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Santa Monica Daily Press

Volume 23 Issue 135 THE WEEKENDER 5/24-5/27 smdp.com

Rent prices slightly down while local real estate is 'seller's market'

THOMAS LEFFLER
SMDP Staff Writer

Santa Monica renters are receiving slight relief, albeit in a still-pricey market for apartments, while the city's housing trends have been deemed a "seller's market."

According to a May Los Angeles rent report from Apartment List, Santa Monica apartment prices dropped over the past month by 0.6 percent, one of only six out of the 26 Los Angeles metropolitan area cities to see a decrease throughout April and into May. The median one-bedroom apartment price in Santa Monica now stands at $2,340 per month, while the median two-bed is at $2,805.

Typically a candidate for the top five most expensive rental spots in the metro, Santa Monica has fallen down the list compared to other cities in the area. Santa Monica is now the eighth-priciest place in the Los Angeles metro to rent a one-bedroom apartment, trailing

SEE **RENT** PAGE 3



Courtesy Graphic

REAL ESTATE: A new real estate market report from Lombardi Real Estate Wealth Advisors pinpoints Santa Monica as a "seller's market."

Council extends local emergency status of homeless crisis while awaiting results of this year's count

SCOTT SNOWDEN
SMDP Staff Writer

In last week's meeting, councilmembers voted unanimously 7-0 to extend the local emergency status of the current homeless crisis for another 12 months.

Analysis and discussion of this contentious issue was kept to a minimum as efforts were being made to reduce the length of the meeting since two and a half hours of public comment on the Israel-Gaza resolution was still to come. Moreover, the results of the 2024 homeless count have not yet been released by the Los Angeles Homeless Services Authority and while they're due any time now, comparisons could only be made to the 2023 count results in which data collected stated that homelessness in Santa Monica had increased by 15% from 2022.

Heather Averick, Director of Housing and Human Services for the City of Santa Monica, provided a presentation that focussed very much on the City's successes, including the Pathway Home program, which has indeed proved to be successful, for 25 former homeless individuals.

Concern over this issue has been steadily rising with both local residents and business owners, but no mention was made of recent security concern related to homelessness in the city or any of

SEE **HOMELESSNESS** PAGE 11

Newsom promised 1,200 tiny homes for the homeless. A year later, none have opened

MARISA KENDALL
Special to the Daily Press

In March 2023, Gov. Gavin Newsom stood before a crowd in Sacramento's Cal Expo event center and made a promise: He'd send 1,200 tiny homes to shelter homeless residents in the capital city and three other places throughout the state.

The move was part of Newsom's push to improve the homelessness crisis by quickly moving people out of encampments and into more stable environments. But more than a year later, none of those tiny homes have welcomed a single resident. Only about 150 have even been purchased.

Irontown Modular, one of six vendors the state chose to supply the tiny homes in Sacramento, San Jose, Los Angeles and San Diego County, is "absolutely shocked" that they've received no orders, said Kam Valgardson, general manager of the Utah-based company.

SEE **TINY HOMES** PAGE 11



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Graduates are success stories for local group's foster-focused mission

THOMAS LEFFLER
SMDP Staff Writer

More than 70 college graduates reflected on the challenges of their situation as former foster youth and first-generation students this month, while also celebrating their ultimate success of achieving a diploma with help from a local group.

On May 16, the fourth annual Ready to Succeed (RTS) Graduation Celebration took place at Chief Clubhouse in West Hollywood, praising RTS scholars that graduated from schools like UCLA, UC Berkeley, California State University Northridge (CSUN) and more. RTS, a Santa Monica-based nonprofit, launched in 2016 to meet the needs of those within the nation's largest foster care system, filling the gaps in professional and personal development. Since launching with just five students, the program has expanded exponentially, securing paid summer internships during college for 94 percent of scholars.

One of those that gained invaluable internship experience was the event's student speaker, Tamar Sebesta. A former foster youth who now has a child of her own, RTS helped Sebesta complete prestigious publicity internships with Lionsgate and NBCUniversal, aiding the young student even when she wasn't sure what she wanted to do.

"Through this whole journey, RTS has (gotten me) there … they kind of helped guide me to find my path and find the right school and program," Sebesta said.

Now set to graduate from CSUN in the winter, Sebesta added that RTS helped her "learn how to make decisions," going from an unsure and nervous wreck to someone confident about their track in life.



Courtesy Photo

RTS: The 2024 graduates of the Ready to Succeed program were surprised with a check by The Change Reaction during a May 16 ceremony.

"RTS is showing me the development skills that my parents didn't teach me, and it's really through them that I feel like I've become an (equipped) human being that's ready to enter the workforce," she said. "Not only that, just (to) be a good mom, be a good friend, be a good partner. I just feel like I've changed a lot over the past few years of being part of Ready to Succeed."

Those dedicated to helping former foster youth navigate competitive industries showed their support to RTS throughout the event, such as RTS volunteer Jess Cagle, SiriusXM's Chief Entertainment Anchor and former Editor In Chief of People Magazine. Cagle served as the emcee for the event, introducing speakers like Sebesta as well as author and advocate Andrew Bridge.

Bridge, who spent 11 years in Los Angeles County foster care, eventually graduated from Harvard Law School and became an advisor to senior federal and state officials on reforming the foster care system to meet the needs of families. He stated in his keynote speech that this is the "first time" that the RTS graduates will be going out into the world, and that they should embrace life's endless possibilities.

"I am so happy for them, because this is an opportunity that is missing in so many children's lives … I think they really do like (showing) other children, you can do this, this is possible," Bridge said.

Toward the end of the ceremony, Los Angeles based giving platform The Change Reaction surprised scholars with a $128,000 gift to help launch their budding careers. RTS graduates will be going into fields ranging from biochemistry and computer engineering to political science and psychology. The gift was just one of the many gestures RTS Co-Founder Romi Lassally was thankful for.

"This event and all the work we do (at) Ready to Succeed wouldn't be possible without all of you, our community of amazing supporters … it's a team effort what we do, and because of all of you (we) create such a deep bench, so when we need something, anything, it's there, because we need to make sure that our scholars can have what they need when (they) need it," Lassally said. "It's urgent, their lives and creative futures are on the line."

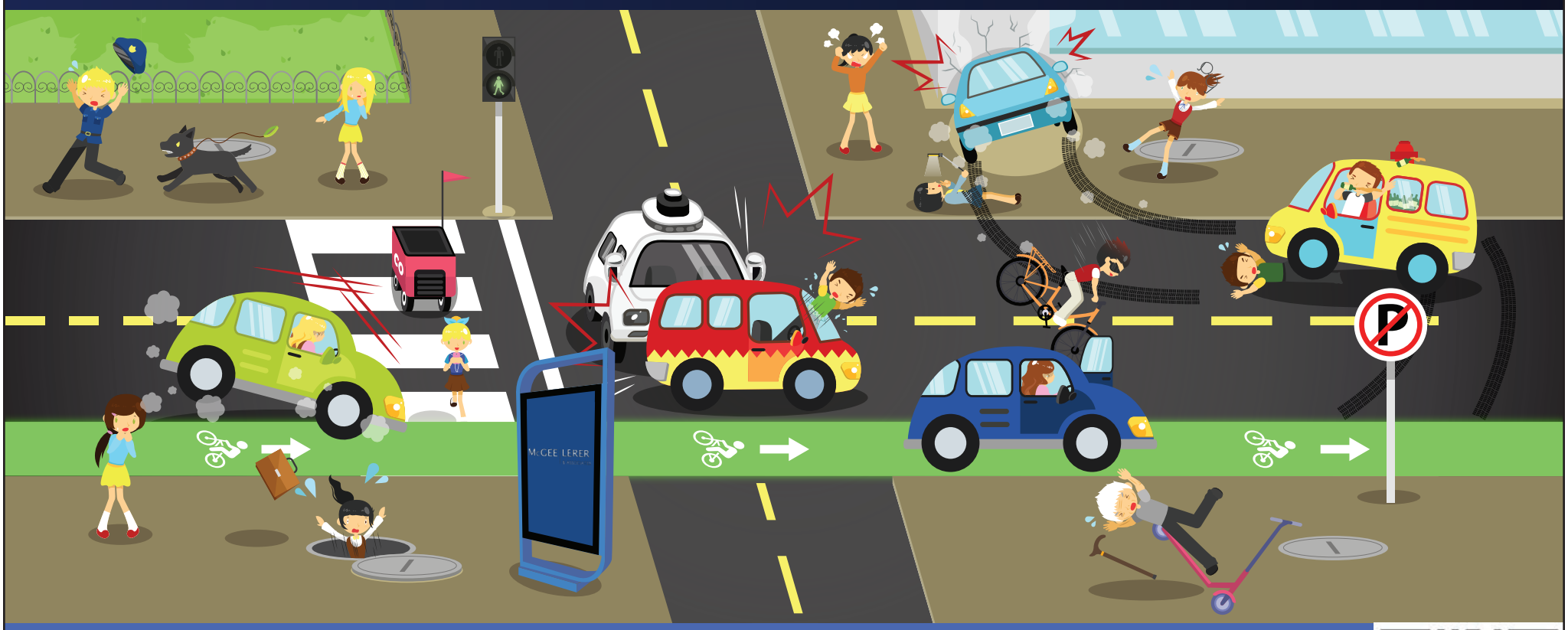
Lassally added that the 2024 graduate crop will "become the inspiration" for their peers, with Sebesta saying that her inspirational speech to other scholars is "don't run from" the RTS experience.

"I would say (to) new scholars, accept the change and keep going, even when it seems like it's never-ending, it does get better, and you have people that care about you … by me saying this today and (someone) saying it to someone else, it's just going to be a chain reaction of doing good and helping other people."

For more information on the organization, visit readytosucceedla.org.

thomas@smdp.com

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Pico landlord facing multiple tenant harassment lawsuits

MATTHEW HALL
Daily Press Editor

A Santa Monica landlord is facing multiple tenant harassment lawsuits over alleged mistreatment of renters in the Pico neighborhood.

In cases filed by individual tenants and the City of Santa Monica, landlord Masoud Atef is accused of discriminating against disabled tenants, renting an illegal unit and failing to comply with the city's rent control rules.

"Atef has committed tenant harassment, using fraud, intimidation and coercion to influence his tenants to vacate, including by: yelling at his tenants in front of their children; refusing to register tenancies with the Santa Monica Rent Control Board ("Rent Control Board"); hiding the rent-control status of his property from his tenants; serving illegal eviction and rent increase notices; abusing the right to enter; threatening to evict a tenant for not agreeing to a new lease; unlawfully changing tenancy terms; refusing roommate replacement requests; refusing to make necessary repairs; removing housing services and amenities; and retaliating against his tenants for asserting their legal rights," says the case filed by the City Attorney's office.

