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Santa Monica Daily Press
WEDNESDAY
03.04.20
Volume 19 Issue 96

California needs homes
The Chamber supports SB 50.
Page 7

Section 8 lawsuit
A local woman is suing her landlord over rent.
Page 11

@smdailypress @smdailypress Santa Monica Daily Press smdp.com

Tipsy Chef replaces Brick + Mortar

MADELEINE PAUKER
SMDP Staff Writer

The team behind Brick + Mortar have replaced the bar with a restaurant serving up Californian shared plates, craft beer and cocktails.

Brick + Mortar's owners closed the bar last December after seven years on Main Street, intending to refresh the rustic interior with a minor renovation, said co-owner Justin Safier. Instead, the team transformed the space inside the Edgemar Building into a bright, airy restaurant, swapping Brick + Mortar's brown leather booths for communal tables and refinishing the bar with white marble, patterned tiles and a moss wall.



Courtesy photo
RESTAURANT: Justin Safier, the co-owner of the Tipsy Chef.

The Tipsy Chef, which will host its grand opening Wednesday, aims to emulate Brick + Mortar's lively atmosphere in a more mature setting with elevated fare, Safier said.

The menu is designed to be shared and features vegetable-forward appetizers, pastas and pizzas featuring butternut squash and lamb, and meatier mains like steak, short ribs and crispy chicken. On the brunch menu, diners can find everything from white cheddar biscuits and gravy to eggs in purgatory with goat cheese and garlic sourdough.

The restaurant will also host

SEE **CHEF** PAGE 7

Food Halls on the Planning Commission menu

MATTHEW HALL
Daily Press Editor

It's slim pickings for agenda items at the upcoming Planning Commission meeting but at least one item should whet your appetite for planning news.

Only three items will be before the group Tuesday: a variance to build a new home at 411 Ocean Park Blvd, a proposal to modify local laws as required by state rules and the creation of a new land use category for food halls in the city.

The 2,949 square foot home will be before the Commission as builders are asking to reduce the front yard setback, reduce the rear yard setback and increase total parcel coverage. Staff are recommending approval of the home and requests.

City planners are also proposing an update to existing rules to create a new classification for "Food Halls."

While residents might think of the classic food court in the mall or the upscale cluster of restaurants on the Promenade, the rules will

SEE **HALLS** PAGE 10

SMMUSD to continue discussions on interdistrict permits, layoffs and splitting Malibu

BRENNON DIXSON
SMDP Staff Writer

With discussions related to interdistrict permits, fiscal matters and layoff procedures, Thursday's Santa Monica-Malibu Unified School District's board of education meeting is looking like it'll be a long one.

Shortly after the board receives updates on the district's special education department and the education foundation, the board is expected to consider revising its interdistrict permit policies, which has been a topic of interest for many community members in recent weeks.

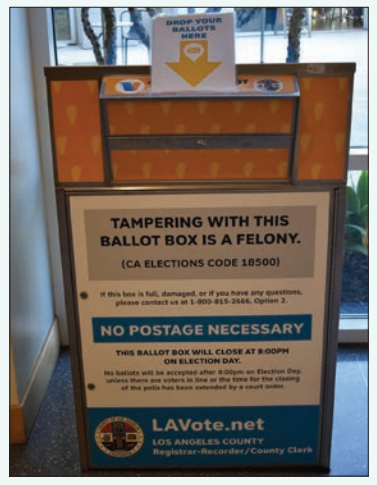
PERMITS

The board first discussed

SEE **DISCUSSIONS** PAGE 11



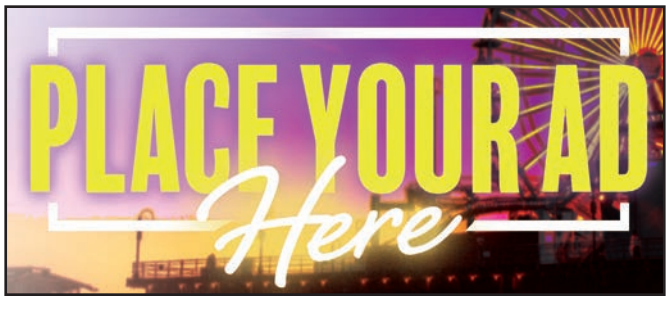






Matthew Hall
ELECTION: Long waits were reported across Los Angeles County yesterday with some Santa Monica voters standing in line for more than two hours. Residents reported problems with broken equipment, incorrect registration information and difficulty accessing some voting locations following the County-wide redesign of the voting process. California results were not available by press time, visit www.smdp.com for more information.


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SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Santa Monica Malibu Unified School District of Los Angeles County (SMMUSD) will receive sealed bids from contractors holding a type **"C-10"** license, on the following: **Bid #20.11.SMS - Santa Monica High School – Barnum Hall Acoustical Blinds Project at Santa Monica High School.** This scope of work is estimated to be between **$180,000 -$200,000** and includes electro-mechanical work inside Barnum Hall for sound controls for live performances. The procurement and installation of Sound Control Banner Systems, manufactured by iWeiss, including the electrical and data installation to power and control the systems, and other associated improvements per bidding documents. All bids must be filed in the Districts Purchasing Office located at 1651 16th Street, Santa Monica, CA 90404 on or before 4/7/20 no later than 2:00 PM at which time and place the bids will be publicly opened. Each bid must be sealed and marked with the bid name and number. Bidders must attend a Mandatory Job Walk to be held at the site, on 3/17/20 at 10:30 AM. All General Contractors and Mechanical, Electrical and Plumbing (M/E/P) Subcontractors must be pre-qualified for this project per bidding documents. To view the projects bidding documents, please visit ARC Southern California public plan room www.crplanwell.com and reference the project Bid #.

Prequalification Due Date & Instructions for Application Submission: All applications are due no later than 3/24/20 - Santa Monica-Malibu Unified School District has contracted with Colbi Technologies, Inc. to provide a web-based process for prequalification called QualityBidders. To submit an application at no cost please visit www.qualitybidders.com. Once you have been approved, you will receive an email indicating your approval expiration date and approval limit. The Districts approved contractors listing can be obtained via the FIP website at http://fip.smmusd.org/contractors.html.

Mandatory Job Walk: 3/17/20 at 10:30 AM

Job Walk location: Santa Monica High School located in Santa Monica, CA – **All Attending Contractors MUST meet the District representatives at the 4th Street pedestrian gate, adjacent to the Double Tree Hotel on the south side, opposite the Civic Center parking structure. Bidders will be escorted onto the campus from that location.**

Bid Opening: 4/7/20 at 2:00pm

Any further questions or clarifications to this bidding opportunity, please contact Sheere Bishop-Griego at smbishop@smmusd.org directly. In addition, any pre-qualification support issues relative to Colbi Technologies, Inc., website or for technical support please contact support@qualityBidders.com directly.

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What's Up Westside

OUT AND ABOUT IN SANTA MONICA

Wednesday, March 4

Westside Writers Mingle
A monthly meeting of SCBWI, an organization of children's writers and illustrators. Open to all. Picture Book critique night. Ocean Park Branch Library, 7 - 8:45 p.m.

Planning Commission Meeting
The Commission acts through open and civil discourse that is informed by public input, impartial analysis, and best practices in land use and planning. Ken Edwards Center, 7 p.m.

Senior TAP Workshop at Ken Edwards Center
Bring valid ID showing you are 62 years or older to apply for a FREE senior reduced fare TAP card. Includes travel and TAP card use training. For details, visit bigbluebus.com/tapworkshop. Ken Edwards Center, 1 - 2 p.m.

Baby Story Time
Story time series for babies 0-17 months. March 4- April 1. A ticket is required to attend. A limited number of tickets are given out on a first-come, first-served basis, 15 minutes before the program, at the Information Desk. 11:15 - 11:35 a.m. Montana Avenue Branch Library

Thursday, March 5

Library Board Meeting
Monthly Library Board Meeting. Administration Meeting Room near Computer Commons. Main Library. 7 - 9 p.m.

Community Kids: Vote!
Learn why voting is so important, discover new changes in the voting system, and explore careers in government. Ages 6-12. Main Library, 5 - 6 p.m.

Noma Meeting
The operation of SMPA, NOMA's local nonprofit neighborhood security patrol, and a discussion with city traffic engineer Andrew Maximous about traffic-calming on San Vicente Blvd. will be the featured topics at the North of Montana Neighborhood Association's monthly meeting Thursday, March 5, at 7 p.m. at the Montana Branch Library. Doors open at 6:30 for a meet-and-greet; and all are welcome.

