3
Saving whales
With the law

6
Groundbreaking
In the Ballona

7
Builder's Remedy
And vacancy rates

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A $21 million revamp of the Viceroy Hotel adds to the allure of Ocean Avenue



Viceroy Hotel

HOTEL: The all-new Viceroy adds to the agony of choice when looking for an evening cocktail destination.

SCOTT SNOWDEN
SMDP Staff Writer

Summer, it seems, is going to be glorious here in sunny Santa Monica as the all new and improved Viceroy Hotel joins the ranks of the Georgian, the Beacon and the Pierside, in reopening its doors following an extensive $21 million renovation.

Originally opened in 2000 as the first Viceroy Hotels & Resorts property, the revamped property now features 169 redesigned suites, an all-new poolside experience with an expansive patio, a re-stylized lounge, plus a new signature restaurant and bar called Sugar Palm.

With changes also afoot at Loews, which will be rebranded as the Regent Santa Monica Beach and reopened later this year, it seems that the race is on to entice the interest of the many tourists and holiday makers expected to descend on the city come peak tourist season.

"We are thrilled to unveil this stunning transformation of Viceroy Santa Monica, where our brand originally debuted," said Bill Walshe, CEO of Viceroy Hotels & Resorts. "The renovation has reinvigorated this iconic property, infusing it with a fresh, contemporary aesthetic that celebrates our West Coast roots and pays homage to the property's rich history. We look forward to welcoming guests to experience the

SEE **HOTEL** PAGE 5

High-end interior design firm from Milan sets up shop in Santa Monica

SCOTT SNOWDEN
SMDP Staff Writer

Bespoke Italian interior architectural agency, the Luca Lanzetta Group, has expanded its scope of operations to now include Santa Monica with the opening of a permanent studio at 2421 Michigan Avenue. Headquartered in Milan, the group's only other outlet outside of Italy is in Chicago.

The firm joins other global creative companies in Santa Monica like BMW's Designworks that announced in January that it was opening a new HQ on Olympic Blvd, a part of the city already home to

SEE **LUCA LANZETTA** PAGE 8



Luca Lanzetta Group

DESIGN: Luca Lanzetta outside of his new Santa Monica headquarters on Michigan Avenue.

Longboard dance: Moves, music, risk elevate a skating hybrid

KRISTINA LINNEA GARCIA
Associated Press

This winter's been a hard one in Southern California. Highways flood and the rain keeps coming. Pedestrians pick their way across fallen cypress trees, around puddles on sidewalks roped off with caution tape. Between fire, flood, and drought, sometimes it feels like the end of the world.

But tonight, there's a break. Just east of the Santa Monica boardwalk, a dozen or so longboarders cruise in loping patterns along the empty stretch of South Lot 4, a mostly empty parking area.

Hannah Dooling glides down the pavement, earbuds hidden by long brown hair tucked beneath a baseball cap. She steps off her longboard, flips it in a semi-circle in the air while taking a few running steps, and hops back on the board, landing with a resounding thud.

"That's cool, right?" another woman asks.

It is, in fact, really cool. The trick is the half moon, named for the arc the board makes in the sky, and it's one that Dooling, 30, has shown other women how to master. They include Yun Huang, a 33-year-old tech worker, and Jane Kang and Christie Goodman, both 29, who work as a nanny and real estate agent, respectively.

SEE **LONGBOARD** PAGE 6




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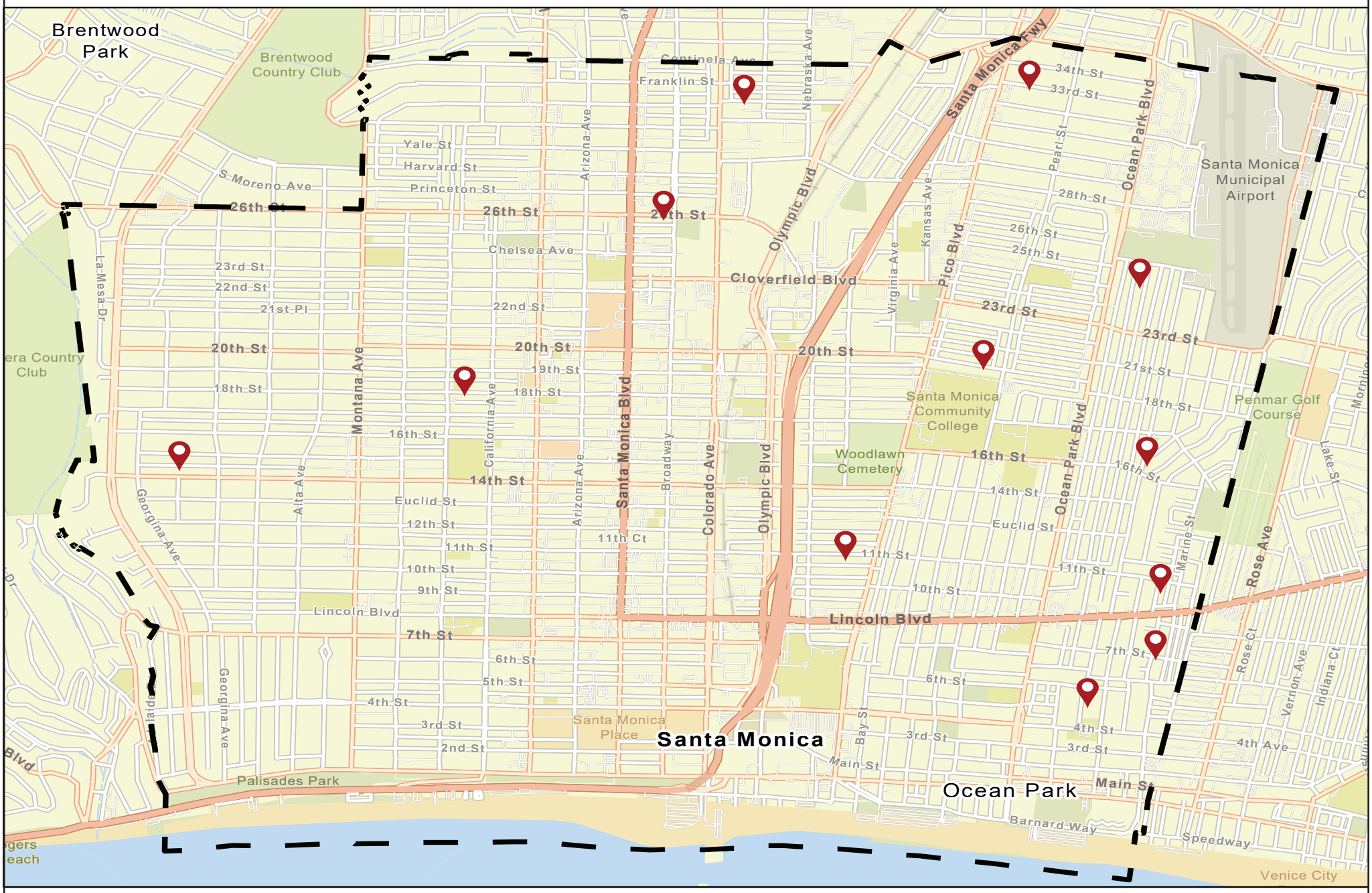
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Landmark law saved whales through marine industries change

PATRICK WHITTLE
Associated Press

On a breezy spring day, scientists and conservationists methodically conducted experiments near 15 North Atlantic right whales that occasionally spouted and surfaced in a bay south of Boston.

The pod of adults and calves is about 4% of the worldwide population of a marine mammal that almost disappeared from the planet after many decades of commercial whaling. There now are only a few hundred of the behemoths, which can weigh 70 tons (63.5 metric tons) and subsist on small ocean organisms.

