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For the World Cup.

3 Needed reform
For utility costs.



4 Oil contacts
In Presidential race.

5 State of the City
On Main Street.

Volume 25 Issue 167

MONDAY 7/13/26

smdp.com

New movie shoot marks largest production in Santa Monica history

MATTHEW HALL
Daily Press Editor

A large-scale studio production currently filming on Ocean Avenue has become the largest production Film Santa Monica has coordinated since taking over the city's permitting duties — and the largest in Santa Monica's history, according to Evan Edwards, chief operating officer of Film Santa Monica.

“Not only the largest production Film Santa Monica has coordinated since becoming the city's official film office, but also the largest productions in the city's history,” Edwards said. “The scope of this project demonstrates the confidence major studios have in Santa Monica as a premier filming destination. It also reflects the strength of the collaborative relationships we've built with City departments, public safety partners, residents, and the



SMDP Photo

SEE **MOVIE** PAGE 8 **MOVIE:** The movie shooting at the Fairmont is being hailed as an example of successful Santa Monica policy.

Zimmer, tech executives back Santa Monica piano school eyeing L.A. growth

MAAZ ALIN
SMDP Staff Writer

Payam Music, whose Santa Monica school teaches beginners to play piano through a proprietary alphanumeric notation rather than traditional sheet music, said it has partnered with composer Hans Zimmer and raised funding from a group of technology and media executives to expand across Southern California and the country.

The company said its Santa Monica location has become a springboard for that growth, drawing families from across Los Angeles and prompting plans for new schools in Encino and the Pasadena area.

“Once we opened in Santa Monica, we started meeting families from all over Los Angeles, and the two places that kept being requested

SEE **MUSIC** PAGE 7

Santa Monica City Council to weigh dueling ballot measures, downtown development rules and Civic Auditorium deal Tuesday

MATTHEW HALL
Daily Press Editor

The Santa Monica City Council will consider placing two significant measures before voters this November when it meets Tuesday, July 14, at 5:30 p.m. in City Hall

Council Chambers, alongside a slate of development-related zoning changes and a possible deal over the future of the Civic Auditorium.

Item 11A asks the council to formally receive and file certification that a citizen initiative establishing a new parcel tax for

the Santa Monica-Malibu Unified School District has qualified for the ballot. The measure would create a \$495 annual parcel tax on taxable real property within city limits to fund the school district, under a new chapter of the municipal code. Council members are being

asked to adopt a resolution placing the measure on the Nov. 3 general municipal ballot.

Item 11B, added to the agenda Thursday, would send voters as many as three separate measures amending the city charter's rent control and housing policy articles.

Acting on recommendations from the Rent Control Board, the council could place a measure reaffirming local just-cause eviction protections, updating term limits for rent board commissioners and revising

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COUNCIL

FROM PAGE 1

procedures for rental unit registration fees and rent adjustment petition deadlines. A second proposed measure would bar landlords from evicting tenants over unpaid rent below a yet-to-be-set threshold amount. A third would revise rules around evicting tenants for adding unauthorized occupants, extend eviction protections to people remaining in a unit after the original tenant leaves, add just-cause protections to single-unit homes and condominiums, and change requirements for owner move-in evictions from units not subject to rent control. The council would also authorize individual members to file ballot arguments and direct the city attorney to prepare an impartial analysis of each measure.

Later in the meeting, the council will take up two development-focused items tied to the city's broader growth strategy. Item 12A asks the council to adopt a resolution amending the Downtown Community Plan and introduce, on first reading, an ordinance amending the zoning code to carry out the city's Realignment Plan by increasing allowable development on city-owned sites downtown and within the Gateway Master Plan area. Staff have concluded the environmental effects were already studied under the certified Downtown Community Plan and Housing Element environmental reports.

Item 12B would introduce, for first reading, an ordinance temporarily excluding certain parcels from the state's SB 79 transit-oriented development law until a year after the city adopts its 7th Cycle Housing Element, covering 2029 through 2037. The same ordinance would raise development standards for multi-unit residential parcels

within a half-mile of the Metro E Line's Expo/Bundy station. Both items reflect the city's ongoing effort to balance state housing mandates with local control over where and how new development is concentrated.

Before the public session, the council will meet in closed session on Item 5E to discuss real estate negotiations over 1855 Main St., the Civic Auditorium property. City Manager Oliver Chi is listed as the city's negotiator, with talks involving Goldenvoice Chief Operating Officer Melissa Ormand and AEG Presents Executive Vice President and General Counsel Shawn Trell over the price and payment terms for the city-owned venue. The item was added to the agenda this week.

Finally, under Item 12C, the council will consider introducing and adopting an emergency interim zoning ordinance establishing standards and procedures for permitting light fleet-based autonomous vehicle services, along with a new use classification for such operations. Staff say the action qualifies for a common-sense exemption from further environmental review. Attached correspondence shows the state's Governor's Office of Business and Economic Development, GO-Biz, raised concerns about the emergency ordinance ahead of the meeting.

The meeting also includes a lengthy consent calendar covering items such as a design services agreement for the Camera Obscura renovation, fire training contract modifications, the Tourism Marketing District's annual budget, and Downtown Santa Monica Inc.'s budget and a new events license for Lot 27, along with several board and commission appointments and closed-session litigation matters not detailed publicly in advance.

editor@smdp.com

LA uses World Cup to show off upgraded public transit and test plans to hold car-free Olympics

When Matthew Smith took his five-year-old son to a World Cup game in the Los Angeles area earlier this month, they opted to take public transit instead of driving from their nearby coastal city.

It was Smith's first time on the LA Metro in a decade, and the experience exceeded his expectations.

"Seems like a very functioning transit system, which is somewhat surprising given its reputation," he said.

That is the reaction Metro officials were hoping for as they used the 2026 FIFA World Cup's eight LA games to introduce — or reintroduce — people to the region's public transit system, often an afterthought in car-centric Los Angeles. It is an early test run of sorts for the 2028 Olympics, which organizers have billed as a "no car" Games where there will be no parking for attendees at any of the venues. Spectators will have to rely on transit and shuttles to get to events.

“

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somewhat
surprising
given its
reputation

- Matthew Smith

”

Nearly 50,000 rides were taken on rail lines for the July 2 Spain-Austria game that Smith and his son attended. There is no train that runs directly to SoFi Stadium in the LA suburb of Inglewood, but Metro has added 15 shuttle lines to transport people there from major rail stations and transit centers — the farthest route taking one hour and 15 minutes. More than 30,000 rides were taken on those shuttles for that game alone, the agency said.

The Metro will take a similar approach for the Olympics because many venues don't connect directly to the system. For the World Cup, the agency borrowed about 200 buses to meet the increased demand. Officials have said they will need to borrow 3,000 buses for the Olympics.

OFFICIALS WORK TO OVERCOME SAFETY FEARS

For many residents, public transit isn't baked into everyday life in Los Angeles, the nation's second most-populous city, quite the same way it is in other major urban centers like New York and Chicago. LA Metro estimates the system provides about 1 million rides each day — roughly the same as Chicago, a smaller city. In New York, meanwhile, it is well over 3 million on the average weekday.

Many view LA's rail and bus system as unreliable at best and unsafe at worse. Certain high-profile violent incidents, such as a 67-year-old woman who died from being stabbed on a Metro train in 2024, have driven those perceptions. Some riders are also concerned about drug use, cleanliness and the presence of homeless people.

In June, Metro opened applications for its police force, which it hopes to have fully deployed by 2029 to replace the LAPD. The agency hopes having its own sworn officers working along with homeless outreach and crisis response teams will help riders feel safer on its trains and buses.

Metro has also touted data that showed a decline in violent crime over the past two years, with a 13.6% decrease in overall crime in March 2026 compared to a year before.

Martha Banuelos used the transit system sporadically before but generally preferred to "avoid it like the plague." She started riding the trains again recently to get into the city from North Hollywood for World Cup watch parties.

"It's a lot cleaner and smells way better," she said.

OFFICIALS SEE WORLD CUP AS AN OPPORTUNITY

Metro has partnered with FIFA to host fan zones and watch parties at key transit hubs — where thousands of fans from around the region gathered to drink, dance to DJ sets, and cheer for their favorite teams. Metro has advertised limited edition tap cards for different countries and leaned into social media to promote public transit during the games.

The system also upgraded its payment options before the World Cup to allow riders to pay directly with a credit card like other cities that have done away with tap cards.