Read & Play
A story time for the very young, followed by play activities designed to cultivate key developmental skills. Fairview Branch Library, 3:30 - 5 p.m.

Current Events Discussion Group
Join organizers for a lively discussion of the latest news with your friends and neighbors. Fairview Branch Library, 1 - 2:30 p.m.

Friday, March 6

Guest House
Visit anytime between 11 a.m. - 2 p.m. for a self-guided or docent tour. No reservations needed. Schedule subject to change, call Guest Services to confirm dates and hours. Annenberg Community Beach House

Saturday, March 7

Save the Birds: Certify Your Yard
Birds need your help! The North American bird population has decreased by 2.9 billion breeding adults over the past 50 years, a net loss of 29%. Scientists have identified habitat loss as the biggest reason for the decline. Find out how to create a Certified Wildlife Habitat and make a lasting difference in your own backyard. We'll show you all the elements you need to create a wildlife habitat and walk you through the registration process.
Class will last about 40 minutes. Wild Birds Unlimited, 12433 Wilshire Blvd. 2 p.m.

All Pride, No Prejudice: An LGBTQ+ Young Adult Author Panel
Explore the fabulous world of LGBTQ+ literature for Young Adults with a freewheeling discussion between authors Audrey Coulthurst (Of Ice & Shadows), Greg Cope White (The Pink Marine), Henry Lien (Peasprout Chen), Britta Lundin (Ship It), and Amy Spalding (We Used to be Friends). A book sale and signing follow the discussion. On-site book sales provided by Book Soup. Main Library, 3 - 4:30 p.m.

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

DAILY POLICE LOG

SMDP STAFF CHOSE THE FOLLOWING FROM 333 CALLS ON MAR. 2

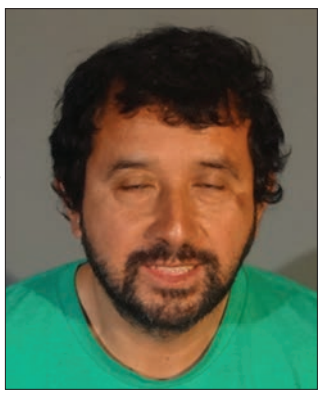
Report Of Shots Fired 2200blk 4th St 3:09 a.m.
72 Hour Psychiatric Hold 1300blk Santa Monica Blvd 4:35 a.m.
Burglary Report 2200blk Colorado Ave 7:05 a.m.
Public Intoxication 2400blk Santa Monica Blvd 7:17 a.m.
Public Intoxication 2400blk Santa Monica Blvd 7:47 a.m.
Petty Theft Report 400blk Santa Monica Blvd 7:59 a.m.
Bike Theft Report 1500blk 19th St 8:00 a.m.
Hit And Run Misdemeanor Investigation 1800blk Michigan Ave 8:13 a.m.
Battery Just Occurred 2300blk Ocean Ave 8:48 a.m.
Mark & Tag Abandoned Vehicle 1200blk 2nd St 8:58 a.m.
Vehicle With Excessive Parking Violations 2200blk 28th St 9:04 a.m.
Auto Burglary Report 300blk 18th St 9:14 a.m.
Grand Theft Auto Report 2900blk Colorado Ave 9:26 a.m.
Burglary Report 500blk San Vicente Blvd 9:37 a.m.
Vehicle Parked In Alley 1500blk 5th St 10:20 a.m.
Burglary Report 300blk Alta Ave 10:25 a.m.
Encampment 2900blk The Beach 10:29 a.m.
Traffic Collision - No Injuries 800blk Olympic Blvd E 10:35 a.m.
Domestic Violence Just Occurred 1400blk 16th St 10:35 a.m.
Mark & Tag Abandoned Vehicle 1000blk Ocean Ave 10:39 a.m.
Hit And Run Misdemeanor Investigation 2600blk Lincoln Blvd 10:59 a.m.
Fraud Report 1400blk 25th St 11:03 a.m.
Auto Burglary Report 1700blk Ocean Ave 11:30 a.m.
Grand Theft Report 1300blk 3rd Street Prom 11:51 a.m.
Threats Report/Investigations 1400blk 2nd St 11:59 a.m.
Vehicle With Excessive Parking Violations 1100blk 14th St 12:13 p.m.
Abandoned Vehicle 600blk Idaho Ave 12:56 p.m.
Petty Theft Just Occurred 1400blk Palisades Park 12:59 p.m.
Vehicle Blocking Driveway 2500blk 2nd St 1:13 p.m.
Vehicle Parked In Alley 800blk 18th St 1:35 p.m.
Domestic Violence Just Occurred 1700blk Ocean Ave 2:38 p.m.
Encampment 1100blk 14th St 2:45 p.m.
Paparazzi Complaint 400blk San Vicente Blvd 3:00 p.m.
Indecent Exposure Now 1300blk Ocean Front Walk 3:03 p.m.
Child Abuse 200blk Pacific St 3:06 p.m.
Armed Robbery Report 900blk 10th St 3:16 p.m.
Identity Theft 600blk Pacific St 3:21 p.m.
Vehicle With Excessive Parking Violations 1600blk Appian Way 3:41 p.m.
Exhibition Of Speed 14th St / Pico Blvd 3:55 p.m.
Vehicle Blocking Driveway 600blk Ocean Park Blvd 4:02 p.m.
Grand Theft Auto Report 1300blk Santa Monica Blvd 4:10 p.m.
Abandoned Vehicle 1300blk Oak St 4:34 p.m.
Fraud Report 2700blk Wilshire Blvd 4:35 p.m.
Strongarm Robbery Just Occurred 1600blk Cloverfield Blvd 5:06 p.m.
Stolen Vehicle 2600blk Barnard Way 5:14 p.m.
Bike Theft Report 2000blk 20th St 5:24 p.m.
Valet Zone Violation 600blk Santa Monica Blvd 5:26 p.m.
Lojack Hit 2600blk Barnard Way 5:41 p.m.
Battery Just Occurred 200blk Broadway 7:33 p.m.
Battery Now 1800blk Pico Blvd 7:37 p.m.
Traffic Collision - No Injuries 20th St / Wilshire Blvd 8:24 p.m.
Threats Report/Investigations 26th St / Olympic Blvd 8:37 p.m.
Loitering 1000blk 5th St 8:39 p.m.
Battery Just Occurred Lincoln Blvd / Olympic Blvd E 8:41 p.m.
Burglary Investigation/Walk Through 1700blk Hill St 8:54 p.m.
Oversize Vehicle Violation 400blk Hollister Ave 8:55 p.m.
Construction Noise 800blk 2nd St 9:06 p.m.
72 Hour Psychiatric Hold 1900blk Pico Blvd 9:45 p.m.
72 Hour Psychiatric Hold Lincoln Blvd / Marine St 10:46 p.m.
Encampment 1800blk The Beach 11:00 p.m.

CRIME WATCH BY DAILY PRESS STAFF

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

ON FEBRUARY 18, AT APPROXIMATELY 9:10 P.M.

Officers responded to Douglas Park to check the status of a couple inside the park. While en route to the call, officers learned that the caller stated there was a male and female homeless couple inside the park and the female appeared to be crying. Upon arrival, officers contacted the two transients. The officers discovered that the male transient had exposed his penis to the female transient in a sexual manner. The female requested a private person's arrest, which was accepted by the officers. Marcos Anthony Benitez, 50, homeless, was arrested for indecent exposure and held on $10,000 bail.



File photo
MARCOS ANTHONY BENITEZ

CITY OF SANTA MONICA

NOTICE OF A PUBLIC HEARING BEFORE THE SANTA MONICA PLANNING COMMISSION

SUBJECT: 19ENT-0083 (Development Review Permit)
19ENT-0085 (Vesting Tentative Tract Map)
20ENT-0044 (Minor Modification)
1448 7th Street
APPLICANT: Carl Smith, Telemachus Studio
PROPERTY OWNER: Lee and Yen Property, LLC

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

Development Review Permit, Vesting Tentative Tract Map and Minor Modification to allow a new Tier 2 five-story, 60' high, 26,234 square-foot, mixed-use building. The project will include 8 residential units, approximately 2,172 square feet of ground floor commercial space, 10,954 square feet of second and third floor office space, and a one-level subterranean parking garage designed to accommodate 18 non-required automobile spaces and 40 bicycle spaces.