Although right whale numbers are dwindling, conservationists attribute their continued survival to the U.S. Endangered Species Act.

The landmark federal law — a half century old this year — has forced the fishing and commercial shipping industries to take important steps to help protect the critically endangered whales. And it's spurred government agencies and scientists to undertake research.

David Wiley, research ecologist with the National Oceanic and Atmospheric Administration, was part of the crew that spent late March and early April testing the water off Cape Cod for the presence of a naturally occurring chemical that could help predict where right whales will congregate.

That knowledge, Wiley said, can help in forming new rules that safeguard the whales from threats such as entanglement in fishing gear and collisions with ships. While Wiley's crew was working, a right whale was found entangled in Cape Cod Bay.

"They will go extinct in our lifetime if we don't do something," he said. "The goal of my research is to protect animals, right whales, humpback whales."

Numerous whale species are protected under the Endangered Species Act, including the blue, fin and sperm whale. Some, including the North Atlantic right whale, have been listed since the act passed in 1973. The law also protects other marine mammals, including some seal species, and ocean dwellers such as sea turtles.

Few animals have brought more change to marine industries than the right whale, and conservationists say survival of the species, which numbers about 340 worldwide, is testament to the act's importance.

"While they continue to decline at this very moment, I'm convinced that without the Endangered Species Act they wouldn't be here," said Regina Asmutis-Silvia, executive director of Massachusetts-based Whale & Dolphin Conservation USA.

But as federal regulators craft new protections for the whale and other declining marine animals, fishing and shipping industries that have been altered by decades of conservation laws are digging in for a new round of fighting for their own interests.

The U.S. lobster fishing industry, one of America's most lucrative seafood sectors, supports the act, said Beth Casoni, executive director of the Massachusetts Lobstermen's Association. But she said fishermen also need reasonable rules and some recent proposed restrictions on fishing go too far.

In recent years, disagreements over the proper way to apply the act have increasingly brought the industry into court. "We need to have realistic approaches to how environmental management is handled," Casoni said. "It becomes extremely costly for the industry to fight the ongoing litigation that's brought forth by the environmental groups."

Maritime industries are subject to a host of restrictions aimed at protecting the rare whales. Rules cover how fast vessels can travel and where commercial fishermen can fish. There are slow zones, protected zones and limitations on types of fishing gear.

The act has permanently protected thousands of square miles of ocean habitat to give the animals sanctuary from disturbances by human activities. The act has prompted innovations, such as ropeless fishing, designed to protect whales from becoming entangled. Compliance with the act primarily drove the use of nets with escape hatches to spare turtles from shrimp fishing on the Gulf Coast.

Fisheries for lucrative seafood species, such as scallops and groundfish, also have made changes to conform with the act. The act has brought observers onto fishing boats to make sure fishermen follow rules and it has barred fishing in places where vulnerable species are located.

> "I feel like it drives technological innovation, and it also protects a whole suite of other species by reducing risks for whatever the listed species is"
> - Janet Coit assistant administrator for fisheries with NOAA's National Marine Fisheries Service

"I feel like it drives technological innovation, and it also protects a whole suite of other species by reducing risks for whatever the listed species is," said Janet Coit, assistant administrator for fisheries with NOAA's National Marine Fisheries Service, which regulates commercial fishing. "The law has stood the test of time."

The law's protections are set to expand in coming years. On the East Coast, NOAA is crafting new and broader fishing restrictions to reduce the likelihood whales will suffer injury or death from entanglements in gear. The agency also is considering enlarged speed restriction zones that will apply to many shippers.

On the West Coast, new protections are coming for endangered whales off California. The International Maritime Organization has adopted a U.S. proposal that takes effect this summer and would expand restrictions on vessel traffic to give endangered whales such as blues and fins more undisturbed sea.

Lobster fishers have vowed to fight new restrictions on fishing off the East Coast, which many say will put the industry out of business. Proposed restrictions necessitate new ropeless gear that isn't widely available yet, said David Cousens, a lobsterman in South Thomaston, Maine.

"The technology's not there. Common sense is what needs to prevail here, not pie in the sky dreaming," Cousens said.

Vessels strikes and entanglements are two of the biggest threats whales face. But expansion of vessel traffic restrictions has also been met with resistance from shippers who fear compliance will be difficult, said Kathy Metcalf, president of the Chamber of Shipping of America.

"All we are trying to do is get some reasonable restrictions in place and still be able to serve the people who are waiting for their Nike sneakers and fuel oil or whatever and still serve a measure of protection to the animals," Metcalf said.

Long a focus of conservationists, the plight of whales helped inspire the Endangered Species Act. Many species were devastated during the commercial whaling era, when they were hunted for meat and oil.

The gray whale, ranging from Mexico to Alaska in the Pacific, is often held up as one of the act's greatest success stories since it was delisted in 1994 after populations rebounded. The U.S. government also has removed most populations of humpback whales from the list following recovery.

"The Endangered Species Act has a legal impact. A tangible result," said Charles "Stormy" Mayo, senior scientist at the Center for Coastal Studies in Provincetown, Massachusetts, which works to preserve marine animals. "The Endangered Species Act has lifted our sensitivity to rare species."

Others, like the North Atlantic right whale, have been slower to recover. The whale's population is falling in part because of climate-related warming of the ocean, which scientists say is pushing the animals outside protected zones and into harm's way in search of food. They've lost about 30% of their population since 2010.

The swift decline shows the act can't save an animal if it's not applied aggressively, said Michael Moore, director of the Woods Hole Oceanographic Institution Marine Mammal Center in Massachusetts. "That level of collapse can hardly be seen as a success," Moore said.

If the whale is to survive, the law will need to play a critical role, said Gib Brogan, fisheries campaign manager for the conservation group Oceana.

"The Endangered Species Act is a big hammer ... that has forced action, necessary action, to make sure that the needs of these species are taken care of both in fisheries management and other activities where otherwise they would be ignored," Brogan said.

Associated Press videojournalist Rodrique Ngowi and photographer Robert F. Bukaty contributed to this report from Plymouth, Massachusetts.



PUBLISHER
Ross Furukawa
ross@smdp.com

PARTNER
Todd James
todd@smdp.com

EDITOR IN CHIEF
Matthew Hall
matt@smdp.com

CONTRIBUTING WRITERS
Charles Andrews,
Jack Neworth,
David Pisarra.

CIRCULATION
Guadalupe Navarro
ross@smdp.com

Keith Wyatt
ross@smdp.com

AWARD WINNER

STAFF WRITERS
Grace Inez Adams
grace@smdp.com

Scott Snowden
scott.snowden@smdp.com

DIRECTOR OF ADVERTISING
Cindy Moreno
cindy@smdp.com

MARKETING MANAGER
Dina Araniva
dina@smdp.com

PRODUCTION
Esteban Inchaustegui
production@smdp.com

Julio Davalos
julio@smdp.com

Cristina Rios
cristina@smdp.com

AWARD WINNER

Santa Monica Daily Press

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

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WINNER

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City of Santa Monica

SUBJECT: **NOTICE OF AVAILABILITY OF PROPOSED 2023-24 ANNUAL ACTION PLAN ALLOCATING FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME INVESTMENT PARTNERSHIP ACT PROGRAM (HOME) FUNDS**

The U.S. Department of Housing and Urban Development (HUD) provides annual CDBG and HOME entitlement funds to the City of Santa Monica. As a recipient of these federal funds, HUD requires the City to develop a five-year Consolidated Plan along with Annual Action Plans for housing and community development which identify high priority needs and the associated goals, strategies, and resources anticipated over a five-year period.

Notice is hereby given that the City of Santa Monica has developed the Proposed 2023-24 Annual Action Plan, which identifies the City's specific projects and activities for one-year use of CDBG and HOME funds to address the high-priority needs specified in the 2020-24 Consolidated Plan.