Those efforts worked to draw in new riders like Yasmin Cortez, a 32-year-old who took the train for the first time ever to attend the official FIFA Fan Festival at the LA Memorial Coliseum to watch matches, volunteer for FIFA, and soak in the World Cup spirit. A week later, she took the rail again to root for Uruguay at the Union Station Fan Zone, from Cerritos about 16 miles (26 kilometers) southwest of LA.

"Especially with gas prices now, yeah I should be taking the Metro," she said. "There's a lot to explore, and I bought some new walking shoes."

LOOKING AHEAD TO 2028 OLYMPICS

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GUEST COMMENTARY

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Lowering California's high utility costs takes more than flashy slogans. It needs these reforms

As Xavier Becerra and Steve Hilton head into the California general election for governor, each campaign has promised quick fixes for electricity rates that rose faster than anywhere else in the country.

Becerra promised to freeze electricity rates. Hilton proposed breaking up PG&E.

These slogans may work on the campaign trail, but solving California's electricity crisis won't be simple. The next governor will have to roll up his sleeves and do the hard, unglamorous work of reining in utility spending.

In a new policy report, the Center for Law, Energy and the Environment at UC Berkeley dug into the drivers of California's soaring electricity rates — which are nearly double the national average — and laid out what it would take to bring them down.

There are no flashy solutions or easy taglines. Bringing rates under control requires a back-to-basics approach to utility regulation.

Most importantly, California needs to make wildfire spending, the single largest driver of rate increases, more efficient.

In the wake of several catastrophic utility-sparked fires in 2017 and 2018, California regulators authorized its investor-owned utilities — PG&E, Southern California Edison and SDG&E — to collect \$27 billion in wildfire-related costs through rate increases. Wildfire costs now account for as much as 19% of an average residential customer's bill, which translates to an increase of up to \$490 a year.

California has pioneered some of the most comprehensive and sophisticated wildfire mitigation plans in the country, but at a steep cost. Now the state can implement solutions to make sure utility customers are paying less for wildfire mitigation without sacrificing safety.

First, state leaders could lower the utility profit margin on capital projects for wildfire mitigation plans. Wildfire prevention projects already reduce utility exposure to costly liability claims. That savings balances out the potential credit impact of lower investor returns on those projects.

Another solution would be to focus more spending by utilities, private stakeholders and state and local governments on reducing property loss in communities threatened by wildfire, and less on minimizing ignitions across

thousands of miles of utility equipment lines.

Also state officials could put utilities on a budget and keep them there.

Utilities are supposed to file one rate change request every four years, known as a general rate case. Regulators set a multi-year budget that incentivizes utilities to come in at or under that budget.

However, hundreds of special tracking accounts, covering everything from tree trimming to nuclear decommissioning, allow utilities to spend money on some projects and bill customers after the fact, bypassing the normal budget discipline. What began as a tool for exceptional circumstances has become a routine workaround.

The Legislature and the California Public Utilities Commission could eliminate most of these special tracking accounts and let the utilities profit or suffer depending on how well they stick to the budget set in the general rate case.

California also could use public funds — rather than utility spending that gets passed on to customers — to invest in grid infrastructure, so those costs stay out of rates altogether. Wildfire spending is not the only driver of rate increases. Non-wildfire spending on distribution system costs — such as power lines, poles, transformers and repair crews — doubled between 2016 and 2025, part of a nationwide trend.

Not all of this spending needs to come from utilities. Government funding and public-private partnerships can keep some spending off utility books altogether. Californians would still pay for these investments, but through more cost-effective, transparent and equitable means than electricity bills.

The forces increasing California's electricity rates are real and will continue. The good news is that California has tools to address electricity affordability and more than a century of public utility regulation insight into strategies to ensure safe and reliable service while charging reasonable rates.

The next governor's job will require sustained pressure on utility spending, not flashy campaign slogans.

Travis Ritchie is an energy and climate research fellow at the Center for Law, Energy and the Environment at UC Berkeley.



Monday: Patchy fog before 11am. Otherwise, partly sunny, with a high near 74.

Monday Night: Partly cloudy, with a low around 67.

Tuesday: Mostly sunny, with a high near 75.

Tuesday Night: Partly cloudy, with a low around 69.

Date	Day	Time (LST/LDT)	Predicted	(ft)High/Low
2026/07/13	Mon	03:39 AM	-1.56	L
2026/07/13	Mon	10:12 AM	3.92	H
2026/07/13	Mon	2:38 PM	2.22	L
2026/07/13	Mon	9:00 PM	7.29	H
2026/07/14	Tue	04:23 AM	-1.67	L
2026/07/14	Tue	10:53 AM	4.13	H
2026/07/14	Tue	3:31 PM	2.04	L
2026/07/14	Tue	9:48 PM	7.22	H
2026/07/15	Wed	05:05 AM	-1.56	L
2026/07/15	Wed	11:34 AM	4.32	H
2026/07/15	Wed	4:25 PM	1.92	L
2026/07/15	Wed	10:35 PM	6.89	H
2026/07/16	Thu	05:46 AM	-1.23	L
2026/07/16	Thu	12:15 PM	4.50	H
2026/07/16	Thu	5:20 PM	1.87	L
2026/07/16	Thu	11:23 PM	6.30	H
2026/07/17	Fri	06:25 AM	-0.73	L
2026/07/17	Fri	12:57 PM	4.66	H
2026/07/17	Fri	6:18 PM	1.88	L
2026/07/18	Sat	12:13 AM	5.53	H
2026/07/18	Sat	07:01 AM	-0.09	L
2026/07/18	Sat	1:40 PM	4.79	H
2026/07/18	Sat	7:21 PM	1.93	L
2026/07/19	Sun	01:05 AM	4.65	H
2026/07/19	Sun	07:36 AM	0.62	L
2026/07/19	Sun	2:25 PM	4.89	H
2026/07/19	Sun	8:37 PM	1.93	L
2026/07/20	Mon	02:08 AM	3.78	H
2026/07/20	Mon	08:10 AM	1.34	L
2026/07/20	Mon	3:14 PM	4.95	H
2026/07/20	Mon	10:16 PM	1.76	L
2026/07/21	Tue	03:41 AM	3.09	H
2026/07/21	Tue	08:47 AM	2.00	L
2026/07/21	Tue	4:07 PM	5.01	H
2026/07/21	Tue	11:50 PM	1.35	L
2026/07/22	Wed	05:56 AM	2.85	H
2026/07/22	Wed	09:37 AM	2.55	L



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Draw Date: 7/8
12 29 37 43 55
Power#: 18
Jackpot: 457 M



Draw Date: 7/9
2 6 11 21 27



Draw Date: 7/7
2 31 35 36 63
Mega#: 12
Jackpot: 604 M



Draw Date: 7/9
EVENING: 0 8 1
Draw Date: 7/9
MIDDAY: 7 3 5



Draw Date: 7/8
18 22 28 33 38
Mega#: 15
Jackpot: 36 M



Draw Date: 7/9
1st: 09 - Winning Spirit
2nd: 06 - Whirl Win
3rd: 10 - Solid Gold
Race Time: 1:44.80

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FICTITIOUS BUSINESS NAME STATEMENT File No. 2026147426. The following person(s) is (are) doing business as: BABKA, BABY!, 16241 HUSTON STREET, ENCINO, CA 91436, County of Los Angeles. Registered Owner(s): SCOTT KROOPNICK, 16241 HUSTON ST, ENCINO, CA 91436. This business is conducted by: an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on 07/2026. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)). /s/ SCOTT KROOPNICK, OWNER. This statement was filed with the County Clerk of Los Angeles County on 07/07/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 07/13/2026, 07/20/2026, 07/27/2026, 08/03/2026

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FICTITIOUS BUSINESS NAME STATEMENT File No. 2026125009. The following person(s) is (are) doing business as: WEINER LAW, LOS ANGELES PROBATE ATTORNEYS, 445 S FIGUEROA ST. SUITE 3100, LOS ANGELES, CA 90071, County of Los Angeles. AI #ON 4287262. Registered Owner(s): WEINER LAW: TRUST, PROBATE & LITIGATIONS LAWYERS, APC, 12626 HIGH BLUFF DR STE 440, SAN DIEGO, CA 92130. This business is conducted by: a Professional Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on 10/2024. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)). /s/ DANIEL WEINER, PRESIDENT. This statement was filed with the County Clerk of Los Angeles County on 06/08/2026. NOTICE: This Fictitious Name Statement expires five years from the date it was filed in the office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). SANTA MONICA DAILY PRESS Publish: 06/22/2026, 06/29/2026, 07/06/2026, 07/13/2026

Name Change

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 26LBCP00205. Superior Court of California, County of Los Angeles, 275 Magnolia Ave, Long Beach, CA 90802. Petition of Laura Victoria Akinngabe and Oluwafemisayo Ajibike Akinngabe for Change of Name. TO ALL INTERESTED PERSONS: Petitioner Laura Victoria Akinngabe and Oluwafemisayo Ajibike Akinngabe filed a petition with this court for a decree changing names as follows: Oluwafemisayo Ajibike Kayode Akinngabe XVI to Oluwafemisayo Ajibike Kayode Akinngabe III. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: 08/04/2026, Time: 8:30 AM, Dept: S26. The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SANTA MONICA DAILY PRESS. Date: 06/23/2026. MICHAEL P. VICENCIA, Judge of the Superior Court. SANTA MONICA DAILY PRESS Publish: 06/29/2026, 07/06/2026, 07/13/2026, 07/20/2026

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GUEST COMMENTARY

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How Newsom’s complex history with the oil industry could affect a presidential run

Gavin Newsom and his family have had a long and complicated relationship with the oil industry. The latest chapter in the saga, a legal and political dispute over state aid to the California’s refineries, could affect Newsom’s presidential ambitions.

