



**Gary Limjap**  
(310) 430-0818

In today's real estate climate ...  
**Experience counts!**

garylimjap@gmail.com www.garylimjap.com



**COLDWELL BANKER**  
**REALTY**

CalRE # 00927151

**2 New Safety Plan**  
In Malibu.

**3 Serious issues**  
For next Governor.



**4 Mansion Tax**  
Hurt affordable housing.

**5 Route 66 at 100**  
The future of movement.

**Volume 25 Issue 108**

**MONDAY 4/20/26**

**smdp.com**

**Climate change, disasters driving homelessness surge across U.S., UCLA studies find**

**MAAZ ALIN**  
SMDP Staff Writer

Every 10 homes lost to a climate-related disaster per 10,000 residents is associated with a 1 percentage point increase in homelessness, according to a sweeping new

national study led by UCLA researchers — findings that its authors say should fundamentally reshape how governments plan for natural disasters.

The study, published in April

SEE **UCLA** PAGE 7

**Santa Monica Rent Control Board eyes ballot measures on tenant protections, fees**

**MAAZ ALIN**  
SMDP Staff Writer

The Santa Monica Rent Control Board voted unanimously Thursday to advance four proposed amendments to the city's rent control charter toward a public hearing, with commissioners

debating the merits of new tenant protections and a revised fee structure they hope to place before voters in November.

The proposals, developed by a subcommittee consisting of Vice Chair Ambriz and Commissioner Gonska, are designed to be targeted and incremental, leaving

the charter's core structure intact while addressing administrative gaps that have created confusion and inconsistent outcomes over the years.

"The amendments before you are intended to be targeted and

SEE **RENT CONTROL** PAGE 7

**Malibu officials, experts confront recovery's true challenge: the money**

**MICHELLE EDGAR**  
Special to the Daily Press

Standing at Pepperdine University with a scorched coastline at his back, Malibu's newly appointed City Manager Joe Irvin framed the region's recovery challenge with the bluntness of someone a month into an impossible job.

"Rebuilding is about resilience and sustainable recovery and community revitalization — it's not just replacing structures," Irvin said.

More than a year after wildfire, mudslides, coastal erosion and a six-month closure of Pacific Coast Highway reshaped the city, that statement carries more weight than it might seem. The question facing Malibu is no longer whether recovery will happen. It is how, and increasingly, whether the systems in place are equipped to make it possible.

Irvin spoke this month at a wildfire summit convened by ULI Los Angeles and Pepperdine



Courtesy photo

SEE **ULI** PAGE 11 **REBUILD:** Pepperdine recently hosted experts to discuss rebuilding challenges.

**Buy Local**  
SANTA MONICA

buylocal.santamonica.com

**Support your community!**

**TAXES**  
ALL FORMS, ALL TYPES, ALL STATES

**BACK TAXES • BOOKKEEPING • SMALL BUSINESS**

**SAMUEL B. MOSES, CPA**

**(310) 395-9922**

100 Wilshire Blvd., Suite 1753 • Santa Monica 90401

**KEEP IT MOVING**  
Professional Movers

You Pick the Location  
We will take care of the rest

**Call us Now:**  
**(310) 430-3226**



## RFP NOTICE

NOTICE IS HEREBY GIVEN THAT SMMUSD invites sealed proposals for: **RFP # - 26.10 WEBMASTER SERVICES**. All proposals must be electronically submitted via Secure Bids at <https://colbisecurebids.com/o/smmusd/RFP2610> on or before: **Thursday, May 14, 2026 2:00 P.M.** RFP forms and specifications may be obtained in the link provided within this notice.



NOTICE OF A PUBLIC HEARING  
BEFORE THE SANTA MONICA CITY COUNCIL

**SUBJECT:** Approval of the FY 2026-27 Action Plan for use of Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds

Notice is hereby given that the City of Santa Monica will hold a public hearing as the City Council considers approval of the 2026-27 Annual Action Plan. The U.S. Department of Housing and Urban Development (HUD) provides annual CDBG and HOME entitlement funds to the City of Santa Monica. The Annual Action Plan delineates the City's specific projects and activities for one-year use of \$1,120,953.00 in CDBG and \$486,060.07 in HOME funds to address the City's housing and community development high-priority needs as specified in the Council-adopted 2025-29 Consolidated Plan. Plans and associated documents can be viewed at <https://www.santamonica.gov/community-development-block-grant-and-home-investment-partnership-programs>. The 2026-27 Annual Action Plan is due to HUD on June 1, 2026.

**DATE/TIME:** TUESDAY, APRIL 28, 2026 AT 5:30 PM

Check agenda at [www.smgov.net/council/agendas](http://www.smgov.net/council/agendas) prior to meeting to confirm start time

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

**HOW TO COMMENT**

The City of Santa Monica encourages public comment. Members of the public unable to attend a meeting but wishing to comment on an item(s) listed on the agenda may submit written comments prior to the meeting via email to [councilmtgitems@santamonica.gov](mailto:councilmtgitems@santamonica.gov) or via mail to City Clerk, 1685 Main Street, Room 102, Santa Monica, California 90401. Written comments received from the public by 12 PM on the day of the City Council meeting will be distributed to the City Council prior to the meeting and posted online. All written comments shall be made part of the public record. Please note the agenda item number in the subject line of your written comments. You may also comment in person at the City Council hearing. Please check the agenda for more detailed instructions on how to comment in person. All written comments shall be made part of the public record and will be included in the final submission to HUD.

**ACCOMODATIONS**

Agendas and reports are accessible on the City's webpage at [www.smgov.net/council/agendas](http://www.smgov.net/council/agendas). They are also available at the City Clerk's Office and in alternate formats upon request at (310) 458-8211 or [clerk@santamonica.gov](mailto:clerk@santamonica.gov).

City Hall and the Council Chambers are wheelchair accessible. If you require any special disability related accommodations to either attend or provide public testimony at a Council meeting (i.e. sign language interpreting, access to an amplified sound system, remote option, etc.), please contact the City Clerk's Office at (310) 458-8211 or TDD: (310) 917-6626 or via email at [clerk.mailbox@santamonica.gov](mailto:clerk.mailbox@santamonica.gov) at least 72 hours prior to the scheduled meeting. Best efforts shall be made to accommodate requests received after the 72-hour deadline.

City of Santa Monica Big Blue Bus Lines and the Metro Expo Line serve City Hall. Parking is available on Main Street, Olympic Drive, and in the Civic Center Parking Structure (validation free).

**ESPAÑOL** Esto es un aviso de audiencia pública para invitar a cualquier parte interesada a participar en el repaso del Plan de Acción Anual del Año Fiscal 2026-27. Si necesita más información, por favor llame a Lupe Madrid en el Departamento de Vivienda y Servicios Humanos al número (310) 458-8310.

## Malibu Council adopts long-overdue safety plan to improve wildfire protections, qualify for state grants

**MAAZ ALIN**

SMDP Staff Writer

The Malibu City Council voted unanimously last week to adopt a sweeping update to the city's Safety Element — the foundational policy document guiding how the city prepares for wildfires, floods, earthquakes and other disasters — replacing a plan that had not been revised since 1995.

The council approved Resolution No. 26-16, adopting General Plan Amendment No. 24-002, which brings the city into compliance with more than two decades of state legislation and opens the door to priority consideration for California Department of Forestry and Fire Protection grants and potential insurance relief for residents.

The vote came with an April 30 deadline looming. City officials said Malibu must submit evidence of the adoption to state agencies by the end of the month to qualify for the 2026 Fire Risk Reduction Community list, a state designation that requires insurers to factor in community-level fire prevention efforts when setting rates and that gives the city priority access to CAL FIRE grant funding.

"The FRCL was established in 2022 to recognize best practices in local fire prevention, planning and encourage safety and help with insurance availability," said Public Safety Director Susan Dueñas, who co-led the nearly two-year effort. "CAL FIRE must prioritize cities that are on the list when awarding grants."

The updated Safety Element — a 283-page document prepared with consulting firm Atlas Planning Solutions — addresses emergency preparedness, seismic and geologic hazards, flooding, fire, climate adaptation, shoreline protection, and hazardous materials. The previous version, adopted with the city's original General Plan in 1995, predated major state legislation on wildfire risk, climate resilience and evacuation planning.

Dueñas acknowledged the pressure the deadline placed on the council. "I want to remind the council that amendments to the safety element can be made in the future," she said. "Some recommendations can also be addressed through amendments to existing ordinances or through other plans, such as evacuation plans."

The element received approval from CAL FIRE, the Board of Forestry and Fire Protection, the California Office of Emergency Services, and the California Geological Survey prior to Monday's vote.

Council discussion centered on a provision requiring all new land subdivisions within fire hazard severity zones to provide a minimum of two points of access by public roads for emergency response and evacuation. The majority of Malibu lies

within a Very High Fire Hazard Severity Zone as designated by CAL FIRE.

Assistant Community Development Director Tyler Eaton emphasized the provision applies narrowly. "All existing, pre-established development is not going to be required to have two means of egress," he said. "If a new subdivision was created in the Big Rock community, they would have to establish a second means of egress in order to get approved."

Councilmember Steve Uhring, who backed the measure, urged the council to use the document as a springboard for tougher action.