The Proposed 2023-24 Annual Action Plan is now available to the public for a 30-day review period beginning April 5, 2023. Both the Proposed 2023-24 Annual Action Plan and the HUD-approved 2020-24 Consolidated Plan can be viewed at www.santamonica.gov/community-development-block-grant-and-home-investment-partnership-programs . Hard copies are available upon request through the Housing and Human Services Division by telephone at (310) 458-8701 or by email at humanservices@santamonica.gov. Written comments may be submitted by May 5, 2023 to humanservices@santamonica.gov or by mail to: Housing and Human Services Division, 1685 Main Street, MS22, Santa Monica, CA 90401. All comments received will be incorporated into the final draft of the 2023-24 Annual Action Plan, currently due to HUD by May 15, 2023. The City Council is scheduled to consider approval of the proposed plan on May 9, 2023.

ESPAÑOL Esto es un aviso público para invitar a cualquier parte interesada a participar en el repaso del Plan Preliminar de Acción Anual del Año Fiscal 2023-24. Si necesita más información, por favor llame a Ivy Chang en la División de Vivienda y Servicios Humanos al número (310) 458-8701.



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Profits at big US banks show few signs of industry distress

KEN SWEET
AP Business Writer

The nation's largest banks appear to be weathering the current turmoil in their industry just fine.

Despite a pair of historical failures last month that put the nation's banking industry into crisis mode, the nation's biggest banks posted strong profits last quarter, helped by higher interest rates and a U.S. economy that keeps growing and adding jobs even as the Federal Reserve attempts to curb inflation.

JPMorgan Chase & Co. posted a 52% jump in its first-quarter profits. The bank saw deposits grow noticeably, as businesses and customers flocked to the banking titan after the failure of Silicon Valley Bank and Signature Bank last month. Wells Fargo said that it earned $5 billion, or $1.23 per share, in the three months ended March 31, beating analyst projections by 10 cents a share. Revenue also topped Wall Street's forecast.

Meanwhile Citigroup also beat analysts' estimates on revenue, although its bottom line was impacted by one-time losses on some investments.

"These were the most watched bank earnings announcements in over a decade, with market participants scouring the results looking for signs of cracks in the US banking sector. Those analysts looking for signs of the banking crisis were greatly relieved to not find any," said Octavio Marenzi, CEO of the consulting firm Opimas LLC, in an email.

"What crisis?," analysts at UBS titled a report after JPMorgan, Wells and PNC Financial reported their results.

Investors have been deeply concerned about the banks going into this earnings season after the collapse of Silicon Valley Bank and Signature Bank. While banks have benefited from being able to charge customers more for loans in a higher interest rate environment, banks have also accumulated billions of dollars in paper losses on bonds and other securities bought when interest rates were lower.

The biggest banks have been the least of investors' worries because the size of their massive balance sheets and diversity of their businesses — business loans, credit cards, trading, investment banking, etc. — allow them to hold a variety of securities. But more notably, the largest banks have long carried an implicit government backstop as being "too big to fail" since the 2008 financial crisis.

This backstop has attracted billions of deposits to the largest banks since Silicon Valley Bank's collapse. JPMorgan grew deposits by $37 billion during the quarter, up to $2.4 trillion. Deposits at big banks had been falling for several quarters as consumers spent down their pandemic savings and businesses tapped into their stored cash to pay bills. But following the collapse of Silicon Valley Bank and Signature Bank in March, some businesses withdrew their funds from smaller banks and moved them into the larger banks.

With midsize banks facing potential runs on their deposits, regulators again turned to the larger institutions for help, particularly JPMorgan and its CEO, Jamie Dimon, which have been the industry's go-to problem solvers for banking issues for years now.

After Silicon Valley Bank and Signature Bank failed, JPMorgan helped put together a consortium of other big banks to keep First Republic Bank from being next to collapse. The group of banks put $30 billion in uninsured deposits into First Republic, a move that appears to have at least bought the midsize bank some time to repair its balance sheet and maybe find a buyer.

"The U.S. economy continues to be on generally healthy footings — consumers are still spending and have strong balance sheets, and businesses are in good shape. However, the storm clouds that we have been monitoring for the past year remain on the horizon, and the banking industry turmoil adds to these risks," Dimon said in a statement.

In a call with reporters, JPMorgan executives said they saw roughly $50 billion come into the bank after SVB failed. They aren't sure how long those deposits will stay with the bank, however, as depositors have been broadly looking for higher yielding bank accounts and could choose to move their money elsewhere.

While the biggest banks seem fine, it's the midsize banks that report next week that will attract more attention than usual. Banks such as KeyCorp, Zions Bank, Comerica and others saw their stocks get hit hard due to being similar in business and size to Silicon Valley Bank and Signature Bank.

While the biggest banks reported strong results, most banks on their calls with investors still expect some sort of slowdown in the U.S. economy later this year. Citigroup's CEO Jane Fraser told investors that the bank now expects a "mild" recession at the end of the year, saying there are signs that consumer spending is slowing down. A report Friday showing shoppers pulled back on spending at retail stores supported that analysis.

The big banks also said they haven't tightened their lending since the two banks' failures as well, one thing economists and investors had been concerned about as banks typically try to protect their balance sheets during times of turmoil.

GET IT DAILY...

HOTEL

FROM PAGE 1

elevated level of luxury, personalized service, and immersive experiences that define the Viceroy brand."

Sugar Palm is helmed by Chef Jason Francisco and represents the hotel's social hub. The indoor lounge, wraparound bar and outdoor patio features a large fire pit and private dining cabanas.

The wine list features heavily from California, with the occasional offering from other New World sources like South Africa with a respectable choice of cabernets and pinot noirs. Even the European contribution appears to be kept to a minimum, which makes for an interesting, even refreshing alternative to the wave of Italian and Spanish-themed eateries also opening in Santa Monica.

This emphasis on local produce extends to the dining menu and Francisco and his team use California purveyors like Niman Ranch in Northern California for meat, Fish King in Glendale that sources almost all seafood from Long Beach and Santa Barbara, together with Scarborough Farms in Oxnard for produce.

Francisco also utilizes unique plant-based menu items featuring ingredients like watermelon, lychee, mushrooms, and more to mimic the umami flavors found in meat and seafood.

"Given our location in Santa Monica, I wanted to create a menu and dining experience that was laid back and fun but also sophisticated and luxurious," said Francisco. "It's a very personal menu to me since it's influenced by the many places around the world that I've had the opportunity to live in and experience."

The renovation actually started during the pandemic nearly two years ago and was led by San Francisco-based design firm EDG. First the lobby, restaurant, pool and public spaces were renovated and revamped, repurposing as much material as possible, but now that the suites and last remaining areas have been completed, the Viceroy Hotel Group is gearing up for a full unveiling.

"Santa Monica is truly experiencing a revival in our industry segment," Kevin Anawati, Area Director of Sales and Marketing for Viceroy Santa Monica says. "With all of the notable renovations, we really do feel that this will be good for the city and its perception.

"We love being part of what is becoming Santa Monica's hospitality renaissance. What the newly imagined and completely renovated Viceroy adds is a wonderful destination, not only for our overnight visitors, but with the addition of Sugar Palm restaurant, a whole new elevated coastal dining experience for our locals and neighbors."

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Viceroy Hotel

RENOVATION: The Viceroy joins the hotel renovation wave in Santa Monica.

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Ballona Groundbreaking



Courtesy Photo

WATER: Los Angeles officials attended a groundbreaking for the The Ballona Creek Total Maximum Daily Load (TMDL) project recently. TMDL works to clean polluted urban runoff across the 128 square miles of the Ballona Creek Watershed. The total budget for the Ballona Creek TMDL Project is $30 million. The County of Los Angeles Safe Clean Water Program funded $15 million. The City of Los Angeles funded $15 million.