The roots of this situation date back to the 1940s, when Gordon Getty, a son of oil magnate J. Paul Getty, lived with the Newsom family while attending school in San Francisco.

Newsom’s father, William, later became an attorney for the Getty oil empire and in 1973 delivered a \$2.2 million ransom to a gang that had kidnapped J. Paul Getty’s grandson in Italy, later describing it as “an interesting sort of job.”

After his parents divorced, Gavin Newsom was unofficially adopted by Gordon Getty, essentially returning the favor that the Newsom family had given him three decades earlier. In his recent memoir, Newsom describes being divided between his life as the son of an impoverished single mother and the surrogate son of a family with billions in oil industry money.

In 1975, then-Gov. Jerry Brown, another family friend, appointed William Newsom to a Placer County judgeship, later elevating him to the state appellate court. While on the bench in the 1980s, the elder Newsom helped Gordon Getty gain legislation changing California trust law, thus allowing Getty to break the J. Paul Getty trust and obtain billions of petrodollars.

In 1995, William Newsom retired from the court and became administrator of the Gordon Getty Trust, telling an interviewer, “I make my living working for Gordon Getty.”

A few years earlier, the trust provided seed capital for a wine shop venture that Gavin Newsom and Gordon Getty’s son, Billy, were launching, called “PlumpJack,” after an opera Gordon Getty had composed.

Essentially, Newsom owes his start in business to the huge oil fortune that J. Paul Getty, once described as the world’s richest man, had amassed. Without that connection, Newsom would have been hard-pressed to begin what became a lucrative business career.

Nevertheless, Newsom metaphorically bit the hand that fed him in 2022, when he began vilifying California’s oil refiners, accusing them of gouging motorists on gas prices. Months later the Legislature passed a mild measure to have the state Energy Commission monitor refinery operations.

“There’s a new sheriff in town in California, where we brought Big Oil to their knees. And I’m proud of this state,” Newsom said. It was hyperbole, but within months refiners began announcing plans to shutter operations or threatening to do so, raising the possibility of gasoline shortages and higher prices.

Very soon thereafter, Newsom did a political about-face. He urged refiners to remain and signed legislation making it easier to drill new oil wells.

This year the California Air Resources Board overhauled its cap-and-trade auctions, where refiners and other businesses purchase rights to emit greenhouse gases. The program was renamed cap-and-invest and refiners were given free emission rights as an inducement to remain in the state.

Newsom hailed the changes, but environmental groups are incensed at the turnabout. This month the nonprofit Communities for Better Environment filed suit in Los Angeles, alleging the changes violated the California Environmental Quality Act.

“The amendments lock in decades of subsidies for polluting industries, without CARB having performed the required analysis of their wide-ranging environmental harms that would empower decision-makers to make a fully informed determination about the wisdom of these significant changes,” the suit says.

The Democratic Party’s left wing has been on a roll in recent elections, and it includes environmental activists who view the oil industry as a villain.

Newsom’s newly minted pro-oil stance, plus his family’s history with the industry, could backfire in a presidential campaign.

Dan Walters, CalMatters Opinion Columnist

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COMMUNITY NEWS

SMC

SMC Emeritus Acting Troupe to present free virtual showcase July 18

Santa Monica College’s Emeritus Acting Troupe will present its showcase, “Conversations: Scenes from Film and Theater,” as a free, live virtual event at 1 p.m. Saturday, July 18.

The performance will be presented online via Zoom. A link at the July 18 event listing at smc.edu/calendar takes guests directly to the online event.

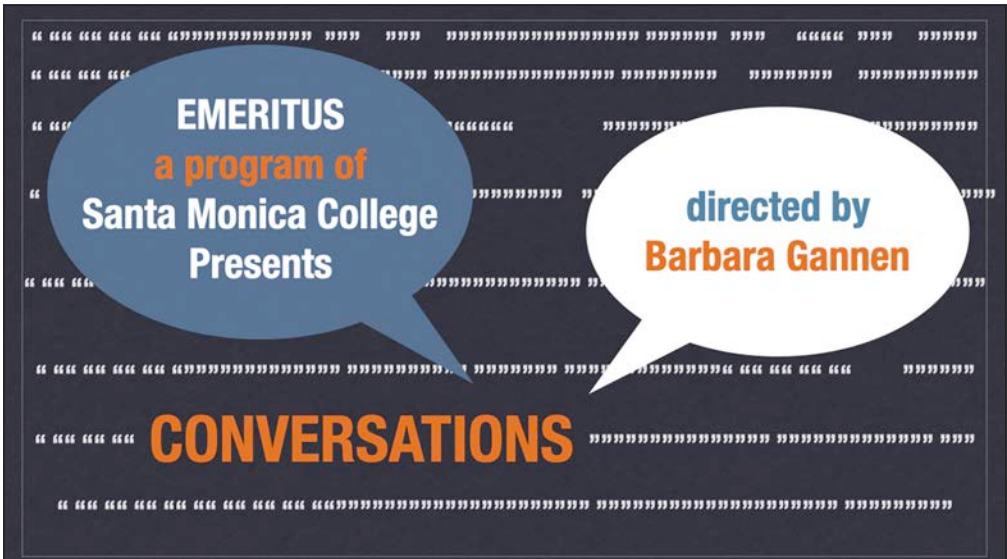
The showcase features students in SMC’s Emeritus acting classes and will present silly, serious and quirky scenes meant to inspire, entertain and offer something to think about.

Director Barbara Gannen, a longtime SMC Emeritus instructor, framed the program around questions about how people find, keep and lose love, how they transcend loss, and why they stay or go — before joking about whom to sue. She invited audiences to attend because, she said, the troupe asks good questions.

SMC’s Emeritus program, founded in 1975 to serve the lifelong learning interests of older adults, offers more than 120 noncredit adult education classes and special programs serving more than 3,000 students each year.

More information is available at smc.edu/emergitus or by calling 310-434-4306. Performances are subject to change or cancellation without notice.

EDITED BY SMDP STAFF



Courtesy Image

SHOWCASE: Santa Monica College’s Emeritus Acting Troupe will present “Conversations: Scenes from Film and Theater,” a free, live, virtual event online at 1 p.m. on Saturday, July 18.

Ocean Park

Santa Monica Sets July 23 State of the City on Main Street

The city of Santa Monica will hold its State of the City 2026 on Thursday, July 23, from 4 to 7 p.m. as a free, open-street celebration on Main Street between Hollister Avenue and Ocean Park Boulevard.

The event will highlight 2026 achievements, including expanded full-service hours at the Santa Monica Public Library, and look ahead to 2027 with Mayor Caroline Torosis. This year’s theme, “Realignment to Renaissance,” celebrates the city’s Realignment Plan and efforts to activate public spaces, support local commerce and leverage major events such as the FIFA World Cup 2026, Super Bowl LXI and the coming Olympic and Paralympic Games.

“Building on last year’s reimagined event, this year’s State of the City is designed to showcase the very best of Santa Monica,” Torosis said.

From 4 to 7 p.m., city and partner booths will offer community resources, giveaways and family activities, with guided tours of the historic Shotgun House and music by DJ Bukue One. Santa Monica Poet Laureate Jay Baldwin will give a reading, and Torosis will deliver the State of the City address from 4:45 to 5:30 p.m. Live performances from 5:30 to 7 p.m. will feature the Santa Monica High School Orchestra Ensemble and the Spirit Fingers Trio.