DATE/TIME: **WEDNESDAY, MARCH 18, 2020 AT 7:00 PM**

LOCATION: East Wing of Civic Auditorium
1855 Main Street, Santa Monica, California

HOW TO COMMENT
The City of Santa Monica encourages public comment. You may comment at the Planning Commission public hearing, or by writing a letter or e-mail. Information received prior to the hearing will be given to the Planning Commission at the meeting.

Address your letters to: Michael Rocque, Associate Planner
Re: 19ENT-0083, 19ENT-0085, 19ENT-0044
City Planning Division
1685 Main Street, Room 212
Santa Monica, CA 90401

MORE INFORMATION
If you want more information about this project, please contact Michael Rocque, Associate Planer at (310) 458-8341, or by e-mail at lmichael.rocquel@smgov.net. The Zoning Ordinance is available at the Planning Counter during business hours and on the City's web site at www.smgov.net.

The meeting facility is wheelchair accessible. For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. Every attempt will be made to provide the requested accommodation. All written materials are available in alternate format upon request. Santa Monica Big Blue Bus Lines numbered 1, 2, 3, Rapid 3, 7, 8, 9, Rapid 10, and 18 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 the Civic Auditorium. 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
Esto es una noticia de una audiencia pública para revisar applicaciónes proponiendo desarrollo en Santa Monica. Si deseas más información, favor de llamar a Carmen Gutierrez en la División de Planificación al número (310) 458-8341.





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COMMUNITY BRIEFS

Pico

Eight Community-Led Projects Selected for Third Round of Wellbeing Microgrants

Eight Santa Monica residents were awarded Wellbeing Microgrants aimed at positively impacting community wellbeing. This is the third round of $500 grants bringing the total number of recipients to 24. Sixteen applications were submitted and on February 24th, the community was invited to join Mayor Kevin McKeown in celebrating the eight recipients at Virginia Avenue Park. The reception opened with a welcome from Barbi Appelquist with the Virginia Avenue Park Advisory Board, and attendees had the chance to meet the Microgrant leaders and learn more about their efforts and how to get involved.

"Data-driven wellbeing analysis is letting us effectively seed new efforts to make Santa Monica a better place to live," said Santa Monica Mayor Kevin McKeown. "These microgrants identify community-generated ideas for bringing together our diverse residents into an intertwined community, involving each of us and all of us in creating greater shared wellbeing."

The Microgrant projects will take place through May 2020, and include the following:

Axis Awareness Classes - Amy Butte
Picture of a Park - Amy Bishop Dunbar
First Generation College Application Workshops - Rosanna Llorens
From Home to Homestead Series - Allison Starcher
Dog Walking Meetups - Monika Armendariz
Getmotivatedbuddies Meetup Series - Michael Goldstrom
Self-Care Workshops: The Art of Inquiry and Balance - Naomi Newlan
Wahine Wellbeing Study - Renee Delos Santos

"Receiving the microgrant has been deeply meaningful, because I get the support and validation for what I'm working towards: helping people work together towards shared goals," said microgrant leader Michael Goldstrom. "I feel a new degree of responsibility knowing that my initiative will affect real people with real issues as we work to make real improvements in their lives."

The leaders of the selected projects will measure how well they are meeting their goals by surveying participants and tracking progress.

"For the past six years, I've watched the City of Santa Monica put that lightning in a bottle in the form of the Wellbeing Index and Microgrants program," said Microgrant leader Renee Delos Santos. "As a proud grantee and with findings from the Index, I get to connect the dots of a lifelong dream of quantifying how much AAPI [Asian American and Pacific Islander] women and our allies come through as leaders in expressing gender equity, from our deep work ethic and cultural constant that beats inside us."

The City's Wellbeing Index revealed that many residents face challenges across the dimensions of wellbeing. Only 1 in 5 Santa Monica residents feel they can influence city decisions, a number that is down 9% over two years. 35% say they or someone close to them have often considered moving from their neighborhood due to rising costs, and 2 in 3 don't think there is enough opportunity in Santa Monica for their children to afford to live here when they are adults. While many of these issues require big solutions, Wellbeing Microgrants can help in small ways that have a big impact.

"It makes it all the more exciting when an idea can not only take off and achieve what it is you want to achieve, but also spark ideas in other people, be used to advance a policy initiative, and help us all understand what makes a community stronger," said Julie Rusk, Chief of Civic Wellbeing. "That's what this is all about: smart ideas that are small, scalable, action-oriented, and come from the community."

The Wellbeing Microgrants are made possible through funding from Cedars-Sinai, and from the Robert Wood Johnson Foundation Culture of Health Prize, which Santa Monica won in 2016.

For more information about current Wellbeing Microgrant projects and to find out about future opportunities, please visit https://wellbeing.smgov.net/microgrants or contact WB.Microgrants@SMGOV.NET.

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COMMUNITY BRIEFS

Citywide

Santa Monica High School Wins LA Surf Bowl for Fifth Time

On Saturday, February 22, students from Santa Monica High School in Santa Monica, California, won the LA Surf Bowl, a regional ocean science academic competition that is part of the National Ocean Sciences Bowl (NOSB). The LA Surf Bowl, which was hosted by the NASA Jet Propulsion Laboratory, is part of a nationwide competition that tests students' knowledge of ocean science disciplines through buzzer-style, multiple-choice questions and open-ended team challenge questions. The Santa Monica High School team will join winners from 22 other regional bowls April 16-19 in Long Beach, Mississippi, for the NOSB Finals, where they placed second last year. Students on the championship team include Teddy Berger, Rosalind Jewett, Emily Chase, Sara Akiba, and Ireland Neville (team photo below). They are coached by Ingo Gaida.

The NOSB, a program of the Consortium for Ocean Leadership, is building our next generation of marine scientists, policy makers, teachers, explorers, researchers, technicians, environmental advocates, and informed citizens by educating them in timely and relevant ocean science topics that are already a part of our future. This year's competition theme, Understanding Human, Economic, and Environmental Resiliency in the Gulf of Mexico, let students explore the many fascinating and complex functions of the Gulf of Mexico, America's "living laboratory," while also connecting scientific processes to the many people who call the Gulf their home. From its role in regulating global ocean temperature to its importance as a home to a diverse array of flora and fauna, the Gulf provides researchers with the opportunity to study the intersections of oceanography, biology, geology, chemistry, and the social sciences across both large- and small-scales.

This year's theme is especially relevant as 2020 marks the 10-year anniversary of the Deepwater Horizon oil spill – considered to be the largest marine oil spill ever – and comes as we reach a critical turning point in Gulf research: Ten years on, scientists who have been studying the environmental and social impacts of the spill are now synthesizing what they've learned about response, restoration, recovery, and resiliency, and how they can apply that knowledge to other events.

"Economically, ecologically, and culturally, the Gulf of Mexico is a valuable resource where you can really see how closely linked science and society are, so we're thrilled that NOSB students got the chance to focus on it this year," said Kristen Yarincik, director of the NOSB at the Consortium for Ocean Leadership. "Giving students the opportunity to learn about some of the groundbreaking research going on in the Gulf as well as the social implications of that work is key to the mission of NOSB – We want to help students become thoughtful, ocean-literate citizens who understand the broader value of scientific research, even if they don't become scientists. Congratulations to all the brilliant students who competed this year, and we can't wait to see all of our regional winners in Mississippi."

The 2020 National NOSB program is made possible through the following major sponsors:
National Oceanic and Atmospheric Administration
National Academies of Sciences, Engineering, and Medicine Gulf Research Program
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Deerbrook Charitable Trust
National Aeronautics and Space Administration
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Department of Energy National Renewable Energy Laboratory
IEEE Oceanic Engineering Society
MacGregor Norway AS
Marine Technology Society

A complete list of sponsors can be found here: http://nosb.org/about-nosb/sponsors/. For more information about NOSB, visit www.nosb.org.

SUBMITTED BY ABBY ACKERMAN



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TRY OUR NO OBLIGATION
$1 EXAM
INCLUDES FULL XRAYS
*Offer to non insured patients
OR
TRY OUR NO OBLIGATION
$59 EXAM AND CLEANING
For New Patients
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Curious City

Charles Andrews
Send comments to editor@smdp.com

Just Give Us Some Truth

SOME FOLKS GET MAD AT ME

When I compare our City Council to the Trump fiasco.

Hey, don't shoot the messenger.

Both administrations are guided by unstated (hidden) philosophies, to the disregard, detriment and damage of their constituency, then they tell us it's... something else.

In DC, the Donald has only two rules: undo everything Obama did, and get reelected. (It's either Four More, or prison stripes.) He "explains" his palette of cruelty and destruction by saying anything that comes to mind, no matter how ignorant, outrageous, untrue and easily proven untrue, knowing his core supporters will buy it because they've already waded comfortably through 16,000 lies (and counting), trained to disbelieve legitimate, credible media, science, and history, and to look to him as the only source of truth. The Chosen One.

WE'RE MORE SOPHISTICATED IN SANTA MONICA

Not much, but the bullpucky we get coming out of City Hall has a veneer of plausibility, and shallow thinkers and those with a compatible agenda hop right on board.

I remember that when I first started paying any attention to local politics, maybe a dozen years ago, the justification given for approving oversized developments was, if we don't take that development money it will go somewhere else! Culver City, forgoshsakes! My naive reaction was... So?

I didn't know anything about city budgets or tax consequences but I was beginning to see that the Santa Monica I loved was overbuilding its way towards ugliness, density and unlivability. I also understood, this is Santa Monica, it's still a very desirable place to live and work, and if Microsoft or Dreamworks or Words With Friends 2 will go elsewhere if we don't give them a sweetheart construction deal with a Swiss cheese EIR for their megacomplex, fine. Ten other companies will come in to fill that space, just as it is.

I'd need both hands and a couple of toes to count the times since then that the raison d'être for overdevelopment has shifted. And each time many heads, especially behind the dais, nod solemnly and declare urgency (we must change our zoning!), while the thinking majority, residents, lacking a voice, say, Huh? Are you kidding?

I CAN ONLY SPECULATE

About hidden agendas and secret agreements, of course. But if you watch a web-footed yellow-beaked bird long enough and see him waddle and hear him quack, well, you can be sure he ducked out of a SMRR meeting.

If that duck could talk, you could grill him for insight, finding that he believes cars are evil and must be eliminated in SM ASAP, that big tall wide development is inevitable here (and even good) and it is the duty of the all-wise selected parental figures to make sure that overdevelopment proceeds with plenty of low-flush toilets. Because when you vote to allow an 11-story building, 300,000+ sq', 249 units (plus the 64 "affordable" units they built, oh, but not there silly, not neighbors to the million-dollar condos folks, but over on Lincoln right next to the fumey freeway) to replace a one-story business, you blithely ignore the fact that you are now using 10 times the water, electricity, emergency services, etc, and you pat yourself on the back for authorizing a forward-looking sustainable building. (That's probably ugly as sin, to boot.)

Yes the logic is unfailingly faulty, but transparently so. It's not that anyone miscalculated. Decisions were made, then a justification was concocted and put forth, and if anyone takes a knee instead of saluting, well, we'll just come up with another explanation, of why all this makes any sense for anyone except the moneyed outside interests who profit greatly and have plenty left over to finance PACs for local candidates who made it all possible.

LET ME GIVE YOU A GOOD EXAMPLE

San Francisco. It would appear there is an element there who also think more people walking and fewer in cars would be good for everyone. Hold on to your airbags but I agree. As long as you do it the way SF has.

Their famous Market Street is now closed for 2.2 miles to auto traffic. But they've been studying and preparing for this for more than a century. There's a subway under Market Street. There are more than 200 buses per hour there during rush hours. You can drive across Market Street, just not up and down it. No Uber/Lyft. Safe lanes for bikes and pedestrians.

We do it bass ackwards here. First build the train, put it on the ground, that creates a transit corridor where no one will use or even own cars (right), so go ahead and build that Wall of Lincoln with hundreds of high-rise apartments... before you see what the actual effect of the train will be. Could it be, that the train was just an excuse, for all that profitable development?

Scooters!! Alternative transportation, we love to be known for that in SM. But don't go slowly and regulate like every other city, just let the companies dump thousands of them all over our streets and see what happens. Good for the companies (we were the first city for scooters!!), bad for the residents, especially the many injured or even killed.

DC or SM, there's snickering behind those closed doors but I'm not laughing.

Charles Andrews has lived in Santa Monica for 34 years and wouldn't live anywhere else in the world. Really. Send love and/or rebuke to him at therealmrmusic@gmail.com

Your column here

Laurel Rosen
Send comments to editor@smdp.com

Amid a Housing Crisis, California Needs More Homes

As volunteers across Los Angeles County fanned out to count the number of our friends and neighbors who are living without permanent, stable housing, our legislators in Sacramento failed once again to approve a bill that could do more to house people than any other.

The More Homes Act, better known as SB 50, would have legalized fourplexes in areas across the state where the only type of housing that is currently allowed is a single family house, and allowed mid-sized apartment buildings in areas near transit. Senator Scott Wiener of San Francisco amended his bill to give cities more control over the details, but the basic goal remained the same: California cannot end the housing crisis without allowing more homes to be built where they are needed most.

Since 1964, Santa Monica has only added about 8,000 new residents, despite adding many times that number of jobs. Today, the population more than doubles during the day as workers flow in from across Southern California, more and more of them becoming "super commuters" who endure hours behind the wheel each day just getting to and from work.

These commutes are challenging our employers—both private and public sector—in their efforts to attract and retain talented workers. Servers and bartenders, teachers and first responders are increasingly faced with the same challenge of finding available and affordable housing within a reasonable distance of where they work. The future Santa Monica workforce—kids who are born and raised here—can't afford to start their careers and families here.

SB 50 was designed to address these challenges by unlocking prime, coastal land that is currently reserved exclusively for those who own detached houses, especially land that surrounds mass transit. By allowing more people to live closer to their jobs and to train and bus stops, we can begin shrinking these super commutes and stop putting new housing in fire-prone rural areas.

Other state laws are mandating that all cities increase their housing production, but without any tools for them to get there. SB 50 was that tool. Santa Monica cannot plan for the 9,000 additional units it is being required to—more than it has added over the past 55 years—if so much of the city remains cordoned off to any kind of density.

The status quo—squeezing apartments into tiny areas of land, while the rest of the state is set aside for sprawling houses—has displaced thousands of Californians from their neighborhoods, and from their homes. 600,000 people in Los Angeles County spend 90% of their income on housing. They are one hiccup away from becoming homeless.

Senator Wiener included robust protections for existing renters to ensure that older buildings are not knocked down for new ones. And cities like Santa Monica could continue to enforce their inclusionary zoning policies, ensuring that whatever gets built, some units will be set aside for renters with the lowest incomes.

Despite the urgency of the situation, and the unprecedented protections put in place to prevent existing renters from being displaced, SB 50 died in January, the third year in a row Sen. Wiener's signature housing bill has failed to advance.

This is unacceptable. Californians cannot wait another year for bold action on housing. Governor Gavin Newsom called for legislation this year to cut the red tape that so often stifles construction for years, and for increasing density near transit and jobs.

Over 60% of Californians support these types of changes. As the Governor said, It is time for California to say "yes" to housing.

Laurel Rosen is CEO of the Santa Monica Chamber of Commerce.

CHEF

FROM PAGE 1

"Tipsy Time" seven days a week, from 4 to 6 p.m. on weekdays and 3 to 6 p.m. on weekends. The menu includes bar snacks, salads, pizza, sandwiches and drinks specials.

"It's driven by what's at the farmers market, what's in season — we're trying to play with things," Safier said. "As the Tipsy Chef name implies, it's supposed to be fun and chef-driven."

The restaurant's locavore approach also extends to the cocktail menu and beer and wine list. Cocktails mix in limoncello and pear vodka from Ventura County, Torrance's Strand Brewing Co. and Hawthorne's Common Space Brewery are on tap and wine from Paso Robles and the Santa Maria Valley are available by the glass and bottle.

At brunch, guests can order bottles of champagne served alongside three kinds of fresh-squeezed juice and housemade Bloody Marys with candied bacon.