"This city has burned down twice in a very short period of time," Uhring said. "The summers are going to get hotter, stuff is going to get drier, so the likelihood of another fire coming in — the probability is going to be pretty high. Our goal is to make this city as safe as we possibly can."

The council also voted to add a new implementation action directing city staff to develop thresholds that balance structural fire protection with the preservation of native and sensitive habitat — a recommendation that emerged from the Planning Commission's March 2 hearing.

In a separate direction to City Manager Joseph Irvin, the council asked staff to return with a structured series of agenda items examining additional resiliency measures — including water supply infrastructure and other community safety topics that surfaced during public discussion — to be considered in a "metered" fashion at future meetings.

Councilmember Marianne Riggins noted the Safety Element serves as a guiding policy document that does not preclude further action through other channels. "Adoption of this tonight wouldn't limit us from continuing to add other elements to this through other policy documents," she said.

The Safety Element update was prepared in compliance with a series of state laws enacted since 1995, including Senate Bill 1241 (wildfire), Senate Bill 379 (climate adaptation), Senate Bill 99 (evacuation routes), and Assembly Bills 747 and 1409 (evacuation route assessment). It also incorporates the Las Virgenes Malibu Council of Governments' Multi-Jurisdictional Hazard Mitigation Plan, adopted in 2023, which makes the city eligible for federal post-disaster mitigation funding.

Following adoption, city staff will submit evidence to CAL FIRE and Cal OES for placement on the Fire Risk Reduction Community list. A future amendment to the city's Local Coastal Program may also be considered to align coastal land use policies with the updated safety provisions.

[maaz@smdp.com](mailto:maaz@smdp.com)

### ADVERTISE WITH US TODAY!

Santa Monica Daily Press

office (310) 458-7737

### SEND YOUR NEWS TO THE EDITOR

Santa Monica Daily Press

[editor@smdp.com](mailto:editor@smdp.com)

GUEST COMMENTARY

Send comments to editor@smdp.com

# Candidates for California governor ought to get serious about these pressing issues

Eric Swalwell's abrupt departure from the campaign for governor due to revelations about sexual transgressions leaves nine men and women remaining as serious contenders for spots on the November ballot.

So far their campaigns have produced a scattershot of positions and promises that have only occasionally touched on California's real world issues. However, by sheer coincidence, there's been a recent flurry of think tank reports and articles on those issues that should be required reading for would-be governors and moderators of forums to question the candidates.

In no particular order:

## SCHOOLS

The Public Policy Institute of California delved into the worrisome lack of academic achievement among in California's public schools. It notes that in state tests just 49% of students met or exceeded state standards in English language and 37% in math.

Results of federal tests were even less satisfactory, with only 29% of fourth-graders and 28% of eighth-graders proficient in reading and 35% and 25%, respectively, in math.

Mississippi, long a laggard in academic skills, got serious about raising reading comprehension by adopting phonics. California, after years of political debate, finally semi-adopted phonics, although not completely requiring it. An article in Atlantic magazine reveals that in Mississippi, just adopting phonics was not enough; statewide mandates, coupled with state oversight, were needed to make phonics work — a suggestion maybe California needs to follow suit.

## JOB

Outgoing Gov. Gavin Newsom loves to brag about California's \$4 trillion economy but rarely mentions the darker side — several years with virtually no job growth. The Public Policy Institute of California digs into that stagnation and reports, "Job gains have been limited to a few key sectors like health care and local government, while stock market gains have been driven by AI. Unemployment has not increased much in the past two years, though it remains higher than in

2022 and above almost all other states.

"One major challenge for the next governor will be providing expensive services like health care to a growing older adult population while the share of workers shrinks," PPIC says.

The conservative Pacific Research Institute plows the same economic ground in a report. "The data shows that California's economic challenges are no longer theoretical — they are measurable and worsening," said Wayne Winegarden, one of the report's authors. "The state's weak job growth and shrinking private sector signal that California is at a crossroads. Without meaningful policy reforms, the gap between California and the rest of the country will continue to widen."

One aspect of California's economic sluggishness is an outflow of workers due to its sky-high living costs. Another report from the Public Policy Institute of California says the state has seen a net loss of nearly 1.3 million people since 2020. The outflow, coupled with a record low birth rate, makes California especially reliant on immigration for new workers, which in turn is affected by turmoil in federal immigration policy.

## HOMES

A study by UC-Berkeley's California Policy Lab delves even further into the state's loss of population to other states, citing high living costs, especially for housing, as the prime factor.

It notes that "in 2012 the state's median household income was roughly sufficient to qualify for a mortgage on a mid-tier home, but it now falls substantially short of the level needed to qualify for even a bottom-tier home."

However, those who abandon California more easily become homeowners due to much lower prices and see improvement in their overall financial wellbeing.

This is not an exhaustive catalogue of California issues that the campaigns for governor should address. Water supply and homelessness also need attention, as well as the insurance crisis and the state's chronic budget deficits. But these reports are a good start for serious debate.

Dan Walters, CalMatters Opinion Columnist



## Weather

**Monday:** Sunny, with a high near 67.

**Monday Night:** Mostly clear, with a low around 55.

**Tuesday:** Mostly sunny, with a high near 65.

**Tuesday Night:** A slight chance of rain. Partly cloudy, with a low around 55.

Date	Day	Time (LST/LDT)	Predicted (ft)	High/Low
2026/04/20	Mon	06:30 AM	-1.15	L
2026/04/20	Mon	1:07 PM	3.20	H
2026/04/20	Mon	5:20 PM	2.07	L
2026/04/20	Mon	11:52 PM	5.95	H
2026/04/21	Tue	07:34 AM	-0.89	L
2026/04/21	Tue	2:36 PM	2.99	H
2026/04/21	Tue	6:09 PM	2.47	L
2026/04/22	Wed	12:50 AM	5.49	H
2026/04/22	Wed	08:49 AM	-0.59	L
2026/04/22	Wed	4:24 PM	3.11	H
2026/04/22	Wed	7:30 PM	2.81	L
2026/04/23	Thu	02:06 AM	4.98	H
2026/04/23	Thu	10:12 AM	-0.42	L
2026/04/23	Thu	5:40 PM	3.47	H
2026/04/23	Thu	9:53 PM	2.83	L
2026/04/24	Fri	03:41 AM	4.60	H
2026/04/24	Fri	11:22 AM	-0.34	L
2026/04/24	Fri	6:27 PM	3.89	H
2026/04/24	Fri	11:38 PM	2.32	L
2026/04/25	Sat	05:10 AM	4.43	H
2026/04/25	Sat	12:16 PM	-0.23	L
2026/04/25	Sat	7:02 PM	4.33	H
2026/04/26	Sun	12:45 AM	1.66	L
2026/04/26	Sun	06:23 AM	4.36	H
2026/04/26	Sun	12:59 PM	-0.04	L
2026/04/26	Sun	7:33 PM	4.73	H
2026/04/27	Mon	01:36 AM	1.01	L
2026/04/27	Mon	07:23 AM	4.29	H
2026/04/27	Mon	1:34 PM	0.24	L
2026/04/27	Mon	8:00 PM	5.08	H
2026/04/28	Tue	02:20 AM	0.45	L
2026/04/28	Tue	08:14 AM	4.18	H
2026/04/28	Tue	2:05 PM	0.57	L
2026/04/28	Tue	8:25 PM	5.35	H
2026/04/29	Wed	02:58 AM	-0.00	L
2026/04/29	Wed	08:58 AM	4.03	H
2026/04/29	Wed	2:31 PM	0.93	L
2026/04/29	Wed	8:48 PM	5.54	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>

<p>Draw Date: 4/15 13 21 27 43 45 Power#: 26 Jackpot: 75 M</p>	<p>Draw Date: 4/16 8 10 21 22 38</p>
<p>Draw Date: 4/14 17 21 24 57 69 Mega#: 12 Jackpot: 130 M</p>	<p>Draw Date: 4/16 EVENING: 7 6 1 Draw Date: 4/16 MIDDAY: 3 9 2</p>
<p>Draw Date: 4/15 1 5 7 33 45 Mega#: 10 Jackpot: 12 M</p>	<p>Draw Date: 4/16 1st: 03 - Hot Shot 2nd: 05 - California Classic 3rd: 11 - Money Bags Race Time: 1:45.66</p>

## PUBLISHER

Ross Furukawa  
ross@smdp.com

## PARTNER

Todd James  
todd@smdp.com

## EDITOR IN CHIEF

Matthew Hall  
matt@smdp.com

## CONTRIBUTING WRITERS

Michelle Edgar,  
Devan Sipher,  
Miles Warner.

## CIRCULATION

Guadalupe Navarro  
ross@smdp.com

## STAFF WRITERS

Maaz Alin  
maaz@smdp.com

## LEGAL ADVERTISING

legal@smdp.com

## MARKETING & ADVERTISING

### MANAGER

Dina Araniva  
dina@smdp.com

### PRODUCTION

Esteban Inchaustegui  
production@smdp.com

Julio Davalos  
julio@smdp.com

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



AWARD WINNER



WINNER

The Santa Monica Daily Press publishes Monday - Saturday with a circulation of 8,200 on weekdays and 8,000 on the weekend. The Daily Press is adjudicated as a newspaper of general circulation in the County of Los Angeles and covers news relevant to the City of Santa Monica. The Daily Press is a member of the California Newspaper Publisher's Association, the National Newspaper Association and the Santa Monica Chamber of Commerce. The paper you're reading this on is composed of 100% post consumer content and the ink used to print these words is soy based. We are proud recipients of multiple honors for outstanding news coverage from the California Newspaper Publishers Association as well as a Santa Monica Sustainable Quality Award.