The Santa Monica suit specifies that an immunocompromised tenant in the building made multiple requests to have Atef professionally remediate toxic mold in her unit and temporarily relocate her during the remediation.

The complaint alleges that Atef refused the request and told the tenant that his building is not suitable for tenants with "special conditions," and that it is "not a wise choice for someone with respiratory issues" or for those who "require special care and attention."

Atef is also accused of hiding the building's rent control status from tenants and repeatedly violating rent control rules requiring him to register as a landlord and provide information on the units at his property. According to the City Atef initially claimed an owner exception for the triplex but rented out an illegal fourth unit in violation of the exception rules.

"The complaint against Atef also alleges that he has engaged in harassment against tenants of multiple units at the same property," said a statement from the city. "This includes Atef demanding tenants move out and threatening to evict tenants when he had no legal basis to do so, demanding entry to units without required notice, yelling at tenants in front of their children, and cutting off access to common areas and facilities in retaliation for tenants exercising their legal rights."

According to the City Attorney's Office, Atef's actions are in direct violation of tenant protections.

"The City Attorney's Office works diligently to affirmatively further fair housing in our city," Deputy City Attorney Denise McGranahan said. "Our goal is to protect all tenants in our city and eliminate discriminatory practices through education and litigation, if necessary."

Two of Atef's former tenants, who allege they moved out because of the harassment, have filed their own lawsuit and both cases are being heard by the same judge.

The city's lawsuit seeks a court order that Atef refrain from future harassment and discrimination, receive training in fair housing and landlord-tenant laws, grant the disabled tenant's reasonable accommodations request, and restore housing services taken away from the tenant. The suit also seeks to recover monetary damages, punitive damages, attorneys' fees, and other relief.

Atef said he was aware of the lawsuit but could not comment without advice from his attorney.

editor@smdp.com

RENT

FROM PAGE 1

the likes of Calabasas, Lake Forest, Laguna Niguel, Newport Beach, Aliso Viejo, Irvine and Rancho Santa Margarita. For two-bedroom apartments, the city now ranks ninth, behind the aforementioned cities as well as Mission Viejo.

Looking at year-to-year, Santa Monica has had the second-biggest dip in rent prices, dropping 4.7 percent from April 2023 to April 2024. The city trails only West Hollywood (a dip of 6.3 percent) in the year-to-year category. Overall, metro-wide annual rent growth has fallen by 1.3 percent.

In real estate, Santa Monica has been deemed a seller's market, according to a new Westside Los Angeles market update by Lombardi Real Estate Wealth Advisors. The median sold price for a single-family residence in Santa Monica this past month was $3.8 million, up 4.74 percent from March, and the selling price was 3.6 percent higher than listing price in the city. The median amount of days a listing was on the market, per Realtors Property Resource, was 20, down over 25 percent from March to April.

Homes selling "relatively fast," the Lombardi report states, "indicates strong interest from buyers and a competitive market environment." The report adds that sellers are finding success in terms of pricing, especially with the selling price going for slightly more than the listed price, "demonstrating demand for properties in this market."

"Overall, these factors indicate a lively real estate market with opportunities for both buyers and sellers," the Lombardi report stated. "Buyers can expect competition and quick sales, while sellers may benefit from strong pricing and demand for their properties."

One of Santa Monica's Westside neighbors, Marina del Rey, is also experiencing a high seller's market at the moment, with a median single-family residence selling for nearly $1.57 million, a jump of almost 16 percent from March to April. The list-to-sold price also jumped up to houses selling above the list price on average by 2 percent, a jump from 0.77 percent under the listing price in March.

A more balanced market can be found in Venice, where the median selling price for a single-family abode is currently at $2.3 million, a vast decline of almost 32 percent from March to April. However, the list-to-sold price did increase in April, and the median days a residence stays on the market went down slightly to 29.

thomas@smdp.com



Surf report

WATER TEMP: **61.0**

FRIDAY
FAIR
SURF: 2-3ft+ Thigh to stomach

Trending to small leftovers - enough SW and NW windwell mix to be rideable but the small-wave gear will likely handle it best.

SATURDAY
FAIR
SURF: 2-3ft Thigh to waist

Small and gutless. Perhaps ok for a longboard in the morning, but lower expectations due to lack of swell/surf.

Weather

Friday: Patchy drizzle and fog before 11am. Cloudy, with a high near 64. Southwest wind 5 to 10 mph.
Friday Night: Cloudy, with a low around 55. Southwest wind 5 to 10 mph becoming light and variable after midnight..
Saturday: Mostly cloudy, with a high near 66. East wind 5 to 15 mph becoming west southwest in the morning.
Saturday Night: Patchy fog after 11pm. Otherwise, mostly cloudy, with a low around 55.

Date	Day	Time (LST/LDT)	Predicted	(ft)High/Low
2024/05/24	Fri	04:58 AM	-0.87	L
2024/05/24	Fri	11:32 AM	3.29	H
2024/05/24	Fri	3:35 PM	2.30	L
2024/05/24	Fri	10:03 PM	6.02	H
2024/05/25	Sat	05:41 AM	-0.91	L
2024/05/25	Sat	12:26 PM	3.20	H
2024/05/25	Sat	4:09 PM	2.48	L
2024/05/25	Sat	10:41 PM	5.94	H
2024/05/26	Sun	06:28 AM	-0.86	L
2024/05/26	Sun	1:26 PM	3.16	H
2024/05/26	Sun	4:50 PM	2.66	L
2024/05/26	Sun	11:25 PM	5.74	H
2024/05/27	Mon	07:18 AM	-0.73	L
2024/05/27	Mon	2:31 PM	3.22	H
2024/05/27	Mon	5:47 PM	2.84	L
2024/05/28	Tue	12:17 AM	5.41	H
2024/05/28	Tue	08:13 AM	-0.53	L
2024/05/28	Tue	3:37 PM	3.44	H

Daily Lottery

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

POWERBALL
Draw Date: 5/22
5 16 18 26 67
Power#: 4
Jackpot: 120 M

MEGA MILLIONS
Draw Date: 5/21
2 5 8 28 69
Mega#: 14
Jackpot: 453 M

SuperLotto Plus
Draw Date: 5/22
2 6 13 23 32
Mega#: 10
Jackpot: 38 M

Fantasy 5
Draw Date: 5/22
5 16 22 35 36

Daily 3
Draw Date: 5/22
EVENING: 1 4 2
Draw Date: 5/22
MIDDAY: 0 0 8

Daily Derby
Draw Date: 5/22
1st: 01 - Gold Rush
2nd: 08 - Gorgeous George
3rd: 11 - Money Bags
Race Time: 1:47.78

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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.

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News Binge: All of last week's stories in one place

SMDP STAFF REPORT

LITTLE BLUE BOX HOPES TO 'CHIRP' AWAY AT CRIME:

Longtime Santa Monica local Stephen McMahon has come up with a way to discourage homeless from making camp and taking drugs in his building's courtyard parking space, as well as preventing inevitable repeat burglaries. His idea, the "Blue Chirper," combined the concept of blue flashing light together with the extremely annoying sound of crickets and created a deterrent that he has proved to be highly successful. McMahon lives in Lincoln Blvd, close to Reed Park, and he says that the unpleasantness he has to deal with is relentless. He explained to the Daily Press that because the courtyard roadway was raised decades ago, none of the buildings can install gated parking, so he and other residents have frequently been confronted with a homeless individual when walking to their vehicles.

BOUTIQUE ANYTHING BUT BUDGET DURING PROM SEASON:

One of the last milestones in the high school career of Samohi's 2024 class took place this month with prom night at the Los Angeles Airport Marriott. To help dress students in the lead-up to prom, Samohi Bilingual Community Liaison Johanna De la Rosa opened the doors of classroom E100 to all Samohi students needing a suit or dress, curating a free "prom boutique" that students could step into during afternoon hours. The boutique featured a selection of designer clothes and accessories that go far beyond what you may see at a typical thrift store. Along with the vast amount of clothing options taken from donations, the boutique also offered tailoring services by parent volunteer Julie Flanders and a host of help from student volunteers.

NEW HEROES, MEAN GIRLS MAKE MAY LOCALS' NIGHT A SPECIAL AFFAIR:

Though it was the final edition of Locals' Night on the Santa Monica Pier until September, the evening packed in enough activities to fill residents with Santa Monica spirit through the summer. The day began with the Rick Crocker 5K Challenge, an annual run benefiting the Santa Monica Police Activities League, followed by a "New Heroes" commendation ceremony with local officials welcoming new hires to the Santa Monica Police Department and Santa Monica Fire Department. The typical Locals' Night fare of a classic car show and musical performances was augmented by a special showcase of the John Adams Middle School-Santa Monica Alternative School House musical theater company, who shined on the west end of the Pier with selections from "Mean Girls Jr."

CITY SEEKS CLOSURE OF INFAMOUS MOTEL ALLEGING LONG HISTORY OF DRUG SALES AND NUISANCES:

The City of Santa Monica is seeking the temporary closure of a local motel alongside fines and security improvements due to ongoing criminal activity at the location that has resulted in numerous arrests and complaints. City Hall has filed a nuisance abatement action against the owners and managers of the Pavilions Motel in Sunset Park, Saeed Farm and Goharshad Farm, alleging they have violated the state Drug Abatement Act, state public nuisance laws and Santa Monica public nuisance law. The suit claims the motel is known for drug sales, fights and other problems that make it a nuisance for the surrounding community.

SUSPECT ARRESTED AFTER STABBING:

A 29-year-old man was recently arrested for an unprovoked stabbing in Downtown Santa Monica that sent two victims to the local hospital. According to the Santa Monica Police Department, two of the victims were hospitalized, one in critical condition, while the third was assaulted but reported no major injuries. The police department said the incident began at about 8 p.m. on Sunday, May 19, when suspect Larry Ameyal Cedeno attacked the three victims on the 1500 block of 4th Street near Parking Structure #7, two of which being tourists visiting from Germany. Upon arriving at the scene, officers immediately began CPR on the first victim while additional officers located Cedeno, who was detained and arrested a short time later. The Santa Monica Criminal Investigations Division later presented the case to the Los Angeles County District Attorney and filed charges of one count of attempted murder and one count of assault with a deadly weapon. Los Angeles County District Attorney George Gascón announced his office is recommending bail of $2,155,000.

NEW APPOINTMENTS, DISTRICT FINANCE DISCUSSIONS HELD BY SCHOOL BOARD:

At the May 16 meeting of the Santa Monica-Malibu Unified School District (SMMUSD) Board of Education, the board approved Elizabeth Ipina as the new Edison Language Academy principal, replacing Lori Orum who will retire next month after 19 years in the role. Ipina has worked at Edison for 28 years in a number of positions, most recently as assistant principal for the past three years. The board also approved of two new roles, those being Walter Gavidia as a new Samohi House Principal and Dr. Brenda Clarke as a Special Education Coordinator. Gavidia has 14 years of experience in SMMUSD in various roles, while Clarke was recently in leadership roles at Santa Barbara High School and Palisades Charter High School. The board also looked at district finances during the meeting, receiving a presentation on the 2023-24 third budget revision, which included a $1.5 transfer of local general fund contributions from the district's unrestricted fund to the restricted fund.

SUCCESSFUL SAMOHI SEASON STOPPED SHORT IN TITLE GAME CLASH:

The Samohi Vikings baseball squad's run towards a CIF Southern Section Division V championship came up three runs short, ending the team's most successful season in over a decade. On May 17, the Vikings traveled to Lake Elsinore Storm Stadium to face off with the Chino Hills Huskies in the Division V title game, dropping the contest 4-1. Both squads threw out their aces in the contest, with the Vikings' Jackson Klein and the Huskies' Brody Buoncristiani facing off in a matchup between two of California's top hurlers. The Huskies got to Klein early, scoring four runs in the first three innings, partially due to costly errors on the Vikings' part.

COUNCIL PASSES ISRAEL-GAZA RESOLUTION DESPITE SOME DIVISION:

The May 14 meeting of Santa Monica City Council was dominated by the Israel-Gaza resolution proposed by Councilmembers Gleam Davis, Caroline Torosis and Jesse Zwick. The discussion item, a resolution supporting the resumption of a negotiated bilateral ceasefire in Gaza and condemning all forms of hate, drew over two and a half hours of public comment with some 94 speakers coming forward to share their opinions. On several occasions, Mayor Phil Brock had to insist that gathered members of the public be respectful to other speakers after multiple instances of jeering, sneering, hollering and hooting before finally asking several of them to leave the chamber, resulting in even more of a furor. A motion was made to keep two resolutions, the main one and a separate one adding a statement from Brock naming tolerance as "the key to peace in our city," and the motion passed 6-1 with Christina Parra the only member of council to vote against it, saying she was concerned about local division on the subject.

HOTEL REBRAND, NEW COFFEE SPOT HIGHLIGHTED BY CHAMBER:

The Santa Monica Chamber of Commerce recently welcomed a new business to Ocean Avenue and embraced another location's rebranding on Lincoln Blvd. On May 15, the Chamber and other local guests were serenaded with a live band and imbibed in an outdoor bar setting for the rebranding of the Santa Monica Hotel at 2102 Lincoln. Co-owner Jon Farzam, who has experience in the local hospitality industry with the Shore Hotel and Ocean View Hotel, decided a rebrand for the Lincoln location from a motel to a hotel was due, along with a general sprucing up of the spot. The ribbon cutting ceremony celebrating the rebrand was followed by a similar ceremony two days later, welcoming Coffee with Creme and Sugar to 1447 Ocean View Ave, adjacent to the Ocean View Hotel. Along with the typical coffee fare, the new business offers signature drinks like a s'mores mocha and food items like gelato



Photo by Thomas Leffler

NEWS BINGE: Locals took in the taste of Main Street on May 19 by participating in the MAINopoly event.

SEE **NEWS** PAGE 10

The cost to inform California voters? $118,000 a page for official guide



Photo by Miguel Gutierrez Jr., CalMatters

VOTING: Voter guides in various languages at a polling site at Modoc Hall in Sacramento State in Sacramento on March 5, 2024.

SAMEEA KAMAL
Special to the Daily Press

What's the cost of democracy in California?

If we calculate that based just on the pages informing the state's 22 million voters about Proposition 1 in the official March voter guide, about $8 million.

Each page of the primary voter guide cost $117,880 for printing, translations, audio, mailing, and postage, according to the Secretary of State's office. The total cost of the 112-page March voter guide was $13.2 million.

That compares to $7.2 million for the 64-page 2022 primary guide, $6.3 million for the 48-page 2020 guide, $7.2 million for the 96-page 2018 guide and $3.7 million for the 32-page 2016 guide according to the Secretary of State's office.

The bulk of this year's guide was the text for Prop.1, which took up 68 pages. The two-part measure, which barely passed with 50.2% of the vote and was placed on the March ballot by the Legislature, authorizes a $6.4 billion bond to build treatment facilities and supportive housing for people with mental health and addiction challenges, and requires cities to spend more of a specific pool of tax revenue on housing instead of other services.

It's typical for the lower-turnout primary ballot to include fewer propositions, especially since 2011, when the Legislature passed a law so initiatives only appear on the general election ballot.

In November 2016, the voter guide hit a record 224 pages and cost $15 million to produce. It included 17 ballot propositions, including 33 pages of the text for Proposition 64, which legalized recreational marijuana.

The ballot this November now has 12 measures, but that number is likely to increase before the June 27 deadline.

There's a 500-word limit for the arguments proponents and opponents of ballot measures can submit, but that doesn't apply to the text of proposed laws.

More information for voters is always better, says Carmen Balber, executive director of Consumer Watchdog, an advocacy group that has also sponsored several ballot measures.

"It's unfortunate if the cost has risen that high — but at the end of the day, voters need as much information as possible to make an informed choice," she said.

It's also important to print the guide and mail it to each voter to ensure it's accessible to everyone, she added. While the Secretary of State posts a version online, not all Californians have easy internet access.

Official sources — whether through the state or counties — are where most voters get their information, said Mindy Romero, founder and director of the Center for Inclusive Democracy at the University of Southern California.

"People will turn to other sources including friends and family, but still, those official sources are where the bulk of voters are getting their information — so they're important," she said. "Voters need the information and have a right to that information."

Still, there could be some cost savings. Balber said she receives three copies of the voter guide each election — one in her name, one to an incorrect spelling of her name, and one to someone who was previously registered at her address.

The Secretary of State's office said it conducts list maintenance on a daily basis. Voter registration files are updated in VoteCal — a single statewide voter file established in 2016, and through address updates with the DMV or the post office, according to the Public Policy Institute of California.

The state could also allow people to opt out of the print guide — but that should never be the default, Balber said: "We would never want to take that away from the public."

This article was originally published by CalMatters.

City of Santa Monica

CITY OF SANTA MONICA
ORDINANCE NUMBER 2778 (CCS)
(CITY COUNCIL SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA AMENDING Article 8 Of The Santa Monica Municipal Code To Adopt The 2022 California Green Building Standards Code, Repeal Outdated Local Amendments, And Adopt A 2022 Local Amendment Relating To Concrete Requirements For Newly Constructed Buildings

The following is a summary of Ordinance Number 2778 (CCS) prepared by the Office of the City Attorney:

Ordinance Number 2778 adopts a local amendment to the California Green Building Standards Code (CALGreen) to reduce embodied carbon emissions from concrete by establishing cement and global warming potential limits for concrete used in Santa Monica. The local amendment seeks to build upon the community's adopted goal of reducing carbon emissions from the building sector, which accounts for 26% of greenhouse gas emissions in Santa Monica. The local amendment also seeks to close the gap in reducing building sector emissions as the Climate Action and Adaptation Plan sets goals for operational emissions and does not account for embodied carbon emissions. City staff will continue to conduct extensive outreach to the building community to prepare stakeholders for the ordinance's effective date.

Ordinance Number 2778 also includes clean up measures, such as formally adopting the 2022 CALGreen Code, and deletion of the following prior code sections to reflect current code cycles: 8.106.050 Additional Definitions; 8.106.053 Green building, 8.106.070 Flashing details; and 8.106.080 Non-residential, high-rise residential, hotel and motel solar and pool heating requirements.

The Ordinance takes effect 30 days after adoption.

The full text of the above Ordinance is available upon request from the office of the City Clerk, located at 1685 Main Street, Room 102, Santa Monica. Phone: (310) 458-8211.

City of Santa Monica

CITY OF SANTA MONICA
ORDINANCE NUMBER 2779 (CCS)
(CITY COUNCIL SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA TO AMEND THE TEXT OF THE CITY'S ZONING ORDINANCE TO UPDATE PROVISIONS RELATED TO STATE DENSITY BONUS LAW FOR CONSISTENCY WITH RECENT AMENDMENTS TO STATE LAW ADOPTED BY AB 1287 AND MAKING OTHER MINOR CHANGES, CORRECTIONS, AND CLARIFICATIONS

The following is a summary of Ordinance Number 2779 (CCS) prepared by the Office of the City Attorney:
Ordinance Number 2779 (CCS) ("the Ordinance")

The Ordinance amends Santa Monica Municipal Code Chapter 9.22, Density Bonus, for consistency with recent changes made to State law through AB 1287, which became effective on January 1, 2024.

AB 1287 allows qualifying housing development projects to seek up to a 100% density bonus for providing additional on-site affordable housing units for very low and moderate-income households.
AB 1287 includes, but is not limited to, the following additional revisions to State Density Bonus Law:

1. Increases in the number of incentives or concessions, for the following projects:
   - Five incentives/concession for a project in which 100% of all units are for lower income households (originally four).
   - Four incentives/concessions for projects that include at least 16% of the units for very low-income households or at least 45% for persons and families of moderate income in a development in which the units are for sale.
2. Further limits a jurisdiction's ability to request documentation to establish eligibility for requested density bonuses, incentives or concessions, and waivers or reduction of development standards.
3. Modifies the definition of "Maximum Allowable Residential Density" or "Base Density".

Ordinance Number 2779 (CCS) was adopted on May 14, 2024, and will become effective 30 days from its adoption.

The full text of the above Ordinance is available upon request from the office of the City Clerk, located at 1685 Main Street, Room 102, Santa Monica. Phone: (310) 458-8211.

GET IT DAILY...

Classifieds

DBA

FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER: 2024109657 ORIGINAL FILING This statement was filed with the County Clerk of LOS ANGELES on 05/21/24The following person(s) is (are) doing business as The People's Dog Training 1653 7th St #475 Santa Monica, CA 90405Articles of Incorporation or Organization Number (if applicable): Ai #ON. The full name of the registrant(s) is/ are Love at First Sit, Inc 1653 7th St #475 Santa Monica, CA 90405If corporation or LLC- Print State of CA This is Business is Conducted: A Corporation The date registrant commenced to transact business under the fictitious business name or names listed above on: N/ ARegistrant/Corp/ LLC Name /s/: Love at First Sit, Inc Title: CEO Carmen Molinari This statement was filed with the County Clerk of LOS ANGELES County on 05/21/2024NOTICE: THIS FICTITIOUS BUSINESS 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 PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement 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.05/27/24, 06/03/24, 06/10/24, 06/17/24

Name Change

ORDER TO SHOW CAUSE FOR CHANGE OF NAMECase No. 24SMCP00234Superior Court of California, County of Los AngelesPetition of Samira Dabirian and Hamidreza Hoveida for Change of NameTO ALL INTERESTED PERSONS:Petitioner or Attorney: Samira Dabirian and Hamidreza Hoveida a petition with this court for a decree of changing names as follows: Ilya Hoveida to Daniyar Hoveida The court orders that all persons interested in this matter shall 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 07/05/2024 Time: 8:30 a.m, Dept: K Room: - The address of the court is SUPERIOR COURT OF CALIFORNIA - COUNTY OF LOS ANGELES Santa Monica Courthouse 1725 Main St Santa Monica, CA 90401A 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.

ORDER TO SHOW CAUSE FOR CHANGE OF NAMECase No. 24SMCP00166Superior Court of California, County of Los AngelesPetition of Nora Moftar for Change of NameTO ALL INTERESTED PERSONS:Petitioner or Attorney: Nora Moftar a petition with this court for a decree of changing names as follows: Nora Maftar to Nora Moftakhar The court orders that all persons interested in this matter shall 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 06/14/2024 Time: 8:30 a.m, Dept: K Room: - The address of the court is SUPERIOR COURT OF CALIFORNIA - COUNTY OF LOS ANGELES Santa Monica Courthouse 1725 Main St Santa Monica, CA 90401A 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.

ORDER TO SHOW CAUSE FOR CHANGE OF NAMECase No. 24SMCP00240Superior Court of California, County of Los AngelesPetition of Inna Skibityansky for Change of NameTO ALL INTERESTED PERSONS:Petitioner or Attorney: Inna Skibityansky a petition with this court for a decree of changing names as follows: Inna Skibityanskaya to Inna Skibityansky The court orders that all persons interested in this matter shall 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 07/12/2024 Time: 8:30 a.m, Dept: K Room: - The address of the court is SUPERIOR COURT OF CALIFORNIA - COUNTY OF LOS ANGELES Santa Monica Courthouse 1725 Main St Santa Monica, CA 90401A 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.

ORDER TO SHOW CAUSE FOR CHANGE OF NAMECase No. 24SMCP00120Superior Court of California, County of Los AngelesPetition of Maria Elena Cruz for Change of NameTO ALL INTERESTED PERSONS:Petitioner or Attorney: Maria Elena Cruz a petition with this court for a decree of changing names as follows: Maria Elena Cruz to Elaine Covarrubias The court orders that all persons interested in this matter shall 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 07/05/2024 Time: 8:30 a.m, Dept: K Room: A-203 The address of the court is SUPERIOR COURT OF CALIFORNIA - COUNTY OF LOS ANGELES Santa Monica Courthouse 1725 Main St Santa Monica, CA 90401A 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.

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

GUEST COMMENTARY

Send comments to editor@smdp.com

California Supreme Court weighs two cases that could limit the ballot initiative process

DAN WALTERS

Seven years ago, California's Supreme Court declared broad support for the historic right of voters to make law through the initiative process.

Ruling in a case dubbed "Upland," the court said that while governments are subject to voter-approved constitutional restraints on raising taxes, tax increases proposed via initiative need only simple majority votes for enactment. But the decision embraced much more than taxation.

Citing other cases about the initiative process in the 5-2 decision, Associate Justice Mariano-Florentino Cuéllar wrote, "Whether the context involves taxation or not, all of these cases underscore how courts preserve and liberally construe the public's statewide and local initiative power. Indeed, we resolve doubts about the scope of the initiative power in its favor whenever possible and we narrowly construe provisions that would burden or limit the exercise of that power."

Ever since the 2017 Upland ruling, California has seen a flurry of tax increases placed on the ballot via initiative, many sponsored by public employee unions. Needing only simple majority approval, the vast majority passed. In 2020 the Supreme Court explicitly upheld their validity by refusing to consider challenges to them.

Inevitably, there was a backlash. California Business Roundtable and anti-tax groups such as the Howard Jarvis Taxpayers Association are sponsoring a November ballot measure that would impose or restore state constitution restrictions on taxation. Among other things, it would overturn the Upland decision by requiring local taxes to garner two-thirds voter approval, even if proposed via initiative.

Gov. Gavin Newsom and legislative leaders are leading a counter-backlash, asking the Supreme Court to declare the measure a constitutional revision rather than a constitutional amendment, and thus, legally cannot be proposed by the initiative process.

Fundamentally, the case poses the same underlying issue as the Upland case: What, if any, constraints should be placed on using the initiative process to make changes in law – even the state Constitution?

The issue was repeatedly mentioned in several forms, particularly by Justice Goodwin Liu, during oral arguments earlier this month. At one point, Liu pondered whether giving voters more authority over state taxes would create a fourth branch of government.

"Doesn't this measure essentially shift us from a republican form of government far more strongly towards a direct democracy, given how fundamental the taxing power is?" Liu asked.

The Supreme Court has until June 27 to declare whether the Business Roundtable measure will appear on the ballot, or is a constitutional revision that cannot be proposed by initiative.

It is, however, not the only pending Supreme Court case over use of the initiative process. This week, the court heard oral arguments over Proposition 22, the 2020 ballot measure, sponsored by Uber, Lyft and other companies, to exempt themselves from Assembly Bill 5, a highly contentious 2019 state law aimed at strictly limiting or prohibiting the use of contract workers.

Prop. 22 opponents contend that, by allowing "gig" workers, the measure unconstitutionally undermines the Legislature's authority over workers' compensation, the state's system of supporting employees who suffer job-related illnesses and injuries.

Justice Liu once again mused over the limits, if any, on use of the initiative process, saying there is "still ambiguity there."

"Does that mean voters cannot act in this field (workers' compensation) whatsoever," Liu asked lawyers for both sides.

Given the leftward leanings of the Legislature, business interests are increasingly using the initiative process to counter what they regard as regulatory overreach and burdensome taxes and fees.

Decisions on the two pending cases will reveal whether the court continues to endorse fairly unfettered use of the process, as it did in the Upland case, or tighten restrictions on how its employed.

This article was originally published by CalMatters.



HOA HOMEFRONT

Send comments to editor@smdp.com

Eighteen Things I Wish All HOA Members Knew

KELLY G. RICHARDSON, ESQ., CCAL

1. HOA living involves a tradeoff of independence in exchange for the benefits the HOA provides. Someone unwilling to trust others to make decisions and who must personally make all decisions is probably not cut out for HOA living. The board makes decisions about maintenance and repair of the common areas so members don't have to worry about it.

2. There is no "us" and "them" – only "us." The HOA is you, and you are the HOA.

3. HOAs are no better than the people governing them. If you don't like how the HOA is running, learn how to do it properly, and better, and then run for the board.

4. HOA vendors, including the manager, answer to the board of directors. Report concerns to management, and let them handle things.

Property:

5. In condominiums, the common area is often more than just the HOA common grounds – it often includes unit walls, floors, and ceilings. Check with the HOA before cutting into any of those areas.

6. The exclusive use common area is yours to use exclusively, but it is still controlled by the HOA.

ENFORCEMENT:

7. The governing documents are important. They should be carefully reviewed BEFORE someone buys into an HOA because they can greatly affect how you live there.

8. Remember that rule enforcement is a two-way street. Many want the HOA to rein in un-neighborly behavior by others but then become upset if THEY are taken to task for such behavior.

9. It's NEVER better to ask forgiveness than permission. Bulldozing ahead and waiting for somebody to object is bad for neighborly relationships, and keeps attorneys busy.

10. Don't assume that because you are not aware of HOA enforcement actions, they aren't happening.

Relationships:

11. You are an observer, not a participant, in board meetings. Other than open forum time, let the board deliberate. They're legally responsible for the decisions, not you.

12. Before making accusations or assumptions about a board decision, ask some questions. Remember, they usually have far more information.

13. Occasional disagreement with your board or neighbor is to be expected – but it's never okay to be insulting. Civility is a two-way street. These are your neighbors, so don't threaten, communicate.

FINANCIAL:

14. Assessments should naturally increase somewhat each year – don't be angry at the board or manager because homeownership costs go up.

15. Sending money to the HOA's reserve account is not an expense, but offsets the continuing normal deterioration of major components, which is an unliquidated financial liability.

16. Never withhold assessments due to protest or a disagreement with the HOA. The law doesn't allow for that – Civil Code 5658 allows one to pay under protest and then pursue a refund. The consequences of refusing to pay can include collection charges and a possible lien on your property.

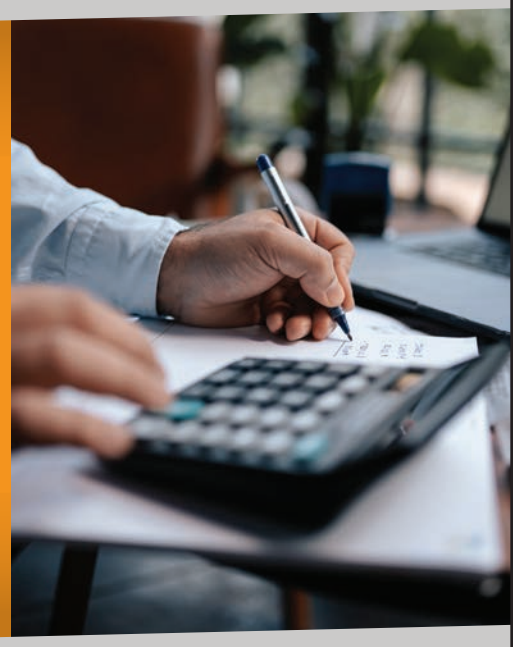
RESOURCES:

17. There is only one official website for the Davis-Stirling Act (or any California law)- www.leginfo.legislature.ca.gov. Any other site is from a law firm, other HOA service provider, or interested

SEE **HOA** PAGE 11

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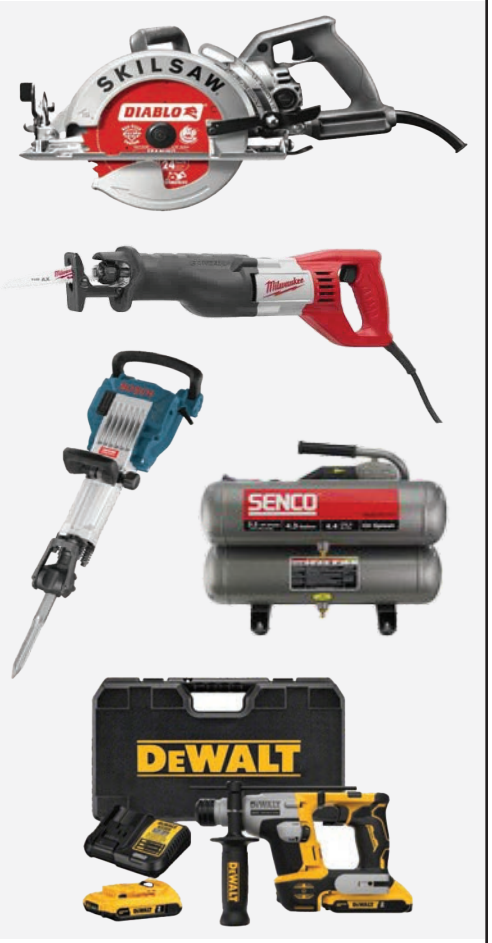
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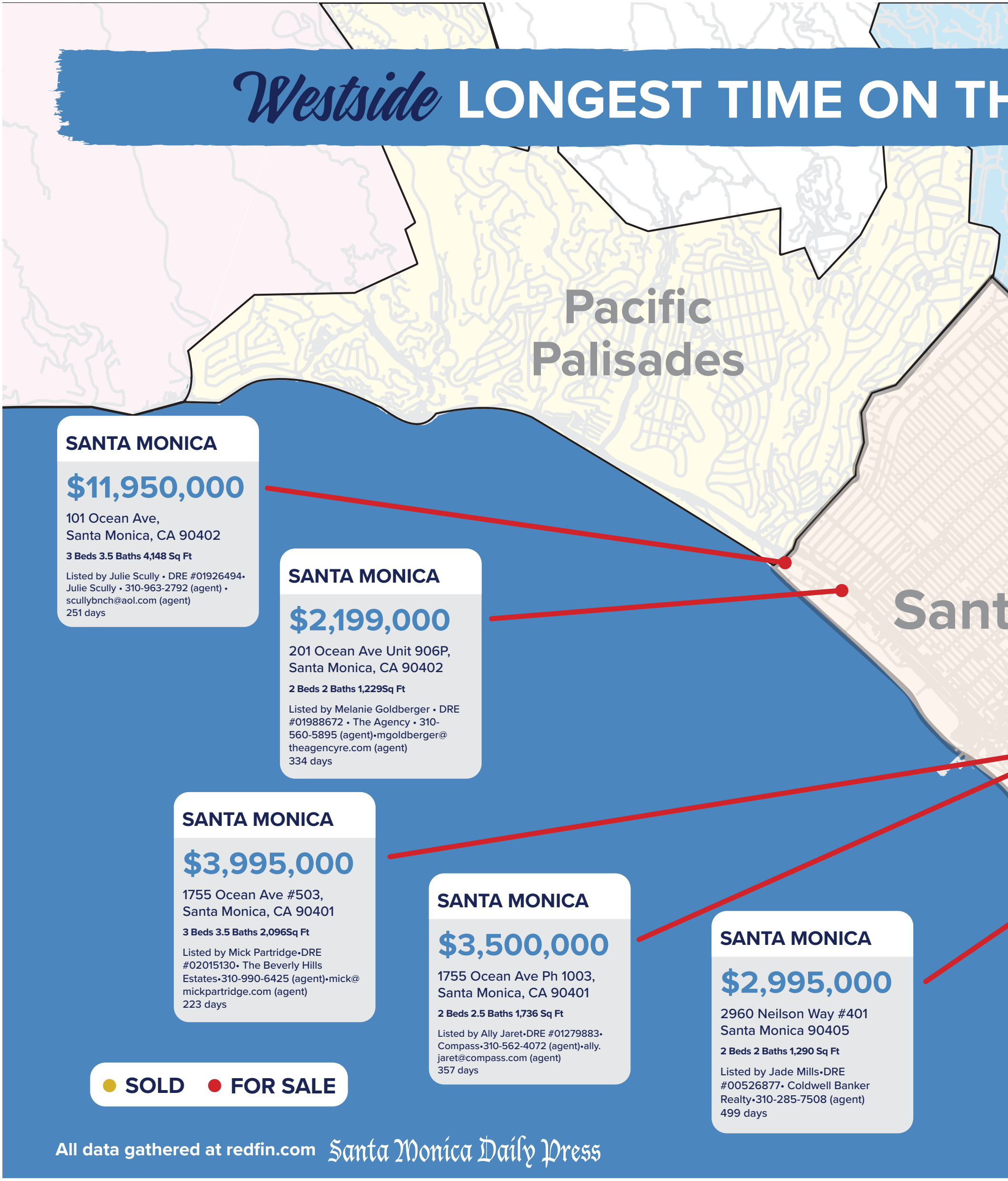
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251 days

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201 Ocean Ave Unit 906P,
Santa Monica, CA 90402

2 Beds 2 Baths 1,229Sq Ft

Listed by Melanie Goldberger • DRE #01988672 • The Agency • 310-560-5895 (agent)•mgoldberger@theagencyre.com (agent)
334 days

SANTA MONICA

$3,995,000

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Santa Monica, CA 90401

3 Beds 3.5 Baths 2,096Sq Ft

Listed by Mick Partridge•DRE #02015130• The Beverly Hills Estates•310-990-6425 (agent)•mick@mickpartridge.com (agent)
223 days

SANTA MONICA

$3,500,000

1755 Ocean Ave Ph 1003,
Santa Monica, CA 90401

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Listed by Ally Jaret•DRE #01279883• Compass•310-562-4072 (agent)•ally.jaret@compass.com (agent)
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Listed by Jade Mills•DRE #00526877• Coldwell Banker Realty•310-285-7508 (agent)
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FRIDAY | MAY 24

IN-PERSON PILATES

Funded by Friends of Venice Library, develop strength, flexibility and balance through the fusion of pilates mat and various styles of movement. All levels are welcome. Begins at 11 a.m. at Abbot Kinney Memorial Branch Library, 501 S. Venice Blvd. Free admission

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LEGADO LATINO GRADUATION CELEBRATION

Join Samohi's Legado Latino in a graduation celebration at the Samohi Cafeteria from 4:30 p.m. to 9 p.m. Students who have shown commitment to the Legado Latino cause will be recognized with a stole, which will be allowed to be worn on June 11 during the Samohi graduation ceremony. The celebration consists of traditional foods, music, dances, live mariachi and folkloric dance. For information and reservations, contact Dr. Guadalupe Mireles-Toumayan at dr.mirelestoumayan@gmail.com.

SATURDAY | MAY 25

FREE BEGINNER PICKLEBALL CLINIC

Join Pickle Pop and Nature Made to learn how to play pickle ball in a two-hour beginner clinic, covering the basics on how to get started. This course is geared toward beginners, no prior experience required. Begins at 10 a.m. at Pickle Pop, 1231 3rd Street Promenade. Clinic offered free of charge, register at: https://book.picklepop.co/programs/nature-made.

SHOTGUN HOUSE TOUR

Join the Santa Monica Preservation Resource Center from 12 p.m. to 2 p.m. for a free tour of the last intact shotgun house in Santa Monica which now serves as the Resource Center for the community at 2520 2nd St. Discover the journey of the house which was saved from demolition and moved - on wheels - three times before becoming a model for adaptive reuse. Tours available on a walk-up basis. For more information, contact 310-496-3146.

GOLDEN AGE OF ASIAN AMERICAN CINEMA

Authors Katie Gee Salisbury ("Not Your China Doll: The Wild and Shimmering Life of Anna May Wong") and Jeff Yang ("The Golden Screen: How Movies Made Asian America) discuss Anna May Wong and other underappreciated Asian American pioneers of the dawn of Hollywood. Oscar-nominated filmmaker Arthur Dong ("Hollywood Chinese") moderates the conversation. A book sale and signing follows. Begins at 2 p.m. in the Multipurpose Room of the Santa Monica Main Library, 601 Santa Monica Blvd.

THE WORLD IS MY HOME

The Santa Monica Playhouse, 1211 4th St., Santa Monica, hosts a performance of Stogie Kenyatta's "The World is My Home: The Life of Paul Robeson," an acclaimed NAACP Award-Winning solo show about the artist-activist, beginning at 7:30 p.m. Kenyatta has been seen on projects like HBO's "Tyson" and "The Bold and The Beautiful." General admission tickets $30, $25 for students, seniors, military and groups of 8+. For more information, call 310-394-9779 or email theatre@SantaMonicaPlayhouse.com.

AQUARIUM COMEDY CLUB

Join Heal the Bay Aquarium, 1600 Ocean Front Walk, for an intimate comedy event with major headliners from Netflix and Comedy Central. Hosted by Sean Leary of "Laughs on Fox" and "America's Got Talent." Starts at 8 p.m. with an hour of Tidepool Touch Tanks and Sharks & Rays Touch Tank exhibits beforehand. There will be a small beer bar. Donations accepted. Feel free to bring food and snacks. Tickets $28-$34. For more, visit: https://healthebay.org/event/aquarium-comedy-club-april/.

SUNDAY | MAY 26

SANTA MONICA AIRPORT ANTIQUE MARKET

Noted as one of the top 10 "flea markets" in America, visit the Santa Monica Airport Antique Market, a fun outdoor (and dog-friendly) market full of many great dealers with furniture, antiques, collectibles, art, vintage clothes, jewelry, rugs and much more. A destination for decorators, designers, boutique owners, families with their friendly dogs and collectors of all ages. Located at 2800-3200 Airport Ave., next to the Museum of Flying. Runs from 7 a.m. to 3 p.m.

CHESS SUNDAYS

Chess players of all ages and levels are invited for weekly casual play on the 1200 block of the Third Street Promenade from 11 a.m. to 3 p.m. Some chess sets (including a few giant ones) will be provided, but you're welcome to bring your own. Chess Sundays are free and open to all, no sign-ups or advance resignation required. This event is a partnership between the Santa Monica Chess Club and Downtown Santa Monica, Inc.

SHORTS, SNEAKERS & WHITE MEMORIAL DAY PARTY

Get ready to kick off summer in style at the Memorial Day Short n Sneakers Party presented by Blackstar Productions and Lavish Productionz, a fun-filled event celebrating the holiday with good vibes. Whether you're a sneaker head or just looking for a fun time, this party is for you. Starts at 9 p.m. at 2020 Wilshire Blvd. General admission tickets $25, can be purchased at: https://www.eventbrite.com/e/can-i-kick-itshorts-sneakers-white-memorial-day-party-tickets-876398901707.

MONDAY | MAY 27

MEMORIAL DAY CEREMONY

Join the Woodlawn Cemetery, 1847 14th St., in a ceremony honoring those who gave the ultimate sacrifice to secure our freedom. Ceremony will include special musical performances, guest speakers, a flag ceremony and a color guard presentation. Begins at 11:30 a.m.

POOL TOURNAMENT

Arbor Venice takes over Tavern on Main, 2907 Main St, hosting a Monday night pool tournament beginning at 6:30 p.m. In addition to the tournament, there will be Arbor Venice's skateboard and snowboard footage on screens, as well as the Monday $9 burger and beer special. No charge to enter or play. For more, visit tavernonmainsm.com.

NEWS

FROM PAGE 4

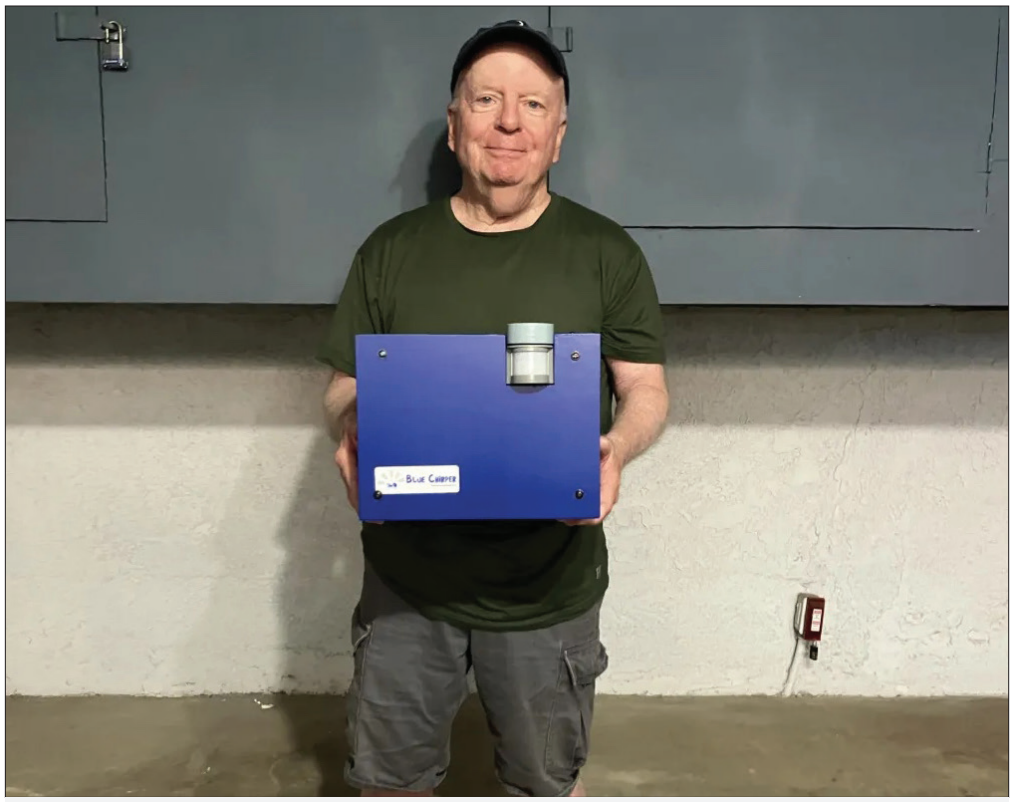
and sorbet PopBars with custom dippings, toppings and drizzles.

MAIN STREET PATRONS FILLED WITH FOOD, DRINKS IN QUIRKY BOARD GAME MASHUP:

Locals took advantage of a sunny May 19 on Main Street by traversing the neighborhood's vast collection of eateries and bars. At the ninth annual "MAINopoly: The Taste of Main Street" event, over 20 Main Street locations hosted samplings of their best food and drinks, with patrons exchanging "MAINopoly dollars" for items like peanut butter whiskey shots at Jameson's and pizza courtesy of Triple Beam Pizza. The lawn of the California Heritage Museum acted as the hub of the afternoon, featuring the "Go To Jail" beer garden with drinks provided by Venice Duck Brewery, Dulce Vida Tequila and JuneShine. A portion of the event's proceeds benefited the Main Street Business Improvement District, helping fund community programming.

ADVENTURE AWAITS FOR CREATIVE CHILDREN AT BEVY OF SUMMER CAMPS:

To help grow the physical and mental skills of local youth, the Santa Monica area boasts an impressive lineup of summer camps in several categories, including in the areas of sciences, arts, sports and traditional summer camp fare. Staving off the learning loss associated with the summer heat are several STEM (science, technology, engineering and mathematics) programs, including Camp Galileo running weekly at the St. Martin of Tours School. The creativity of youth will also be on display at art-centric camps like Camp Cosmo, a 2022 winner of the Most Loved New Business honor in Santa Monica, as well as PAINT:LAB's weekday and weekend art camps. For more active kids, athletic endeavors over the summer will take place in the seasonal tradition of baseball as well as camps for soccer, tennis, karate and skateboarding.



Scott Snowden

CHIRPER: Local resident Stephen McMahon's "Blue Chirper" device acts as an innovative crime deterrent in Santa Monica..

SCHOOL DISTRICT BOARD TACKLES PRIORITY OF DISTRICT-WIDE SOCIAL JUSTICE:

At the May 16 meeting of the Santa Monica-Malibu Unified School District (SMMUSD) Board of Education, SMMUSD Coordinator of American Cultures & Ethnic Studies Erin Hill provided an annual update on social justice studies within the district. The report emphasized the first goal of the SMMUSD Local Control and Accountability Plan (LCAP), part of which being that "all graduates are socially just." Hill also presented the bevy of American Cultures and Ethnic Studies (ACES) courses available to high school students, an initiative taken up by the district after Assembly Bill 101's passing in October 2021 that includes ethnic studies as a high school graduation requirement.

SAMOHI GRAD SERVING UP BOLD THEATER ON THE COURTS:

This weekend, the Reed Park Tennis Courts will continue to play host to the wild world of "Bimbo Tennis: The Play," a love letter to the sport of tennis and recreational opportunities in the area. The play is directed by Madeleine Woolner, who was approached with the idea by Santa Monica's own Emma Gardner, who wrote the script with Reed Park in mind. The innovative play idea is a full-circle moment for Gardner, who played tennis at Reed Park growing up while also taking in performances like the Shakespeare classic "Much Ado About Nothing" at the unique theater locale.

ART WALK DRAWS IMPRESSIVE CROWD TO AIRPORT:

The 18th Street Arts Center at the Santa Monica Airport opened its vast space on May 18 to dozens of artists showcasing their unique works. The Santa Monica Airport Art Walk had 27 artists in residence hosting open studio sessions, along with a collection of vendors set up outside of the venue adjacent to food trucks provided by Pepe's Red Tacos and Chicaterranean. The 18th Street Arts Center has served the Santa Monica arts scene since 1988, supporting artists from across the globe to develop new artworks and share them with the public.

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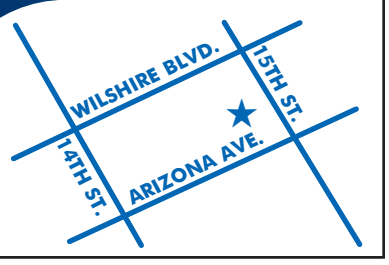
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TINY HOMES

FROM PAGE 1

"The big problem is that the homeless people aren't getting served," Valgardson said. "I can complain as a business, but these homeless people are getting no support, no relief. The money's been promised, but something's broken in the process and nobody's placing orders."

There have been multiple delays and about-faces, over everything from the way the state is funding the units to the ability of local cities and counties to find places to put them. The state has suggested the delays are the fault of local governments. But tiny homes have failed to materialize even when local leaders moved quickly to approve a project site.

In some cases, it's difficult to know exactly what's holding up these projects. Communications involving the governor's office are exempt from the California Public Records Act. Multiple requests by CalMatters for emails between the governor's office and the cities and counties slated to receive the tiny homes were denied.

The state has started construction at the Sacramento tiny home site, and has made funding available to the other three cities and counties to buy their own tiny homes — delivering on its promise, Monica Hassan, deputy director of the state's Department of General Services, said in an email to CalMatters. That bolsters the state's "already substantial efforts to help tackle the homelessness crisis," she said.

"Focusing solely on timelines diminishes the hard work of numerous individuals dedicated to providing much-needed housing," she said.

BRINGING TINY HOMES TO CALIFORNIA

The governor set up a big to-do when he made his tiny home promise in March of last year. He had sample tiny homes set up in the Cal Expo event center to use as a backdrop as he spoke. Local officials, including Sacramento Mayor Darrell Steinberg and San Jose Mayor Matt Mahan, flanked him to show their support and gratitude.

The venue also was strategically chosen — Sacramento planned to set up its allotted 350 tiny homes right there, at Cal Expo.

The plan was simple: The state would buy the tiny homes. The California National Guard would help prepare and deliver them, "free of charge and ready for occupancy." Los Angeles was promised 500 tiny homes, Sacramento 350, San Jose 200 and San Diego County 150.

In October 2023, Newsom's office gave its first concrete update: It revealed the six companies it contracted with to supply the tiny homes. They ranged from Pallet, a Washington-based company that specializes in sheltering unhoused people and already has multiple sites up and running in California; to AMEG, a company based outside of Sacramento that does disaster recovery and modular home building, but hasn't built a community for homeless residents before.

But the project's parameters changed. Instead of buying and delivering the units, the state decided to send several of the cities cash grants and let them order the tiny homes themselves. In San Jose, this left the city on the hook for more money than anticipated. The state awarded the city $13.3 million. Building the planned tiny homes for 200 people will cost $22.7 million, according to Mayor Mahan.

The mayor said San Jose told the state it would rather get tiny homes with en suite bathrooms, which are more expensive. But, Mahan said, San Jose was willing to cover the cost difference.

Instead, Newsom's administration decided to provide cash grants in place of fully built tiny homes. It's more efficient, Hassan said.

San Jose plans to open its tiny home site by July 2025.

"This is a solution that even under this timeframe is significantly faster and lower cost than many alternatives," Mahan said. "And we're grateful for the support, and when unexpected things come up, we just roll with the punches."

Finding space to put these tiny homes — which is the responsibility of local cities and counties — also proved challenging. Plans to place Sacramento's tiny homes at Cal Expo, where Newsom made his splashy announcement last year, fell apart. Instead, the state intends to set up 175 tiny homes on Stockton Boulevard. The county plans to install the remaining 175 on Watt Avenue.

In March, a year after Newsom named San Diego County as one of the tiny home recipients, the County Board of Supervisors finally approved a location for the project in Spring Valley. But there's still a lot to do. The county has to test the soil and make sure the site is safe. After that, officials plan to start getting community feedback on the planned project. The county has not yet bought the tiny homes or set an opening date.

"Like every other homelessness policy solution, local governments are fundamentally the drivers and fundamentally the implementers," said Jason Elliott, Newsom's deputy chief of staff. "What the state has done is provide billions of dollars in new investment, dozens and dozens of bills to cut red tape and a policy framework that pushes for faster action to resolve unsheltered encampments. But as we have seen time and time again in California, local commitment and partnership is the other side of that coin."

San Jose, in contrast to San Diego County, approved plans to set up tiny homes at the Cerone bus yard back in October. Even so, the state didn't send San Jose a grant agreement until March, Mahan said.

Of the four communities promised tiny homes, the state has made the most progress in Sacramento. In late January and early February, the state bought 155 units from BOSS, a tiny home company based in Montebello in Southern California. Those units, most of which are 70 square feet, have been built and are ready to ship to Stockton Avenue, said Kris Van Giesen, senior vice president of community development.

After a brief delay due to rain, a contractor hired by the state has started building out the infrastructure at the Stockton Avenue site, Hassan said. It's slated to open this fall.

In Los Angeles, city officials still haven't finalized locations for their tiny homes.

"The city has been working diligently to evaluate potential sites, coordinate relevant departments and prepare plans that will be submitted to the state by the end of May," Gabby Maarse, a spokesperson for the mayor's office, said in an email.

NO ONE IS ORDERING TINY HOMES

Another big selling point of Newsom's plan: His administration opened up the contracts so that other cities and counties (in addition to the chosen four) could use their own money to buy tiny homes from the six approved vendors, without going through a time-consuming and bureaucratic request for proposal process.

That move was supposed to help get more tiny homes deployed quickly, and therefore, move more people out of encampments. But CalMatters spoke with all six approved vendors, and none have received any orders through that process.

Several companies said a handful of cities have reached out and expressed interest. But without cash from the state, many are finding it hard to pull the trigger.

"A lot of these cities are struggling to find the funding they need," said Amy King, founder and CEO of Pallet.

The cheapest Pallet tiny home approved by the state contract sells for $18,900. Add an en suite bathroom, and the price jumps to $55,350. That's still considerably cheaper than other housing options.

Other companies said the state hasn't done as much as it could to promote the effort. There's no website that lists the vendors covered by the state contracts, the available models and price comparisons, said Anmol Mehra, co-founder of Plugin House, an Austin-based modular home company and one of the six approved vendors.

And the state insists on approving any promotional materials the vendors put out on their own, Valgardson said. After his company, Irontown Modular, accidentally posted marketing materials online prematurely, the state made them take the materials down and get approval. It took almost two months to get the green light, Valgardson said.

The tiny home companies said they had to jump through myriad hoops to secure the state contracts. Several said they had to design new products specifically to meet the state's strict requirements for everything from vapor-resistant light fixtures to emergency exit lighting. It took months and cost tens of thousands of dollars, Valgardson said.

David Baldwin, owner of AMEG, expected orders to start rolling in by December of last year. It's "a little bit frustrating," he said.

"We're ready to go," he said. "We have people chomping at the bit that want to go help."

This article was originally published by CalMatters.

HOMELESSNESS

FROM PAGE 1

the issues that have caused disruption, such as the temporary shut down of the PCH in April, the threats made to both a tourist and a member of the Legion Corporation in May or the attack on a six-year-old that prompted a video response from Police Chief Ramon Batista in March.

Councilmember Christine Parra asked why the Samoshel shelter at 500 Olympic Blvd was only at 50% occupancy, to which a spokesperson from the Housing and Human Services department said the department has been in conversation with The People Concern (TPC) about the occupancy rate and that while staff are working on the issue, the answer may be spread accross several teams.

Staff said there were likely a couple of reasons for the occupancy rate including the quality of the interior space. They said it is a typical kind of a congregate shelter with pretty basic furnishings. They said there are efforts underway to offer people more privacy, provide walls, power outlets and lights to give them a sense of privacy and dignity.

The shelter recently expanded operations to take in clients 24-hours a day.

Councilmember Gleam Davis spoke extensively about her recent visit to Vienna. She cited how, while the European capital still suffered from a homelessness situation, it was being handled in a different and more successful manner.

"Despite having 20 times more people than we do, there are only roughly three times more homeless folks. And about half of those people are simply in temporary shelters waiting to get permanent housing," Davis said, but she made no mention of Austria's policy towards homelessness to provide an effective context for her Vienna comparisons.

Declaring a state of emergency helps prioritize Santa Monica in requests for resources and funding from various partners and government entities. The City Council adopted a proclamation declaring a Local Emergency Order on Homelessness on February 14 of last year and not long after extended it through to May 31, 2024. According to the City, the 2023 proclamation was used to fast-track critical efforts.

The 2024 proclamation states that "The City adopted a Proclamation Declaring a Local Emergency on Homelessness ... due to the homelessness crisis in the region, which continues to grow, leading to deplorable living conditions and illness and deaths of unhoused and unsheltered persons in the region."

It includes, but is not limited to, entering into a contract with Exodus Recovery for the Services, Treatment and Empowerment Program; entering into a contract with The People Concern; working with Salvation Army to support the City's 311 Outreach; entering into a contract with Fetterman Dunn Consulting; making a loan commitment to Community Corporation of Santa Monica for the construction of a future affordable housing development; executing a Memorandum of Understanding with Los Angeles Homeless Services Authority to begin implementation of the new Stability Voucher program; working with Los Angeles County's Homeless Initiative; increasing the amount of monthly income assistance provided to participants and launching the Therapeutic Transport Team pilot program. The full proclamation can be found by clicking through this City Council meeting's agenda items.

Ultimately, the motion was made to extend the proclamation of a local emergency by Vice Mayor Lana Negrete, seconded by Councilmember Oscar de la Torre and passed unanimously 7-0.

scott.snowden@smdp.com

HOA

FROM PAGE 7

organization -and is not approved by the State of California.

18. There is an international source of education for volunteer leaders – the Community Associations Institute. It has Chapters throughout the world, and eight in California. Check with a local Chapter for governance education. Find them at www.caionline.org.

Kelly G. Richardson CCAL is a Fellow of the College of Community Association Lawyers and Partner of Richardson Ober LLP, a California law firm known for community association advice. Send column questions to Kelly@roattorneys.com. Past columns at www.HOAHomefront.com. All rights reserved®.

Santa Monica Daily Press

Classifieds

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FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER: 2024064553 ORIGINAL FILING This statement was filed with the County Clerk of LOS ANGELES on 03/26/24The following person(s) is (are) doing business as Bovre 948 18th St FRNT Santa Monica, CA 90403Articles of Incorporation or Organization Number (if applicable): Ai #ON. The full name of the registrant(s) is/are Marc L Nathan 948 18th St FRNT Santa Monica, CA 90403If corporation or LLC- Print State of This is Business is Conducted: Individual The date registrant commenced to transact business under the fictitious business name or names listed above on: 03/2024Registrant/Corp/ LLC Name /s/: Marc L NathanTitle: Owner Marc L Nathan This statement was filed with the County Clerk of LOS ANGELES County on 03/26/24NOTICE: THIS FICTITIOUS BUSINESS 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 PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement 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.05/06/24, 05/13/24, 05/20/24, 05/27/24

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FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER: 2024092582 ORIGINAL FILING This statement was filed with the County Clerk of LOS ANGELES on 04/30/24The following person(s) is (are) doing business as Trim 2736 Main St Santa Monica, CA 90405Articles of Incorporation or Organization Number (if applicable): Ai #ON. The full name of the registrant(s) is/are The Geronimo Trim Hair Inc Main St Santa Monica, CA 90405If corporation or LLC- Print State of CAThis is Business is Conducted: a Corporation The date registrant commenced to transact business under the fictitious business name or names listed above on: 03/2001Registrant/Corp/ LLC Name /s/: Trim Hair Inc Title: President Nicholle Roybal This statement was filed with the County Clerk of LOS ANGELES County on 05/2/24NOTICE: THIS FICTITIOUS BUSINESS 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 PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement 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., 05/13/24, 05/20/24, 05/27/24, 06/03/24

FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER: 2024094673 ORIGINAL FILING This statement was filed with the County Clerk of LOS ANGELES on 05/1/24The following person(s) is (are) doing business as A Corners BarberShop 2640 Lincoln Blvd Suite 1B Santa Monica, CA 90405Articles of Incorporation or Organization Number (if applicable): Ai #ON. The full name of the registrant(s) is/are David Reyes 11819 Birch Ave Hawthorne, CA 90350If corporation or LLC- Print State of This is Business is Conducted: An individual The date registrant commenced to transact business under the fictitious business name or names listed above on: N/ ARegistrant/Corp/ LLC Name /s/: Trim Hair Inc Title: President Nicholle Roybal This statement was filed with the County Clerk of LOS ANGELES County on 05/1/24NOTICE: THIS FICTITIOUS BUSINESS 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 PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement 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., 05/13/24, 05/20/24, 05/27/24, 06/03/24

FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER: 2024102012 ORIGINAL FILING This statement was filed with the County Clerk of LOS ANGELES on 05/10/24The following person(s) is (are) doing business as JMC Transport 1115 East 67th ST #2 Los Angeles, CA 90001Articles of Incorporation or Organization Number (if applicable): Ai #ON. The full name of the registrant(s) is/are Mario S Martinez Salamanca 1115 East 67th ST #2 Los Angeles, CA 90001If corporation or LLC- Print State of This is Business is Conducted: An Individual The date registrant commenced to transact business under the fictitious business name or names listed above on: 05/2024Registrant/Corp/ LLC Name /s/: Mario S Martinez Salamanca Title: Owner Mario S Martinez Salamanca This statement was filed with the County Clerk of LOS ANGELES County on 05/10/2024NOTICE: THIS FICTITIOUS BUSINESS 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 PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement 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., 05/13/24, 05/20/24, 05/27/24, 06/03/24

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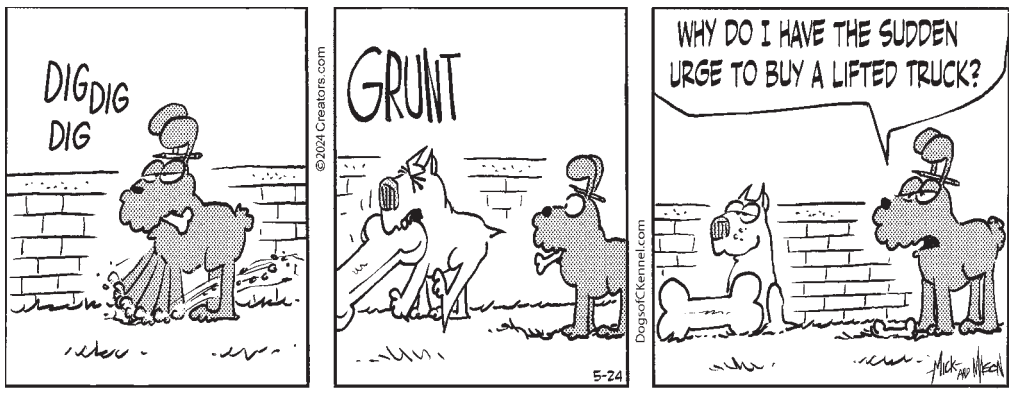
Agnes

By TONY COCHRAN



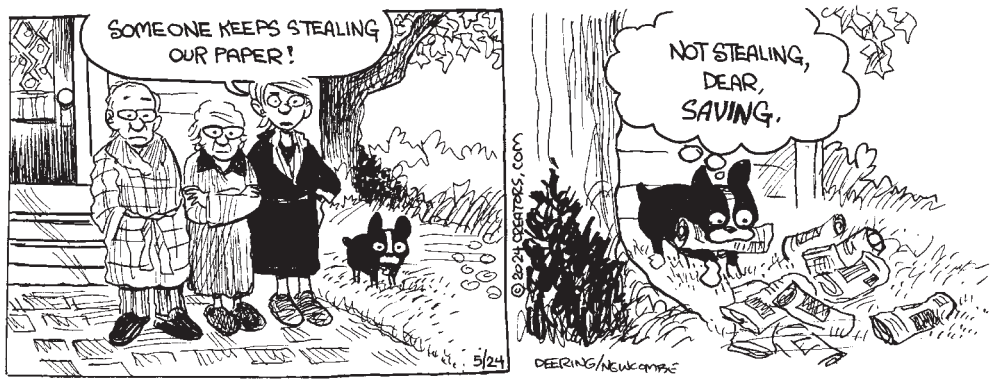
Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



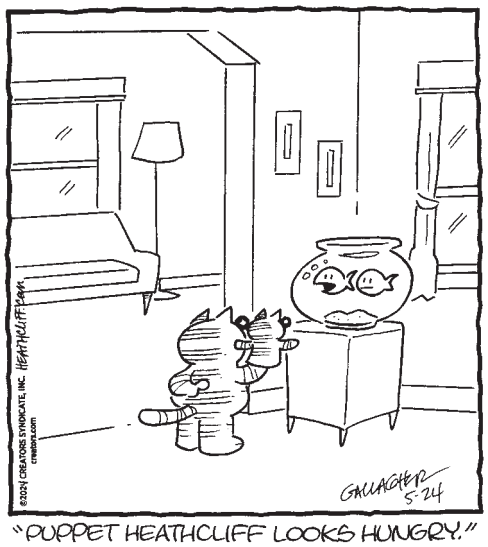
Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

By PETER GALLAGHER



"PUPPET HEATHCLIFF LOOKS HUNGRY."

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

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New Year's Eve

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

Accomplish
Alcohol
Baby
Ball
Band
Bars
Break
Bubbly
Cheers
Chips
Club
Confetti
Crowds
Dance
Debt
Diet
Effects
Embrace
Flirt
Forgive
Future
Glow
Hats
Horns
Hugs
Idol
Jubilant
Keep
Kiss
Laughter
Loud
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Memories
Merrymaking
Moderate
Play
Revel
Save
Show
Smoke
Snacks
Soda
Sport
Thank

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TODAY'S BIRTHDAY (May 24)

This solar return celebrates love in many forms. Family, friends, romance, causes, animals... the beautiful quality attention you give makes every relationship better. There's a sharp turn in the professional realm and you'll shine under new management. More highlights: lush scenery, the chance at a prize known by few in the world, and a series of savvy, game-changing moves. Virgo and Scorpio adore you. Your lucky numbers are: 7, 20, 14 and 16.

HOROSCOPES

ARIES (March 21-April 19). You have natural ability and a charisma that draws people in, but you don't rely on these gifts because they are not the foundation of your success. It's behaviors, habits and routines that will do all your heavy lifting.

TAURUS (April 20-May 20). You're in a labyrinth of sorts. Don't worry about getting it right. Just remember the truth — this thing is just made of shrubs. At any point, you could get through them if you had to. For now, pay attention and keep moving.

GEMINI (May 21-June 21). Fear is as normal a part of the human experiences as is having thumbs. Many people don't have thumbs, and they are still as human as any because thumbs don't define you. Fear shouldn't either.

CANCER (June 22-July 22). People who say they are funny often aren't. Also, people who say, "That's funny" but don't laugh can't be trusted. The proof is in the embodiment of a thing. You'll be amused at what you embody today.

LEO (July 23-Aug. 22). You'll get a compliment and other validating signals that you're on the right track. Avoid the temptation to bask in your glory. This is no time to relax. Stay focused on improving.

VIRGO (Aug. 23-Sept. 22). People trust you. This is why you have enough information inside you to sink any one of your friends, associates or loved ones with one sentence. If tempted to tell, just know, it would hurt less to slip with your feet than your mouth.

LIBRA (Sept. 23-Oct. 23). You are performing at a high level, but you can't feel it because being inside you feels about the same as it has all along this process. Circumstances in the room, the condition of your tools, general nerves — they only enhance your show.

SCORPIO (Oct. 24-Nov. 21). Try not to get hung up on perfection. Having a polished result won't matter. Things are going fast. Your time is better spent solving a number of problems instead of trying to make one thing perfect.

SAGITTARIUS (Nov. 22-Dec. 21). In the ever-changing world, knowing things can be overrated. Today you'll end up throwing something you thought you knew out the window. This is, ultimately, where some knowledge belongs — jettisoned.

CAPRICORN (Dec. 22-Jan. 19). Even as a director, you can't always control the direction the scene takes. Some actions have a force too strong for one person to thwart or even steer, but it can be influenced, nudged along to excellent effect.

AQUARIUS (Jan. 20-Feb. 18). A quest is in order, but what's the aim? One quest that's always worthy is the quest to become masterful at reading people. Even familiars have more to offer once you tune into their frequency and adjust your own accordingly.

PISCES (Feb. 19-March 20). Think about the best things people have told you. When you first heard the wisdom, you didn't think much of it. That's the way wisdom is — it sticks around and waits for you to be mature enough to understand its meaning.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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

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

	8				7			4
	9		5	4		8		2
1			3		2	7		
8		2						3
		9		5		2		
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		8	1		3			5
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Newsday Crossword

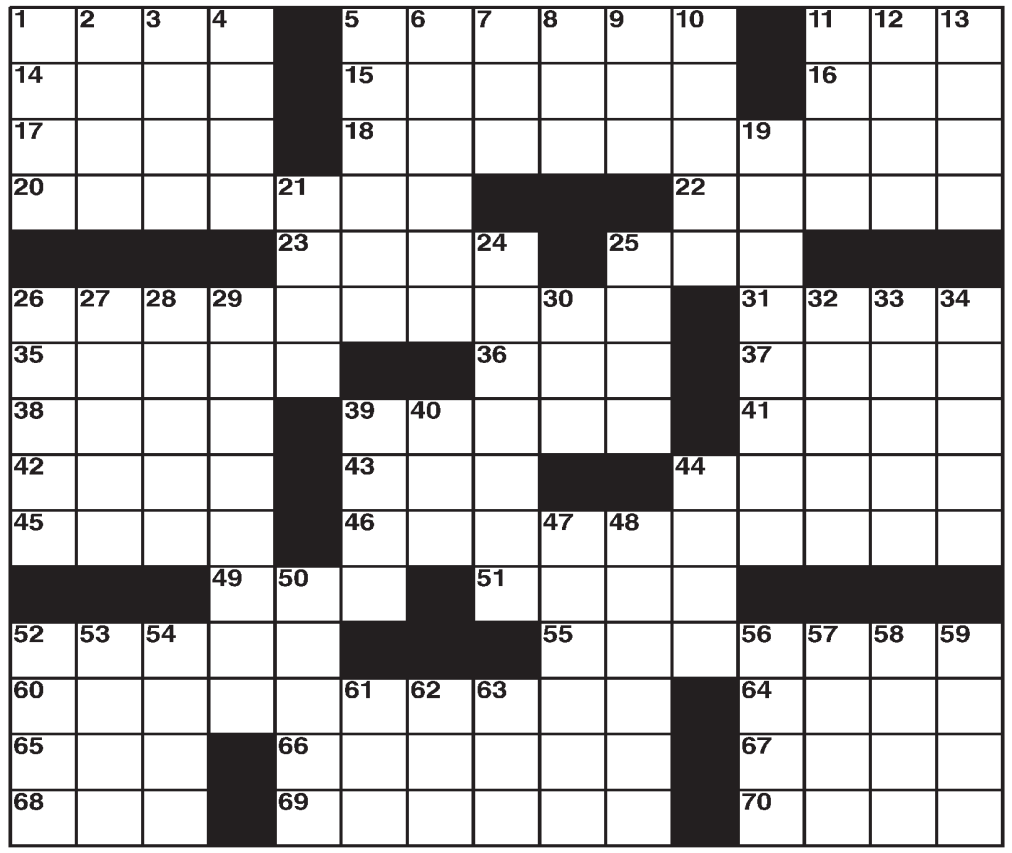
PUT A LID ON IT by S.N.
Edited by Stanley Newman
www.stanxwords.com

ACROSS

1 About 4,800 square yards
5 Poster cardboard
11 Metaphor for deception
14 Expert in deception
15 City near Yosemite
16 Sew up
17 Home services site
18 Start of a rave review, c. 1950
20 Sounds mousy
22 Cartoon spring sound
23 Stands while driving
25 Where the Yellowstone R. begins
26 Middle of review
31 Potato alternative for chips
35 Two-fisted fellows
36 Succeeded in deceiving
37 Telephone inventor's nickname
38 Cylindrical cheese
39 End of review
41 USCG rank
42 Fleecy footwear
43 Self-doubter's inquiry
44 What Cage had in *The Flash* (2023)
45 Sloop's spine
46 Product being reviewed
49 Many monorails
51 Highly energetic
52 Big fling
55 Young rascals
60 46-Across' present name
64 Habitually
65 Traditional dartboard material
66 Kicks back
67 Fan mag
68 Commonwealth electees
69 Sweetens, in a way
70 Comics page shriek

DOWN

1 Wistful intro
2 Certain "sank" homonym
3 Classico competitor
4 Water that sounds weird
5 Flat or sharp
6 Up now
7 Ryan's recent doll role
8 "Prufrock" monogram
9 Earn __ (breeze through)
10 '80s world leader, in headlines
11 Airport amenity
12 Social sci.
13 Large water cooler
19 Didn't Uber or Lyft it
21 Meant for, for short
24 Book promotional event
25 Sprinkles, say
26 Where some 68-Across serve
27 Investor's insurance
28 Mind's-eye view
29 Dream period
30 "...just kidding!"
32 Lone Star shrine
33 *For Scent-imental Reasons* toon
34 Talk up
39 Raucous birdcalls
40 Broody music
44 Barrie big-mouth
47 With sullenness
48 A way out
50 Freeloader
52 Educational policy acronym
53 Newsprint paper
54 Dashboard readings
56 Less than lucid
57 "Why would __?"
58 Something frowned on
59 "Irish" entrée
61 Frat letter
62 Outdo everyone
63 *The Winter's Tale* beverage



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05/24/24

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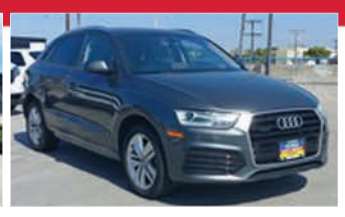


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