Main Street will be closed from Ocean Park Boulevard to Hollister Avenue from noon to 10 p.m. Limited metered parking is available, and paid public parking is offered at Main Street lots 9, 10, 11 and 26. Organizers encouraged carpooling, biking and transit.

Big Blue Bus rides to and from the event will be free from 3:30 to 8:30 p.m. for riders who mention “State of the City.” Routes 1, 3, 8 and 18 stop within a 10-minute walk of Main Street; plan trips at bigbluebus.com. A free Santa Monica Spoke bike valet will be available off Main Street on Norman Place.

Admission is free and the event is open to all ages. For details and to RSVP, visit <https://www.eventbrite.com/e/state-of-the-city-2026-tickets-1991414932671>

EDITED BY SMDP STAFF



ERICKSON-HALL CONSTRUCTION CO. HAS BEEN SELECTED AS THE LEASE-LEASEBACK CONTRACTOR FOR THE **SANTA MONICA HS STUDENT SERVICES BLDG – INCREMENT 2A**

Scope of work to include: construction of a permanent soldier pile shoring wall, earthwork required for the shoring system, and mass earthwork associated with the future Student Services Building and related site improvements.

Bidders shall possess the appropriate California license classification for the scope of work being bid. Anticipated Bid Packages and License Classifications:

- Shoring (A, C-61)
- Earthwork (A, C-12)
- Survey (Licensed Land Surveyor / PLS)
- Erosion Control (A, C-27)

This bid is for Increment 2A of the project. Increment 1 is currently ongoing and consists of demolition of the existing building and installation of site utilities. Increment 2B is expected to bid in September and will consist of construction of a new 50,000 sf two-story Student Services Building featuring a black box theater, classrooms, and offices.

This project includes a **Project Labor Agreement (PLA)**
This project requires **Sexual Abuse & Molestation Insurance (SAM)**

Job Walk Date: 7/21/2026 at 8:00 AM
RFI’s due: 7/24/2026
Prequalification Deadline: 7/28/2026
Prequalified Subcontractor List Issued: 8/4/2026
Bid Date: 8/11/2026 @ 2:00 PM

Lead Estimator: Travis Miinch

Project Address: 601 Pico Blvd., Santa Monica, CA 90405

Bid Documents can be obtained by contacting planroom@ericksonhall.com

All bids are to be submitted through BuildingConnected

This project requires **Prevailing Wage, Skilled & Trained Workforce & PLA**

TThis project for **Santa Monica-Malibu Unified School District** requires **Prequalification** through <http://www.qualitybidders.com> Public Contract Code 20111.6 requires the district to pre-qualify for certain projects. PCC 20111.6 applies to prime contractors and M/E/P sub-contractors with the following licenses:

- General Contractors (A and B)
- Mechanical, Electrical and Plumbing subcontractors (C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 and C-46).

If you are planning to bid this project, we encourage your participation and welcome your bid. All qualified bidders will receive consideration without regard to race, color, religion, sex or national origin. Erickson-Hall Construction Company requires all subcontractors submitting bids in excess of \$50,000 to be prepared to furnish performance and payment bonds issued by a corporate security. Erickson-Hall Construction Company, at its sole discretion, reserves the right to waive this requirement or permit substitute security or alternate guarantees. We offer assistance in obtaining necessary equipment, supplies materials, bonds, lines of credit and insurance.

Erickson-Hall Construction provides notice to all contractors of the adoption of SB 854, this requires subcontractors to comply with the requirements as set forth on the Department of Industrial Relations (DIR) website at <http://www.dir.ca.gov/Public-Works/publicworks.html>. SB 854 requires all contractors who perform public works projects must be registered with the Department of Industrial Relations. No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after, unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5).



City of
Santa Monica

NOTICE OF A PUBLIC HEARING
BEFORE THE SANTA MONICA PLANNING COMMISSION

SUBJECT: Planning Commission recommendation to the City Council regarding amendments to the Santa Monica Land Use and Circulation Plan (LUCE), Bergamot Area Plan (BAP), Downtown Community Plan (DCP), and Text of the City’s Zoning Ordinance for consistency with existing State law, to modify the Community Meeting Requirement for Housing Projects, and to make other minor changes, corrections, and clarifications as necessary.

A public hearing will be held by the Planning Commission to consider Resolutions recommending to the City Council that the Council adopt amendments to the Land Use and Circulation Element (LUCE) of the City’s General Plan, Bergamot Area Plan (BAP), Downtown Community Plan (DCP), and Zoning Ordinance (1) for consistency with State law; (2) to modify the community requirement for housing projects, and (3) making other minor changes, corrections, and clarifications.

DATE/TIME: WEDNESDAY, AUGUST 5, 2026 AT 6:00 PM

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

HOW TO COMMENT

The City of Santa Monica encourages public comment. Members of the public unable to attend a meeting but wishing to comment on an item(s) listed on the agenda may submit written comments prior to the public hearing via email to planningcomment@santamonica.gov or via mail to the address listed below. Comments received prior to 12 p.m. on the day of the meeting will be distributed to the Planning Commission prior to the meeting and posted online. All written comments shall be made part of the public record. Please note the agenda item in your comments.

You may also comment in-person at the Planning Commission hearing. Please check the agenda for more detailed instructions on how to comment.

Address your comments to: Rachel Kwok Environmental Planner
Re: Amendments for Consistency with State Law

VIA E-MAIL: planningcomment@santamonica.gov
VIA MAIL: City Planning Division
1685 Main Street, Mail Stop 28
Santa Monica, CA 90401

MORE INFORMATION

If you want more information about these amendments, please visit the Planning Commission webpage. The Zoning Ordinance is available on the City’s web site at www.santamonica.gov. For disability-related accommodations, please contact (866) 311-7266 at least 72 hours in advance of the meeting. Every attempt will be made to provide the requested accommodation. All written materials are available in alternate languages provided the request is received 72 hours prior to the meeting. Santa Monica Big Blue Bus Lines serve City Hall and the Civic Center area. The Expo Line terminus is located at Colorado Avenue and Fourth Street, and is a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive, and in the Civic Center Parking Structure (validation free).

Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

ESPAÑOL

Esto es una noticia de una audiencia pública para normativa revisada en Santa Monica. Si deseas más información, favor de llamar a Ana Fernandez en la División de Planificación al número (310) 458-2201 ext. 2431.

COMMUNITY NEWS

Pico

Folk Legend Tom Rush to Play McCabe’s on July 25

Tom Rush, the singer-songwriter credited with helping shape the folk revival, will perform at McCabe’s in Santa Monica on July 25.

The show comes as Rush promotes “Gardens Old, Flowers New,” his first album of new music since 2018’s “Voices.” Released March 1, 2024, on Appleseed Records, the album has drawn strong reviews and radio chart action. Rush calls it his best album yet — a notable claim from an artist whose career spans more than 60 years.

Known for his distinctive guitar style, wry humor and warm voice, Rush built a following with shows that mix storytelling, ballads and gritty blues. He helped shape the folk revival in the 1960s and its renaissance in the 1980s and ‘90s, leaving a mark on generations of artists. James Taylor told Rolling Stone that Rush was “not only one of my early heroes, but also one of my main influences,” and country star Garth Brooks has named him among his top five influences.

Rush has long championed emerging talent. His early recordings introduced the work of Joni Mitchell, Jackson Browne and James Taylor, and his Club 47 concerts later brought artists such as Nanci Griffith and Shawn Colvin to wider audiences. His 1968 composition “No Regrets” became a standard, with cover versions by The Walker Brothers and Midge Ure both reaching the U.K. Top Ten and Emmylou Harris recording it on her 1988 album “Bluebird.”

The venue holds personal history for Rush. “McCabe’s itself (a GREAT room, where, in 1977 I bought my favorite guitar, made by then-newcomer Don Musser,” he said. “It’s pretty beat-up now, but I’ll be playing it.” He added that the Santa Monica stop may bring a chance to see old friends, including Mitchell, Browne and his former lead guitarist Trevor Veitch.

Rush said his accompanist of about 10 years, Matt Nakoa, “nagged me into” returning to the studio and proved to be a gifted producer. For the McCabe’s show, Rush will be joined by a new collaborator, Brendan Cleary, whom he called “another monster talent.”

Asked how Santa Monica shapes his sets, Rush pointed to the crowd rather than the city. “Connecting with them is Job One, so they really shape the show,” he said.

EDITED BY SMDP STAFF



Courtesy Image

SINGER: Folk legend Tom Rush performs at McCabe’s July 25 in support of his latest album “Gardens Old, Flowers New.”

METRO

FROM PAGE 2

lauded for how accessible the Games were, with nearly every venue reachable by Metro, commuter train, tram or bus.

LA, long known for congested roadways, is hard at work to expand its own transit options as the Games quickly approach.

Transit enthusiasts rejoiced at the long-awaited extension of the D line in May, which runs east-west connecting downtown LA to Koreatown, and now further west, where popular tourist attractions like the Grove shopping mall, Los Angeles County Museum

of Art and the La Brea Tar Pits are.

It marked the first opening of a heavy rail expansion project in the U.S. since 2020. Four more stations are under construction to extend the line to the University of California, Los Angeles campus, which will serve as the official Athlete Village for the 2028 games.

“LA is a transit city,” said Jennifer Vides, Metro’s chief customer experience officer. “People want to try to say that it’s not. Obviously we have a lot more expansion to do and we’re working on it. But people really want transit.”

By JAIMIE DING Associated Press

MOVIEPOSTERPRINTER.COM



WE PRINT MOVIE POSTERS

Here's what the 'once-in-a-lifetime' federal housing bill means for California

The largest single piece of federal housing legislation to come out of Congress in at least a generation is about to become law.

It will happen in the middle of the night, without much fanfare and it might be a while before many Californians notice its effects.

That's because though the bill is politically monumental, it doesn't do one big thing. Instead, it does a lot of little things. Individually, none of the bill's 56 regulatory tweaks, pilot programs and low-cost loans and grants are likely to move the needle on the nation's housing affordability woes, nor on California's specifically.

Supporters hope that collectively, they just might.

Even the law's path to enactment had an under-the-radar quality to it. The White House abruptly cancelled a planned signing ceremony late last month with President Trump vowing not to lend his signature to the housing bill until Congress first passed a national voter ID proposal. That bill has stalled out in the Senate. On Friday, Trump vowed again not to sign the bill in protest. Even so, because Trump does not appear likely to veto the housing package, it will automatically become law on Saturday just after midnight, as per terms specified in the U.S. Constitution.

For all that, supporters say this is still a big deal: A major, bipartisan piece of legislation aimed at boosting housing construction from a hyperpartisan legislative body that doesn't typically touch the topic.

"We don't often gather to celebrate federal housing legislation," said Stephen Russell, president of the San Diego Housing Federation, at a press conference on Thursday. "I think the last time Congress passed anything of this magnitude, many of you were not even alive ... it is almost a once-in-a-lifetime event."

That's thanks in part to a growing caucus of lawmakers aligned with the "Yes In My Backyard" movement that helped push the bill into law. Many hail from California, a state that has had more experience than most contending with wildly unaffordable housing. But the cause of making housing more affordable, and attributing high housing costs to a lack of sufficient supply, has become a national and bipartisan concern. Case in point: The bill originated as a joint proposal by U.S. Sen. Tim Scott of South Carolina, a Republican, and Sen. Elizabeth Warren of Massachusetts, a Democrat and one of the body's most liberal members.

While the constituent parts of the bill are relatively narrow and none are specifically focused on California, experts highlight a handful of new provisions that could leave a notable imprint on the state.

BUILD NOW (OR ELSE)

For high-cost cities that don't build much housing (see: an awful lot of urban California), the federal bill includes a novel carrot and stick.

This portion of the bill would change the Community Development Block Grant, one of the largest sources of federal funding

for affordable housing and local economic development. Pricey cities — defined through a variety of data benchmarks like median prices and vacancy rates — with a track record of under-building that continue to see below-average housing construction will have their grant funds cut by 10%. The savings will go to their municipal counterparts that build at a faster clip.

That's likely to have "real implications for cities like Los Angeles and San Francisco that have traditionally lagged behind" in adding housing supply, said David Garcia, the deputy director of policy at UC Berkeley's Turner Center for Housing Innovation.

The City of LA received \$48.4 million in its last award from the block grant program in 2024, according to U.S. Department of Housing and Urban Development data. San Francisco received \$18.9 million.

Those numbers aren't enough to make or break the budget of either city.

"I think this will be a small nudge," said Laura Foote, executive director of YIMBY Action, in an email. "Which taken across the country could still have a good impact! Little nudges add up."

More dramatic than the number of dollars involved may be the precedent the policy sets. Even in California, where the state government has aggressively incentivized cities to plan for more housing development and penalized those that don't, lawmakers have never punished municipalities for failing to actually grow — an outcome that may not always be under a city government's control.

Such an idea would have been "inconceivable in previous congresses," said Garcia.

Despite that, the provision hasn't engendered much public pushback from local government groups yet. In an online summary, Michael Wallace, a lobbyist with the National League of Cities, applauded the overall housing bill as an example of the federal government "choosing partnership with local governments over preemptions." He singled out other provisions of the bill that provide expanded flexibility for Community Development Block Grant spending, new incentive programs for adding supply, and new supports for local urban planning.

CHASSIS CHANGE

Manufactured housing units are often colloquially referred to as "mobile homes," but they don't tend to move around much. Built on assembly lines and shipped to where they're needed, these naturally affordable houses — the likes of which lawmakers across California and the United States claim we need in droves — are often placed upon permanent foundations where a fewer than one-in-ten ever move again.

Even so, the federal building code applied to manufactured housing includes a costly, vestigial reference to its mobile origins: a permanent chassis.

A giant steel frame with removable axles and wheels, the chassis ostensibly exists to make it easier to pick up and move a

MUSIC

FROM PAGE 1

were the Valley and Pasadena," founder Payam Khastkhodaei said. He said the Encino school is set to open this summer and that the company is searching for a site in or near Pasadena. "We go where families tell us they need us."

Payam Music also named Hadi Partovi, founder of Code.org, as chief executive. Investors in the round include entrepreneur Mark Cuban, Uber CEO Dara Khosrowshahi, Cloudflare co-founder and President Michelle Zatlyn, and Dropbox CEO Drew Houston, the company said.

Khastkhodaei, a former pharmaceutical bioengineering graduate student who developed the method after rediscovering piano, said the approach is meant to make learning feel effortless. "We're building a movement that challenges the traditional model of music education," he said. "Our methodology creates an environment where learning feels like play, and success is a natural result of students falling in love with piano."

Featured recently on "60 Minutes," Payam Music says its method draws on the psychology of language acquisition. Instead of beginning with sheet music, students first read an alphanumeric notation the company says lets them play familiar songs from the first day. Payam Music reports that 96% of its students reach a diploma level within four years, compared with a national rate it puts at 2% over 12 years.

Under the partnership, leading students will be mentored by Zimmer and other composers through Bleeding Fingers Music, the Emmy-winning, BAFTA-nominated collective he co-founded with Russell Emanuel and Steve Kofsky.

"Music education has long been stuck in the past, with methods that often fail to capture the imagination of young learners," Zimmer, who is also an investor, said in a

statement. "Payam Music is rewriting the playbook for how music is taught." He added that he was "thrilled" his production studio would mentor the school's strongest students to develop the next generation of composers.

Partovi, who scaled computer-science programs to 100 million students globally at Code.org, has a personal connection to the school: his son has studied there since 2020 and placed third nationally in the PTA Reflections competition for piano composition. "Everybody loves music, but most people never learn to play an instrument," Partovi said. "Payam Music enables any student to learn to play the music they love."

Partovi and the company cast the investment partly as a response to screen time and artificial intelligence, positioning music as a creative counterweight. "Building creativity, confidence, and grit are the critical skills that every parent and future employer wants to see," he said.

Cuban said the school had solved a persistent problem in music instruction. "Too many kids give up on music because traditional methods don't work for them," he said. "Payam Music has cracked the code with a teaching approach that keeps kids engaged and actually learning."

Beyond Santa Monica and Irvine, its current Southern California schools, Payam Music operates in Washington, New York and Maryland and says it aims to become the first national piano school. It also plans to broaden access through live, one-on-one online lessons. Online instruction costs \$75 for 50 minutes and begins at age 7, compared with age 4 for in-person lessons, which start at \$100, Khastkhodaei said. The curriculum and the teachers are the same in both formats, he said.

New students can enroll or request locations at payammusic.com.

maaz@smdp.com



MUSIC: Hans Zimmer with Payam and students.

Courtesy Image

MOVIE

FROM PAGE 1

production community.”

“Paris Paramount” is filming at the Fairmont Miramar and is closing a section of Ocean Ave for several days during the shoot. It follows a young filmmaker who falls for a producer, according to a plot description. After the pair make several hit films together, they break up — only to be forced back into each other’s orbit to complete a high-profile project featuring volatile movie stars.

The film’s cast includes Penélope Cruz, Owen Wilson, Jude Law, Tony Hale, Kieran Culkin, Beverly D’Angelo, Erin Doherty and Apple Martin. Meyers, whose credits include “Private Benjamin,” “Baby Boom,” “Father of the Bride,” “The Parent Trap,” “Something’s Gotta Give,” “The Holiday,” “It’s Complicated” and “The Intern,” is directing.

Edwards called the shoot “an exciting moment for Santa Monica,” noting the city’s coastline and neighborhoods have long featured in Hollywood productions. He said Film Santa Monica is working with the City of Santa Monica, residents, businesses and the production team to keep the project “thoughtfully coordinated, responsibly managed, and ultimately a success for everyone involved.”

The production arrives as Santa Monica settles into a new system for handling film permits. Film Santa Monica, a division of Santa Monica Travel and Tourism, took over permitting duties after the City Council awarded it a three-year contract last year, ending the city’s longstanding arrangement with FilmLA, the nonprofit that has coordinated permitting across much of Los Angeles County since 1995. The city had outsourced the function to FilmLA since 2013 because of the volume and complexity of requests.

Film Santa Monica charges processing fees to applicants for permit coordination, marketing, notification, monitoring and complaint-referral services tied to filming on public property and in city facilities.

Edwards said folding permitting into Film Santa Monica, rather than keeping it separate, has been key to landing productions of this size. “By integrating permitting with destination marketing through Santa Monica Travel & Tourism, we’re able to actively promote Santa Monica to studios, production companies, and location managers while simultaneously providing the operational expertise needed to execute complex productions,” he said. He described the Film Santa Monica team as offering “white-glove concierge-style service” focused solely on filming in the city, adding that close coordination with city departments “ensures productions receive responsive support while minimizing impacts to residents and businesses.” The result, he said, is “a more efficient permitting process, stronger partnerships, increased production activity and greater economic impact for the Santa Monica community.”

Asked whether other major productions

are lined up, Edwards was circumspect but optimistic. “While we’re not able to discuss productions before they’re publicly announced, we’re encouraged by the continued demand and expect to welcome additional high-profile projects in the months ahead,” he said, adding that Film Santa Monica was created to make the city “one of California’s most film-friendly destinations, and we’re already seeing the results.”

Edwards said the shift is also changing how the industry views Santa Monica. “In the past, the city was often viewed as a destination with significant permitting challenges and red tape,” he said. “Today, we’re consistently hearing from studios and location managers that Santa Monica is one of the most responsive, collaborative, and film-friendly jurisdictions in Southern California.” He credited the turnaround to the partnerships Film Santa Monica has built and what he called its “service-first approach.” Marketing, he said, is central to that effort: “We aren’t simply processing permits we’re telling Santa Monica’s story to the entertainment industry.”

The Ocean Avenue shoot lands amid a broader struggle for Los Angeles-area production. FilmLA reported 5,121 shoot days countywide in the first quarter of 2026, up 10.7% from the previous quarter but down 3.3% from a year earlier and nearly 30% below the five-year average. Feature film shooting rebounded sharply, rising 52.3% year-over-year, while reality TV production fell 52.2% year-over-year, its steepest decline of any category. Full-year 2025 shoot days totaled 19,694, down 16.1% from 2024 and the lowest total outside of pandemic-affected 2020.

The region continues losing ground to competitors. Per FilmLA’s 2024 Scripted Content Study, Los Angeles hosted just 18.3% of the 857 U.S. scripted releases filmed that year, down from 21.9% in 2022, with Georgia and the United Kingdom close behind. Los Angeles County motion-picture employment fell from about 142,000 jobs at the end of 2022 to roughly 100,000 at the end of 2024, a loss of about 42,000 jobs.

State lawmakers have responded. Gov. Gavin Newsom signed legislation in mid-2025 more than doubling California’s Film & TV Tax Credit cap from \$330 million to \$750 million and expanding eligibility to animation, sitcoms and large-scale competition shows. FilmLA’s Q1 2026 report found 147 projects had been awarded credits under the expanded program, accounting for nearly 7% of shoot days.

Still, economists have cautioned the credit expansion won’t fully restore prior production volumes, and stage occupancy across the Los Angeles area has continued to decline from its pre-2023 highs. Some production activity appears to be shifting within the region rather than returning to it, with shoots increasingly relocating to areas outside the city of Los Angeles.

editor@smdp.com

HOUSING

FROM PAGE 7

manufactured house by truck. In practice, it serves as a 10- to 12-inch thick floor beneath the floor. Because it cannot be removed upon delivery, it just serves as “dead space and wasted money,” said Jess Maxcy, president of the California Manufactured Housing Institute, the industry’s trade group. Aside from adding thousands of dollars in added costs per unit, it also makes it harder for manufactured units to be stacked into double story homes or multifamily apartment buildings.

The federal housing bill removes the permanent chassis requirement, something that manufacturers and some housing policy experts have been pushing for since the mid-1980s.

“That relatively minor change will expand access to one of the most affordable forms of home ownership available,” said Rep. Scott Peters, a San Diego Democrat, at the Thursday press conference.

Maxcy said he doesn’t expect the end of the chassis requirement to trigger an overnight building boom in the manufactured home industry. But especially in California where, due to the high price of land, new single-family homes are more likely to be built stacked on small lots, the regulatory change “provides more opportunities and helps us reduce the price.”

RECOVERING AFTER DISASTER

In the months after a natural disaster, long after emergency federal dollars have come and gone, Congress has provided communities with long-term rebuilding grants through the Community Development Block Grant – Disaster Recovery program. Over the last three decades, the program has spent more than \$100 billion on the long-term work of recovery, like home construction, infrastructure repair, and rental and relocation assistance. That money tends to be reserved for low income people and communities “who are not going to bounce back without the funds,” said Marion McFadden, who used to run the program under the Biden administration and now works at the disaster preparation and recovery consulting company IEM.

Unfortunately for California, the program only kind of exists. Since the mid-1990s, it’s been stood up and funded on an ad hoc basis, one appropriation bill at a time. That’s presents a challenge for communities planning in the middle of post-disaster planning. It also means the rules that govern the program — when the money goes out, to whom, under what conditions and for what purposes — are redrafted with each political administration. That’s had the effect of slowing things down considerably. No program funding has gone to Los Angeles in the wake of the 2025 fire storms, according to the Carnegie Endowment for International Peace. Congress has yet to appropriate any.

The new housing bill would officially write the program into law for at least three years.

“It creates the ability for HUD to have money on hand before a disaster and then make a decision within 15 days about whether they’re going to provide funding,” said McFadden.

What the housing bill doesn’t do: Actually provide any fresh funding. Disaster prone communities will need to wait for Congress to take that up later.

A ‘BOTTLENECK’ REMOVED

For the last two decades, public housing authorities in Los Angeles and the Bay Area have been turning to the federal Rental Assistance Demonstration program to help repair and upgrade their aging stock of increasingly dilapidated public housing. The program works by switching up funding sources in a way that gives locals more flexibility to borrow money and attract private investment dollars.

Until July 11 at midnight, the federal government was only authorized to permit 455,000 of these conversions. The new bill raises the cap by another 100,000.

“This has been a bottleneck in California for years and that bottleneck just got removed,” said Russell with the San Diego Housing Federation.

Not all affordable housing advocates are cheering the development. The National Low Income Housing Coalition has consistently opposed expansion of the program on the grounds that the change in funding source could weaken existing tenant protections. It’s unclear whether and to what extent that might be true. A study from last year found no evidence that conversions under the program lead to more evictions.

WALL STREET OUT OF SUBURBIA

If you’ve heard only one thing about this housing bill, it’s that it bans “large institutional investors” from buying up more single family homes.

Caveats apply in the final version of the law. The bill defines “large” as any of a number of business structures with control over more than 350 single family homes. It doesn’t apply retrospectively, so current investors with portfolios brimming with houses need not divest. Exemptions exist for new construction, renovations and senior housing. In California specifically, where corporations and other major investors do not play a significant role in the housing market, the effect is likely to be muted.

The measure “takes a hyper-salient issue for lots of people across the country and does a pretty modest intervention to address it,” said Chad Maisel, a fellow at the liberal-leaning Center for American Progress and a former housing policy advisor to President Biden.

Even so, the provision has plenty of bipartisan appeal. Earlier this year, Trump called for an even stricter crackdown on so-called corporate landlords. Gov. Gavin Newsom followed suit the same week.

The anti-investor language was considerably watered down from earlier this year, when a related provision threatened to undermine “build-to-rent” projects: Well-financed subdevelopments of single-family homes reserved for renters. That prompted a revolt by many developers and YIMBY activists who had otherwise enthusiastically supported the bill, who argued that such communities are one of the fastest growing sources of the U.S. housing stock and provide some of the few opportunities for renters to live in suburban-style, family-sized housing.

After the build-to-rent provision was left on the cutting room floor of Congress, state Sen. Aisha Wahab, a Fremont Democrat who is now running for Congress, introduced a bill that picked it back up again. SB 880 would have banned the bundled sale of multiple single-family homes, striking at the heart of the build-to-rent business model. That bill died in the Assembly Judiciary committee in late June.

Ben Christopher, CalMatters Housing Reporter

To learn how to feature your upcoming event on the SMDP and various digital event calendars

Contact dina@smdp.com today!

Agnes

By TONY COCHRAN

Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART

Zack Hill

By JOHN DEERING & JOHN NEWCOMBE

Heathcliff

By PETER GALLAGHER

Strange Brew

By JOHN DEERING

FIND THE WORDS

This is a theme puzzle with the subject stated below. Find the listed words in the grid. (They may run in any direction but always in a straight line. Some letters are used more than once.) Ring each word as you find it and when you have completed the puzzle, there will be 15 letters left over. They spell out the alternative theme of the puzzle.

© australianwordgames.com.au 7000

Important date

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

Adults	Dips	Hullabaloo	Sadly
Ales	Doctor	Idea	School
Announcement	Ends	Jobs	Sell
Australia	Energetic	List	Start
Day	Feast	Mates	Steaks
Babysit	Fete	Music	Tape
Bake	Gala	Nana	Treat
Band	Game	News	Trip
Bash	Golf	Older	Wins
Beer	Hangover	Play	Yacht
Cooking	Hats	Puppy	
Debut	Home	Rage	
Diary	House	Reply	

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.
High maintenance

TODAY'S BIRTHDAY (JULY 13)

It's your Year of Quirky Logic. You'll dream both silly and practical things and attract collaborators with your proprietary blend of originality meets straight-forward good sense. Your creativity will be applied to lucrative effect. More highlights: new friendships, joint ventures and exciting escapades. A deal in which you expect nothing and get everything. Uncanny powers of prediction. Sagittarius and Capricorn adore you. Your lucky numbers are: 5, 40, 22, 13 and 25.

HOROSCOPES

ARIES (March 21-April 19). It feels like the other person controls the pace of a relationship, responding in their own sweet time. But you have complete authority over how much of your attention, energy, imagination and time gets organized around that fact.

TAURUS (April 20-May 20). Someone's mixed signals have you constantly interpreting clues. Maybe they subconsciously love how this snags your attention. But you don't need to solve every mystery. The energy you spend decoding can be redirected toward observing. Patterns tell the story without requiring a detective.

GEMINI (May 21-June 21). You're not waiting to be chosen. Maybe it seems like they're deciding what role you play in their life, and maybe you don't yet feel any which way about that because you're busy deciding what role they play in yours.

CANCER (June 22-July 22). Human interactions are complex, detailed and varied from person to person, so it's impossible to get them exactly right for everyone. But if you try and please yourself, you have a good chance of succeeding with at least one person.

LEO (July 23-Aug. 22). Initiation is a form of power. You start the ball rolling and influence where it's going. You're socially courageous and curious. The question isn't whether you're reaching out. It's whether you're reaching toward people who reach back.

VIRGO (Aug. 23-Sept. 22). Does it seem like a relationship would improve if the other person changed one particular behavior? You could be right, although your leverage isn't in changing them. It's in deciding what you can tolerate, encourage, reciprocate and build around.

LIBRA (Sept. 23-Oct. 23). You're taking responsibility for another person's happiness, as if their happiness (or your own, for that matter) is really up to you. Happiness is like a butterfly. All you can do is grow the right flowers to make a visitation more likely.

SCORPIO (Oct. 24-Nov. 21). Just because you care a lot doesn't mean the other person holds all the cards. Caring deeply isn't weakness. Remember, your feelings belong to you, not to the person who inspired them.

SAGITTARIUS (Nov. 22-Dec. 21). You really do accept what you cannot control, and it gives you a serenity around relationships today. People feel easygoing and real around you. Without all the "fronting," you learn what's actually going on.

CAPRICORN (Dec. 22-Jan. 19). You know where you stand with someone even though they have not explicitly stated it. You pay attention to actions, which usually give much more accurate and comprehensive information.

AQUARIUS (Jan. 20-Feb. 18). Ask for what you want. A clear request may change the relationship, but uncertainty would change it, too. Being honest at least gives you the chance to change things in a direction aligned with the truth.

PISCES (Feb. 19-March 20). The other person seems to have more options than you do, but this is an illusion. They have the freedom to choose their actions. You're free to choose your response, your investment, your availability and your future.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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.

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

SOLUTIONS TO YESTERDAY'S SUDOKU

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

Newsday Crossword

ACROSS

- 1 Measure of carbs or protein
- 5 Baby cow
- 9 Church steeple
- 14 Tip of an ear
- 15 Cleveland's state
- 16 Trees with cones
- 17 Leave off a list
- 18 Breakfast or brunch
- 19 Speed competitions
- 20 Recreational attraction with splashy slides

- 22 Currently occupied
- 23 ___-fashioned (quaint)
- 24 Sleeps noisily
- 25 Medical cure
- 29 Give off, as light
- 31 Deliver a speech
- 32 "...happily ___ after"
- 33 Japan's continent
- 37 Indoor cooling system
- 40 Netlike fabric
- 41 Feels poorly
- 42 Non-studio film, for short
- 43 Successful songs
- 44 Rains in icy pellets
- 45 Sell, as a store
- 49 Service charge
- 50 Skirt-smoothing appliances
- 51 Any beverage chilled with ice cubes
- 57 Actor's roles
- 58 Region
- 59 Genesis garden

- 60 Lauder of cosmetics
- 61 Low in fat
- 62 "What ___ is new?"
- 63 Requires
- 64 Rolling stone's supposed lack
- 65 Gala celebration

DOWN

- 1 Shine softly
- 2 Italy's capital, in Italy
- 3 Just slightly
- 4 Portion (out)
- 5 Do as told
- 6 In the lead
- 7 Untruthful person
- 8 ___ songs (traditional music)
- 9 Short-distance

- competitive run
- 10 88-key instrument
- 11 Run up, as expenses
- 12 Actress Witherspoon
- 13 Four letters in "scissors"
- 21 Event with steer roping
- 24 Voice of Apple devices
- 25 Wander around
- 26 A Great Lake
- 27 The Red Planet
- 28 Carve in stone
- 29 Lesser of two ___
- 30 New York baseball team
- 32 Revise, as writing
- 33 Diarist Frank

- 34 ___ dish (potatoes or rice)
- 35 "What's ___ for me?"
- 36 Improves, as wine
- 38 Hammer target
- 39 Lubricated
- 43 Sounds like a snake
- 44 Four-door cars
- 45 Mature, as fruit
- 46 Wipe off a whiteboard
- 47 Rich layer cake
- 48 Paid for a poker hand
- 49 Dog's tiny pests
- 51 Not at all nervous
- 52 Creme-filled cookie
- 53 Coral ridge
- 54 Not doing anything
- 55 Baby bird's home
- 56 Leg joint

1	2	3	4		5	6	7	8		9	10	11	12	13
14					15					16				
17					18					19				
20					21					22				
				23					24					
25	26	27	28				29	30						
31						32					33	34	35	36
37					38					39				
40					41					42				
				43					44					
45	46	47	48					49						
50						51	52				53	54	55	56
57						58					59			
60						61					62			
63						64					65			

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07/13/26

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



MONDAY | JULY 13

COMMUNAL GARDENING @ ISHIHARA PARK

9:00 a.m. - 11:00 a.m. Ishihara Park 2909 Exposition Blvd Santa Monica. Communal Garden Program Work Days @ Ishihara Park Learning Garden - Mondays and Wednesdays | 9:30 a.m. - 11:00 a.m. | Free. Come get your hands dirty in the Communal Garden Program at Ishihara Park Learning Garden, a communal spot to learn and acquire gardening skills. Seasoned as well as new gardeners of all ages are welcome. Free drop in activity, no reservation needed. Visit the Ishihara Park Learning Garden site for More Information. Subject to cancellation due to weather. Visit: <https://www.smdp.com/calendar/#/details/communal-gardening-ishihara-park/18461167/2026-07-06T09>

THE GLITTERING GATE

1:15 p.m. - 9:30 p.m. Pacific Resident Theatre 703 Venice Blvd., Venice. An experiment in theatrical improvisation moving seamlessly from music into the GLITTERING GATE, by Lord Dunsany. \$16.74. Visit: <https://www.smdp.com/calendar/#/details/the-glittering-gate/19383720/2026-07-13T13>

HEARTHSIDE CHAT: WHAT YOUR HORMONES AND STRESS MAY BE TELLING YOU

6:00 p.m. - 8:00 p.m. WUUM 202 Bicknell Avenue Santa Monica. Join HAHA and WUUM for an intimate Hearthside Chat exploring the powerful connection between hormones, stress, and cardiovascular health. Visit: <https://www.smdp.com/calendar/#/details/hearthside-chat-what-your-hormones-and-stress-may-be-telling-you/19308030/2026-07-13T18>

PIZZA PARTY AT BODEGA WINE BAR

6:00 p.m. - 10:00 p.m. 814 Broadway Santa Monica. Every Monday Night at Bodega, every bottle of wine you purchase gets you a pizza half off! 6pm-Close. Visit: <https://www.smdp.com/calendar/#/details/pizza-party-at-bodega-wine-bar/11526040/2026-07-06T18>

COASTAL CLEANUP DAY SITE CAPTAIN TRAINING

Coastal Cleanup Day is the world's largest volunteer-driven environmental event, mobilizing millions of people worldwide to protect our planet! In Los Angeles County, Heal the Bay proudly leads this monumental effort, organizing over 50 cleanup sites spanning the coasts, rivers, parks, and dive and kayak sites. On Saturday, September 20th, 2025, we'll mark our 36th year of coordinating this impactful event, welcoming more than 7,000 volunteers to take action right here in LA County! Are you ready to make a difference? Become a Coastal Cleanup Day Site Captain and lead your own cleanup with the support of Heal the Bay. The Coastal Cleanup Day (CCD) Site Captain Training is designed to teach you everything you need to know about Coastal Cleanup Day, to ensure you

and your crew are well prepared to serve as leaders for your CCD site! Visit: <https://www.smdp.com/calendar/#/details/coastal-cleanup-day-site-captain-training/19365387/2026-07-13T18>

CASTANEA SICILIAN CAFE - EARLY BIRD SPECIAL

9:00 p.m. - 10:00 p.m. Castanea Cafe 1307 Ocean Front Walk Venice. Enjoy 50% OFF all coffees at Castanea Venice Beach ?? Early Bird special every Mon–Thu from 9–10am. Start your morning with premium coffee at a special price – limited time offer! Visit: <https://www.smdp.com/calendar/#/details/castanea-sicilian-cafe-early-bird-special/18847307/2026-07-06T21>

LATE NIGHT HAPPY HOUR AT MARELLE - NIGHT CAP MENU

9:00 p.m. - 11:00 p.m. Marelle at Sandbourne Santa Monica 1740 Ocean Ave Santa Monica. Marelle will be launching a late-night happy hour menu called 'Night Cap' starting Monday, April 6th. Guests can order from this menu exclusively at Marelle, bar and bar lounge only. Visit: <https://www.smdp.com/calendar/#/details/late-night-happy-hour-at-marelle-night-cap-menu/18409321/2026-07-06T21>

TUESDAY | JULY 14

COFFEE CONNECTION

9:00 a.m. - 10:00 a.m. 1317 5th St #200 Santa Monica. Coffee Connections Networking Event Hosted by - Younique with Breakfast provided by Chick-fil-A. \$10.00 to \$20.00. Visit: <https://www.smdp.com/calendar/#/details/coffee-connection/18207369/2026-07-14T09>

MEMORIES & MOVEMENT SENIOR CLUB

11:00 a.m. - 1:00 p.m. Virginia Avenue Park 2200 Virginia Ave. Santa Monica. Come, learn, and have fun every 2nd and 4th Tuesday from 10:30 AM to 1:00 PM in The Patio room at Virginia Avenue Park. Each week there will be something new: Exercise, Talking with Friends, Learning, Guest Presenters, Health & Wellness! Visit: <https://www.smdp.com/calendar/#/details/memories-movement-senior-club/14853634/2026-07-07T10>

ELEMENTARY ART STUDIO SUMMER CAMP

1:00 p.m. - 11:00 p.m. Palisades Community Renewal Center 3212 Nebraska Ave Santa Monica. Join us for our summer art workshops for elementary age kids! In case this event has been updated, please visit <https://www.pcrscm.org/event/elementary-art-studio-summer-camp-383c6> for full details before arriving. Thank you! Visit: <https://www.smdp.com/calendar/#/details/elementary-art-studio-summer-camp/19066074/2026-07-14T13>

WALK-IN TUTORING WITH LAURIE

2:00 p.m. - 4:00 p.m. West Los Angeles Regional Library 11360 Santa Monica Boulevard Los Angeles. Walk-In Tutoring With Laurie Walk-in tutoring is

available for any adult who needs help with internet searches, filling out forms, English conversation, reading, writing, resumes, and applications. Visit: <https://www.smdp.com/calendar/#/details/walk-in-tutoring-with-laurie/17128550/2026-07-07T14>

ELEMENTARY ART STUDIO 3:30-4:20PM

3:30 p.m. - 4:30 p.m. Palisades Community Renewal Center 3212 Nebraska Ave Santa Monica. Open to all skill levels, sparking creativity through drawing, color work, collage, and mixed-media techniques. Visit: <https://www.smdp.com/calendar/#/details/elementary-art-studio-3-30-4-20pm/18825639/2026-07-07T15>

CITY COUNCIL MEETING CITY COUNCIL MEETING

5:30 p.m. Santa Monica City Hall 1685 Main St. Santa Monica. The City Council is made up of seven members elected at-large for staggered four-year terms. Every two years, after each election, the City Council selects one of its members to serve as Mayor and another to serve as Mayor Pro Tempore. The City Council also sits as the following bodies for the City of Santa Monica. Visit: <https://www.smdp.com/calendar/#/details/city-council-meeting/13799967/2026-07-14T17>

UNDER THE NEW MOON: A HEALING & MANIFESTATION CIRCLE

6:00 p.m. - 8:00 p.m. Annenberg Community Beach House 415 Pacific Coast Hwy Santa Monica. Gather under the New Moon for intention setting, healing, reflection, and the power of being witnessed in community. \$55.20. Visit: <https://www.smdp.com/calendar/#/details/under-the-new-moon-a-healing-manifestation-circle/19128091/2026-07-14T18>

SANTA MONICA SAAS & MEDIA TECH FOUNDER SALON: AI, AUDIENCE GROWTH & REVENUE

7:00 p.m. - 9:00 p.m. 2000 Main Street Santa Monica. This is a curated business room for people who are actively building, marketing, automating, or growing media and technology companies. \$28.52 to \$49.87. Visit: <https://www.smdp.com/calendar/#/details/santa-monica-saas-media-tech-founder-salon-ai-audience-growth-revenue/19228376/2026-07-14T19>

WEDNESDAY | JULY 15

SUMMER FUN AT HOLY GROUNDS

Join us at Holy Grounds on weekday mornings this summer for a cup of coffee, chats with old and new friends, and special activities at 10a! We're located at 725 California Avenue in Santa Monica. Free underground parking! Holy Grounds is the coffee bar and book/gift shop at St. Monica. Located inside the Caruso Community Center, we serve organic coffee and tea from Urth Caffe, assorted pastries and baked goods, and soft drinks. We also have a great selection of books, music, jewelry and unique religious gifts for all occasions! Free WiFi for our

customers! Stop by and check us out! Mondays: Connect with our parish Navigators and find your niche at the parish. Tuesdays: Drop in for Coffee Talk with Father Vince and discuss faith issues that are of interest to you! Wednesdays: Meet up with special guests from our local community. Thursdays: Test your board games skills! Fridays: Deacon Kevin welcomes all to Book Club.

TODDLER STORYTIME AND SONGS

10:00 a.m. - 10:45 a.m. West Los Angeles Regional Library 11360 Santa Monica Boulevard Los Angeles. Toddler Storytime and Songs Join us for storytime on Wednesdays at 10:00 a.m. We share stories, songs, and movement activities to build early literacy skills for toddlers aged 18 months to 3 years. