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Why are units vacant?

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Where to fill the tank.

smdp
Santa Monica Daily Press

Volume 23 Issue 128 WEDNESDAY 5/15/24 smdp.com

City's tallest apartment building could come to 6th and Colorado

One of the tallest residential buildings in the City's history is coming to the corner of 6th and Colorado bringing 264 units of housing in a 24 story building adjacent to the Expo line.

SCOTT SNOWDEN
SMDP Staff Writer

On Monday evening, a community meeting was held over Zoom to enable local residents to listen to, and comment on the mixed residential-retail project proposal set for 601 Colorado.

Hosted by Melissa Sweeney who was acting as a community liaison, she was joined by Zachary Kadden, Managing Director of Development at Madison Realty Capital, the owners of the new building along with Jesse Ottinger of Ottinger Architects and Dave Rand, a land use attorney.

The footprint of the project is probably smaller than you might think; it only covers two lots and measures approximately 150 ft by 150 ft. It is set to be positioned between 6th Street and 6th Court, facing onto Colorado Avenue, opposite the Big Blue Bus depot. Currently there is a row of abandoned outlets in that location that are frequently used by the homeless as illegal, makeshift shelters.

According to Kadden, the building will incorporate 264 units in total, 224 of which will be made available at market rate and 40 coming under the affordable housing classification.

"There have been some very significant changes to both local zoning regulations as well as state housing laws that have allowed greater densities, greater heights, greater square footages for projects that are proposing greater amounts of affordable housing," Rand said.

"This project is utilizing the full extent of recent amendments to the state density bonus law to achieve effectively a doubling of the density that would otherwise be allowed under the underlying zoning regulations," he added.

The property was previously one of the Builder's Remedy projects but it was withdrawn from that process under a 2023 settlement between the city and developers. Its current height far exceeds local zoning limitations but state rules supersede local control. Under the state rules, projects that designate a percentage of total units as below market rate can double the number of units allowed at any given location. Local rules cannot prevent developers from building those additional units which means projects can ignore typical restrictions on height and density.

At approximately 260 ft tall, this project will be roughly three times the height of the Santa Monica Pier Ferris wheel, making it the tallest building in the city. The proposed 100 Wilshire project is 21 stories and while that structure itself is less than 250 ft, if you include its aerials and antennas, it comes in at 266 ft total height.

Ottinger explained that three retail spaces will be made available on the ground floor. "We're thinking for some potential outdoor dining spaces, and we have two smaller neighborhoods serving retail spaces along Colorado and then the alley to the west where we have our services with the utilities and parking and loading access along the alley."

According to Ottinger, the 6th Street ground floor will incorporate a gym with a glass frontage and the main lobby entry connecting to the

SEE **601 COLORADO** PAGE 11



Courtesy image

APARTMENTS: The proposed project at 601 Colorado would be 24 stories tall, house just over 260 apartments and providing parking for about 100 vehicles.



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Main Street's board game twist a boon for local restaurants



Courtesy Photo

MAIN STREET: The ninth annual "MAINopoly: Taste of Main Street" event serves as an attention grabber for restaurants and bars in the Main Street business district.

THOMAS LEFFLER
SMDP Staff Writer

Main Street restaurants will be passing "Go" this weekend, collecting business from local patrons with a board game twist.

The ninth annual traversing of the Monopoly board takes place Sunday, as popular bars and eateries take part in the "MAINopoly: Taste of Main Street" event that's continued to bring the board game to life. Attendees will don their best monocles and bowties, but instead of taking properties from other players, they'll be roaming Main Street between Strand and Pier Ave. for a unique walking tour.

Beginning at 1 p.m., locals can check in at The Victorian and California Heritage Museum lawn to begin their dice rolls, landing in over 20 locations like Jameson's Pub, Tavern on Main, Rabano and Ashland Hill. Heading into each spot and taking part in a food or drink sampling will give participants a "stamp" of their dedicated game board. Once the board is complete, attendees are entered into raffles for prizes like the "Taste of Main Street" prize back valued at $1,000.

Those who want to take a break from main gameplay can dive into the Community Chest of other activities, such as the "Go To Jail" beer garden with beverages from Venice Duck Brewery and the "Just Visiting" Photo Booth. A portion of all proceeds will benefit the Main Street Business Improvement District, aiding community programming and keeping Main Street "in the public conversation," according to the district's Executive Director Hunter Hall.

"The side benefit of all the events we do is that it's always just reminding people that Main Street exists, which of course spills into people's daily shopping habits, whether it's going to Main Street restaurants or going to a boutique on Main Street ... that's a misunderstood and overlooked benefit of events in general is that there's an after-effect, an afterglow if you will, to any event in a district like Main Street," Hall said.

Hall took over the business improvement district in 2017 after his time in the restaurant industry, and has made entertainment a priority, bringing events like MAINopoly and Day of the Dog to the neighborhood. This event specifically aids the eateries of Main Street that have been hit by a bevy of economic factors in recent years. Aside from the ongoing recovery from the COVID-19 pandemic and the ever-present issue of inflation, Hall said local restaurants have been dealing with rising labor costs and regulations that bring down already-shrinking profit margins.

"It's hard, there's no other way to put it," Hall said. "There's lots of headwinds, lots of things changing ... there's a laundry list of (things) affecting restaurants that don't get much press."

He added that locations have attempted to combat these changes with creativity, crafting new employee schedules and new menus to save on labor and food costs. Main Street itself has been buoyed by the opening of several restaurants and cafes in 2024, such as Sushi Vegan, Zone Little Italy, Rabano and MUD\WTR.

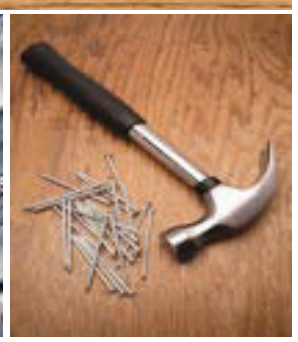
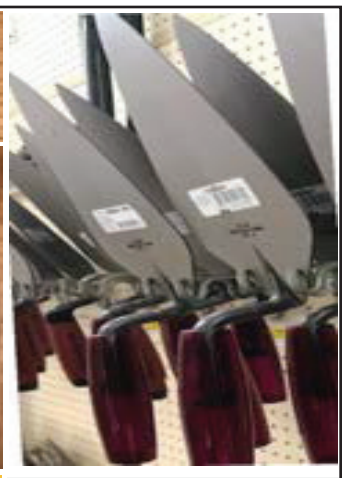
More additions will be coming to the neighborhood as well, Hall said, including a new concept from the creators of Met Him At A Bar and Met Her At A Bar on La Brea Ave. The openings and events are what keep Hall going in his endeavor to bring attention on Main Street.

"I think it's the best commercial neighborhood in Santa Monica ... in terms of a good and eclectic mix of restaurants and funky shops and proximity to the beach ... I was just lucky to fall into it," Hall said.

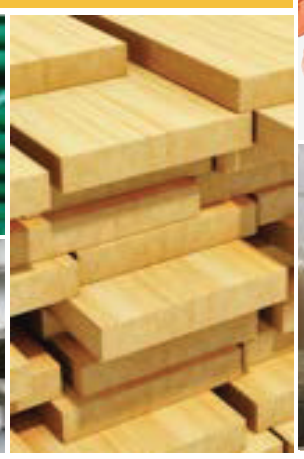
Tickets for MAINopoly are $35 for general admission, $20 for the beer garden only, $20 for kids aged 5-12 and $60 for a VIP beer garden ticket. For more information, visit mainopolysm.com.

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Youth council adds vitality to local employment services nonprofit

THOMAS LEFFLER
SMDP Staff Writer

After 40 years of facilitating life-changing employment experiences, a dedicated group of young professionals within the network of Santa Monica-based Chrysalis is starting the push for the decades to come.

On Saturday, the Young Professionals Advisory Council (YPAC) of the Chrysalis nonprofit hosted its inaugural Cheers to Changing Lives cocktail party at Expert Dojo, eclipsing a $40,000 fundraising goal by bringing in $50,195 for the organization. The YPAC was founded in 2019 with a primary goal of building the next generation of advocates and donors for Chrysalis, which is dedicated to serving individuals navigating barriers to workforce entry to find and retain employment.

The first larger-scale event put on by YPAC, the night was an entertainment extravaganza with live music and a DJ, appetizers and hors d'oeuvres for food, as well as alcohol provided by corporate partners like Boomtown Brewery. Much of the fundraising also came through a silent auction with prizes like gift certificates from Shutters on the Beach, Hotel Casa Del Mar and Fairmont Century Plaza's signature restaurant Lumiere Brasserie.

"In many ways, Cheers to Changing Lives is a nod to the future and the important work that will be done by organizations like Chrysalis," Chrysalis President and CEO Mark Loranger said. "The event (took place) because the next generation of our business and philanthropic community is stepping into leadership roles, and they are passionate about supporting positive change."

In its first five years, the YPAC has built a young professional membership base from Fortune 100 companies, hailing from industries ranging from venture capital and real estate to entertainment and technology. After a successful 2023, YPAC set ambitious goals for Chrysalis' 40th anniversary, shifting strategic focus onto special events like Cheers to Changing Lives.

"It all came about a couple months ago, and we thought we'd give it a try and just kind of see how a larger-scale, slightly more elevated event works for our demographic and our community, and we're really thrilled with the support that we've had so far, both from individuals looking to join and from corporate sponsorship that we've been able to garner as well," said YPAC Membership Lead Shannon Ryan.

Ryan added that the YPAC professionals have a "shared value of really caring about our community" and are an instrumental part of Chrysalis' continued success. The nonprofit partners with locals who are faced with homelessness, impacted by the criminal justice system and others disconnected from the workforce to provide supportive programs and paid transitional employment. Chrysalis employment specialists meet with individuals to assess career and job options, while connecting them to resources that aid in barriers to employment such as housing.

Along with this connection, which also includes services like resume preparation and practice interviews, Chrysalis provides transitional employment through its "Employment Social Enterprise," broken into four distinct categories. Chrysalis Staffing connects clients to employers across Southern California who are looking for temporary workers in areas like street cleaning services, while Chrysalis Works has street maintenance contracts with a number of Los Angeles business improvement districts.



Courtesy Photo

YPAC: The Young Professionals Advisory Council (YPAC) of nonprofit Chrysalis hosted the inaugural Cheers to Changing Lives cocktail party event at Expert Dojo.

The other two "pillars" of the enterprise are more recent additions, with Chrysalis Roads launched in 2016 through a partnership with the Mayor's Office of Reentry and the California Department of Transportation, employing clients in freeway maintenance jobs. Spun off into its own line in 2021, Chrysalis Safekeeping provides clients with housekeeping work in various settings. Together, these four areas are crucial steps for clients seeking career maneuverability, with 1,859 clients earning $17.2 million in wages last year.

"(This is) super key because we realize that for some individuals, they may need to grow their resume, and working a transitional job with us is exactly (the) secure safe space where they can do that and earn a paycheck at the same time," Chrysalis Director of Donor Engagement and Communications Mallory Loring said.

This breadth of services was a worthy cause to join for YPAC members, such as Communications Lead Anam Farqui, who was excited to aid in event planning and branding for Cheers to Changing Lives.

"I feel like if I wasn't involved in YPAC, I wouldn't be getting that same level of growth (in my career) ... so I feel like (YPAC has) really helped me learn a lot from others ... there's a lot of issues facing our world and it's great to at least be able to help with some of them, and I'm just grateful that Chrysalis gives us the platform to do that," Farqui said.

For more information on YPAC and Chrysalis, visit changelives.org.

thomas@smdp.com



Surf report

WATER TEMP: **61.3**

WEDNESDAY — ***FAIR***
SURF: 2-3ft
Thigh to waist

Run of SW swell lingers and NW swell mix could build a touch. Not a major combo but could be enough energy to track down a few peaks through the AM as the predawn high tide comes down a bit. Smaller but rideable summer points.

THURSDAY — ***FAIR***
SURF: 2-3ft
Thigh to waist

Primarily slow easing SW-SSW swell, with minimal NW swell mixing in. Early high tide slows most breaks but there should be a few rideable waves for the small wave gear.

Weather

Wednesday: Patchy fog before 11am. Otherwise, cloudy, with a high near 64. East southeast wind 5 to 10 mph.
Wednesday Night: Patchy fog. Otherwise, cloudy, with a low around 56. Southwest wind 5 to 15 mph.
Thursday: Patchy fog before 11am. Otherwise, cloudy, with a high near 64. Southwest wind 5 to 10 mph.
Thursday Night: Patchy fog after 11pm. Otherwise, cloudy, with a low around 56.

Date	Day	Time (LST/LDT)	Predicted	(ft)	High/Low
2024/05/15	Wed	03:28 AM	3.90		H
2024/05/15	Wed	11:05 AM	0.39		L
2024/05/15	Wed	6:21 PM	3.91		H
2024/05/15	Wed	11:51 PM	2.52		L
2024/05/16	Thu	04:54 AM	3.69		H
2024/05/16	Thu	11:50 AM	0.58		L
2024/05/16	Thu	6:47 PM	4.20		H
2024/05/17	Fri	12:45 AM	1.97		L
2024/05/17	Fri	06:03 AM	3.60		H
2024/05/17	Fri	12:26 PM	0.79		L
2024/05/17	Fri	7:09 PM	4.50		H
2024/05/18	Sat	01:27 AM	1.40		L
2024/05/18	Sat	07:02 AM	3.57		H
2024/05/18	Sat	12:55 PM	1.03		L
2024/05/18	Sat	7:29 PM	4.82		H
2024/05/19	Sun	02:03 AM	0.84		L
2024/05/19	Sun	07:53 AM	3.55		H
2024/05/19	Sun	1:20 PM	1.27		L

Daily Lottery

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

POWERBALL
Draw Date: 5/13
5 14 29 38 66
Power#: 1
Jackpot: 59 M

MEGA MILLIONS
Draw Date: 5/10
13 22 26 32 65
Mega#: 18
Jackpot: 363 M

SuperLotto Plus
Draw Date: 5/11
2 10 23 30 34
Mega#: 5
Jackpot: 35 M

Fantasy 5
Draw Date: 5/13
8 9 12 21 35

Daily 3
Draw Date: 5/13
EVENING: 0 6 3
Draw Date: 5/13
MIDDAY: 9 3 2

Daily Derby
Draw Date: 5/13
1st: 10 - Solid Gold
2nd: 03 - Hot Shot
3rd: 05 - California Classic
Race Time: 1:47.36

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DTSC PUBLIC NOTICE

DTSC's Mission is to protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land, and to compel manufacturers to make safer consumer products.

May 2024

NOTICE OF PUBLIC COMMENT PERIOD May 17, 2024 – June 18, 2024
Draft Removal Action Workplan for
McKinley Elementary School, 2401 Santa Monica Blvd., Santa Monica, CA 90404

What is being proposed? The California Department of Toxic Substances Control (DTSC) invites public comment on the draft Removal Action Workplan (RAW) prepared for a portion of McKinley Elementary School (Site). The draft RAW presents results of the environmental investigations conducted at the Site and proposes cleanup alternatives to address soil impacted by arsenic and soil vapor impacted by volatile organic compounds.

How do I participate? DTSC encourages public participation in the decision-making process. We invite the public to review and comment on the draft RAW. Before approving the RAW, DTSC will review and respond in writing to all public comments. DTSC will send a Response-to-Comments document to anyone who submits comments and anyone who requests a copy. A copy of the final Response-to-Comments document will also be available online. Written comments must be postmarked or emailed by June 18, 2024, and sent to: Ms. Lina Hijazi, DTSC Project Manager, 5796 Corporate Avenue, Cypress, CA 90630 or Lina.Hijazi@dtsc.ca.gov.

Community meeting: DTSC will host a community meeting via Zoom on June 4, 2024, from 6:00 pm to 8:00 pm. Join us using this link: https://bit.ly/McKinleyES. The Santa Monica-Malibu Unified School District has also reserved the McKinley Elementary School's auditorium at 2401 Santa Monica Blvd, Santa Monica, CA 90404 for those that don't have access to Zoom.

Where do I find information? The draft RAW and other related documents are available at:

DTSC Regional Office
5796 Corporate Avenue, Cypress, CA 90630
Call (714) 484-5336 by appointment only

Santa Monica Public Library
601 Santa Monica BLVD., Santa Monica, CA 90401
(310) 458-8600

Or visit the DTSC EnviroStor database online at:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003412

For additional information: If you have any questions, please contact:

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Email: Lina.Hijazi@dtsc.ca.gov

For Public Participation: Teresa Hernandez
DTSC Public Participation Specialist
Tel: (818) 717-6568
Email: Teresa.Hernandez@dtsc.ca.gov

Hearing impaired individuals may use the California Relay Service at 711 or 800-735-2929 TTY/VCO/HCO to voice.

Additional information on DTSC sites can be found through our EnviroStor.

More than 1,200 Los Angeles owned homeless housing units remain vacant two years after $800 million buying spree

CHRIS LEGRAS AND JAMIE PAIGE
Special to the Daily Press

It's an odd location for the City of Los Angeles to have spent nearly $50 million to purchase a brand new, five story luxury apartment building for the homeless. The neighborhood around 1654 West Florence Avenue in South LA consists of empty, dilapidated storefronts and abandoned, crumbling apartments. The few local businesses consist of liquor stores, marijuana dispensaries, fast food franchises and auto body shops. The building itself is located less than half a mile from the liquor store where the Rodney King riots broke out in 1992. The boulevard never recovered. The area median income is 35% below the City as a whole.

It was by far the highest sale price in the neighborhood's history. The location and price are the first of many questions about the property.

The Housing Authority of the City of Los Angeles (HACLA) purchased the building in March 2022. More than two years later not a single homeless person has moved in. It is completely vacant.

The purchase was made possible through Project Homekey, part of the 2020 federal Coronavirus Aid, Relief, and Economic Security (CARES) Act. Los Angeles used Homekey funds to accelerate its purchase of existing properties to convert to homeless housing. According to analyses of publicly available documents, over the past four years HACLA spent more than $810 million to acquire approximately 2,750 apartments and motel and hotel rooms in 38 new and existing multifamily residential buildings. Assisted by three rounds of Project Homekey funding, HACLA's goal was to get as many people housed as possible, in as short a period of time as possible. Funding also included money from Measure HHH and other sources. HACLA purchased the properties, while responsibility for filling them lies with the Los Angeles Housing Department.

An exclusive investigation by the Westside Current has uncovered more than 1,200 vacant City-owned high end apartments and motel and hotel rooms in two dozen Homekey buildings that are supposed to be providing interim or permanent supportive housing to homeless people in LA. At least five buildings have never been occupied. The properties range from low-end motels to luxury apartments HACLA acquired from for-profit developers, in many cases for record-breaking prices.

The investigation included site visits to all 38 Homekey properties, most of which we visited more than once, as well as interviews with residents, neighbors, and service provider employees, public records research, discussions with subject matter experts, and emailed questions to responsible officials and agencies, including HACLA, the Housing Department, and Mayor Karen Bass's Office.

HACLA often paid or offered record-setting prices for buildings that remain vacant

According to public records, a development company purchased a lot at 1654 West Florence Boulevard on June 16, 2017 for $337,000. It was vacant except for a small shack in which a marijuana dispensary operated. Experts we consulted said construction costs for similar buildings in similar neighborhoods average $250/sq.ft. One expert who has worked on similar projects applied a lower cost estimate of $150/sq.ft.

Even if the developer spent $400/sq.ft., which experts told us is the rough average for similar properties in higher end communities like Santa Monica, the company still would have cleared a comfortable profit, in taxpayer money. However, that higher cost is unlikely given the property's location, de minimis land costs, absence of subterranean parking, and exemption from expensive, time-consuming environmental reviews. In comparison, the City of Santa Monica recently paid $430/sq.ft., absent land costs, for a brand new building in a desirable location on Pico Boulevard across the street from Santa Monica College and less than a mile and a half from the beach. The building includes parking.

There are other examples in HACLA's Homekey portfolio. In late 2015, a real estate investment and development firm started work on a 101-unit luxury apartment building at 21121 Vanowen Street. On September 15, 2015 the company paid $720,000 for what was then an empty lot. The building is in a more sought after neighborhood than 1654 West Florence. Applying the higher end estimated construction costs of $400/sq.ft. the total cost of development for the 97,479 square foot building was just under $39 million. On October 17, 2022 HACLA purchased it for $55.2 million for a profit of $16.2 million, or 42%, for the firm.

One of the buildings HACLA purchased, 5050 West Pico Boulevard in mid-Wilshire, still has an active website advertising "luxury" apartments featuring "spacious, modern elegance" and "sweeping views of LA." HACLA paid $36.5 million for the property, which at the time of sale had 18 active mechanics' liens totaling more than $2.1 million.

The investigation further revealed three instances where the city paid or offered millions above asking prices. In at least two cases, the real estate broker representing the developer-sellers took to social media to boast that they were the most expensive buildings ever sold in their respective zip codes.

For example, on or about November 28, 2022 HACLA bought a new 62-unit building at 10150 Hillhaven Avenue in Sunland-Tujunga for $17.7 million. The broker who represented both HACLA and the developer-seller subsequently boasted that it was the most expensive building ever sold in the zip code per square foot, per unit, and overall.

On or about November 6, 2020 HACLA purchased a nine unit, 40-room "co-living" development called The Nest at 253 South Hoover Street just west of Downtown L.A. for $7.2 million. The same broker from the Hillhaven sale also represented HACLA in that sale, and subsequently boasted about another "record-breaking" deal.

The broker did not respond to emailed questions.

OVERPAYING SEEMS TO HAVE BEEN A FEATURE, NOT A BUG

One curious case is a 1970s vintage apartment at 14949 Roscoe Boulevard in Panorama City. According to Zillow, the property was listed for sale in October 2019 for $6.3 million, or $396/

SEE **HOUSING** PAGE 7

GAS PRICES IN SANTA MONICA

76	1776 Cloverfield Blvd	$5.34
SHELL	1802 Cloverfield Blvd	$5.40
CHEVRON	1819 Cloverfield Blvd	$5.79
MOBIL	731 Santa Monica Blvd	$5.90
LINCOLN BLVD CAR WASH	1624 Lincoln Blvd	$5.59
WORLD	1801 Lincoln Blvd	$5.17
SHELL	1866 Lincoln Blvd	$5.49
SPEEDWAY EXPRESS	2555 Lincoln Blvd	$4.99
CHEVRON	1732 Lincoln Blvd	$5.49
ARCO	332 Pico Blvd	$5.39
SINCLAIR	1944 Pico Blvd	$5.29
CHEVRON	1330 Santa Monica Blvd	$5.50
CHEVRON	1348 Pico Blvd	$5.70
CHEVRON	432 Wilshire Blvd	$5.50

*Prices paying in card

Average gasoline prices in Los Angeles have fallen 4.2 cents per gallon in the last week, averaging $5.26/g today, according to GasBuddy's survey of 2,135 stations in Los Angeles. Prices in Los Angeles are 3.2 cents per gallon lower than a month ago and stand 48.9 cents per gallon higher than a year ago. The national average price of diesel has dropped 3.4 cents in the last week and stands at $3.94 per gallon.

According to GasBuddy price reports, the cheapest station in Los Angeles was priced at $4.59/g while the most expensive was $6.57/g, a difference of $1.98/g. The lowest price in the state was $4.29/g while the highest was $8.35/g, a difference of $4.06/g.

The national average price of gasoline has fallen 1 cent per gallon in the last week, averaging $3.62/g today. The national average is up 2.7 cents per gallon from a month ago and stands 11.1 cents per gallon higher than a year ago, according to GasBuddy data compiled from more than 11 million weekly price reports covering over 150,000 gas stations across the country.

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Notice of Trustee Sale

T.S. No.: 240119029 Notice of Trustee's Sale Loan No.: 21110315-4 Order No. 95528636 APN: 4274-019-001 Property Address: 1958 20th Street Santa Monica, CA 90404 You Are In Default Under A Deed Of Trust Dated 10/15/2021. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: George V Capital, Inc., a Delaware corporation Duly Appointed Trustee: Del Toro Loan Servicing, Inc. Recorded 10/22/2021 as Instrument No. 20211591441 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 5/22/2024 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: $2,404,869.97 Street Address or other common designation of real property: 1958 20th Street Santa Monica, CA 90404 A.P.N.: 4274-019-001 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site www.mkconsultantsinc.com, using the file number assigned to this case 240119029. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website site www.tlssales.info, using the file number assigned to this case 240119029 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 4/24/2024 Del Toro Loan Servicing, Inc., by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

REQUEST FOR QUALIFICATIONS AND PROPOSALS

LEASE LEASEBACK (LLB) RFQ/P #24.45.SMS

FOR PRELIMINARY AND CONSTRUCTION SERVICES

Grant ES Library Renovation and Early Elementary Building Project

The Santa Monica-Malibu Unified School District (District) issues a Request for Qualifications and Proposals (RFQ/P) to invite the submission of statement of qualifications and proposals (Response(s)) from contractors to perform preliminary (preconstruction) services and construction services for the District's Grant ES Library Renovation and Early Elementary Building Project pursuant to the lease-leaseback delivery method. (Ed. Code, § 17406.) The Projects construction cost is estimated to be between $11M and $12M. The Grant ES Library Renovation and Early Elementary Building Project consists of two projects. The first project includes the renovation of an approx. 4000 sf 1 story Type V classroom building and outdoor play yard including a structural upgrade, demolition and construction of restrooms, workrooms, storage rooms, and 3 new classrooms with new plumbing fixtures, casework, interior finishes, exterior glazed bifold doors and storefront system, lighting and AV/IT equipment. The play yard includes new fencing, paving, and landscaped areas. The second project includes the renovation of an approx. 5,500 sf 1 story Type V building and 250 sf addition to provide upgrades to the campus library. The renovation includes a structural upgrade, demolition, construction of new interior partitions, new casework, interior finishes, exterior glazed bifold doors and storefront system, lighting and AV/IT equipment. 16,000 sf of site work yard includes new fencing, paving, concrete seat walls, and landscaped areas.

A MANDATORY PRE-RESPONSE MEETING located at 2828 4TH Street, Santa Monica, CA 90405 will be conducted on May 29, 2024 at 11:00 AM. All attending Contractors should arrive at least 5 minutes before the scheduled meeting. Failure to attend or tardiness will render the Contractor ineligible to submit a Response.

Contractors that intend to submit a Response to the RFQ/P must prequalify with the District by submitting the District's Prequalification Questionnaire through QualityBidders located at the following link: www.qualitybidders.com, on or before June 12, 2024; hold a Class B Contractors License that is current, valid, and in good standing with the California Contractor's State License Board, and meet the minimum project requirements noted within the RFQ/P. Contractors that have prequalified within a year of the deadline for the submittal of Proposals set forth in the schedule in the RFQ/P do not need to submit the Prequalification Questionnaire.

The RFQ/P can be found on the SecureBids website at https://colbisecurebids.com/o/smmusd/LLBRFQP2445SMSGrantES.

Electronic Responses must be received no later than 3:00 p.m. on July 3, 2024 via the SecureBids website, https://colbisecurebids.com/o/smmusd/LLBRFQP2445SMSGrantES.

The successful contractor(s) shall be required to furnish a 100% Performance Bond and a 100% Payment Bond if awarded a contract for the Project(s). The successful contractor(s) and its subcontractors shall pay all workers on the Project(s) not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to Labor Code sections 1770 et seq. Prevailing wage rates are available from the District or on the Internet at: http://www.dir.ca.gov. Contractors shall comply with the registration and qualification requirements pursuant to Labor Code sections 1725.5 and 1771.1.

If the District issues addenda to this RFQ/P, contractors are solely responsible for and must acknowledge receipt of addenda in the contractor's Response. Failure to acknowledge and respond to any addenda issued by the District may, in the District's sole discretion, render the contractor's Response to be deemed non-responsive. The District, at its discretion, may award the Project, as further set forth in the RFQ/P.

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

By: Sheere Bishop-Griego - Director of Procurement and Contract Management - Consultant

Publication Dates: (1) 5/15/24 (2) 5/22/24

GUEST COMMENTARY

Send comments to editor@smdp.com

Newsom's proposed spending cuts spur backlash from affected California groups

DAN WALTERS

Just minutes after Gov. Gavin Newsom unveiled a revised state budget with billions of dollars in spending reductions on Friday, advocates for affected programs began showering reporters with statements of dismay.

The gist of the complaints was that after Newsom and the Legislature had devoted attention and money to expanded health care coverage, prekindergarten education, income supports for the poor, undocumented immigrant assistance, homelessness, climate change and a myriad other left-of-center causes, the new budget would punish their recipients.

> Although we appreciate the governor maintaining previous expansions and grants, his approach balances the budget on the backs of low-income Californians through over $3 billion in cuts
> - Linda Nguy

Building the California Dream Alliance, a consortium of nearly 60 groups, was among those disappointed with Newsom's budget, issuing a compendium of comments from its members, including the Western Center on Law and Poverty.

"Although we appreciate the governor maintaining previous expansions and grants, his approach balances the budget on the backs of low-income Californians through over $3 billion in cuts," Linda Nguy, an associate director of the organization, said. "Instead of considering additional revenue solutions, the governor proposes to cut in-home supportive services for people who were previously excluded from Medi-Cal due to their immigration status, deeper CalWORKs cuts, and continued cuts to housing and homelessness prevention programs."

The League of California Cities, which has been sparring with Newsom over money to reduce homelessness, declared that Newsom's budget "will hurt those already most vulnerable in our communities: the unhoused, those who are one paycheck, eviction, or natural disaster away from homelessness, and those struggling to find safe and affordable housing."

While Newsom's first budget proposal, issued in January, minimized spending reductions and relied mostly on emergency reserves, deferrals and accounting gimmicks to close what he said was a $38 billion deficit, this month's revision raised the deficit to $44.9 billion in 2024-25 and projected another $28.4 billion gap in 2025-26.

Given those numbers, Newsom was forced – albeit reluctantly – to make some real spending cuts totaling nearly $34 billion over two years, almost half of the projected deficits.

"These are propositions that I've long advanced, many of them. These are things that I've supported," Newsom said. "But you've got to do it. We have to be responsible. We have to be accountable. We have to balance the budget."

As if to punctuate his position, Newsom's Department of Finance issued a nine-page summary of more than 250 specific reductions for the two fiscal years.

It's evident that many affected groups would, like the Western Center on Law and Poverty, prefer that Newsom seek tax increases to cover the state's deficits. Although the budget does contain some direct and indirect tax increases on corporations and health care providers, they would have only marginal effects on the deficit and Newsom for the umpteenth time declared opposition to any general tax hikes.

"There are no new taxes. I've not been one of those promoting taxes," the governor said, adding later, "No, I'm not prepared to increase taxes."

Newsom is in his final term as governor and thus is insulated from negative reaction to his spending cuts or opposition to taxes in California. He is, however, trying to expand his national political profile and drifting rightward might help him in that endeavor.

Democratic legislators, on the other hand, must worry about voter backlash and have close ties to unions and other groups disappointed with the budget. Many would prefer to raise taxes or use more reserve funds rather than make the spending cuts that Newsom wants.

Underscoring the political tension is the worrisome possibility – or perhaps probability – that deficits in recent and future budgets are not just blips, but imply that California now has a "structural deficit" with a fundamental mismatch of income and outgo.

This article was originally published by CalMatters.

HOUSING

FROM PAGE 4

sq.ft. Less than two years later, on September 2, 2022 HACLA bought it for $10 million, or $633/sq.ft. The building remained vacant for a year while the agency spent additional money on upgrades and ADA compliance. The final cost to taxpayers may exceed $1,000/sq.ft. for a 50 year old building in a neighborhood whose median household income is 33% below the City of Los Angeles as a whole.

Another troubling example is a former elder care facility at 9120 Woodman Avenue in Arleta that had been vacant since at least March 2018. On December 15, 2020 HACLA purchased the building for $19.6 million, or $460/sq.ft. The broker said on social media that it was a "hefty price" and a "significant deal in the market." Three and a half years later, the building remains vacant, fenced up, and under construction. The City is spending unknown additional sums – and months – to ready it for occupancy.

Then there is the case of the former EC Motel at 3501 S. Western Avenue in Exposition Park. In 2019 the decrepit 31-room motel was assessed at $3.6 million. In or around October 2020 HACLA purchased it for $5.3 million. When we visited the building on May 12, 2024 it was vacant. All the doors and windows were sealed up with plastic sheeting and bore signs saying "MICROBIAL HAZARD/DO NOT ENTER/AUTHORIZED PERSONNEL ONLY." The building's exterior facade is crumbling and covered in graffiti. People present on the property ignored attempts to speak with them.

On at least one occasion HACLA offered a higher bid than a building ultimately netted. On October 28, 2021 the agency's board approved an offer of $14.4 million for a new 32-unit luxury apartment building at 10247 Variel Avenue in Chatsworth. For unknown reasons the sale did not close, and less than a year later the developer sold the property to a private buyer for $12.2 million, $2.4 million less than HACLA was prepared to offer.

MORE THAN HALF OF ALL HOMEKEY UNITS REMAIN EMPTY

As noted, Project Homekey was a response to the COVID pandemic. California received $3.75 billion in housing support from the federal government, which it used for three rounds of Homekey.

Round 1 spanned the deepest years of the pandemic, 2020-2021, and focused on purchasing empty motels and hotels to provide immediate interim housing. According to the Westside Current's analysis, in Round 1 HACLA bought 984 rooms in 20 properties for $239 million. As of this writing, three of those buildings with a total of 159 one- and two-bed rooms are completely vacant. Another five are partially or nearly vacant, with an estimated 230 empty rooms. Finally, one former motel with 44 rooms serving as interim housing is in the process of being vacated so HACLA can upgrade it to permanent supportive housing. In response to emailed questions Housing Department Public Information Officer Sharon Sandow told the Current that Homekey requires interim housing to be upgraded.

That's 433 empty rooms – 44% of the total Homekey Round 1 purchases, for which taxpayers spent some $105 million. More rooms will be vacated in coming months as HACLA continues converting rooms to permanent apartments as required. In a sense, HACLA is paying for these buildings twice, once to purchase them and a second time to upgrade them.

The results in Homekey Round 2 were worse. In addition to eight more motels and hotels, HACLA purchased nine brand new upscale and luxury buildings that had become available due to the pandemic. According to our analysis the agency spent just over $523 million for 1,377 studio and one-, two- and three-bedroom apartments and one- and two-bed motel and hotel rooms in 18 buildings.

As of this writing, seven of those buildings with a total of 634 rooms are empty. Those buildings cost taxpayers $250 million. Four brand-new luxury buildings for which taxpayers spent $134 million have never welcomed a single resident. Three have been vacant for more than a year, and one has been vacant for more than two years. Another four buildings are partially or nearly vacant, with an estimated 160 rooms in total.

In an August 31, 2023 memo to the City Administrative Office's Measure HHH Oversight Committee, the Housing Department estimated three of the four buildings would be occupied by January 1, 2024, and the fourth, 1654 West Florence Avenue, would be occupied by April 1, 2024. However, in a May 10 email to the Current, Sandow said that the Department now anticipates those buildings will be occupied between October 2024 and February 2025.

All told, an estimated 794 Homekey Round 2 units – 58% of the total – are vacant more than two years after HACLA bought them. This brings the estimated total number of vacant Homekey apartments and rooms to 1,227.

Sandow did not respond to two direct email questions asking if the Department's vacancy numbers match these estimates.

Ironically, the process of converting buildings to permanent supportive housing often requires converting otherwise available units to other purposes. For example, in September 2022 the City purchased a 133-room Extended Stay hotel at 6531 South Sepulveda Boulevard across the street from the Howard Hughes Center for $52.5 million. The City is in the process of removing interim housing residents and spending millions more to upgrade the buildings. The upgrades include converting 13 rooms into "either … program space (supportive service staff offices, property management staff offices, service provision areas, and a community room for activities); combined to create two two-bedroom managers' units; or used to create space for trash rooms, trash chutes, a laundry room, maintenance space, and a restroom."

According to the August 2023 memo, HACLA is spending more than $1.3 million in relocation services. However, on the afternoon of April 28 we visited the property and spoke with a resident. She has not been offered a new room in a different building. "I have no idea where I'm going," she said. There are only about ten residents left. Our discussion was interrupted when an employee of the service provider managing the property intervened and demanded we leave the "private property." The resident, looking shaken, returned inside.

In total, HACLA has allocated an additional $10.9 million to relocate interim residents in four Homekey motels and hotels.

Even when the City has purchased brand-new buildings, it is spending additional funds converting units. On March 27, 2023 HACLA purchased a new 27 unit luxury apartment building at 916 North Alvarado Street in Echo Park for $11.2 million. Fourteen months later the building has never been occupied and the City is in the process of converting three units into "a laundry room, case management office, and break room for staff."

Editor's Note: This is the first of a three part series produced by the Westside Current.

Eric Uller sexually abused hundreds of children over almost 30 years while masquerading as a police officer at Santa Monica PAL.



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2024

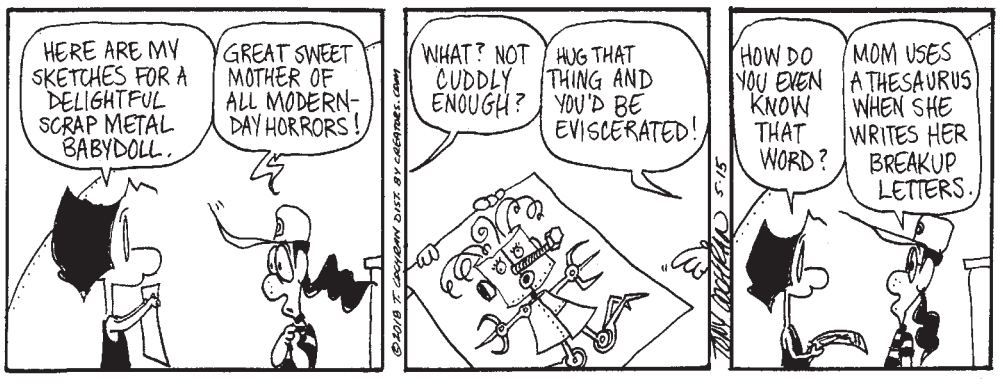


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SCAN ME

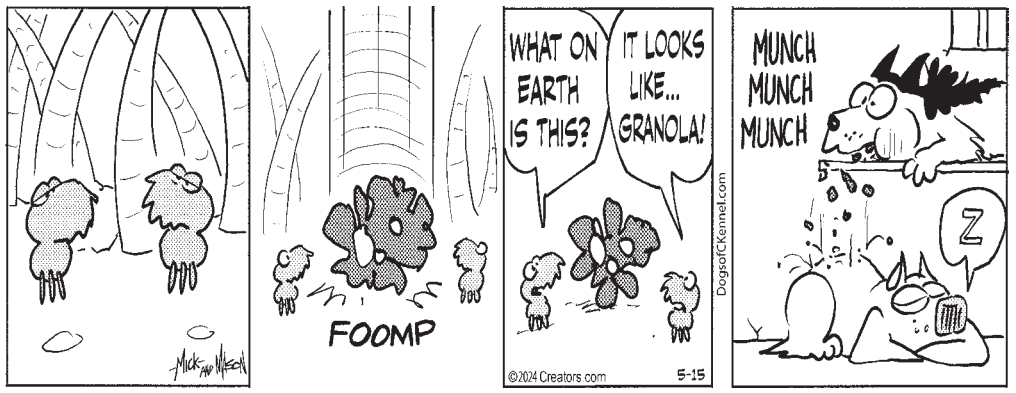
Agnes

By TONY COCHRAN



Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



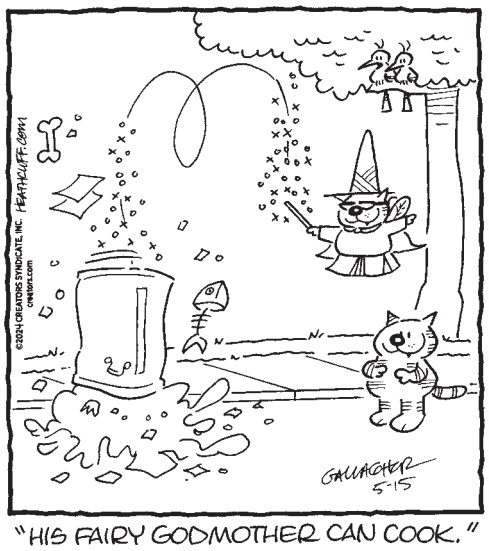
Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

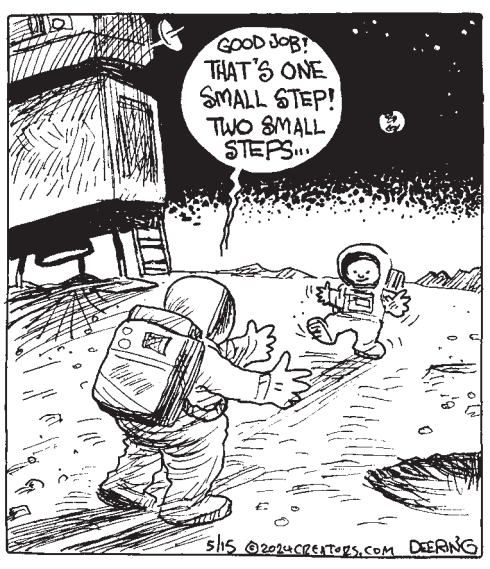
By PETER GALLAGHER



"HIS FAIRY GODMOTHER CAN COOK."

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 6211

Supercar Championships

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

Air jacks	Dips	Luck	Runs
Apex	Dirt	McLaren	Skaife
Autos	Engine	Mess	Skill
Bends	Entertainment	Mini	Special
Blower	Fast	Nitro	Supercharger
Cars	Fuel	Parade	Throttle
Circuit	Gear	Pass	Turning
Cockpit	Heats	Record	Tyres
Crash	Idols	Red Bull	VIP box
Crew	Lanes	Reflex	Wheel
Damage	Laps	Rules	Winner

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.
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TODAY'S BIRTHDAY (May 15)

The crowd will cheer for you dozens of times this year as your studies and practice pay off. You'll get into the rooms where decisions are made — and be a part of it. You'll take the right action, and justice prevails. More highlights: You'll be shown love in the way you most prefer. Your treasures will go up in value, giving you fun new options. Aries and Gemini adore you. Your lucky numbers are: 7, 22, 14, 8 and 31.

HOROSCOPES

ARIES (March 21-April 19). It feels like you are waiting a long time for what is already supposed to be yours. The sweetest rewards are often the ones that take the longest to be delivered. Tonight, the impossibilities, quite simply, are not.

TAURUS (April 20-May 20). Confidence isn't a sudden gift; it's cultivated through understanding and responding well to your surroundings. You're working on your master's degree in social nuance. You'll adjust your behaviors for different situations to keen effect.

GEMINI (May 21-June 21). The mistakes show you what you need to work on. They give you direction and purpose. So don't be afraid to make a few today — without them, life will feel rudderless.

CANCER (June 22-July 22). Memories are tricksters today. The bad ones can shape-shift into good or worse. The good ones can take on a taint of bitterness or be dipped in another layer of frosting. The light of today shines context on yesterday.

LEO (July 23-Aug. 22). As intangible and weightless as an idea is, the world can be overturned by but one. You'll witness the power of a bright thought today, and whether it came from you or not, you'll be the one to apply it in a direction of impact.

VIRGO (Aug. 23-Sept. 22). Even though you love to learn, you have preferences about how. Figuring things out on your own is a fun, interesting and complete experience. Listening to someone serve up what they think you ought to know — far less so.

LIBRA (Sept. 23-Oct. 23). An obstacle will be cleared. After that, expect to do a bit more maneuvering. Have patience. You've waited graciously for this long; it would be a shame to lose your cool in the final moments. You'll take off very soon.

SCORPIO (Oct. 24-Nov. 21). It's confusing when you seem to want things that you do not wish to want. The desire that was once a motivational tool can morph into a philosophical problem that seems like the root of all suffering. Then again, it might be the key to happiness.

SAGITTARIUS (Nov. 22-Dec. 21). A pattern has emerged that tells you that you've been influenced more than you'd like. Try and remember what you thought before they got on the scene to sway your mind. Your gut response is golden.

CAPRICORN (Dec. 22-Jan. 19). In the early stages of a long journey, the odds favor no one, and yet every stride toward the finish changes the game. You'll increase your chance of winning with a running leap today.

AQUARIUS (Jan. 20-Feb. 18). Organizing your belongings will organize your mind. Bright, uncluttered spaces will change the flow of energy through your home and life. The happiness that grows from your spree will seem entirely unrelated to cleaning.

PISCES (Feb. 19-March 20). You recognize who feels insecure by their boasting, posing and posturing. It's not a turnoff, though — in fact, your heart goes out to the under-confident. You get the best out of yourself and others by offering kind attention and acceptance.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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

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

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

Newsday Crossword

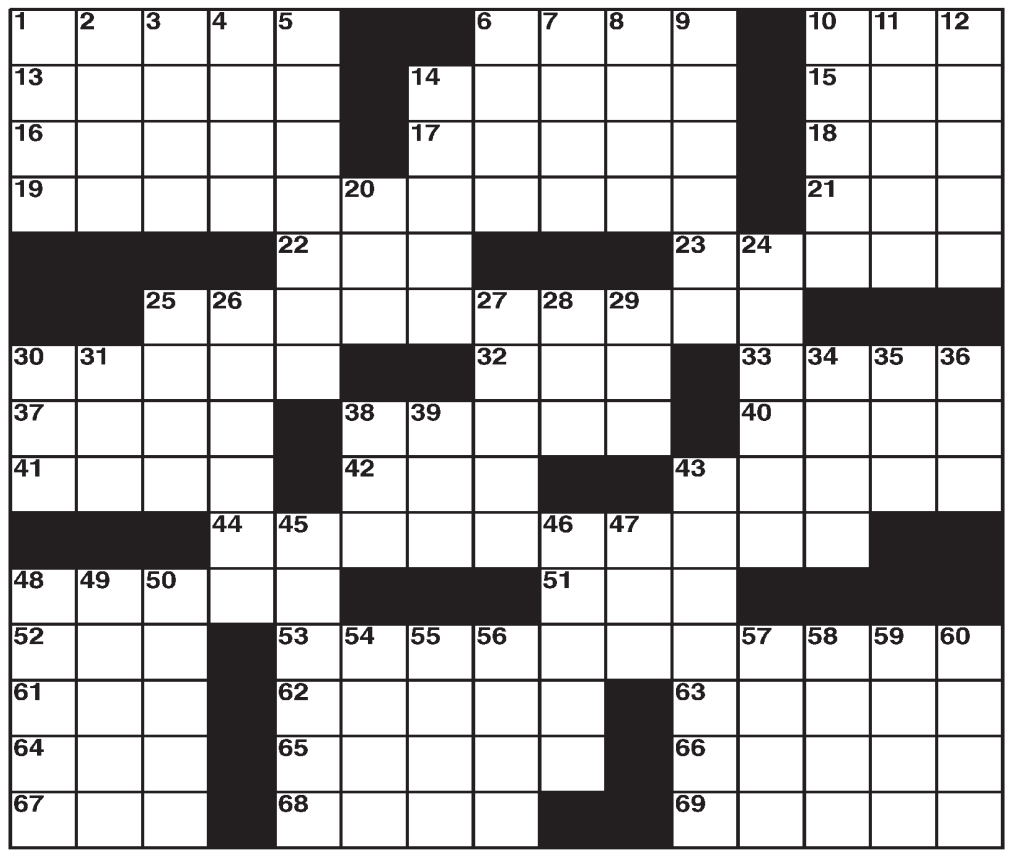
TOOL TIME by Steve Faiella
Edited by Stanley Newman
www.stanxwords.com

ACROSS

1 Fireplace residues
6 Mideast leader
10 Taxi
13 __ Arabia (Mideast nation)
14 Greet the day
15 Impress greatly
16 Wasn't feeling well
17 Dug for gold
18 __ for the course (about average)
19 Proof of a flight payment
21 Before, in poems
22 Prof.'s helpers
23 Desirable feature
25 Wasn't fooled by
30 Houston baseballer
32 __ Majesty the King
33 Purina rival
37 Sandal or moccasin
38 Fashion sense
40 Batch of laundry
41 Hung onto
42 Strive (for)
43 Earl or baron
44 Stress strongly
48 "Low-power" coffee
51 Granola tidbit
52 Historical period
53 "Be truthful"
61 Tavern
62 Higher than
63 Sound from an old wood floor
64 It's n. of Mexico
65 Husbands or wives
66 Bizarre and scary
67 Obtain
68 Centers of hurricanes
69 Watermelon throwaways

DOWN

1 "Now!" in a memo
2 Leave port in a ship
3 Luau dance
4 Biblical garden
5 Audiotape's second half
6 Guitarist Clapton
7 Ermine relative
8 Words of understanding
9 Sale item label
10 Behind-the-back garments
11 In the know
12 Flat French hat
14 Pennsylvania Dutch group
20 Body art, informally
24 Hebrew greeting
25 Cease
26 Soul singer Franklin
27 What "easy" and "breezy" do
28 Liquid for frying
29 Find a purpose for
30 Inquire
31 "Steady as __ goes"
34 Tip of an ear
35 Chum
36 Poem of praise
38 America's uncle
39 *A Christmas Carol* boy
43 Catches sight of
45 On fire
46 Performer's portrayals
47 Hem and __ (be indecisive)
48 Fix, as software
49 Remove pencil marks
50 Jeweler's measure
54 Online auction site
55 Cast a ballot
56 Nights before holidays
57 Oak or elm
58 "__ we go again!"
59 Cleaner of hotel rooms
60 __ out a living (scrapes by)



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05/15/24

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

601 COLORADO

FROM PAGE 1

interior elevator, along with a post room.

Interestingly, the second floor will feature a courtyard space, with landscaping, outdoor terrace seating and "some small room spaces that overlook onto Colorado and Sixth Street" that allow for ample sunlight. This means that the residential tower itself will not fill the entire footprint.

The apartments themselves will be studio, one bedroom and two bedroom and each will offer at least one balcony, all of which wrap around the tower structure.

The roof will offer outdoor lounge seating, decking and cabana areas along with "a large lounge community room in the center" plus a lawn and other areas that can be utilized for fitness activities.

"The design concept for the project was really to bring a glassy feel to the project [so] we're using glass railing balconies, floor to ceiling glass for the units, giving it a verticality and a nice, sophisticated feeling to the overall design," Ottinger said.

Prior to the meeting, online commentary had criticized the project for a lack of parking (it will have just over 100 parking spaces total) and being out of character with the neighborhood but those concerns were muted during the presentation with many participants making favorable comments about the project. While the parking was a concern for residents on the call most just agreed that this will vastly improve the immediate area.

Kadden said this Zoom meeting is a required part of the process with the City of Santa Monica to allow the project to be enabled. All the information gathered will then be presented to the City "in the next couple of weeks." Details on how long the project would take to construct were not available, but one assumes it would be at least two years, if the Vons redevelopment is any indication.

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City of Santa Monica

SANTA MONICA RENT CONTROL BOARD
NOTICE INVITING APPLICATIONS

Applications and letters of interest are invited to fill one vacancy on the Santa Monica Rent Control Board. The person appointed will serve until the next general election in November 2024.

All persons are invited to apply regardless of race, sex, age, disability, religion, marital status, national origin, sexual preference, or ancestry. Applicants must be residents and registered voters in the City of Santa Monica. No Santa Monica City employee may serve as a member of any Board or Commission.

All interested parties should send applications and/or letters of interest to:

Alvin Ho, Board Secretary
City Hall
1685 Main Street, Room 202
Santa Monica, CA 90401
Alvin.Ho@santamonica.gov

Applications are due in the Rent Control Board office by 12:00 p.m. on Wednesday, June 5, 2024.

Applicants will be invited to make a presentation of up to 3 minutes to the Rent Control Board at a public meeting at 7:00 p.m. on Thursday, June 13, 2024. The Rent Control Board will appoint a new commissioner that evening.

The State Political Reform Act requires certain officeholders to disclose their interest and income which may be materially affected by their official action. The applicant appointed to serve in this position will be required to file a Statement of Economic Interest (Form 700) upon assuming office, and annually thereafter. In addition, this position is required to complete two hours of Ethics Training (AB1234) biennially.

Applications and information on Board duties are available from the Rent Control Board Office, City Hall, 1685 Main Street, Room 202, by phone at (310) 458-8750 or online at www.santamonica.gov/rentcontrol.

Disability related assistance and alternate formats of this document are available upon request by calling (310) 458-8751.

Classifieds

Help Wanted

AR Designer, R&D (4) - Multiple Openings sought by Snap Inc. (Santa Monica, CA) *Hybrid work permitted - Snap practices a "default together" approach & expects team members to work in Santa Monica ofc at least 80% of time (avg 4 days/wk). Set up new processes around A/B testing of new use cases of AR Lenses. Base salary: $167,523-$228,000/yr. Eligible for discretionary performance-based bonus award. Eligible for equity in form of RSUs. Our Benefits: https://careers.snap.com/benefits. Email Resume: apply2snap@snap.com. Ref. Job Code #ARDRD4-SM-0424. EOE.

CALL TODAY
AND PLACE YOUR
CLASSIFIED

office **(310) 458-7737**

Santa Monica Daily Press

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



WEDNESDAY | MAY 15

DOWNTOWN FARMERS MARKET

The largest grower-only Certified Farmers Market in Southern California and a favorite for local chefs. Enjoy Santa Monica's downtown farmers market from 8:30 a.m. to 1:30 p.m. between 4th St. and Ocean Ave. Widely considered to be among the best on the west coast and featuring field-fresh produce, hundreds of kinds of vegetables, brilliant cut flowers, breads, cheese, delicious foods, live music and more.

SMALL BUSINESS SUMMIT

Elevate your business at Money Mindset with the 2024 Small Business Summit Series, an immersive experience that unites small business owners with experts, advice and connections to turn your dreams into reality. Whether you're aiming to expand, secure funding, boost your brand or conquer the digital landscape, this series equips you with the strategies for your business journey. Experience a half-day dedicated to empowering your business vision and profitable strategies, all while gaining clarity and fostering a money mindset. Begins at 12 p.m. at Snapchat Santa Monica, 3250 Ocean Park Blvd. Tickets $49. For more, visit: https://helloalice.com/events/may-santa-monica/.

FREE WALK-IN LEGAL CLINIC

Santa Monica residents can meet one-on-one with a lawyer from Legal Aid Foundation of Los Angeles to help with housing issues. Runs from 4:30 p.m. to 7 p.m. at Virginia Avenue Park's Park Center, 2200 Virginia Ave. Immediate assistance is available by calling LAFLA directly at 800-399-4529 or visit lafla.org/gethelp.

THURSDAY | MAY 16

LOCALS NIGHT

Join the Santa Monica Pier from 3:30 p.m. to 9 p.m. as the Pier will be rolling out the red carpet for Santa Monicans for a curated series for locals, by locals. Gather your friends and family and head down to the Pier for entertainment including youth activities, a car show, local DJs and live music from local bands. This month's music performances include Plow Posture, Cycotic Youth and Strawberry Fuzz. Other activities include the Rick Crocker 5K Challenge, the John Adams Middle School/Santa Monica Alternative School House musical performance of "Mean Girls Jr.," and a professional volleyball showcase.

BRING BACK THE BEACH GALA

A fundraising benefit for Heal the Bay, the exclusive Bring Back the Beach Gala event welcomes hundreds of leaders from the business, political, entertainment and environmental communities. Event includes cocktails, dinner, a silent auction, a live auction, award presentations and entertainment. This year, the gala will feature music by international musician and ocean conservationist Samuel J for a very special live concert and DJ set. Begins at 5:30 p.m. at Jonathan Beach Club, 850 Palisades Beach Rd. Attire is beach/cocktail/chic, part of the event will be on the sand so consider shoe choice. To get tickets, visit: https://healthebay.org/event/join-us-at-the-bring-back-the-beach-gala-2024/.

DISCO QUEEN

LouLou Rooftop Restaurant and Lounge, 395 Santa Monica Place #300, hosts the hottest new disco and drag party on the Westside beginning at 6 p.m. Disco Queen pays homage to Disco Queen nights in Paris filled with disco balls, smooth grooves and over-the-top talent. The top drag queens on the planet will host the hottest night out with resident DJ ARA playing classic disco hits. The launch event will feature a special performance by RuPaul's Drag Race veteran and Emmy-nominated actor Willam. For more information, visit loulousantamonica.com.

RECREATION AND PARKS COMMISSION

The Commission shall act in an advisory capacity to the City Council and Director of Community Services in all matters pertaining to public recreation including playgrounds, music and entertainment. The Commission will consider the budget of the Community and Cultural Services Department and make recommendations to the City Manager and the City Council. The Commission will also assist in the planning and promotion of a recreation program for residents and solicit the cooperation of school authorities and other public and private agencies. Meeting begins at 6 p.m. in City Council Chambers at Santa Monica City Hall, 1685 Main St.

REST INTERACTIVE SCULPTURE INSTALLATION

As part of Mental Health Awareness Month, "Rest" is an interactive and sound responsive installation that responds to human presence and movement with sound. The installation will be available to experience from May 16-May 18 from 6:30 p.m. to 9 p.m. at the Gathering Hill in Tongva Park. This project was made possible with support from Art of Recovery, an initiative of the City of Santa Monica Cultural Affairs.

AIRPORT COMMISSION SPECIAL MEETING

The Commission acts in an advisory capacity to the City Council in matters pertaining to the administration of Santa Monica Municipal Airport and other aviation matters affecting the City. Meeting begins at 7 p.m. in the Sri Training Room on the 2nd Floor (Plaza Level) of the Civic Center Parking Structure, 333 Civic Center Dr.

FRIDAY | MAY 17

COFFEE WITH CREME & SUGAR RIBBON CUTTING

The Santa Monica Chamber of Commerce will be hosting a ribbon cutting ceremony for Coffee with Creme & Sugar at 1447 Ocean Ave., adjacent to Ocean View Hotel, beginning at 9 a.m. To RSVP, email info@coffeewithcremeandsugar.com.

OUTKAST TRIBUTE PARTY

Linafornia is hosting a very special Outkast tribute night at Townhouse Venice, 52 Windward Ave., featuring special guest DJ Sake One coming from the Bay Area to play his favorite Outkast and Dungeon Family selections. Playing the classics, the B-sides, remixes, new flips and everything in between. Tickets $10, can be purchased at: https://townhousevenice.ticketsauce.com/e/outkast-tribute-party-by-linafornia/tickets.

Santa Monica CHAMBER of COMMERCE

TOAST OF SANTA MONICA

June 20th, 2024
5:00 p.m.

Fairmont Miramar Hotel and Bungalows
Santa Monica, CA



Keynote speaker
Rick Caruso

Sponsorship opportunities + special table pricing contact:
Judy.Kruger@Smchamber.com