PUBLISHED BY NEWLON ROUGE, LLC  
© 2023 Newlon Rouge, LLC, all rights reserved.

Santa Monica Daily Press

GET IT DAILY...



# Trump wants data on California's trans and abortion care. Can the state stop him?

The latest clash between California and President Donald Trump over abortion and gender-affirming care could soon leave doctors caught between state and federal law.

Under a bill that may soon pass the Legislature, California medical providers and affiliated businesses could face hefty state fines if they comply with a federal subpoena seeking abortion, gender-affirming or reproductive care information without first notifying the California attorney general, patients and providers.

But delaying responding to the feds could put them at risk of violating federal law, and independent constitutional scholars say the pending law might not survive a legal challenge.

The bill is in response to efforts the Trump administration and conservative states have undertaken to block or criminalize abortion services and care for transgender people.

Under Assembly Bill 1930, any medical provider or business served with any civil, criminal or regulatory inquiry, investigation, subpoena or summons seeking "legally protected health care activity" "shall not comply" unless the provider notifies the state attorney general as well as others involved in the care.

The measure's author, Assemblymember Rick Chavez Zbur of Los Angeles, said the impetus for the bill, in part, was a federal subpoena from the Trump administration to Children's Hospital Los Angeles seeking medical records for youth transgender patients.

"No one should have to fear that seeking lawful medical care in the state of California could put their privacy and their safety at risk," he told the Assembly Judiciary Committee at a hearing last week.

Lawmakers spent just 17 minutes discussing AB 1930 at its first legislative hearing last week, despite the legal complexities and consequences for California's patients, doctors, hospitals, insurers, tech companies and others. It passed on a party-line vote, according to the CalMatters Digital Democracy database. It now moves to the Assembly Public Safety Committee where it's scheduled to be discussed on Tuesday.

The Los Angeles hospital was one of 20 medical providers that offered gender-affirming care for minors that received federal

subpoenas seeking patients' medical records. At the time, the U.S. Justice Department said the subpoenas were part of an investigation into "health care fraud" and "false statements." Some of the families sued to fight the subpoenas. In January, the feds backed off and didn't receive the records.

Rady Children's Hospital, which operates facilities in San Diego, Orange and Imperial counties, told CalMatters earlier this year that the U.S. Health and Human Services inspector general was investigating the hospital. The investigation preceded Rady's decision to halt most gender-affirming services for minors, a decision that is now tied up in multiple court cases.

The measure says that in order for a business or provider to release records, the entity making the legal demand must include an affidavit declaring that the investigation is not related to punishing providers for performing abortions, transgender care or other services protected under California law or that the investigation involves a possible California crime or is an inquiry into "professional discipline."

The recipient would be required to inform the attorney general's office within seven days of receiving the legal demand. The attorney general would have an additional 30 days to review the matter before the recipient could comply with the order.

The measure, which is co-sponsored by Attorney General Rob Bonta, would also mandate that the provider notify patients and providers whose records are being sought. Those who break the rules would face civil penalties of up to \$15,000 per violation.

## DEMOCRATS MOVE TO PROTECT ABORTION

California lawmakers have, in recent years, enacted more than a dozen laws designed to shield medical professionals from conservative states and the federal government on abortion and transgender health care. Democrats passed the laws after the U.S. Supreme Court overturned Roe v. Wade and other states began banning or criminalizing abortion. Thirteen states ban abortion and some, most notably Texas, penalize anyone who helps another person get an abortion.

Legislative efforts to protect clinicians and

SEE TRUMP PAGE 6

## GUEST COMMENTARY

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

# Taxing LA mansions likely hindered efforts to build affordable housing. Can it be fixed?

It's easy to understand the appeal of Los Angeles' so-called "mansion tax." Under the tax, owners of very valuable homes give back to their community when they sell their homes and are cash liquid.

Many of those owners have reaped huge windfalls from Proposition 13, which restricts assessments on the properties of longtime owners. They also have benefitted from rising property values and municipal investments in road and other infrastructure.

Through the mansion tax — versions of which other jurisdictions, notably San Francisco, have adopted — high-end homeowners return the favor when the home is sold. Or so the argument goes.

The money generated from the tax is then targeted toward construction of affordable housing and rental and eviction assistance for those at the very bottom of Los Angeles' extremely stratified landscape, where thousands of the very poor reside at the base of the hills populated by the very rich.

Los Angeles voters approved the mansion tax in 2022. It imposes a 4% tax on the sale of any property exceeding \$5 million and a 5.5% tax on any property selling for more than \$10 million.

The tax has raised more than \$1.14 billion since it was adopted.

The trouble with the tax is that it doesn't work. It has not spurred a wave of affordable housing construction in Los Angeles. It has not bridged the gap between rich and poor. It has, in fact, done a fair bit of the opposite.

## COLLATERAL DAMAGE

The tax has drawn the attention of researchers, who say its results are unambiguous: It has depressed construction of multi-family units — apartment buildings — in Los Angeles, precisely the market most likely to bring down rents.

As one recent study concluded, "Policies targeting luxury markets risk collateral damage to the very segments they aim to uplift." The author of that study, Yingru Pan of UCLA, added that the tax "may deepen disparities by discouraging moderate-density solutions."

The proof of that is not just in the fact that new construction has been slow in recent months — permits for multifamily construction projects in Los Angeles dropped from 1,540 in 2022 to under 1,000 in 2024. Those trends continue, and some of the blame falls on Washington, where President Donald Trump has introduced dizzying levels of uncertainty as he toys with tariffs and economic policy, depending on his mood and who he's mad at on any given day.

But the tax's negative effects go beyond Trump, and can best be understood by comparing construction in Los Angeles to that of neighboring cities, all of which live under the same Trump cloud. And there, the results are hard to contest. For while all new construction suffered in this economy, Los Angeles has fallen notably behind neighbors such as Santa Monica, Burbank and Culver City.

New construction permits in Los Angeles fell 21% after the mansion tax was approved, Pan said, in stark contrast to stable permit trends in neighboring places.

"Taxing high-value housing does not inherently redirect resources toward affordability," Pan's report finds. "Instead, it risks broadly stifling supply."

## RESTORING ITS PURPOSE

In response, a coalition of affordable housing advocates, builders and others have urged the city to re-orient the tax back toward its original target: mansions.

Their group's name, "Mend It, Don't End It," speaks to its mission, which is not to discard the tax but rather to make changes to it.

Jesse Zwick, a member of that group, stressed in an interview this week that the tax's unintended consequences are now visible for all to see, especially its effects on new apartment construction.

"We talked about it as a tax on mansions," he said, but its graver impact has been on other types of construction.

Indeed, in the years since voters approved Los Angeles' mansion tax, it has funded some 800 new housing units — hardly a roaring success, given that more than 45,000 Angelenos continue to sleep without a roof over their heads.

Zwick and his colleagues have recommended the transfer tax be amended to exempt transactions for commercial and multi-unit projects for 15 years. During that time, no tax would be charged if the property changed hands; after it, the tax would be in effect.

Other reforms might complement that amendment, but it would at least give developers a greater margin for investment and a greater appeal to bankers funding these projects.

It also would bring Los Angeles more in line with neighboring cities, evening the playing field that the city's mansion tax has skewed.

## THE POLITICAL CLOCK

Sarah Dusseault, who has helped guide city and county housing policies for decades, agrees that the tax, as written, reflects good intentions but is falling far

SEE GUEST COMMENTARY PAGE 11



City of  
**Santa Monica**

CITY OF SANTA MONICA  
REQUEST FOR PROPOSALS

NOTICE IS HEREBY GIVEN that the City of Santa Monica invites sealed proposals for

- **RFP # 471 FIXED ROUTE VEHICLE AND OPERATOR SCHEDULING SOFTWARE.**
- **Submission Deadline Is June 10, 2026 at 3:00 PM Pacific Time.**

Proposals must include forms furnished by the City of Santa Monica. Request for Proposals may be obtained on the **CITY'S ONLINE VENDOR PORTAL**. The website for this Request for Proposals and related documents is OpenGov (<https://secure.procukenow.com/portal/santa-monica-ca>). There is no charge for the RFP package.

# At the end of the road, a new beginning: Route 66 at 100 and the future of movement in Santa Monica



Courtesy photo

**ROAD:** BMW Designworks hosted the event to talk about the famous road.

**MATTHEW HALL**  
Daily Press Editor

As Santa Monica prepares for a wave of global events and citywide activations, local leaders are beginning to shape what the next chapter of Route 66 will look like in the future.

Last week at BMW Designworks headquartered on Olympic along Route 66 Route, Community Collective convened a cross sector group of leaders spanning design, government, technology, and tourism to explore how the historic corridor is evolving alongside Los Angeles' rapidly changing landscape.

Organized by Michelle Edgar, Founder of Community Collective, Vice Chair of Route 66 for Santa Monica Travel and Tourism, and a Santa Monica Arts Commissioner, identified the centennial moment as a critical inflection point for the city.

The meeting itself emerged from a strategic partnership between BMW Designworks and Community Collective, reflecting a shared interest in deeper engagement with Santa Monica and the future of mobility. In collaboration with Santa Monica Travel and Tourism, Metropolis, and city leadership, the event underscored the role of intentional

SEE BMW PAGE 8

## FINDING A NEW DENTIST IS TOUGH!!! (BUT WE MAKE IT EASY!!!)

YOUR CHOICE

If you don't like what we have to say we will give you a copy of your x-rays at no charge

TRY OUR NO OBLIGATION  
**\$20 EXAM INCLUDES FULL XRAYS**  
\*Offer to non insured patients

DENTAL CARE WITHOUT JUDGEMENT!

WE OFFER UNIQUE SERVICES

- \*Nitrous Oxide available
- \*No interest payment plans
- \*Emergencies can be seen today
- \*Our dentists and staff members are easy to talk to

OR  
TRY OUR NO OBLIGATION  
**\$99 EXAM AND CLEANING**  
For New Patients  
**INCLUDES FULL XRAYS**  
\*Offer to non insured patients

AND OF COURSE WE DO

- Invisalign
- Periodontist on Staff
- Oral Surgeon on Staff
- Cosmetics and Implants
- Zoom bleaching
- and more

**SANTA MONICA FAMILY DENTISTRY**  
DR. ALAN RUBENSTEIN  
1260 15th ST. SUITE #703  
**(310) 393.8284**



WWW.ALANRUBENSTEINDDS.COM

## Builder's Supply



Since 1947, your local source for a complete selection of Plumbing Supplies, Hardware Supplies and Building Materials.



*Bourget Bros. Building Materials*  
1636 - 11th Street  
Santa Monica, CA 90404 • (310) 450-6556  
bourgetbros.com



### Helping families honor, remember, and celebrate life



City of Santa Monica  
**WOODLAWN**  
Cemetery • Mausoleum • Mortuary  
1847 14th Street  
Santa Monica, CA 90404  
**(310) 458-8717 (on-call - 24/7)**  
www.woodlawns.com



FD # 2101

### CEMETERY & FULL SERVICE FUNERAL HOME

- Traditional Burial
- Green Burial
- Cremation
- Pre-Need Planning

## COMMUNITY NEWS

## Mid City

## Irish contemporary art exhibition to span two L.A. venues this spring

CIACLA, in partnership with MART Gallery & Studios, 18th Street Arts Center and Angels Gate Cultural Center, will present The Irish Contemporaries {V}, a group visual arts exhibition running across two Los Angeles-area locations beginning in May.

Featured artists Deirdre Mulrooney and Gearóid O’Dea will be shown at 18th Street Arts Center, 1639 18th St., Santa Monica, from May 15 through June 6. Gallery hours are Monday through Saturday, noon to 5 p.m.

A larger roster of spotlight artists — including Anselm and Joan McClain, Barbara Lavery, Bren Holmes, Katie Thibault, Mary J. Sheridan, Robert Fox, Arthur Rosa, Brenda Welsh, Carol Anne McChrystal, Elisabeth Banim, Inés Pesado Catrufo, Jenny Cosgrave, Jerry McGrath, Paul James Kearney, Pete Michels, Shaun O’Connor and Sheila McMullin — will be on view at Angels Gate Cultural Center, 3601 S. Gaffey St., San Pedro, from May 16 through June 6. Gallery hours are Thursday through Saturday, 10 a.m. to 5 p.m.

The fifth edition of the series continues CIACLA’s mission of showcasing contemporary Irish visual art in Los Angeles. The exhibition centers on themes of storytelling, identity and contemporary lived experience, with Mulrooney’s performance- and body-based work addressing displacement and trauma, and O’Dea’s mark-making practice exploring memory and personal narrative.

“This multi-site exhibition highlights how Irish-connected artists continue to reinvent how we understand story, culture, and visual language, no matter which side of the Atlantic they’re working from,” said co-curator Matthew Nevin.

The exhibition is curated by Nevin and Ciara Scanlan, and supported by Culture Ireland, the Government of Ireland Emigrant Support Programme, Los Angeles County Supervisor Lindsey Horvath and the L.A. County Department of Arts and Culture.

For more information, visit <https://ciacla.com/the-irish-contemporaries-5/>

EDITED BY SMDP STAFF

## TRUMP

FROM PAGE 4

patient medical records have expanded as the Trump administration has increasingly politicized other services like gender-affirming care for minors.

California laws prohibit state law enforcement from extraditing medical professionals who may have violated another state’s laws on abortion or gender-affirming care. They also prohibit medical facilities from sharing patient information about those services with out-of-state law enforcement.

LGBTQ+ civil rights group Equality California is the latest bill’s other co-sponsor. Zbur was its executive director before being elected to the Legislature.

Equality California’s legislative director, Craig Pulsipher, told the Judiciary Committee the measure builds “on California’s existing protections to ensure that patients can access health care without fear that their personal information will be weaponized against them.”

Various groups that oppose gender-affirming care are against the measure, as is the California Chamber of Commerce.

In a letter to lawmakers, representatives for the state’s influential business lobby said CalChamber’s members appreciate lawmakers wanting to “help defend businesses facing subpoenas,” and they don’t oppose the bill out of “support for misuse of subpoena powers.” “However, we are concerned that AB 1930 will compel businesses to violate federal law in order to comply with state law,” they wrote.

Layla Jane, a “detransitioner” who sued her health care provider over the gender-reassignment surgery she received as a teen, said the bill would protect doctors from investigations into negligent care and make it harder for patients like her to subpoena for medical records. “This bill shields providers so they can keep chopping up bodies,” she told the committee. “It wraps the doctors, the clinics, the gender industry in a legal blanket and says, ‘You are protected from accountability no matter who you harmed.’ There is no blanket for me.”

## WOULD THE BILL SURVIVE A LEGAL CHALLENGE?

Bill Essayli, a former Republican state

lawmaker who oversees the U.S. Attorney’s Office in Los Angeles, said in a statement that Zbur’s measure would be unconstitutional.

“Any effort by California to restrict the federal government’s lawful use of, or compliance with, subpoenas is unlawful and unenforceable under the Supremacy Clause,” Essayli said.

Three independent constitutional scholars who CalMatters asked to review the bill suggested Essayli may have a point.

Under that provision of the U.S. Constitution, states cannot pass laws that run counter to the federal government’s legal authority.

“If there’s a conflict between federal law on the one hand, and state or local (law) on the other, federal law wins out,” said Erwin Chemerinsky, the dean of UC Berkeley School of Law.

Chemerinsky and the other scholars said the measure is unlikely to run into the same legal problems that caused a federal judge to block California’s attempt to ban federal agents from wearing masks. The judge in the mask case ruled that the state had discriminated against the federal government since it exempted state police from the ban.

This proposed measure doesn’t single out the federal government; the bill applies to any entity issuing subpoenas. Still, the scholars said forcing private health care providers and businesses not to respond to a subpoena on a federal deadline could be legally problematic.

“It looks like the federal government could say you’re impeding their law enforcement,” said Leslie Gielow Jacobs, a law professor at University of the Pacific McGeorge School of Law.

“Is this impeding federal ... objectives?” said Vikram David Amar, a law professor at the UC Davis School of Law. “If so, it would be invalid under Supremacy.”

The California Attorney General’s Office responded to an interview request for Bonta with an unsigned written statement.

“Bills aren’t final when they’re introduced and can change throughout the legislative process,” it read. “Our office will continue to have conversations with stakeholders regarding AB 1930 and will address concerns as appropriate and needed.”

Ryan Sabalow and Kristen Hwang

## Montana Ave

## Santa Monica Fire Department to hold open house May 9 at Fire Station 1

The Santa Monica Fire Department will host Fire Service Day, a free family-friendly open house, on Saturday, May 9, from 10 a.m. to 1 p.m. at Fire Station 1, 1337 7th St.

The event gives residents of all ages the opportunity to meet local firefighters, explore emergency equipment, and learn life-saving skills through hands-on experiences.

Highlights include up-close access to fire engines and a ladder truck, a live auto extrication demonstration, Hands-Only CPR training in partnership with the American Red Cross, Stop the Bleed education, and information about the department’s new Ambulance Operator Program and Advanced Provider Unit.

Attendees can also take a photo with the U.S. Women’s Open trophy, on display ahead of the championship at The Riviera Country Club June 4-7 in Pacific Palisades. Free meals will be provided for the first 500 attendees, courtesy of Heavy Handed LA.

Fire Station 1 serves Santa Monica’s downtown core and is the department’s busiest station. In 2025, the Santa Monica Fire Department responded to 17,446 calls for service. The station houses the department’s ladder truck, which will be on display during the event.

In addition to Fire Service Day, the department provides year-round community outreach programs including fire station tours and fire and life safety education.

For more information, visit [santamonica.gov/events/fire-service-day-2026](https://santamonica.gov/events/fire-service-day-2026).

EDITED BY SMDP STAFF



santamonica.gov

**OPEN HOUSE:** Santa Monica Fire hosts free Fire Service Day open house May 9 at Station 1, 10 a.m.–1 p.m.

## Venice

## Venice Beach Half Marathon Returns May 17 with More Than 5,000 Expected Participants

The Venice Beach Half Marathon & 5K, presented by goodr Active Eyewear, returns to the streets of Venice Beach on Sunday, May 17, 2026, following a sold-out debut year.

More than 5,000 participants are expected to take part, with race options including the Half Marathon, 5K, 1-Mile Junior Jog & Family Walk, and the quarter-mile “Grunion Run” for young runners. All participants receive a commemorative race shirt.

The course winds through Ocean Front Walk, Venice Boulevard, and Abbot Kinney Boulevard, passing Muscle Beach and the Venice Canals before finishing beneath the Venice Sign on Windward Avenue. Race organizers note the route passes through areas expected to play a role in the 2028 Olympic Games.

The half marathon begins at 7:10 a.m., the 5K at 8 a.m., and the youth walk at 8:30 a.m. Race-day packet pickup opens at 6 a.m. A pre-race packet pickup celebration is set for Saturday, May 16, at BLANKSPACES Venice, 606 Venice Blvd., from 10 a.m. to 4 p.m.

Post-race festivities include a VIP beer garden at Belle’s Beach House and a live performance by Strange Days, a tribute to The Doors, at Windward Circle.

The event is produced by Generic Events, led by Venice residents Brennan and Michelle Lindner. Community fundraising supports public schools in Venice, Mar Vista, and Marina del Rey; the inaugural event raised more than \$10,000 for local school booster clubs.

Registration is open at [www.runvenicebeach.com](http://www.runvenicebeach.com).



Courtesy Image

**RACE:** Venice Beach Half Marathon & 5K returns May 17 after a sold-out debut, expecting 5,000+ participants.

EDITED BY SMDP STAFF

## RENT CONTROL

FROM PAGE 1

incremental,” Jonathan Holub, executive director of the Santa Monica Rent Control Agency, told the board. “They do not change the core structure of the rent control charter, but instead focus on clarifying language, improving administrative workability and aligning certain provisions with current practice.”

The most contentious proposal would clarify that landlords cannot evict tenants solely because of certain changes in household composition — including the addition of a spouse, domestic partner, parent, sibling, grandparent, aunt, uncle, niece, nephew, or non-dependent child. The amendment would also prohibit evictions resulting from the birth, adoption, or change of legal custody of a minor child, provided the household does not exceed maximum lawful occupancy limits.

Commissioner Gonska acknowledged the tension at the heart of the proposal. “It’s very clear that you shouldn’t be evicted if the occupancy goes up because of a birth of a child, or because you get married,” he said. But he expressed concern about potential abuse, describing a scenario where a tenant might move in additional relatives shortly after signing a lease with specific occupancy terms. “I wouldn’t want these kind of protections to allow for something like that,” he said.

Vice Chair Ambriz pushed back, arguing the amendment reflects a broader social reality. “We’ve moved beyond a nuclear family structure,” she said. “Family structures are different for everyone, and keeping a family intact and together is healthy.”

Commissioner Lesley pointed to a specific case that had come before the board. “We did have a case come before us where there was a gentleman that wanted to move his then-fiancée in because they were going to get married, and the landlord refused to accept her tenancy, and they had to live separately,” she said. “So when you ask, is there a problem? We’ve seen it here in front of us.”

A second amendment would restructure the board’s financing authority. Under the current charter, voters approved a maximum annual registration fee of \$288 per controlled unit in 2014, but no mechanism exists to adjust that ceiling over time without returning to the ballot. The proposed amendment would clarify that the \$288 figure represents a cap rather than the actual fee charged, and would introduce annual, inflation-based adjustments beginning in 2028, tied to the Consumer Price Index for the Los Angeles region. Increases would be capped at 5% per year, and the maximum fee could never be reduced.

Chair Ivanov raised concern that the measure could confuse voters. “I’m worried that this is going to be something that’s confusing to a lot of voters,” he said, urging the board to frame the amendment in plain language “as a step that’s necessary for the financial solvency of the agency.”

Commissioner Gonska agreed, noting the subcommittee had already wrestled with the issue. “We don’t want to necessarily be perceived as an immediate fee increase, because that’s not the intention, and that’s not in effect what it would do,” he said.

Commissioner Dudick echoed those concerns. “The fact is that this \$288 per unit has been in place for a long time, and we haven’t reached it yet,” she said. “It’s just to simplify the process. I think that’s the purpose of it, but it could be greatly misconstrued if the language isn’t very clear.”

The board also considered an amendment

that would align commissioner term limits with broader city charter provisions, allowing members to serve up to three terms — consecutive or not — rather than the current two. The change would also clarify that appointed service counts toward the limit. Dudick noted the broader significance of that alignment. “The rent control board is the only commission with elected officers,” she said, “and this is why we’re discussing this — to make this uniform for elected officials.”

A fourth amendment would codify a 120-day timeline for final action on individual rent adjustment petitions, while formally recognizing that board regulations may allow for extensions upon a showing of good cause. Chair Ivanov welcomed the proposal. “I’m glad to see that we’re doing something to clarify the regulatory framework governing petition timelines,” he said. “This is an issue that we’ve dealt with in a lot of appeals. It seems like it’s something that comes before the board once every few months.”

The board directed staff to bring the proposed amendments back for a formal public hearing at its next regular meeting in May. Following that hearing, the board will vote on which measures to recommend to the City Council, which holds the sole authority to place charter amendments on the November ballot. Holub noted that while some flexibility exists on timing, given that the county requires measures to be submitted by August.

The charter discussion came against a backdrop of financial uncertainty outlined in a separate mid-year budget report presented at the same meeting. The report, covering the first half of fiscal year 2025-26 through Dec. 31, 2025, projected the agency will end the year with a deficit of \$184,806 — an improvement over the \$253,365 shortfall anticipated when the budget was adopted in June.

The reduced deficit is driven primarily by lower-than-expected salary costs, with the Salaries and Wages category projected to finish \$106,505 below budget, stemming from staffing transitions, retirements, and periods of unpaid leave across several departments. Revenue is expected to finish the year \$917 below projections, while overall expenditures are forecast to come in \$69,476 below the adopted budget. The deficit will be covered by the agency’s reserves.

The agency did report some overages, including \$9,724 in supplies and expenses — due largely to recruitment costs for a new general counsel — and \$27,304 in capital outlays, driven by cybersecurity charges and delayed computer system billings carried over from the prior fiscal year.

A \$300,000 allocation for office renovations remains entirely unspent, with construction not expected to begin until the next fiscal year. Staff acknowledged the original estimate will not cover the full cost of the project, with a revised scope and funding plan to be presented during the 2026-27 budget process.

Commissioner Gonska commended staff for the accuracy of their financial projections. “Every year, when they present the budget to us, it’s based upon a lot of assumptions, and those assumptions could be really wrong,” he said. “Except in my experience here with the staff, they’re never very wrong, because they have so much experience and they put so much care and detail into every single line item.”

The board’s next regular meeting is scheduled for May 14.

maaz@smdp.com

## UCLA

FROM PAGE 1

in JAMA Network Open, tracked factors contributing to homelessness across all 50 states and the District of Columbia from 2019 to 2024. It is one of four peer-reviewed studies released this month by researchers from UCLA, the University of Southern California and Johns Hopkins University examining the intersection of climate change, disaster response and homelessness.

“Our findings underscore the reality that homelessness can be seen as a predictable consequence of climate disasters,” said Dr. Kathryn Leifheit, an assistant professor at the UCLA Fielding School of Public Health and lead author of the national study. “Governments should focus on housing stabilization in their disaster response plans, while dedicating adequate funding to provide housing-specific services.”

The research arrives more than a year after the January 2025 wildfires devastated communities across Los Angeles County, displacing roughly 200,000 residents. A companion study published in the American Journal of Public Health found that the fires also took a severe toll on those already living on the streets: more than three-quarters of homeless individuals in affected communities reported injuries or significant disruption to their lives as a result of the blazes.

Los Angeles County is home to the largest unsheltered population in the United States, with more than 52,000 people sleeping on streets or in vehicles on any given night, the researchers noted.

“The wildfires were among the most devastating urban wildfires in history, and as traumatic as they have been for those who lost their homes, those living on the street suffered as well,” said Dr. Randall Kuhn, a professor at the UCLA Fielding School and co-author of three of the studies.

The national study also found that policy decisions made during the COVID-19 pandemic had a measurable effect on homelessness rates. In the average state, homelessness increased 11% between 2020 and 2022. Without eviction moratoriums in place during that period, researchers estimate that figure would have climbed to nearly 20%, said Dr. Craig Pollack, a physician and professor at the Johns Hopkins Bloomberg School of Public Health and co-author of the

national study.

“The data show that we saw the largest increases in states that either had severe natural disasters resulting in loss of homes, or had limited eviction protections during the pandemic,” Leifheit said, pointing to Louisiana, which saw a sharp rise in homelessness in the aftermath of Hurricane Ida.

Long-term solutions, she said, include expanding the supply of affordable housing, funding legal representation for tenants facing eviction and helping residents relocate away from high-risk climate zones.

A fourth study, published in Social Science & Medicine, examined the effects of anti-camping laws and police sweeps on homeless individuals in Los Angeles — and found the policies inflict measurable physical and psychological harm without reducing homelessness. Approximately one-third of those surveyed reported being subjected to a sweep every month, and nearly half said they were displaced monthly as a result of enforcement actions.

“Policing doesn’t work,” said Dr. Benjamin Henwood, a researcher at the USC Suzanne Dworak-Peck School of Social Work and co-author of that study. “The physical and mental health damage is both immediate and cumulative, and in many cases, just moves the individual from one spot to another — it doesn’t really solve the problem.”

Kuhn said the wildfires illustrated a broader failure: anti-homeless enforcement tends to push people into more marginal spaces, potentially closer to wildfire perimeters and farther from outreach services. When disaster strikes, he noted, homeless outreach workers are often redeployed to emergency shelters, creating a gap in support precisely when it is most needed.

“These findings, and the realities that climate change is very likely to lead to even more of these sorts of disasters, highlights the need for even more coordination between emergency response systems and homeless services,” Kuhn said.

The studies draw on data from the U.S. Department of Housing and Urban Development’s Point-in-Time counts as well as the Los Angeles County-based Periodic Assessment of Trajectories of Housing, Homelessness and Health Study.

maaz@smdp.com

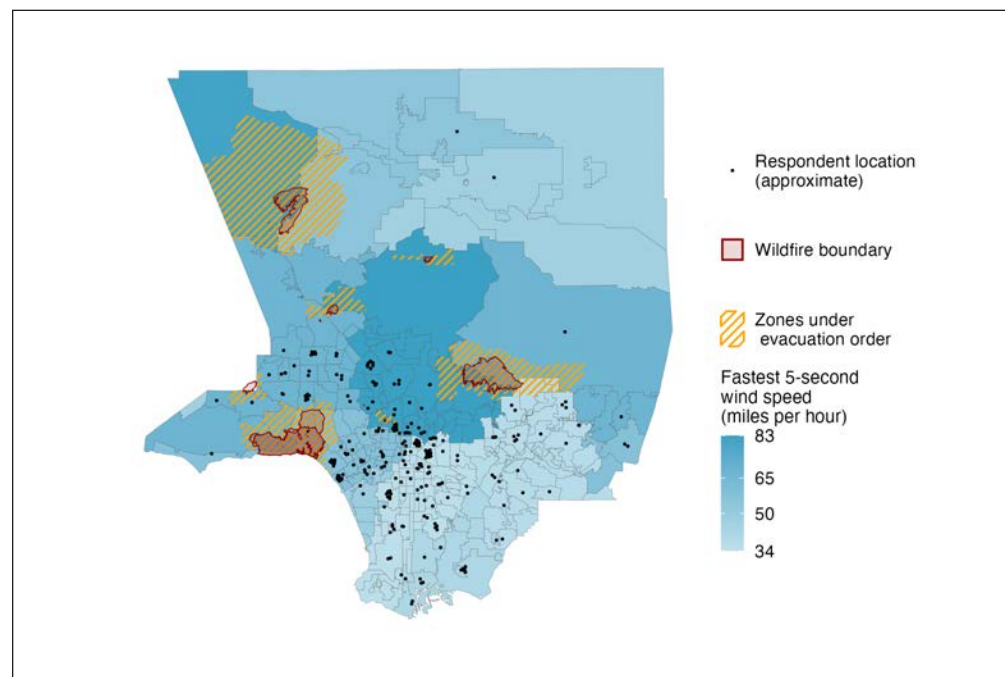


Photo Credit: Los Angeles County  
**MAP:** Geographic Distribution of Sample Participants Relative to the January 2025 Wildfires, Evacuation Order Areas, and Neighborhood Fastest 5-Second Wind Speed.

Santa Monica Daily Press

# Classifieds

FOR QUOTES PLEASE CALL 310-573-8074

or email [legal@smdp.com](mailto:legal@smdp.com)

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

## Name Change

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 26SMCP00135. Superior Court of California, County of Los Angeles, 1725 Main Street, Santa Monica CA 90401. Petitioner of Claire Joy Summers for Change of Name. TO ALL INTERESTED PERSONS: Petitioner Claire Joy Summers filed a petition with this court for a decree changing names as follows: Claire Joy Summers to Claire Summers Goldberger. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: 05/01/2026, Time: 8:30 AM, Dept: K. The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SANTA MONICA DAILY PRESS. Date: 10/10/2025. LAWRENCE H. CHO, Judge of the Superior Court. SANTA MONICA DAILY PRESS Publish: 03/30/2026, 04/06/2026, 04/13/2026, 04/20/2026

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 26STCP01242. Superior Court of California, County of Los Angeles, 111 North Hill Street, Los Angeles CA 90012. Petitioner of Jocelin Chavez for Change of Name. TO ALL INTERESTED PERSONS: Petitioner Jocelin Chavez filed a petition with this court for a decree changing names as follows: Jocelin Chavez to Jocelin Lopez Sanchez. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: 7/24/2026, Time: 8:30 Am, Dept: 9. The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SANTA MONICA DAILY PRESS. Date: 03/27/2025. Lawrence H. Cho, Judge of the Superior Court. SANTA MONICA DAILY PRESS Publish: 03/30/2026, 04/06/2026, 04/13/2026, 04/20/2026

HOURS MONDAY - FRIDAY 9:00am - 5:00pm  
LOCATION 2219A Main St Santa Monica, CA 90405

Santa Monica Daily Press

office (310) 458-7737

## DBA

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026075444. The following person(s) is (are) doing business as: 1- INTELLIGENCE WORLDWIDE, 2- 3SIXES BY AANGEL, 3435 OCEAN PARK BLVD. SUITE 107-330, SANTA MONICA, CA 90405, County of Los Angeles. Registered Owner(s): MARLON LEON TETT, 3435 OCEAN PARK BLVD. SUITE 107-330, SANTA MONICA, CA 90405. This business is conducted by: an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on 01/2025. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)). /s/ MARLON LEON TETT, OWNER. This statement was filed with the County Clerk of Los Angeles County on 04/06/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 04/13/2026, 04/20/2026, 04/27/2026, 05/04/2026

## Hearing

NOTICE OF HEARING TO CONDUCT MESSAGE ESTABLISHMENT NOTICE IS HEREBY GIVEN THAT APPLICATION HAS BEEN MADE TO THE LOS ANGELES COUNTY BUSINESS LICENSE COMMISSION TO CONDUCT ADDRESS OF PREMISES: 586 WASHINGTON BOULEVARD MARINA DEL REY, CA 90292 NAME OF APPLICANT: PAKKAWASA, SIRINAN / SIRINAN MASSAGE DATE OF HEARING: 04/29/2026 TIME OF HEARING: 09:15 A.M. "ANY PERSON HAVING OBJECTIONS TO THE GRANTING OF THE LICENSE MAY, AT ANY TIME PRIOR TO THE ABOVE DATE, FILE WITH THE BUSINESS LICENSE COMMISSION OBJECTIONS IN WRITING GIVING REASONS THEREFOR, AND MAY APPEAR AT THE TIME AND PLACE OF THE HEARING AND BE HEARD RELATIVE THERETO" OFFICE OF THE COMMISSION: BUSINESS LICENSE COMMISSION 500 W. TEMPLE STREET, RM 374 LOS ANGELES, CA 90012 CN126218 Apr 20,22,24, 2026

## DBA

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026071256. The following person(s) is (are) doing business as: 1-HELEN'S IN-HOME CARE, 2- TOUCHING GOD'S PEOPLE, 3-BEAUTIFUL BLOSSOM, 4-ONE ANOINTED TOUCH, 627 HARDIN DR. 4, INGLEWOOD, CA 90302, County of Los Angeles. Registered Owner(s): BRENDA JOYCE AKINS, P.O. BOX 207, INGLEWOOD, CA 90306. This business is conducted by: an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)). /s/ BRENDA JOYCE AKINS, OWNER. This statement was filed with the County Clerk of Los Angeles County on 04/01/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 04/13/2026, 04/20/2026, 04/27/2026, 05/04/2026

CALL TODAY  
AND PLACE YOUR  
CLASSIFIED

office (310) 458-7737

Santa Monica Daily Press

## BMW

FROM PAGE 5

curation in bringing together stakeholders who are actively shaping the region's next phase of growth.

Moderated by Community Collective Managing Partner and COO Ben Reiss, the discussion unfolded as Los Angeles looks ahead to the FIFA World Cup and the 2028 Olympic and Paralympic Games, events expected to accelerate infrastructure investment, tourism, and economic activity across the region. "Route 66 started as infrastructure, became culture, and now it's evolving into a platform for the future of cities," Reiss said.

Route 66 started as infrastructure, became culture, and now it's evolving into a platform for the future of cities

- Ben Reiss, Community Collective Managing Partner and COO

The evening opened with remarks from Julia de Bono, CEO of BMW Designworks, who positioned Route 66 as more than a physical roadway. "Route 66 was never just a road - It was a promise," she said.

De Bono reflected on the experience of driving before the rise of modern technology, describing it as an act of presence and engagement with the world. "Freedom is not the absence of effort, but being capable of being real in the world."

Her perspective underscored a broader design challenge facing the mobility sector today on how to develop technology that enhances connection rather than creating distance. At BMW Designworks, that philosophy is shaping new approaches to vehicle and experience design, with a focus on immersion, sensory engagement, and maintaining a direct connection between driver and environment.

The conversation then expanded to the city level. "It's not about the car," said Peter James, Deputy City Manager for the City of Santa Monica. "It's about the freedom of choice."

Santa Monica is currently investing in a range of mobility initiatives, including zero emission bus fleets, expanded transit connections, protected bike lanes, and redesigned public streets. The goal is to create a multi-modal system where residents and

visitors can move seamlessly across different forms of transportation. "The legacy of Route 66 now is asking what cities can do to invite people in and guide them safely, sustainably, with dignity to their destination," said James.

For April Mims, VP of Government Relations at Metropolis, the evolution of mobility is closely tied to innovation and data. "Route 66 represents freedom, independence, innovation, and determination," she said.

Metropolis, a Santa Monica-based company, is developing systems that streamline everyday experiences such as parking and access, using technology to reduce friction and improve accessibility. "This isn't just about convenience, but inclusion," said Mims.

Misti Kerns, CEO of Santa Monica Travel and Tourism, emphasized the road's long standing role in shaping California's identity and economy. "People came here to become something new," she said. "And for 100 years, Route 66 has contributed to the industries that define California."

Kerns also noted the importance of presenting a more inclusive and accurate narrative as the road enters its next phase.

Across the country, Route 66's centennial is being marked by a wide range of activations, from cross country caravans launching from the Santa Monica Pier to cultural programming, music initiatives, and public art installations. Efforts are also underway to support small businesses along the corridor through grants and preservation programs.

In Santa Monica, leaders see an opportunity to build on that momentum. The Pier is emerging as both a symbolic endpoint and a global entry point, capable of hosting international visitors, cultural events, and fan experiences tied to upcoming global sporting events.

At the same time, Route 66 is increasingly being viewed as a testing ground for future mobility solutions. Investments in electrification, mobility hubs, and first and last mile connectivity are reshaping how people move throughout the region. What began as infrastructure has evolved into something broader - a cultural and economic framework that continues to adapt to changing times.

As de Bono noted, the meaning of the road has shifted alongside the people who travel it. "The destination is no longer separate from the journey," she said.

Community Collective plans to continue the conversation through a series of upcoming events from Downtown LA to the South Bay launch, in partnership with the California Surf Club, bringing together leaders from across the sports industry, including LA Galaxy President and COO Tom Braun and LA Sports Council President and CEO Matt Cacciato, to examine how global events translate into local economic opportunity.

In June, the organization will host a Venice-based panel in partnership with the California State Treasurer's Office, focused on the intersection of infrastructure, investment, and global event planning.

editor@smdp.com

MOVIEPOSTERPRINTER.COM

MOVIE POSTER  
PRINTER

WE PRINT MOVIE POSTERS

**Agnes**

By TONY COCHRAN



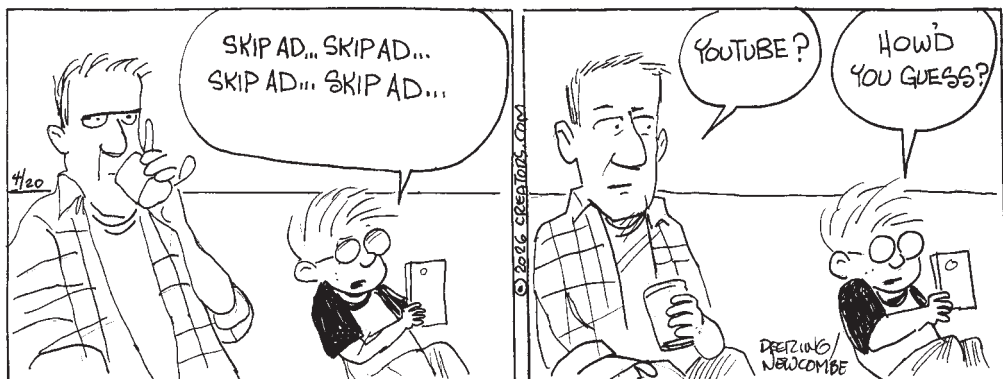
**Dogs of C-Kennel**

By MICK & MASON MASTROIANNI & JOHNNY HART



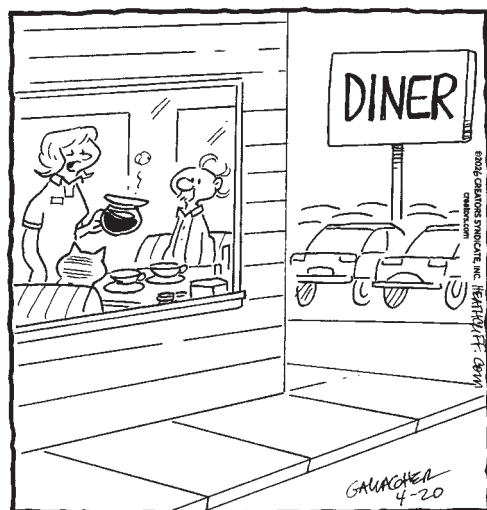
**Zack Hill**

By JOHN DEERING & JOHN NEWCOMBE



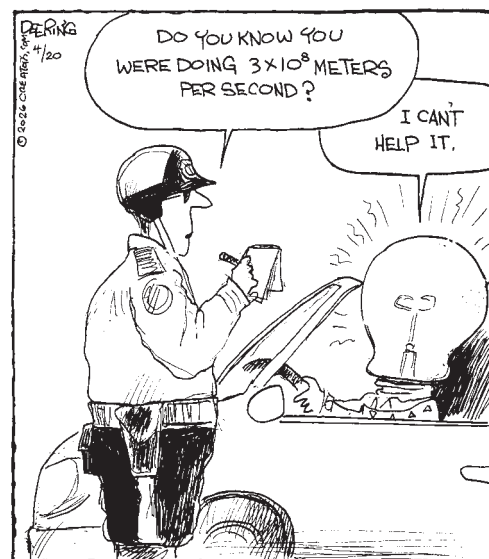
**Heathcliff**

By PETER GALLAGHER



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

© australianwordgames.com.au 6916

**Hitting the shops**

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

- |          |          |            |           |
|----------|----------|------------|-----------|
| Aisles   | Cage     | Fruiterer  | Preserves |
| Antiques | Casual   | Hats       | Sale      |
| Arts     | Chai     | Herbs      | Seafood   |
| Atlas    | Chips    | Indulgence | Shops     |
| Axes     | Craft    | Jams       | Skis      |
| Bags     | Crockery | Jeans      | Snacks    |
| Bananas  | Dishes   | Kits       | Specials  |
| Basics   | Fashion  | Ornaments  | Spices    |
| Builder  | parade   | Pets       | Stamps    |
| Busy     | Ferns    | Plaza      | Ties      |
| Cafe     | Freezer  | Pots       | Tools     |

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.

No fast fashion here

Covering the city by the bay since 2001.

To advertise, email legal@smdp.com or call 310.458.7737





## ULI

FROM PAGE 1

University, gathering planners, policymakers, financiers and developers to confront what rebuilding looks like in an era defined by compounding climate risk.

The numbers alone tell a grim story: 597 single-family homes lost, 67 multi-family units destroyed, nine commercial properties gone, and more than 320 beachfront properties now facing severe geohazard conditions — 173 of them sitting on active landslides. Debris removal took six months in coordination with the Army Corps of Engineers.

“This is the most complex recovery environment that California has been facing,” said Yolanda Bundy, Malibu’s community development director and a registered civil engineer overseeing rebuilding and code compliance efforts.

The city has moved aggressively to cut through a permitting process historically known as among the most difficult in California. A centralized Rebuild Center was established immediately after the fire. Planning verification timelines have been reduced to as little as two to three weeks. State executive actions have waived CEQA requirements and limited Coastal Act oversight, shifting more authority to local jurisdictions.

Forty-five rebuild permits have been approved to date, with 41 homes now under construction.

But faster approvals have exposed a deeper problem. The bottleneck is no longer bureaucratic — it’s financial.

Homeowners must rebuild to modern codes, often at costs far exceeding what their homes were originally insured for. Many are underinsured, leaving a widening gap between available funds and what rebuilding in today’s regulatory and environmental reality actually costs.

“There is an incremental cost to building to higher resilience standards, and people don’t know where to get that money,” said Mariam Zahr, CEO of the Malibu Pacific Palisades Chamber of Commerce.

Greg Econn, executive vice chair of real estate at Venbrook Insurance Services and chair of Steadfast LA, put it more starkly.

“Insurance is no longer just protecting what’s built — it’s determining what gets rebuilt, where it gets rebuilt, and whether it gets rebuilt at all,” Econn said. “What we’re seeing across Malibu and the Palisades is a growing disconnect between what policies were written for and what it actually costs to rebuild today. That gap is where recovery slows down.”

