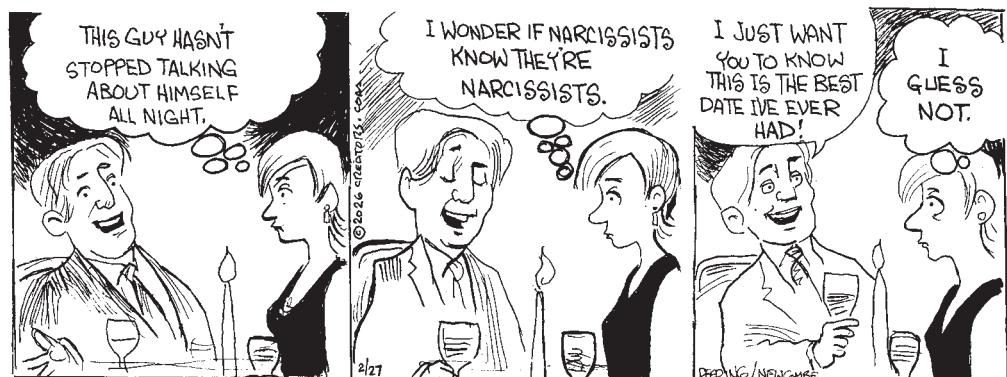
Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



Zack Hill

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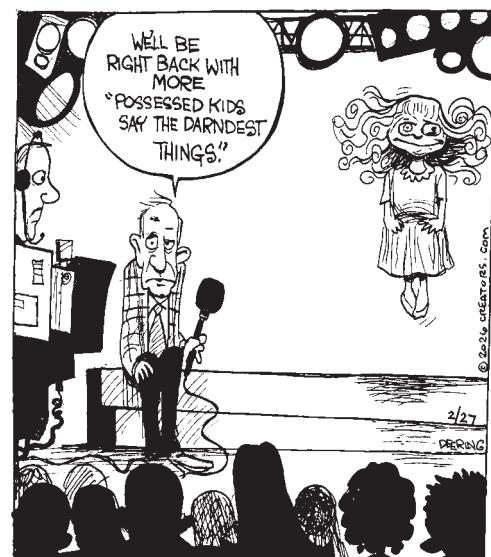
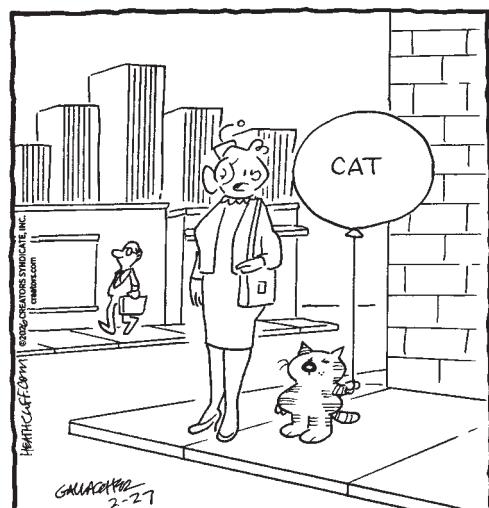


Heathcliff

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

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Fast cars

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

- | | | | |
|-----------|------------|---------|----------|
| Apex | Energy | Lanes | Record |
| Autos | Europe | Laps | Rules |
| Brakes | Exhaust | Luck | Runs |
| Chassis | Experience | Mess | Skaife |
| Crew | Fast | Mini | Skill |
| Damage | Flags | NASCAR | Spain |
| Danger | Formula | Nitro | Speed |
| Demanding | one | Owen | Spoiler |
| Dips | Fuel | Parade | Straight |
| Dirt | Gear | Pits | Tyres |
| Doctor | Heats | Protest | |
| Driver | Jaguar | Races | |

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.

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TODAY'S BIRTHDAY (Feb. 27)

It's your Year of Creative Courage when inspiration, skill and resources converge. Your efforts bloom into tangible accomplishments, recognition and financial rewards. More highlights: A special relationship takes you to new places both close to home and far away. A new income stream requires little work. A festive friend group meets periodically. Virgo and Scorpio adore you. Your lucky numbers are: 12, 2, 4, 39 and 15.

HOROSCOPES

ARIES (March 21-April 19). You're instinctually motivated by a primal and unconscious strategy - a knowing that has been inside you since birth. It's the same instinct your ancestors have had for thousands of years, and you can trust your modern interpretation.

TAURUS (April 20-May 20). Today's social moments are full of fast, emotional shorthand. You can catch it all when you're relaxed. Once you get out of your head and start observing without the distraction of having to earn anyone's approval, you're golden.

GEMINI (May 21-June 21). Life will improve, yes. But don't push or become so focused on a better tomorrow that you don't see what's around you now. Don't waste the good things in this moment. Fully engage.

CANCER (June 22-July 22). Emotional intelligence is your superpower today. You sense what's needed without being told and respond with just the right mix of care and restraint. And though this kind of attunement sometimes goes unacknowledged, you will be buoyed by the evidence that you helped.

LEO (July 23-Aug. 22). You don't have to think absolutely everything through. Let yourself be spontaneous. Today it's an attractive shift. Say yes to the fun option. Go where the energy is, do what feels good and enjoy the company that comes with it.

VIRGO (Aug. 23-Sept. 22). The amateur tries to squeeze out the effects of chance. The pro skillfully positions to accept chance's graces. Go easy. If you win this, great. If you don't, onto the next. This easy attitude attracts Lady Luck and improves your odds.

LIBRA (Sept. 23-Oct. 23). Harmony isn't something you have to manufacture; it's already present in the way things are naturally unfolding today, and you'll love that you don't even have to put your hands on the wheel, make corrections or do much at all besides being true to yourself.

SCORPIO (Oct. 24-Nov. 21). You marvel at the natural world. But if everything existed in its natural state, what would creative people do with themselves? Today you'll entreat good fortune as you honor your strong need to change, heighten and improve things.

SAGITTARIUS (Nov. 22-Dec. 21). Curiosity leads the way. A conversation, idea or invitation opens a fresh perspective that just feels fun to you. You may realize you've been unnecessarily constricted in some way, and now you get the chance to expand and exhale in the form of laughter.

CAPRICORN (Dec. 22-Jan. 19). Steady effort is paying off - really! You're building something real, even if today's progress seems to take place in mind or theory more than with tangible results. Those are coming. Trust that your consistency is working beautifully.

AQUARIUS (Jan. 20-Feb. 18). There's a call to action, maybe as simple as a deadline or a challenge. You don't experience urgency as pressure or stress; rather, it's clarity. When it's go time, you're already in motion, leading the team, organizing the moment so no one is alone inside it.

PISCES (Feb. 19-March 20). Along your merry way, there's an ember of excitement gleaming under the surface of this ordinary day. It's like you know on some level that good things are coming. You don't know the where, when or how of it, and that's half the fun!

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

Newsday Crossword

SEE 68-ACROSS by Guilherme Gilioli
Edited by Stanley Newman
www.stanxwords.com

ACROSS

- 1 Mid-February phrase
- 7 Antarctic Ocean arm
- 14 Waver while marching
- 15 What follows many monarch's names
- 16 *1945 battleground
- 17 *Mattel CEO in Barbie
- 18 Come again
- 19 Next second-Oscar actress (2020) after Cate
- 20 Mill material
- 23 Certain WWII enlistee
- 27 Spinning stat
- 30 Sound studio effect
- 33 Where Hitachi, Ltd. trades
- 34 *Nellie's birth name, maybe
- 37 *Prehistoric flints
- 39 Dance company
- 40 "Right you are!"
- 41 *Particular pencil's target
- 43 *Ebert's "Olivier of spoofs"
- 44 4G cellphone tech
- 45 How some silly stunts are done
- 47 Melodic morsel
- 48 Unremarkable
- 50 NFL West squad
- 53 Takes a fall
- 56 Likeness
- 60 *Rhetorical self-question

DOWN

- 1 Make, as a 68-Across
- 2 Viking VIP
- 3 "Quit crying, dude!"
- 4 Challenge starter
- 5 Unfamiliar
- 6 Notable span
- 7 Court official
- 8 Receptive
- 9 Royal address
- 10 Toss around
- 11 23-Across address
- 12 Shocking swimmer
- 13 NL East city
- 14 ___ favor
- 19 Fire (up)
- 21 Positive particle
- 22 Individually
- 24 Certify
- 25 Less ruddy
- 26 Rival of Piper
- 27 Insurgent group
- 28 Seek approval from
- 29 Wild fights
- 31 Hispanic Muppet
- 32 Mopey
- 35 B.C. neighbor

- 36 Claudius successor
- 38 Erin, on EU plates
- 42 Aisle, e.g.
- 43 Ending for part
- 46 Awards from LSU
- 49 Mr. Schindler
- 51 Exodus actor
- 52 Smug smile
- 54 Think tank, for short
- 55 Capsulemate of Buzz
- 57 "Farming" starter
- 58 Bengali butter
- 59 Timetable hr.
- 60 Portrayed
- 61 Objective pronoun
- 62 Alternatives separator
- 63 Tie accessory
- 64 Egggy intro

Sudoku

SOLUTIONS TO YESTERDAY'S SUDOKU

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

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.

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

	1	2	3	4	5	6		7	8	9	10	11	12	13
14								15						
16								17						
18								19						
			20		21	22				23	24	25	26	
27	28	29			30				31	32		33		
34			35	36				37			38			
39									40					
41						42		43						
44				45			46					47		
48			49			50				51	52			
			53	54	55					56		57	58	59
60	61	62							63	64				
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Santa Monica Daily Press

Classifieds

FOR QUOTES PLEASE CALL 310-573-8074

or email legal@smdp.com

Summons

SUMMONS (CITACION JUDICIAL) Case No. 25SMCV05353. NOTICE TO DEFENDANT: Richard Moran, and Does 1 to 10, Inclusive. YOU ARE BEING SUED BY PLAINTIFF: Alyssa Leigh Kluge and Christopher Alan Dietrick. 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, SANTA MONICA COURTHOUSE 1725 Main Street, Santa Monica, CA 90401. The name, address, and telephone number of plaintiff's attorney is: Eric V Traut, Esq., TRAUT INJURY LAW, 5 Hutton Centre Drive, Suite 700, Santa Ana, CA 92707, (714)947-7000. SANTA MONICA DAILY PRESS Publish: 02/27/2026, 03/06/2026, 03/13/2026, 03/20/2026

DBA

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026038423. The following person(s) is (are) doing business as: LOCK AND SECURITY and AV LOCK AND SECURITY DBA DR. LOCK, 40222 LA QUINTA LANE B101, Palmdale, CA 93551 in Los Angeles County. Registered Owner(s): AV LOCK AND SECURITY, 40222 LA QUINTA LANE B101, PALMDALE, CA 93551. 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/ JAMES ROBLES, PRESIDENT. This statement was filed with the County Clerk of Los Angeles County on 02/10/2026. 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: 02/27/2026, 03/06/2026, 03/13/2026, 03/20/2026

DBA

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026017509. The following person(s) is (are) doing business as: 1. TAXI TAXI, 2. SKYCAR LIMO, 2230 MICHIGAN AVE 201, SANTA MONICA, CA 90404-3906, County of Los Angeles. Registered Owner(s): TMAI CO, 2418 WILSHIRE BLVD, SANTA MONICA, CA 90403. 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/ Ayman Radwan, Owner. This statement was filed with the County Clerk of Los Angeles County on 01/27/2026. 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: 02/06/2026, 02/13/2026, 02/20/2026, 02/27/2026

Name Change

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 26SMCP00065. Superior Court of California, County of Los Angeles, 1725 Main Street, Santa Monica 90401, West. Petition of Chloe Alexander Misner for Change of Name. TO ALL INTERESTED PERSONS: Petitioner Chloe Alexander Misner filed a petition with this court for a decree changing names as follows: Chloe Alexander Misner to Anouk Chung. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: 03/20/2026, Time: 8:30 AM, Dept: K. The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SANTA MONICA DAILY PRESS. Date: 02/03/2026. LAWRENCE H. CHO, Judge of the Superior Court. SANTA MONICA DAILY PRESS Publish: 02/13/2026, 02/20/2026, 02/27/2026, 03/06/2026

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 26SMCP00062. Superior Court of California, County of Los Angeles, 1725 Main Street, Santa Monica, CA 90401. Petition of Jeremiah Tommy Jordan Sergio Orozco Largo for Change of Name. TO ALL INTERESTED PERSONS: Petitioner Jeremiah Tommy Jordan Sergio Orozco

Name Change

Mares Largo filed a petition with this court for a decree changing names as follows: Jeremiah Tommy Jordan Sergio Orozco Largo to Armando Centeno. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: 02/03/2026, Time: 8:30 AM, Dept: K. The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SANTA MONICA DAILY PRESS. Date: 02/03/2026. LAWRENCE H. CHO, Judge of the Superior Court. SANTA MONICA DAILY PRESS Publish: 02/13/2026, 02/20/2026, 02/27/2026, 03/06/2026

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 26VECP00068. Superior Court of California, County of Los Angeles, 6230 Sylmar Ave, Van Nuys, CA 91401. Petition of Syd Mansour Saberi for Change of Name. TO ALL INTERESTED PERSONS: Petitioner Syd Mansour Saberi filed a petition with this court for a decree changing names as follows: Melina Mahmoudi to Melina Saberi. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: 03/27/2026, Time: 8:30AM, Dept: A, Room: 510. The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SANTA MONICA DAILY PRESS. Date: 02/06/2026. Shirley K. Watkins, Judge of the Superior Court. SANTA MONICA DAILY PRESS Publish: 02/13/2026, 02/20/2026, 02/27/2026, 03/06/2026

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 26SMCP00068. Superior Court of California, County of Los Angeles, 1725 Main Street Santa Monica, CA 90401. Petition of Brianna Franco Damasceno for Change of Name. TO ALL INTERESTED PERSONS: Petitioner Brianna Franco Damasceno filed a petition with this court for a decree changing names as follows: Brianna Franco Damasceno to Brianna Damasceno. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: 03/30/2026, Time: 8:30 AM, Dept: K. The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SANTA MONICA DAILY PRESS. Date: 02/05/2026. Lawrence H. Cho, Judge of the Superior Court. SANTA MONICA DAILY PRESS Publish: 02/13/2026, 02/20/2026, 02/27/2026, 03/06/2026



FRIDAY | FEBRUARY 27

THE NIGHT SKY SHOW

6:00 p.m. - 7:00 p.m. (MSB 126 Planetarium) Math & Science Building, 1900 Pico Blvd Santa Monica. The Night Sky Show - Using SMC's 4K Digistar projection system, Planetarium Lecturer Sarah Vincent will talk about the latest news in astronomy and space exploration, and present a virtual tour of constellations and other night-sky celebrities making their appearance in the evenings ahead. The Night Sky Show is followed by the Feature Program. General Admission: \$10. Children (3-12): \$7. Show Combo (Include the Feature Program at 7 p.m.): \$16 adults, \$10 children (3-12) (A \$1 per ticket service fee will be charged by the ticketing company.) There will be a short intermission prior the start of the Feature Program. Visit: <https://www.smdp.com/calendar/#/details/the-night-sky-show/18045435/2026-02-27T18>

LADYSMITH BLACK MAMBAZO

7:30 p.m. Santa Monica College Performing Arts Center 1310 11th St Santa Monica. Join the incomparable Ladysmith Black Mambazo for an unforgettable night of African traditional vocal music as they celebrate a 65-year history that changed the face of a capella! Born from the dream of Joseph Shabalala and now led by the next generation of the Shabalala family, this five-time GRAMMY® Award winning South African group has become a worldwide phenomenon. From their groundbreaking collaboration on Paul Simon's Graceland to performing for Nelson Mandela, who referred to the group as "South Africa's Cultural Ambassadors to the World," Ladysmith Black Mambazo's traditional isicathamiya harmonies continue to mesmerize audiences and leave a lasting effect around the globe. \$125.00 to \$1,000.00. Visit: <https://www.smdp.com/calendar/#/details/ladysmith-black-mambazo/16112590/2026-02-27T19>

SATURDAY | FEBRUARY 28

SANTA MONICA FARMERS MARKET - VIRGINIA AVENUE PARK/PICO BOULEVARD

8:00 a.m. - 1:00 p.m. Virginia Avenue Park 2200 Virginia Ave Santa Monica. The family market in the heart of the Pico neighborhood's Virginia Avenue Park! 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, delicious foods, live music and more. Visit: <https://www.smdp.com/calendar/#/details/santa-monica-farmers-market-virginia-avenue-park-pico-boulevard/12382447/2026-02-28T08>

CHILDRENS' (AND ADULT) BOOK SWAP

9:00 a.m. - 11:00 p.m. Marine Park Community Garden, 1406 Marine Street, Santa Monica, 90405. If you're looking to change up your own children's library, this is a great opportunity to find some new stories to share with your family. Who doesn't need a new book some might say. The Garden is located on the western side of the Tennis Courts all the way by the last tennis court. Yes, we'll be back there. It's a bit of a hidden eden, complete with hummingbirds, butterflies, some compost cooking and always, always something fresh in the garden to taste. We

will have some stories to read at our picnic tables, fresh coffee to keep the parents warm, and some stencils if we have anyone interested in painting on our garden beds. More details at Santamonica.gov/events

WARBY PARKER SANTA MONICA GRAND OPENING

10:00 a.m. - 6:00 p.m. Warby Parker 1311 B Montana Ave Santa Monica. Say hello to Warby Parker! Warby Parker is offering glasses starting at \$95, as well as sunglasses, contacts-even eye exams by an independent optometrist. Swing by on opening day, Saturday, February 28, to get a free, custom tote bag and postcard set with any eyewear purchase (while supplies last)! Visit: <https://www.smdp.com/calendar/#/details/warby-parker-santa-monica-grand-opening/18162695/2026-02-28T10>

MANDY GONZALEZ IN CONCERT PRESENTED BY BROADSTAGE SANTA MONICA

7:30 p.m. - 9:00 p.m. The Eli and Edythe Broad Stage 1310 11th Street Santa Monica. Mandy Gonzalez is "...one of the greatest singers on earth," says Lin-Manuel Miranda. Mandy Gonzalez is best known for originating the role of Nina Rosario in the Tony Award-winning musical "In the Heights," a performance that earned her a Drama Desk Award. She has also starred as Elphaba in "Wicked," and Angelica Schuyler in "Hamilton," among other notable roles on stage and screen. A frequent concert soloist, Gonzalez has performed with renowned symphony orchestras such as the New York Pops at Carnegie Hall, Boston Pops, the National Symphony Orchestra, and others around the world. The February 28th program will feature songs including "As If We Never Said Goodbye," "Satisfied," and other Broadway hits. Tickets available at <https://broadstage.org/tickets-shows/calendar/mandy-gonzalez-in-concert/>. \$45.00 —General Admission. Visit: <https://www.smdp.com/calendar/#/details/mandy-gonzalez-in-concert-presented-by-broadstage-santa-monica/17795532/2026-02-28T19>

SUNDAY | MARCH 1

SANTA MONICA AIRPORT ANTIQUE MARKET

8:00 a.m. - 3:00 p.m. Santa Monica Airport 2800-3200 Airport Ave Santa Monica. Noted as One of the Top Ten "Flea Markets" in America, visit the Santa Monica Airport Antique Market, a fun outdoor (and dog-friendly!) marketfull of many great dealers with furniture, antiques, collectibles, art, vintage clothes, jewelry, rugs and much more. A destination for decorators, designers, boutique owners, families with their friendly dogs and collectors of all ages. Shop for ancient to antique, Victorian to Mid-Century, from vintage to the eccentric. Our dealers bring; shabby chic, architectural salvage and industrial furniture, paintings from listed European and American artists, original vintage prints, posters and lithographs, estate jewelry, vintage to couture fashion, books, candelabras, outdoor furniture and garden accessories, rugs from around the world, tribal and African art, sculpture and beads, exotic plants and more. Located next to the Museum of Flying. Occurevery 1st and 4th sunday of every month. Visit: <https://www.smdp.com/calendar/#/details/santa-monica-airport-antique-market/15831601/2026-03-01T08>

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



THE MOST LOVED CONTEST IS NOW LIVE!

Voting runs

February 9th - March 13th!

- Free for Santa Monica businesses to participate.
 - Powered by real community votes.
- Citywide recognition across print & digital.

For more information on the contest, please contact:

dina@smdp.com & maya@smdp.com