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LONGBOARD

FROM PAGE 1

They're all here in wide-leg pants and zero-drop sneakers for the longboard session, bundled against the wind in hoodies, puffer coats or trucker jackets.

They get together most Saturday and Sunday afternoons if the weather's good, at meetups supported by Dancing Foundation, a non-profit started with a matching grant from Google by Achille Brighton, a 39-year-old software engineer.

Longboard dance is still in its infancy, but Brighton says it has already spread — here, in Paris, in Seoul — anywhere with public squares or wide, open sidewalks where people can watch.

"You don't need skate parks. You just need roads," he says. "And because you do it in public, you're out there, people see it. And they're like, 'Oh, that's kind of cool.'"

Originally designed for surfers entertaining themselves between sets, most longboards range from 3 to 4 feet in length, about a foot longer than traditional skateboards. The longer decks can be cumbersome, but also graceful. They're used for carving sidewalk turns and bombing hills, as well as longboard dancing, a skate/dance hybrid that fuses movement, music and danger.

> When you're doing longboard dancing, you're listening to music, typically, and you're moving your body to the beat
>
> - Achille Brighton

"When you're doing longboard dancing, you're listening to music, typically, and you're moving your body to the beat," Brighton says. "There's this effect where the rest of the world melts away. And I think that is like one of the things that gets you addicted."

Dooling was an early adopter, learning how to skate in Seattle. If anyone wants to learn a trick, she can probably show them how. She works remotely for Amazon and moved to L.A. with her partner in 2021 during "peak COVID," not knowing anyone. Skating was a way to find community.

Huang, a native of Melbourne, Australia, started skating during the pandemic. Some days, her board and her dog were the only things that would get her outdoors and moving.

"We were all kind of depressed from COVID," she says. "I tried meditation before. That didn't work for me, but I felt like I could really be in the zone with this."

At first, Huang just wanted to learn how to skate. Then she got sucked into "the longboard dancing hole of Instagram," where a 30-second clip can be posted with music. That's how Huang learned about Brighton and Longboard Dancing Los Angeles.

Says Dooling: "As a woman, skating can feel intimidating and not welcoming." But during the pandemic, people were connecting through social media, finding their niche.

Longboard dance was featured in a commercial for Facebook Groups during the 2021 Tokyo Summer Olympics, showing skaters of different genders, races and nationalities finding each other online. You could watch reels and think, "I identify, or I see myself, or connect with the people that I'm seeing doing this," Dooling says.

Goodman, flashing a "rock on" sign with her index and pinky finger, says, "I was like, Tony Hawk!" The women laugh, but Goodman is semi-serious. "Yeah! I was obsessed with him! And now I'm like, I can do some of those tricks!"

The four women jump in and out of conversation, their speech overlapping. Kang is the most reticent, a former dancer attracted to the sport's grace. Dooling is unassuming yet self-assured, a quietly rebellious "solo sporter" who grew up snowboarding and practicing Tae Kwan Do. Huang, also a snowboarder, sports a sea-green manicure and dark hair balayaged into blonde.

Goodman is animated, her long red hair moving with her as she gesticulates.

"Don't laugh at me, I'm fulfilling my 12-year-old dreams, OK?" she says.

Goodman first stepped on a skateboard in 2021. Now she's sponsored, as is Huang.

Goodman does downhill, descending inclines at rapid speed. It's dangerous; it's exciting; "it brings up all the emotions," she says.

The thing that ties together longboarding and longboard dancing is danger, Brighton says. You might miss a step; you might fall; you might get hurt, he says. "And that's the exciting bit."

Brighton has ADHD and falls on the autism spectrum, he says. Longboarding attracts a neurodiverse community, says Goodman, who also has ADHD. "It's, like, seeking that adrenaline," she says.

On a longboard, Brighton says, he doesn't have to try to concentrate. It's built into the movement. If you don't pay attention, you're going to get hurt, he says.

"You're on a board. Your brain now needs to learn not only where the body is, but also where the board is, and how the board is moving with relation to the ground," he says. Longboarders "jump in and out of two different planes of movement… You need to be able to keep track of those two states."

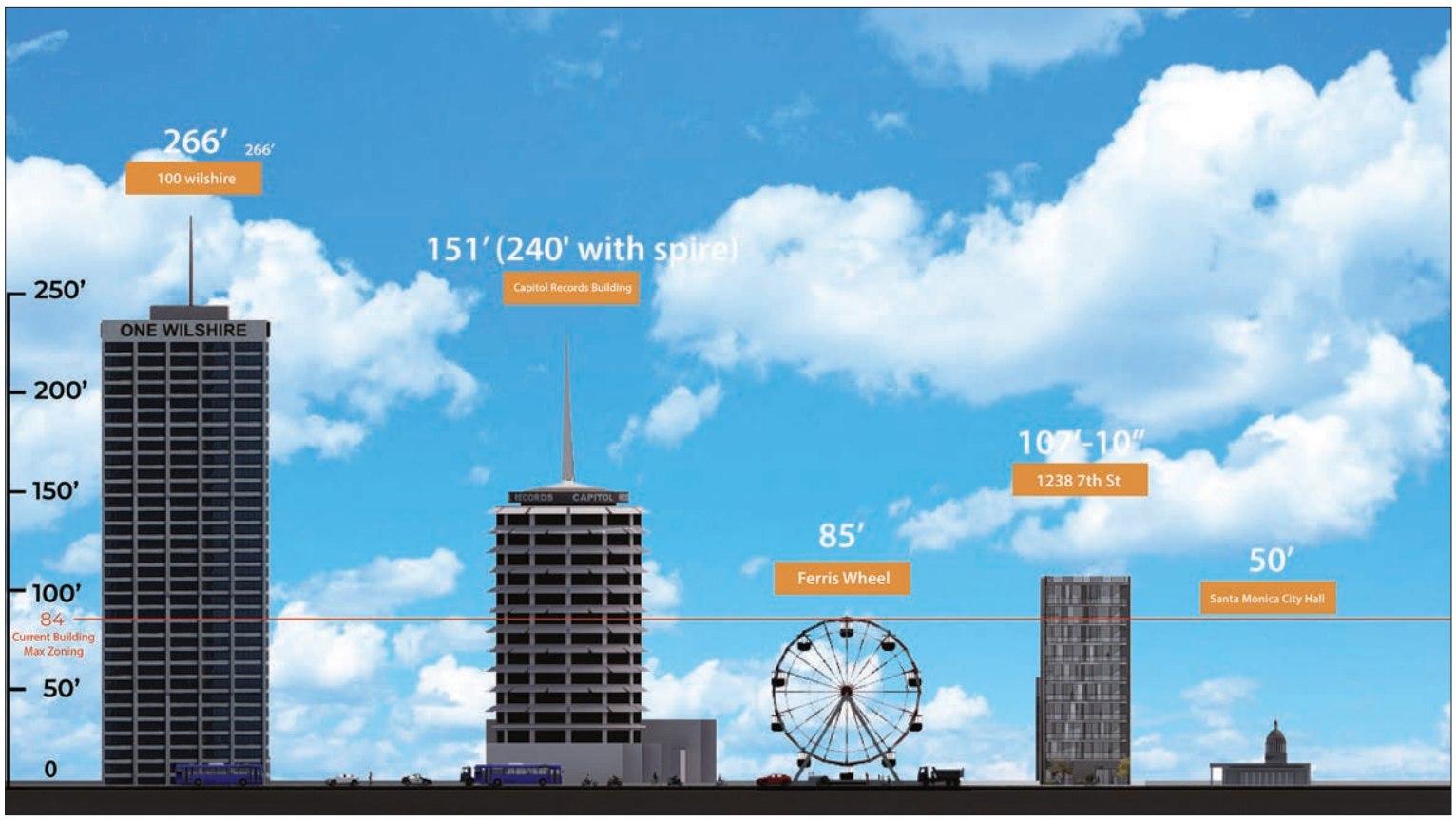
When one of the women lands a new trick, "we fully celebrate," Goodman says. They hang out after sessions, walking up to Samosa House on Main St., Jameson's, or Venice Beach Bar, which you can skate down to.