Econn said capital is beginning to return to fire-impacted markets, particularly on the builder’s risk side, but cautiously and selectively — flowing toward projects where risk is understood and mitigated, pulling back where it isn’t.

“Permitting has improved, no question,” he said. “But you can’t permit your way out of a capital gap. If the money doesn’t pencil, the rebuild doesn’t happen.”

City officials are thinking well beyond individual homes. Among the infrastructure projects outlined at the summit: a \$14 million Carbon Canyon water main and pump station, part of a larger \$200 million regional water system effort, and a proposed \$140 million sanitary sewer system along Pacific Coast Highway to address vulnerabilities the disaster laid bare.

“These are critical infrastructure investments that will determine how resilient the community is in the future,” Irvin said.

Recovery, in other words, is no longer measured only vertically — in homes rebuilt — but horizontally, in the systems being strengthened beneath them.

Yet funding that future remains unresolved. Despite estimated needs running into the hundreds of millions, neither Malibu nor Pacific Palisades has a formal recovery district in place — a financing mechanism that would allow communities to capture future property tax revenue increases and reinvest them in rebuilding.

“There is no recovery district that’s been legislated, and that means the funding needed for recovery is not yet at the table,” Zahr said.

Without it, resilience risks becoming an unfunded mandate: required by code, unsupported by capital.

“If we want resilience, we have to align incentives,” Econn said. “Right now, we’re asking homeowners to build to higher standards without always giving them the financial tools to do it.”

Commercial recovery is also lagging, and leaders at the summit were direct about what that means for residents weighing whether to return at all.

“Residents don’t want to move back into a community that doesn’t have a restaurant, a dry cleaner, or basic services,” Zahr said.

In Pacific Palisades, entire commercial corridors require reconstruction, often demanding new development models to remain financially viable. In Malibu, recovery is inseparable from Pacific Coast Highway, where ongoing disruptions continue to suppress business activity and future tourism.

The consensus that emerged: residential and commercial recovery cannot proceed independently.

“This isn’t just a housing issue,” Econn said. “It’s a system issue — insurance, infrastructure, policy, and capital all have to move together, or recovery stalls.”

Irvin, still weeks into a role that would test the most seasoned administrator, offered the summit’s most unsentimental conclusion.

“It’s not a matter of if the next disaster strikes,” he said. “It’s when.”

What Malibu is navigating now, panelists suggested, is less a local rebuilding effort than a stress test for how communities across California — and the country — must approach recovery in an era when disasters no longer arrive one at a time.

Malibu is not just rebuilding. It is redefining what recovery means.

michelle@smdp.com

## GUEST COMMENTARY

FROM PAGE 4

short of its goals of spurring new housing and job creation.

“We really need to do something,” she said.

That needs to happen soon, for the political clock is ticking on the issue.

Anti-tax advocates, including the Howard Jarvis Taxpayers Association and the California Business Roundtable, have been stirred to action by the efforts of Los Angeles and San Francisco to extract revenue from real estate transactions. They are formidable foes, and they are moving to place a measure on the November ballot that would do away with the power of local governments to impose these levies.



## MONDAY | APRIL 20

## COMMUNAL GARDENING @ ISHIHARA PARK

9:00 a.m. - 11:00 a.m. Ishihara Park 2909 Exposition Blvd Santa Monica. Communal Garden Program Work Days @ Ishihara Park Learning Garden - Mondays and Wednesdays | 9:30 a.m. - 11:00 a.m. | Free. Come get your hands dirty in the Communal Garden Program at Ishihara Park Learning Garden, a communal spot to learn and acquire gardening skills. Seasoned as well as new gardeners of all ages are welcome. Free drop in activity, no reservation needed. Visit the Ishihara Park Learning Garden site for More Information. Subject to cancellation due to weather. Visit: <https://www.smdp.com/calendar/#/details/communal-gardening-ishihara-park/18461167/2026-04-06T09>

## PIZZA PARTY AT BODEGA WINE BAR

6:00 p.m. - 10:00 p.m. 814 Broadway Santa Monica. Every Monday Night at Bodega, every bottle of wine you purchase gets you a pizza half off! 6pm-Close. Visit: <https://www.smdp.com/calendar/#/details/pizza-party-at-bodega-wine-bar/11526040/2026-04-06T18>

## COMMISSION ON SUSTAINABILITY, ENVIRONMENTAL JUSTICE, AND THE ENVIRONMENT

7:00 p.m. - 10:00 p.m. Civic Center Parking Structure 333 Civic Center Dr Santa Monica. The Commission on Sustainability, Environmental Justice and the Environment shall act in an advisory capacity on sustainability, environmental programs and policy issues. The Commission closely monitors the Santa Monica’s Sustainable City Plan and advises the Council on plan implementation. The Commission on Sustainability, Environment Justice, and the environment is an expert panel made up of seven (7) members selected by the City Council with 4 year terms. Commissioners must have significant expertise in one or more areas of environmental policy and must reside or work in Santa Monica. Visit: <https://www.smdp.com/calendar/#/details/commission-on-sustainability-environmental-justice-and-the-environment/13766366/2026-04-20T19>

## LATE NIGHT HAPPY HOUR AT MARELLE - NIGHT CAP MENU

9:00 p.m. - 11:00 p.m. Marelle at Sandbourne Santa Monica 1740 Ocean Ave Santa Monica. Marelle will be

Hoping to head that off, Councilmember Nithya Raman introduced a measure in January to let city voters take up amendments this June, but her motion came in without much warning and landed with a thud among her colleagues. Instead, a committee of the council is considering those proposals and may offer a package for the November ballot. Voters would have to approve any changes.

Meanwhile, the Jarvis-backed measure is plowing forward. Should it pass — and Californians do have a history of using the ballot box to wipe out unpopular real estate taxes — Los Angeles would lose its mansion tax altogether, ending it rather than amending it.

That would be a shame.

Jim Newton, CalMatters Contributor

launching a late-night happy hour menu called ‘Night Cap’ starting Monday, April 6th. Guests can order from this menu exclusively at Marelle, bar and bar lounge only. Visit: <https://www.smdp.com/calendar/#/details/late-night-happy-hour-at-marelle-night-cap-menu/18409321/2026-04-06T21>

## KARAOKE MONDAYS AT THE WHALER

101 Broadway CA 90401 Contact Info (424) 330-0166 info@venicewhaler.com Does not apply on holidays Santa Monica. Monday night karaoke at Whale. Visit: <https://www.smdp.com/calendar/#/details/karaoke-mondays-at-the-whaler/17408730/2026-03-02T00>

## TUESDAY | APRIL 21

## MEMORIES &amp; MOVEMENT SENIOR CLUB

10:30 a.m. - 1:00 p.m. Virginia Avenue Park 2200 Virginia Ave. Santa Monica. Come, learn, and have fun every 2nd and 4th Tuesday from 10:30 AM to 1:00 PM in The Patio room at Virginia Avenue Park. Each week there will be something new: Exercise, Talking with Friends, Learning, Guest Presenters, Health & Wellness! For more information call (310) 458-8688. Visit: <https://www.smdp.com/calendar/#/details/memories-movement-senior-club/14853634/2026-03-03T10>

## WALK-IN TUTORING WITH LAURIE

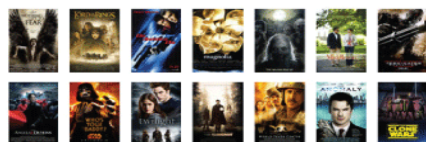
2:00 p.m. - 4:00 p.m. West Los Angeles Regional Library 11360 Santa Monica Boulevard Los Angeles. Walk-In Tutoring With Laurie Walk-in tutoring is available for any adult who needs help with internet searches, filling out forms, English conversation, reading, writing, resumes, and applications, studying for. Visit: <https://www.smdp.com/calendar/#/details/walk-in-tutoring-with-laurie/17128550/2026-04-07T14>

## 8PM FREE “ROXY’S GOT BALLS” BINGO TUESDAYS @ TINY’S HI-DIVE IN LOS ANGELES!

8:00 p.m. - 9:30 p.m. Tiny’s Hi-Dive 12012 West Pico Boulevard Los Angeles. 8pm TUESDAYS “Roxy’s Got Balls!” Drag Queen BINGO is LIVE & FREE at Tiny’s Hi-Dive in Los Angeles w/ Roxy Wood! Visit: <https://www.smdp.com/calendar/#/details/8pm-free-roxy-s-got-balls-bingo-tuesdays-tiny-s-hi-dive-in-los-angeles/14857154/2026-04-07T20>

Think Positive | for all your printing needs.

positive + existence  
PRINTING & DESIGN EXPERTS



**We've Moved!**  
1703 Stewart St., Santa Monica, CA 90404

POSTERS • TRADE SHOW • BROCHURES • MARKETING COLLATERAL  
RESTAURANT PRINTING • CALENDARS • BANNERS • STATIONARY • SIGNAGE • VINYL BANNERS



Saint John's  
Health Center  
✦ Providence

Better is maternity  
care in the 4th trimester.

Our Fourth Trimester Program redefines maternity care,  
offering post-birth support for new mothers.  
From acupuncture treatments that alleviate physical discomfort  
to mental health services offered through the postpartum period.  
It's just one of the many ways we treat you for the better.

Everything for the  
Better.™