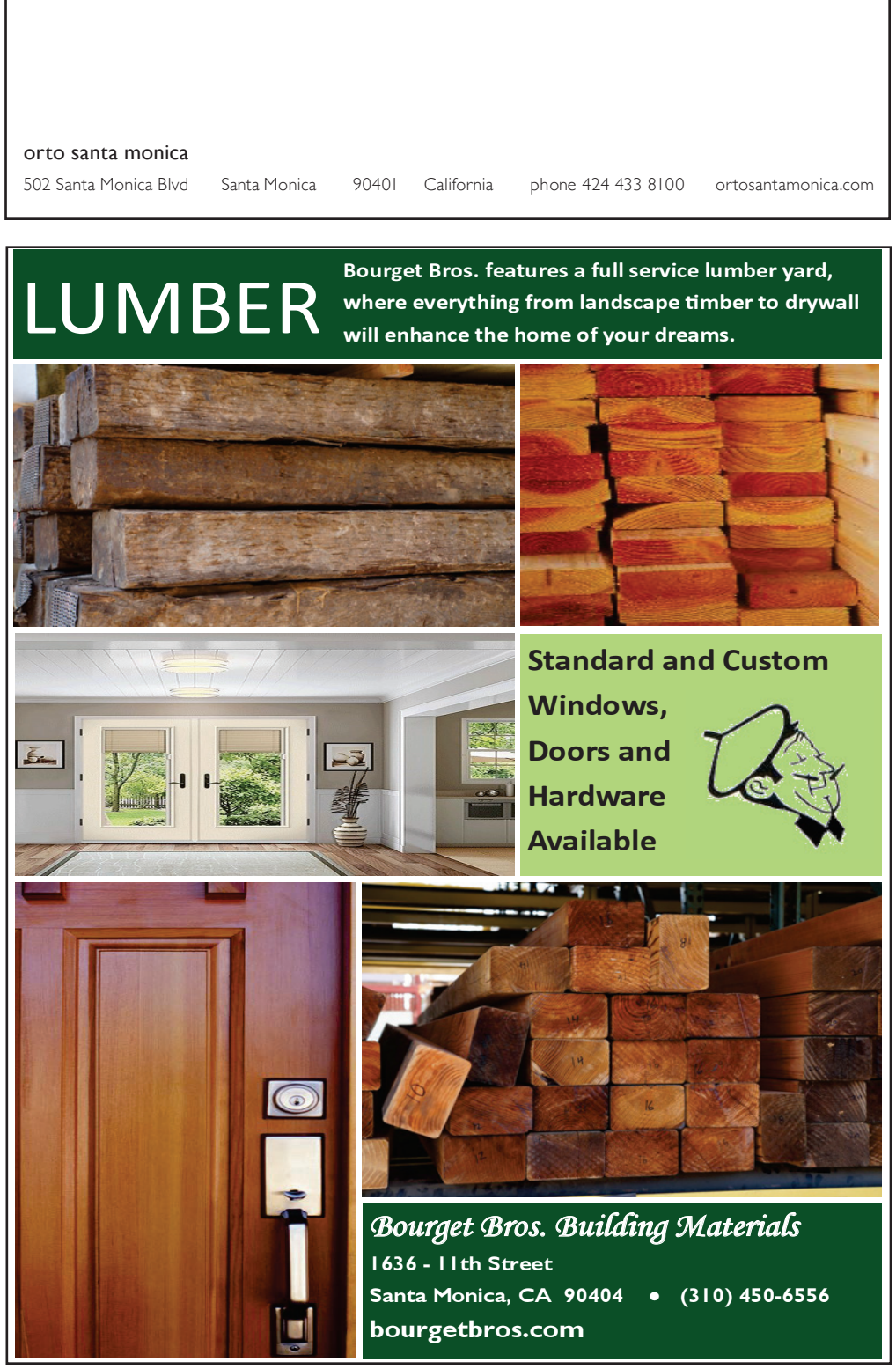
Safier said he envisions the Tipsy Chef as a neighborhood joint where friends can gather and share good food and drinks.

"I equate it to eating at home with friends, where everyone cooks a special dish and brings a bottle of wine," he said. "It's a more communal, familial atmosphere than the traditional dining experience."

madeleine@smdp.com

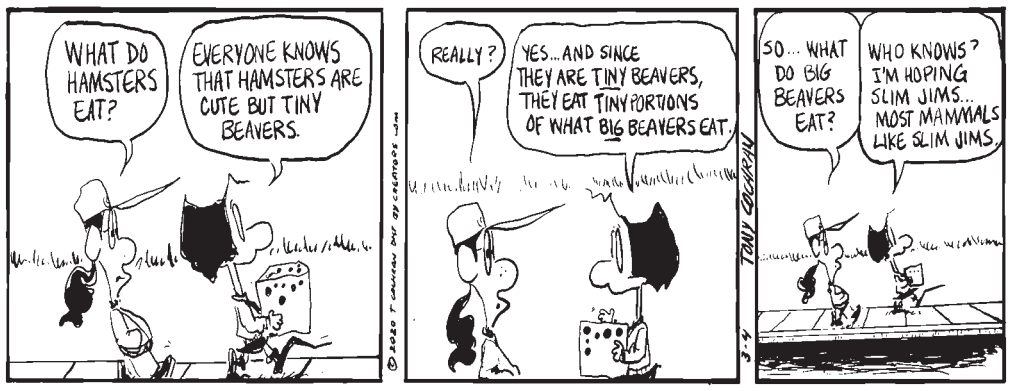


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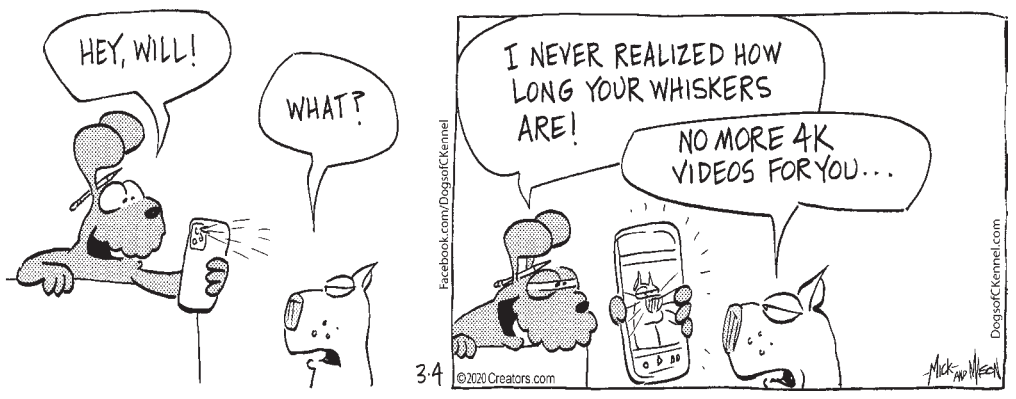
Agnes

By TONY COCHRAN



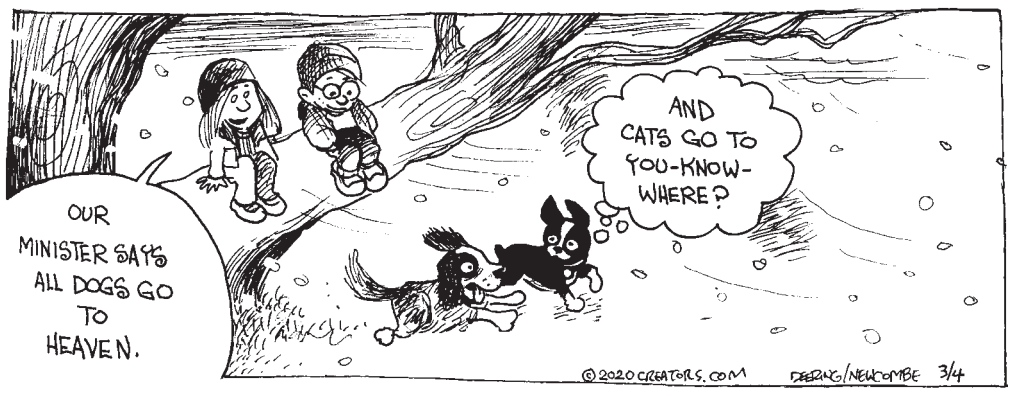
Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

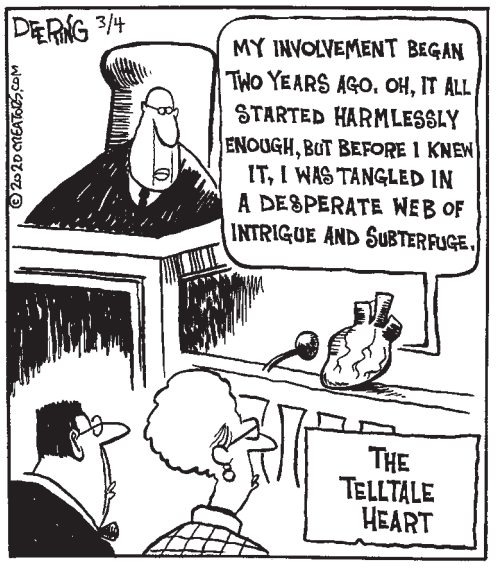
By PETER GALLAGHER



"HE KEPT ATTACKING THE BIRD."