The sun is lowering on the horizon, which is thick with clouds. The sand has turned gray and damp. Waves and wind have pushed sand onto the boardwalk, where it swirls and drifts in marbled patterns punctuated by footsteps, stroller wheels, and the tire patterns of a bike caravan glowing with LED lights, revolutions of pink and green slowly cycling towards the Ferris wheel.

The women, shivering in ripped jeans, want to make the most of the light that's left. "We need to move," Huang says, and, laughing, they glide off into the sunset.

Santa Monica has an 8% vacancy rate yet thousands more units planned

MATTHEW HALL
Daily Press Editor



SMDP Image

1238 7TH ST: The 10 story project is 107 feet tall covering a total of 65,875 square feet. It has 75 units (all one bedroom), 15 of them affordable. The building has 41 parking spaces.

Santa Monica's mix of rent controlled and market rate housing make it difficult to find unified data on the housing picture but some data is available for both kinds of units.

Commercial rental companies track apartments that come through their platforms storing information on rent trends and vacancy rates.

According to Apartmentlist.com, rents in Santa Monica have increased 3.4 percent year over year and are up by about 0.7 percent since the start of the pandemic.

The company lists the median rents in Santa Monica as $2,061 for a 1-bedroom apartment and $2,568 for a two-bedroom.

Rent controlled units reset to market rate upon vacancy and the Rent Control Board (RCB) keeps track of those trends. According to the RCB, median market rate rents continue to climb with studio, one and two bedroom units all surpassing pre-pandemic levels. Last year, their data listed a studio as renting for $2,020, a one bedroom for $2,500, a two-bedroom for $3,400 and a three-bedroom for $4,372.

According to Apartmentlist.com, Santa Monica has the third highest vacancy rate among California areas it tracks.

The company tracks cities and counties based on listings through their platform. The monthly vacancy index for a given location is calculated by taking an average of the daily vacancy rates for each property and then averaging the rates of all the properties that fall within the bounds of the given location (city, county, metro, state, or national), weighted by the number of units in each property.

They exclude newly listed buildings due to their propensity to have inflated vacancy rates during their first few months of listing. The listing is weighted toward larger multi-unit properties which they said increased their confidence in the larger trends but creates the possibility that properties with a handful of units might have different trends.

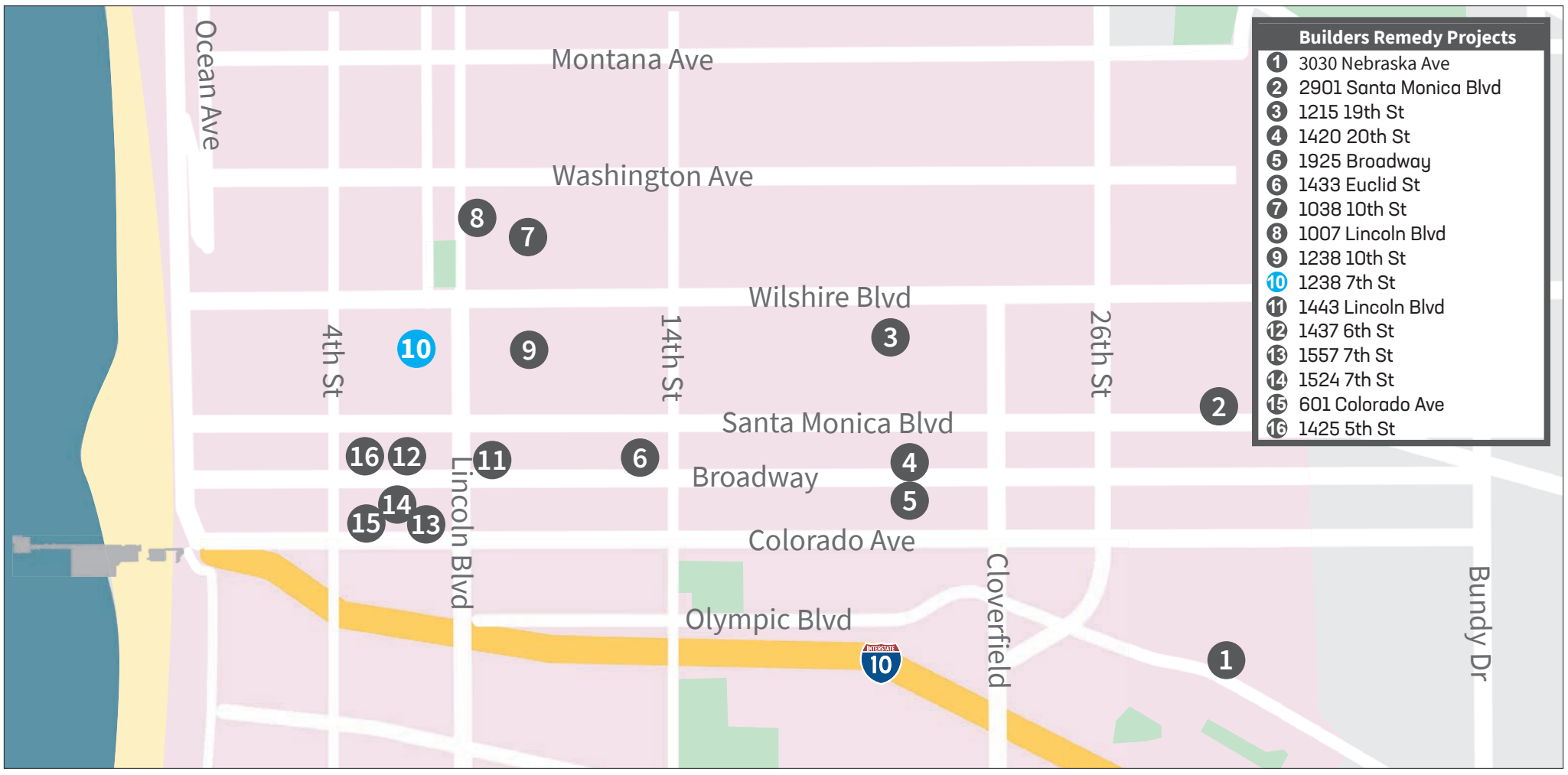
For California cities, the city of Mountain View had the highest vacancy rate at 10.2 percent followed by Oakland at 10 percent. Santa Monica came in third at 8 percent followed by San Francisco and Los Angeles at 5.6 percent. For California counties, Alameda was at the top with 6.5 percent followed by Contra Costa at 6.1 percent, San Francisco County at 5.6 percent, Santa Clara at 5.5 percent, Solano and Los Angeles at 5.3 percent.

Glendale had the lowest rate at 3.9 percent. Nationally, the list tracks the country's vacancy rate as 6.5 percent and California's overall rate as 5.1 percent.

While Santa Monica's vacancy rate is high, the region continues to build new units. According to Point2 Homes, an international real estate search portal, the Los Angeles Metro area issued 32,593 permits for new construction last year. Of those, 19,559 were for projects with five or more units and 10,996 were single family homes. Statewide, California issued 118,090 permits according to the site with 50,993 for units of 5 or more and 62,937 for single family homes.

While there's no guarantee all, or any, of the Builder's Remedy projects get built, if all 16 were to open, they'd add about 4,500 units to the city.

editor@smdp.com



LUCA LANZETTA

FROM PAGE 1

top creative companies including Pixomondo, Activision, Naughty Dog and Bad Robot.

Founder and CEO Luca Lanzetta has already completed a number of million dollar projects in Los Angeles for clients that Lanzetta cannot name but describes as high-end, celebrity and "very, very wealthy." He says that some projects are so sensitive that he can't even include them in the company's portfolio.

"They want to deal with someone they can trust, someone they can work with," Lanzetta says. "We're currently working on eight projects, but we've done maybe 20 already. Not every project has photos, there are some projects where I have to sign an NDA and I cannot even have a cellphone inside of the house."

Established in 2007, the studio came about by way of chance as much as anything else. After receiving a degree in mechanical engineering from Politecnico di Milano (which is among the top 20 universities in the world for architecture, design and engineering) Lanzetta moved to the US in the late 90s for a role in establishing a North American base for an Italian specialist tool company.

Just a few years later, Lanzetta was heading the entire business operation and he purchased his first property, a condo in Chicago in 2002. On his request, the condominium developer allowed Luca to completely customize his new living space and after it was completed, the developer began using the unit as a model home to showcase the other condos for sale.

Realizing an opportunity to combine his talents, experience and his own enthusiasms, Lanzetta saw a business opportunity and founded his company. He began introducing Italian home furnishing brands to the US by opening key showrooms in Chicago and ultimately working with clients on a number of commercial, residential and hospitality projects. The rest, as they say, is history.

"The last thing I was thinking was that one day I would be working on $100 million mansions in Bel Air. But that's what I do," he says.

Even the decision to open in Santa Monica was not for a reason you might expect. Lanzetta has two daughters, the eldest of whom has a disability. "I was already doing a lot of business in Los Angeles, but I wasn't living here, I was still based in Chicago," he says. "I was looking for a specific type of school and we needed to be in a public school system, not a private school system. We found a well funded one in the Santa Monica-Malibu area and it's one of the best in the country." Consequently, Lanzetta relocated his whole family here.

However, by keeping a large portion of business in Chicago, Lanzetta can afford to attempt to diversify his business and establish a proof of concept. "You know, the price of property is much cheaper in Chicago," he laughs. "And I want to open another showroom where I can provide an entire experience.

"Let's say you're considering working with me, you visit the showroom, you spend the night in this place that I create and you experience not only the overall design, but also every element within it and I want to be able to provide that, from the curtains to the carpet, they can be my products," he says. "And then I can have a chef who could cook specifically for you and it creates a type of experience that you're not going to forget."

scott.snowden@smdp.com



Luca Lanzetta Group

OFFICE: The move to Santa Monica makes the business nationwide as Lanzetta still has offices in Chicago.

Classifieds

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

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TODAY'S BIRTHDAY (April 15)

It's a year of uncanny financial luck. You'll also find new applications for your talent. It's good news because you don't have to change up your scene entirely to get a fresh take on life. Someone finds you magnificently mysterious, then sweetly familiar and every stage of the relationship will be a joy. More highlights: the smooth acquisition of property, a community spotlight and the fulfillment of seeing what you teach or create thrive on its own. Leo and Capricorn adore you. Your lucky numbers are: 4, 49, 2, 31 and 16.

HOROSCOPES

ARIES (March 21-April 19). To join a group is to agree, on some level, to become like its members. Group dynamics can have huge influence, sometimes more than an individual's internal process. Learn as much as you can about a group before the first meeting.

TAURUS (April 20-May 20). Usually the positive forces need amplification, but that doesn't mean shadows don't have their place. Those who live totally in the light cannot see a thing. The darkness gives the contrast needed to define and distinguish the world.

GEMINI (May 21-June 21). Even though no one is the same person at all times, you prefer to be around personalities that cover a predictable range. You'll enjoy the safe comfort of people whose tone consistently harmonizes with your own.

CANCER (June 22-July 22). Though love is work, it somehow gives you energy. And though love takes time, it somehow gives you time too because the moments become memorable and spacious, allowing you to live lifetimes inside a few hours.

LEO (July 23-Aug. 22). Straight talk, challenge and provocation are on tap in the happy hour of life today, but if that's not what you're in the mood for, you can always opt to stay home and drink water. Both options have their merits.

VIRGO (Aug. 23-Sept. 22). Since no one wins every battle, you're wise to only focus on the ones you really care about. Because with those, even if you lose, you have the pride of knowing you fought the good fight.

LIBRA (Sept. 23-Oct. 23). The best interactions are a dance. In a dance, neither party causes the other to move, but when one person moves, countermovement is intuitive. If you feel forced, it's not a dance; it's a manipulation.

SCORPIO (Oct. 24-Nov. 21). You'll bring your sweet optimism generously and appropriately, but not indiscriminately. You've seen too much to greet every scene with wide eyes. Some scenes warrant scrutiny. Others require just a glance to see the red flags unfurl.

SAGITTARIUS (Nov. 22-Dec. 21). It can be complicated mixing your family with larger social circles. If you give friends and acquaintances too much attention, those very close to you can feel undervalued. Make sure your inner circle gets special perks.

CAPRICORN (Dec. 22-Jan. 19). You think about what you want, and reverse engineer things to create the effect. Mostly you'll be successful, and when you're not it's fun too. As much as you try to guide and cue people, their unpredictable responses will keep things interesting.

AQUARIUS (Jan. 20-Feb. 18). You'll gladly take on the responsibilities you can deliver upon, but if you're not sure you can do a good job, it's better to politely decline. If you go in with disclaimers, there's too much left open to interpretation, or, more likely, misinterpretation. Keep it clean and simple today.

PISCES (Feb. 19-March 20). Like film noir, there's something cool, stylish and mysterious about today. You'll flirt, but it's barely detectable. The conversation is nuanced, and the opportunities hidden just deep enough to keep you guessing about the plot.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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

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

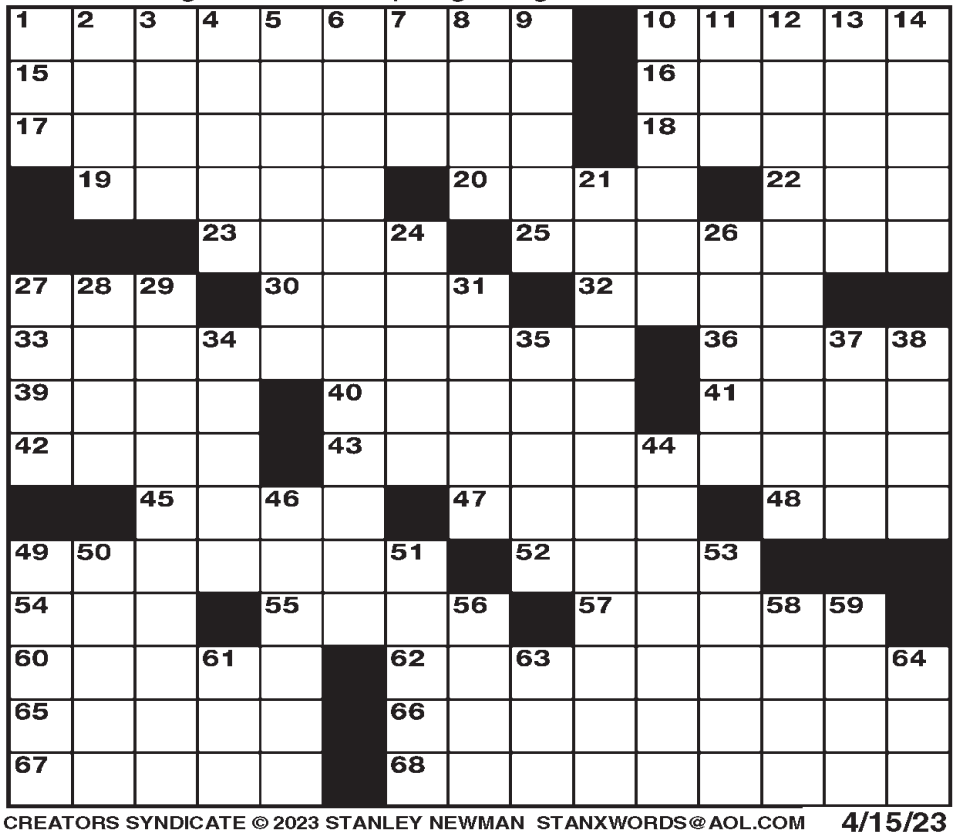
7	9	5	4		6			
		1						2
	8		1				5	
		7			4	8		
	1			6			9	
		8	7			1		
	5				3		2	
2						6		
			2		8	5	3	9

Newsday Crossword

SATURDAY STUMPER by Steve Mossberg
Edited by Stanley Newman
www.stanxwords.com

ACROSS
1 Green sauce for osso buco
10 Bud with brunch bagels
15 Appeared to be affected
16 Show with projectors
17 Setup in the Batcave
18 They'll need to be shifted
19 One may be crying
20 Apt rhyme for "retrace"
22 Rip off
23 Present time
25 Troupe group
27 Fool
30 Display of brilliance
32 Memorable count
33 *CookingLight* recommends that you marinate them
36 Occasional sportscast coverage
39 What tigers and king cobras share
40 Request to keep playing
41 Ptolemaic kingdom nickname
42 Starters roster
43 Tangible trifles
45 Spanning most of childhood
47 Coda of musical works
48 Send up
49 Water source
52 What some western boots are made of
54 Not a full-length fantasy
55 Lateral thinking challenge
57 Having no taste
60 What PowerPoint replaced with Calibri
62 Potential power under the hood
65 Crichton novel with diamond hunting
66 Not well fixed
67 Plumbers often work on them
68 Certain potion's purpose

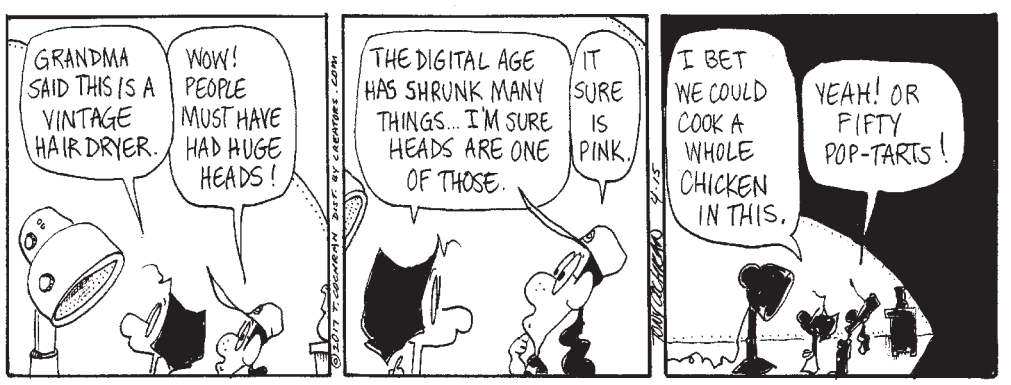
DOWN
1 Help on the way
2 St. Paul and St. Denis, north of New York
3 Outline well
4 Common name in County Mayo
5 Request to keep playing
6 When miniskirts were in again
7 Trouble
8 Sting thing
9 "Twice __" (what Goldwyn said a wide screen made a poor film)
10 Apt to sway
11 Try to do
12 Annual UN speakers event in Geneva
13 Going-off
14 Hoof shapers
21 Frequent player in the 6 Down
24 Aid in arguments
26 Ball game
27 Not much mass
28 Great facility
29 Aviation adjective
31 Distribution mentioned in Leviticus
34 Spring thing
35 Exaggerate expression
37 Be foul
38 Ogden Nash's *Bed Riddance: A __ for the Indisposed*
44 School cofounded by Walt Disney
46 Frequent followers of waves
49 Attempt
50 Kitchen wrap
51 I as in *vin*
53 Jettison
56 Nothing __
58 Japan's third-largest port city
59 "The South's Homepage"
61 Ending like -ation
63 John of Liverpool
64 Home of Ft. DuPont State Park



CREATORS SYNDICATE © 2023 STANLEY NEWMAN STANXWORDS@AOL.COM 4/15/23

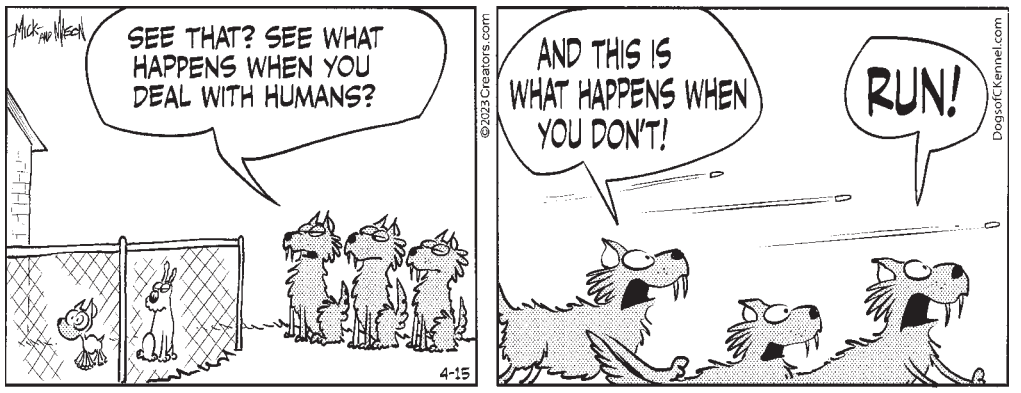
Agnes

By TONY COCHRAN



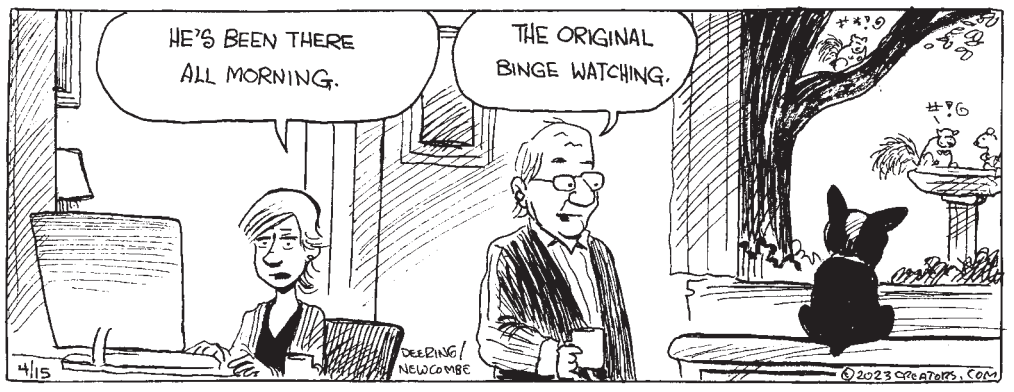
Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

By PETER GALLAGHER



"HE ENJOYS THE COMPANY OF OMNIVORES."

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 23 letters left over. They spell out the alternative theme of the puzzle. © australianwordgames.com.au 5815

The city of Newcastle

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

Amenities	Fish	Ocean
Boat	Fresh	Rail
Breeze	Glebe	Redhead
Buses	Great beaches	Sea air
Cafes	Hexham	Ship
Cardiff	Highfields	Show
Cathedral	History	Steel
Coal	Hospitals	Tap Dogs
Dudley	Johns	Tarro
Earthquake	Lambton	Valentine
Export	Land	Waratah
Ferry	Novocastrians	

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.
Tough times and tougher people

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What's Up Westside

out and about in Santa Monica

SATURDAY | APRIL 15

GREEN DOG DENTAL X PET-CHELLA

Not only will you be able to get a tour of the newly designed clinic and meet the staff, but you will also have the opportunity to meet adorable puppies and kittens available for adoption!
Take advantage of the chance to try out new food from local restaurants such as triple beam pizza, snag a celsius to keep you energized, or grab a cocktail while enjoying some live music. https://mailchi.mp/9aee3b00ed45/pet-chella-rsvp

DIMANCHE

Somewhere in the near future, a family is about to spend their Sunday together as strong winds and torrential rains rage outside. Meanwhile, three filmmakers journey to the edge of the earth to document a variety of animal extinctions before meeting their own apocalyptic fate. Through an ingenious blend of clowning, puppetry, and plain old theatrical magic, "Dimanche" paints a witty and tender portrait of humanity surprised by the uncontrollable forces of nature. The Eli and Edythe Broad Stage, 1310 11th St Santa Monica, https://rb.gy/u6sna

THE PICTURE DAY SHOW

The Picture Day Show: stand-up comedy by national touring comics and LA's best up-and-comers! Catch big comics on a small, intimate stage. Produced and hosted by Macey Isaacs. Doors open at 7:45pm. Bergamot Station Arts Center, 2525 Michigan Ave Santa Monica, https://jetbook.co/e/the-picture-day-showwgyt

NOTHIN' BUT SAND BEACH CLEANUP

Join Heal the Bay for our April Nothin' But Sand Beach Cleanup. https://healthebay.org/event/nothin-but-sand-beach-cleanup-14/

SUNDAY | APRIL 16

RËD HÖT - ALL-GIRL MÖTLEY CRÜE TRIBUTE

Red Hot is a hard-hitting, high energy, all-female tribute to the bad boys of rock & roll, Motley Crue. Red Hot was formed in 2021 by Heather "Mama Mars" Grace and Irene "Nikki Chixx." In the summer of 2021, Raine "Rainey Lee" Palladino stepped in as drummer. The three musicians joined forces to form what would soon become Long Island's most talked about band. TRiP, 2101 Lincoln Blvd. Santa Monica, https://www.bandsintown.com/e/104042386

MAD HATTER TEA PARTY

Noon to 3PM at the SM Elks Lodge at 1040 Pico Blvd. This is one of Santa Monica's most colorful events of the year and the money raised benefits local families who are unable to pay for much-needed dental care for their children. This year's event honors Paul Leoni and the memory of his wife, Marilyn, much-loved longtime proprietors of Santa Monica's Patton's Pharmacy. Guests will enjoy elegant tea service with hand-made pastries, buffet brunch and sparkling wine. The mood is elegant and eccentric, as old friends and new acquaintances enjoy conversation, Live and Silent Auctions and a Raffle of fabulous hand-made Gift Baskets. Tickets are $95 each. To RSVP, email santamonicabreakfastclub@gmail.com or call 310-493-8004.

MONDAY | APRIL 17

TAKING IT TO THE STREETS

The exhibition will showcase works by an impressive lineup of artists, including Banksy, Keith Haring, Jean-Michel Basquiat, Fab 5 Freddy, and many more. Viewers will have the opportunity to see how these artists have transformed the streets into their own canvas, using various techniques and styles to express their unique visions. bG Gallery 2525 Michigan Ave #A2 Santa Monica.

20 QUESTIONS TRIVIA @ O'BRIEN'S

20 Questions Trivia is like no other trivia show, because you're a part of the show. Wrong answers count for partial credit if they're funny. Every week the show has a theme, and all the questions and/or answers revolve around that theme. That makes it possible to figure out the answer even if you don't know it. And every question is followed by a song, which is usually an additional clue to the correct answer. O'Brien's Irish Pub & Restaurant 2226 Wilshire Blvd. Santa Monica, CA 310-829-5303

TUESDAY | APRIL 18

MYSTERY BOOK GROUP DISCUSSION

This community-led, monthly book discussion group currently meets online/virtually via Zoom. To register, email library@santamonica.gov. The April book selection is The Woman in the Library by Sulari Gentill.

WEDNESDAY | APRIL 19

BIZ@SUNSET MIXER

Biz@Sunset Mixer! Meet business professionals while enjoying appetizers and beverages. Please register in advance to attend. Opportunity To Win Raffle Prizes! https://members.smchamber.com/events/details/biz-sunset-mixer-april-2023-19159

FREE COMMUNITY RUN CLUB IN SANTA MONICA

Run Club Every Wednesday Night Starting at Road Runner Sports in Santa Monica. Check in at 5:30pm, run from 6pm-7pm. Walkers also welcome! Come log your mid week miles and make some new friends. Road Runner Sports 1338 4th St. Santa Monica.

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



SURF REPORT

WATER TEMP: **56.1**

SATURDAY *POOR TO FAIR*	**SURF:**	1-2ft Knee to thigh	Small mix of southern hemi in the water for the most part. Could mean some ridable waves at standouts. Small wave gear suggested.
SUNDAY *FAIR*	**SURF:**	2-3ft Thigh to waist	Small mix of southern hemi in the water with leftover NW. Could mean some ridable waves at standouts. Small wave gear suggested.

WEATHER

Saturday: Patchy fog before 11am. Otherwise, cloudy through mid morning, then gradual clearing.
Saturday Night: Patchy fog. Otherwise, mostly cloudy, with a low around 52.
Sunday: Patchy fog before 11am. Otherwise, mostly cloudy, with a high near 6.
Sunday Night: Patchy fog. Otherwise, cloudy, with a low around 53.

Date	Day	Time (LST/LDT)	Predicted (ft)	High/Low
2023/04/15	Sat	12:18 AM	2.25	L
2023/04/15	Sat	06:04 AM	4.90	H
2023/04/15	Sat	1:08 PM	-0.70	L
2023/04/15	Sat	7:46 PM	4.34	H
2023/04/16	Sun	01:16 AM	1.48	L
2023/04/16	Sun	07:08 AM	5.06	H
2023/04/16	Sun	1:47 PM	-0.67	L
2023/04/16	Sun	8:13 PM	4.85	H
2023/04/17	Mon	02:05 AM	0.73	L
2023/04/17	Mon	08:02 AM	5.10	H
2023/04/17	Mon	2:22 PM	-0.47	L
2023/04/17	Mon	8:41 PM	5.32	H
2023/04/18	Tue	02:50 AM	0.07	L
2023/04/18	Tue	08:51 AM	4.97	H
2023/04/18	Tue	2:55 PM	-0.13	L
2023/04/18	Tue	9:09 PM	5.70	H
2023/04/19	Wed	03:33 AM	-0.44	L
2023/04/19	Wed	09:38 AM	4.69	H

DAILY LOTTERY

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

POWERBALL
Draw Date: 4/12
9 36 41 44 59
Power#: 4
Jackpot: 219 M

MEGA MILLIONS
Draw Date: 4/11
31 35 53 54 55
Mega#: 24
Jackpot: 476 M

SuperLotto Plus
Draw Date: 4/12
11 20 32 33 43
Mega#: 15
Jackpot: 50 M

Fantasy 5
Draw Date: 4/13
1 5 11 19 30

Daily 3
Draw Date: 4/13
EVENING: 4 6 6
Draw Date: 4/13
MIDDAY: 6 8 5

Daily Derby
Draw Date: 4/13
1st: 10 - Solid Gold
2nd: 06 - Whirl Win
3rd: 11 - Money Bags
Race Time: 1:41.28

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