Strange Brew

By JOHN DEERING





SURF FORECASTS

WATER TEMP: 61.2°

WEDNESDAY - **FAIR** - SURF: 2-3ft+ Waist to stomach high
NW swell-mix fades. Modest, reinforcing SSW swell.

THURSDAY - **FAIR** - SURF: 2-3ft Knee to waist high
Steep NW swell. Small SSW swell.

WEATHER

Wednesday: Patchy fog before 10am. Otherwise, mostly sunny, with a high near 68. East southeast wind 5 to 10 mph becoming south southwest in the afternoon.
Wednesday Night: Patchy fog after 10pm. Otherwise, mostly cloudy, with a low around 52.
Thursday: Partly sunny, with a high near 70.
Thursday Night: Patchy fog after 10pm. Otherwise, mostly cloudy, with a low around 55.
Friday: Patchy fog before 10am. Otherwise, partly sunny, with a high near 67.
Friday Night: Mostly cloudy, with a low around 53.

Date	Day of the Week	Time (LST/LDT)	Predicted (ft)	High/Low
2020/03/04	Wed	04:23 AM	4.63	H
2020/03/04	Wed	12:15 PM	-0.05	L
2020/03/04	Wed	7:17 PM	3.25	H
2020/03/04	Wed	11:16 PM	2.53	L
2020/03/05	Thu	05:26 AM	5.11	H
2020/03/05	Thu	12:55 PM	-0.60	L
2020/03/05	Thu	7:37 PM	3.59	H
2020/03/06	Fri	12:12 AM	2.11	L
2020/03/06	Fri	06:20 AM	5.62	H
2020/03/06	Fri	1:32 PM	-1.03	L
2020/03/06	Fri	8:01 PM	3.95	H
2020/03/07	Sat	01:00 AM	1.60	L
2020/03/07	Sat	07:07 AM	6.05	H
2020/03/07	Sat	2:07 PM	-1.31	L
2020/03/07	Sat	8:28 PM	4.32	H
2020/03/08	Sun	01:45 AM	1.07	L
2020/03/08	Sun	08:53 AM	6.29	H
2020/03/08	Sun	3:42 PM	-1.38	L

DAILY LOTTERY

POWERBALL
Draw Date:02/29
24 44 46 50 51
Power#: 13
Jackpot:90 M

MEGA MILLIONS
Draw Date: 02/28
2 3 14 41 64
Mega#: 17
Jackpot: 60 M

SuperLotto PLUS
Draw Date: 02/29
5 20 22 24 32
Mega#: 15
Jackpot: 7 M

Fantasy 5
Draw Date: 03/02
9 16 20 24 37

Daily 3
Draw Date: 03/03
Midday: 6 6 1
Draw Date: 03/02
Evening: 0 3 7

Daily Derby
Draw Date: 03/02
1st: 01 - GOLD RUSH
2nd: 02 - LUCKY STAR
3rd: 04 - BIG BEN
RACE TIME: 1:49.97

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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TODAY'S BIRTHDAY (MARCH 04)

The grace of the year will be that your ambitions will be well-matched to the level of activity that makes you feel most vital. Things will ramp up in their own time. Soon, you're not trying to merely get ahead of the ball, you want to win the whole game. With great enthusiasm, win it you will. Sagittarius and Aquarius adore you. Your lucky numbers are: 19, 4, 2, 7 and 15.

ARIES (March 21-April 19). "There ain't no way to find out why a snorer can't hear himself snore," suggested Mark Twain in "Tom Sawyer Abroad." Indeed, today will be an exercise in tolerating a puzzling sort of unawareness.

TAURUS (April 20-May 20). Go on and indulge yourself. It will be lucky to splurge on something frivolous. You'll make dozens of good decisions today, and spoiling yourself will be one of them.

GEMINI (May 21-June 21). You can zoom in and out endlessly on life and it will be different at every range, though somehow, oddly, still the same. Just go to the scale that makes you feel the most comfortable and deem that good enough.

CANCER (June 22-July 22). When interruptions happen, it's as though life is telling you that there's a different order of priorities than the one you had in mind. You'll get to decide if you agree with life or not.

LEO (July 23-Aug. 22). There are gentle and patient aspects to your personality, and then there's the part of it that gets fearsome to make things happen. These will integrate beautifully today as you switch modes to suit each situation.

VIRGO (Aug. 23-Sept. 22). Your attention is an emotional sunlamp, an incubator for the baby chicks whose feathers are still just fuzz, a hot drink on a cold day. The comfort you give works from the inside out.

LIBRA (Sept. 23-Oct. 23). An old emotional wound still has an impact on the way you process life. Bit by bit, you can free yourself from this limit. When you finally get free, a more spontaneous and playful version of yourself will be waiting on the other side.

SCORPIO (Oct. 24-Nov. 21). The maze of your inner world will feature hidden pathways to treasure as well as booby traps, and sometimes you can't tell the difference. Count yourself ahead of the game just because you're willing to explore.

SAGITTARIUS (Nov. 22-Dec. 21). You have been known to take the smallest hint as a sign from the universe. Then again, when you really want something, even the big hints won't dissuade you. You'll get a taste of both scenarios today.

CAPRICORN (Dec. 22-Jan. 19). You'll be the recipient of good fortune and sweet surprises. Though, in a way, you buy these circumstances with either your work, the goodwill you invest or with actual dollars.

AQUARIUS (Jan. 20-Feb. 18). It isn't selfish to focus on learning about yourself. You're a wondrously complex creature and as worthy of investigation as any on the planet. Who better to study you than the one who is already in such close vicinity?

PISCES (Feb. 19-March 20). Your comfortable state of mind makes you at home wherever you go. Take advantage of this by daring into the unknown. This is will be your most confident moment of the week.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

Sudoku

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

SOLUTIONS TO YESTERDAY'S SUDOKU

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

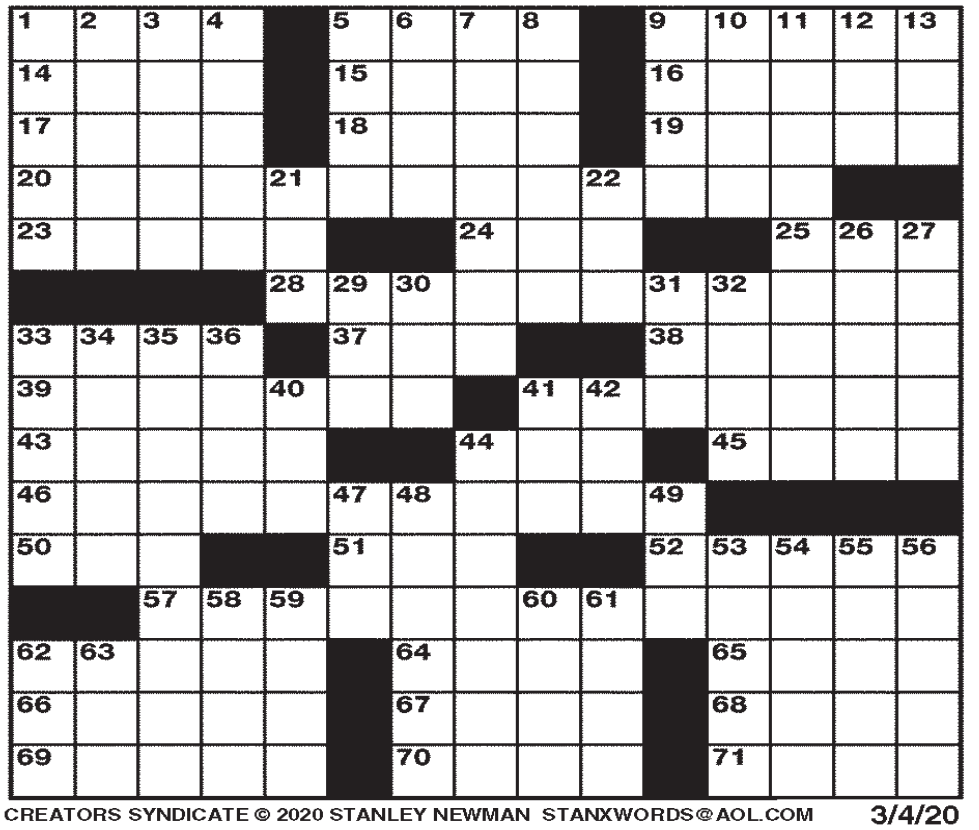
1			8	6		2		9
9	7	3	5					
2								
			6			8	1	
			7	5	2			
	2	4			8			
								6
					6	4	9	5
3		6		9	1			8

Newsday Crossword

COUNTDOWN by Steve Faiella
Edited by Stanley Newman
www.stanxwords.com

ACROSS
1 Prepare a gift
5 Rustic hotels
9 Dislike intensely
14 Dance at a luau
15 Make a jump
16 Vehicle's emergency-kit light
17 Laundry appliance
18 The Dalai __
19 Rule over a kingdom
20 Marvel Comics superhero team
23 __ and blood (kin)
24 Nectar collector
25 "It sure is cold!!"
28 Umpire's "You're done" call
33 Sharp knocks
37 Remote control battery
38 Beagle or basset
39 "So soon?"
41 __ event (birth of a child)
43 Parade vehicle
44 Espionage org.
45 ". . . the harder __ fall"
46 Common restaurant reservation
50 __-Cone (icy confection)
51 Spanish gold
52 Goes on foot
57 Championship team's chant
62 Tire part with a cap
64 Play to __ (have no winner)
65 Smartphone app symbol
66 Start of a boss' order
67 Spilled the beans
68 HS seniors' exams
69 Qualifies for
70 They justify the means, in a saying
71 Otherwise

DOWN
1 Slight odor
2 Of farm life
3 Having no help
4 Slacks or jeans
5 Evils
6 Well groomed
7 South Africa neighbor
8 Actress Sissy
9 Spherical coif
10 __ cheese dressing
11 Tool for tangled tresses
12 End of the UN's URL
13 __ Faire (modern jousting venue)
21 Sounds of satisfaction
22 Bank charge
26 Zellweger of films
27 "I Am Woman" singer Helen
29 Small amount
30 Sunbeam
31 Winnie-____-Pooh
32 Party thrower
33 Castaways' vehicles
34 Poe's middle name
35 Person paid to roll strikes
36 Mammal with flippers
40 Had a meal
41 Small amount
42 Attorney's expertise
44 Small cube in a salad
47 Enemy
48 Highly adorned
49 Be indebted to
53 Stand up
54 From your neighborhood
55 They keep ropes in place
56 Have a feeling about
58 Not at all bumpy
59 Wine category
60 Not at all spicy
61 Dormitory furniture
62 Compete (for)
63 Santa __, CA



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Technical issues lead to long lines for California voters

JANIE HAR
Associated Press

Some California voters waited in long lines Tuesday because of technical glitches connecting to the statewide voter database or in the case of the nation's most populous county, too many users trying to cast ballots at once through a new election system that had raised concerns about technical and security defects.

Election workers in 15 counties could not connect to the statewide voter registration database, said Sam Mahood, spokesman for the secretary of state's office. He said there was no evidence of malicious activity and that the issues were resolved.

"This should not prevented any voters from casting a ballot, as counties have contingency procedures in place to check-in voters. If a voter left without casting a ballot, we encourage them to go back to the polls before 8 p.m.," Mahood said.

The secretary of state's website also was offline sporadically throughout the day. California is among 14 states holding presidential primary contests on Super Tuesday, and voters in the nation's most populous state also are weighing in on congressional races, legislative seats and a statewide school bond.

In Los Angeles County, which has more than a quarter of the state's 20 million registered voters and a new $300 million voting system, electronic pollbooks were operating slowly because so many voters were trying to use them at the same time, said Mike Sanchez, spokesman for the county Registrar-Recorder.

Delays were up to two hours in some locations.

Technicians have added more devices in some polling places to speed up lines, Sanchez said. There had been no indication of security breaches with the pollbooks, which are hooked up to the state's voter database, he said.

The county's new elections system is undergoing a trial by fire after the state certified it for use despite serious technical and security defects identified in testing. That includes the ability of an attacker to bypass seals, locks and sensors and boot from a USB port, which could allow election data to be modified. Testers also found the machines susceptible to paper jams at five times the acceptable rate.

Election integrity activists had warned that the system was bound to experience serious failures and should have never been certified for use. The conditional certification was contingent on several defects being remedied — after Tuesday's primary.

Long lines also were reported in Beverly Hills, which has sued Los Angeles County over the new voting system's user interface, calling it severely flawed.

A Beverly Hills City Council member, Dr. Julian Gold, said the lines were up to three hours long and that he was told the delays were related to voter check-in.

"There's a lot of frustration, (and) people walk away. I don't know if they'll come back. I hope they do," Gold said.

The problems have emerged as California Democrats are eager to elect a candidate they hope can oust President Donald Trump in the fall. The state moved up its primary from June to March so voters could weigh in earlier.

The primary also coincides with a number of changes aimed at expanding voter participation in California. Those changes may end up confusing voters or contributing to longer lines.

New this year, Californians will be able to register to vote through 8 p.m. Tuesday at any location where ballots are accepted, which could tie up lines as people fill out paperwork. Results may be delayed because provisional ballots take longer to count.

Also, 15 counties representing more than half the state's voters have replaced traditional neighborhood polling places with a smaller number of multipurpose vote centers where people can register, vote and take care of other election business.

The new centers are designed to make voting more convenient but may confuse people who are accustomed to visiting their local polling place.

In Sacramento County, one of the 15 that uses vote centers and that experienced glitches Tuesday, spokeswoman Janna Haynes said officials had to resort to a backup plan of treating every voter as a new voter and have them fill out a conditional voter registration form. Then they called their main office with the person's address to determine which precinct ballot each voter needed and printed it out.

Haynes said the system was down for about an hour mid-morning.

"Fortunately, it was short lived and didn't impact us all day," she said.

Officials expected more mail-in ballots to arrive Tuesday because many voters waited to see results from other primaries before sending them in.

"We got 20,000 ballots in the mail today, and many people are showing up at the polls and dropping off their mail-in ballots," said John Arntz, director of San Francisco's Department of Elections.

In Santa Clara County in the San Francisco Bay Area, about a quarter of the mail-in ballots that were issued had been received, Evelyn Mendez of the registrar's office said from the Santa Clara County.

"People tell us they were waiting to the last minute to see if candidates dropped out," Mendez said.

Associated Press writers Stefanie Dazio and Justin Pritchard in Los Angeles, Frank Bajak in Lima, Peru, Olga R. Rodriguez and Jocelyn Gecker in San Francisco, and Amy Taxin in Tustin contributed to this report.

HALLS

FROM PAGE 1

allow for a category that is more flexible than existing projects.

"The characteristics of food halls differ in certain ways from the typical restaurants and eating establishments that the Zoning Ordinance already defines and allow in commercial districts based on various processes," said the staff report. "A food hall typically consists of multiple businesses that share seating, both indoor and outdoor, with a variety of service operation types. As such, they do not qualify to be permitted as restaurants based on the Code's definition of that use, necessitating the introduction of food halls as a distinct and defined land use classification."

Planners said new Food Halls could combine food with education, retail or entertainment purposes. Proposed establishments would have to contain three or more individual businesses in an area where food can be served (that can include retail). Traits could include shared entry ways, shared food prep facilities, shared restrooms and communal access to indoor/outdoor spaces.

Staff are recommending the halls be regulated with conditional use permits to allow the Planning Commission to review each request individually as the kind of proposals are expected to differ as the industry emerges.

According to staff the need for the new use category emerged during discussions around several other topics and the proposal before the Commission will be to add the new use city-wide including specific zoning plans such as Bergamot and Pico.

The final item of the night is expected to be a bifurcated discussion. Civic meetings have been temporarily relocated from City Hall due to construction and the Planning Commission will be meeting at the Ken Edwards Center. The room has a 9 p.m. curfew and staff said they expect to present a staff report on modifying local rules for child care centers but action will likely be postponed to the next meeting.

The Planning Commission will meet on Wednesday, March 4 at 7 p.m. in the Ken Edwards Center, 1527 4th Street.

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COMMUNITY BRIEFS

Citywide

Tenant Sues Santa Monica Landlord to Stay in Her Home of 38 Years

A 72-year-old woman with disabilities who has lived in the same Santa Monica studio for 38 years has filed suit in Los Angeles Superior Court against her landlords. In the suit filed Monday, St. James v. Bills, tenant Zandra St. James charges that her landlord violated state law by refusing to accept her housing choice voucher to offset her monthly rent. As a result, St. James faces eviction.

St. James' apartment is rent-controlled, but with annual incremental increases. The rent has risen to the point that it now demands more than 90 percent of her monthly Social Security disability check. She was awarded a housing choice voucher in 2019 and immediately sought to use the subsidy to help pay her rent for the home she loves. The complaint alleges that the landlord refused to accept the voucher.

"I was very happy to receive my Section 8 voucher after years of waiting," said St. James. "I am hopeful that through this process, I will be able to use my voucher so I can afford to live in the home where I have lived for most of my life. I hope my case will help many others who are in similar situations."

The housing choice voucher program, often referred to as "Section 8," provides tenant-based rental assistance. Low-income tenants who receive housing choice vouchers pay 30 percent of their monthly income to the landlord for rent. Local housing authorities, which administer the program, pay the remainder directly to the landlord.

"The housing choice voucher program is designed to expand housing opportunities for low-income renters of all kinds," said Denise McGranahan, Senior Attorney with the Legal Aid Foundation of Los Angeles, which represents St. James. "It is also critical that low-income seniors like St. James can age in place. If St. James' landlord is able to refuse her voucher, she will be priced out of one of the few below-market units left in Santa Monica. The voucher is her lifeline to stay in her long-term home and to continue to live independently in the community."

Landlord refusals to accept tenants with government-guaranteed rental payments leave many tenants unable to find affordable housing. Additionally, landlord refusal is often discrimination-by-proxy against racial minorities, who are disproportionately represented among voucher-holders across the country and in California.

To address this issue in the midst of the state's housing and homelessness crisis, the California Legislature passed SB 329 last year, which prohibits discrimination against tenants based on the use of subsidies like the housing choice voucher. Prior to SB 329, the City of Santa Monica already had a similar local ordinance.

"Protections against discrimination like this are an important tool for addressing our statewide housing crisis," said Matt Warren, Attorney at the Western Center on Law & Poverty, which also represents St. James. "Housing choice vouchers are essential for many people with low-incomes to keep a roof over their head, and to stay above water. California in particular cannot afford for landlords to refuse qualified tenants who are able to pay rent using vouchers."

The complaint alleges that Bills' refusal to accept the housing choice voucher is based in part on a desire to force St. James to leave. Since Ms. St. James is a long-standing tenant with stabilized rent below the area median rate, the landlords have an incentive to pressure her to leave, which is an eviction that would otherwise not be allowed under Santa Monica's renter protections. If evicted, it is likely that St. James will have extreme difficulty locating adequate, stable housing to meet her needs.

The lawsuit names as defendants apartment owner WIB Holdings, Inc. and its principal, Barbara Bills. The City of Santa Monica has also sued Bills and WIB Holdings for the same discriminatory refusal to accept St. James' voucher.

St. James seeks to remain stably housed, and to ensure that other voucher holders avoid unfair refusals by landlords.

SUBMITTED BY SARA WILLIAMS

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DISCUSSIONS

FROM PAGE 1

potentially changing the district's permit policies in December 2019.

During the discussion, the board asked for a variety of the data and information, the agenda states, including how a freeze on all interdistrict permit categories — except those that relate to children of district, SMC, city of Malibu or Santa Monica employees and the sibling category — would affect stakeholders and the district's educational programs.

A second discussion was slated to occur at the board's most recent meeting in February when more than 30 local residents took the dais in Malibu to share their opinions on the prospective changes.

"Since the agenda item had been postponed to the March 5 meeting, those concerns should be considered at this board meeting," the agenda states.

UNIFICATION

Once the discussion on permits has concluded, the board and attendees will have an opportunity to consider voicing formal support for special legislation that's currently being proposed by the City of Malibu.

The legislation pertains to parcel taxes and the city of Malibu has requested the school district's formal support, according to district staff.

"It is important to note that a formal board declaration of support of special legislation is not the equivalent of an approval of a unification of a new school district. There are other issues and challenges associated with unification that have yet to be resolved, and the superintendent and district staff are cognizant of the need to resolve these other outstanding issues before a unification proposal could be formally supported by the district," the agenda states. "Rather, the special legislation is a demonstration of support of a mechanism that could resolve a significant obstacle to the creation of a Malibu Unified School District."

BUDGET AND LAYOFF PROCEDURES

The final items set to be discussed during Thursday night's meeting pertain to the district's budget and the prospective release or non-reelection of various employees.

Board Vice President Laurie Lieberman previously stated the resolutions are a preliminary legal requirement that must be adopted in order for the district to move ahead or consider making any reductions in certificated staff.

"So, in theory, this really doesn't constitute a pink slip to anybody yet," Lieberman said. And this is something the board has to do because the bottom line is the district can't pay its teachers if it doesn't consider the bottom line.

brennon@smdp.com

DAILY FIRE LOG

SMDP STAFF CHOSE THE FOLLOWING FROM 48 CALLS ON MAR. 2

EMS 1900blk 19th St 12:43 a.m.
Public Assist 1500blk Yale St 12:54 a.m.
EMS 100blk Broadway 1:01 a.m.
EMS 400blk Expo Line 3:10 a.m.
Carbon Monoxide Alarm 1400blk 10th St 4:03 a.m.
EMS 400blk San Vicente Blvd 4:47 a.m.
Odor Of Natural Gas 1500blk 18th St 6:13 a.m.
EMS 1700blk Lincoln Blvd 6:49 a.m.
EMS 2400blk Santa Monica Blvd 7:09 a.m.
EMS 2400blk Santa Monica Blvd 7:31 a.m.
EMS 1500blk 2nd St 7:49 a.m.
Public Assist 1200blk 16th St 7:50 a.m.
EMS 1300blk 20th St 8:05 a.m.
EMS 1300blk 15th St 8:24 a.m.
EMS 2300blk Ocean Front Walk 9:16 a.m.
EMS 1000blk Lincoln Blvd 9:27 a.m.
EMS 1600blk Main St 9:28 a.m.
EMS 400blk Wilshire Blvd 9:46 a.m.
Hydrant Leak 500blk Palisades Ave 10:03 a.m.
EMS 1400blk Ocean Ave 10:15 a.m.
Broken Gas Main 1500blk Broadway 10:28 a.m.
Trash/Dumpster Fire 2200blk Virginia Ave 10:31 a.m.
EMS 600blk Santa Monica Blvd 11:45 a.m.
EMS 2100blk Wilshire Blvd 12:21 p.m.
EMS 1100blk 2nd St 12:59 p.m.
EMS 2500blk Santa Monica Blvd 1:20 p.m.
EMS 00blk Pico Blvd 1:34 p.m.
EMS 800blk Pier Ave 1:45 p.m.
EMS 200blk Bay St 2:00 p.m.
EMS 2000blk Santa Monica Blvd 2:02 p.m.
EMS 2200blk Santa Monica Blvd 2:06 p.m.
EMS 2400blk Santa Monica Blvd 2:29 p.m.
EMS 2400blk Wilshire Blvd 3:34 p.m.
EMS 1200blk 7th St 3:50 p.m.
Haz Mat - Level 1 2600blk 30th St 4:03 p.m.
EMS 1300blk 3rd Street Prom 4:08 p.m.
EMS 2200blk Olympic Blvd 5:23 p.m.
EMS 3rd St / Idaho Ave 6:20 p.m.
Structure Fire 1000blk Grant St 6:25 p.m.
EMS 1800blk Lincoln Blvd 6:30 p.m.
EMS 1400blk 16th St 7:07 p.m.
Flooded Condition 700blk Wilshire Blvd 7:12 p.m.
EMS 100blk Colorado Ave 8:26 p.m.
Traffic Collision With Injury 20th St / Wilshire Blvd 8:40 p.m.
EMS 1500blk 7th St 9:26 p.m.
EMS 2300blk Kansas Ave 10:52 p.m.
EMS 2900blk Wilshire Blvd 11:20 p.m.
EMS 1100blk Pico Blvd 11:46 p.m.

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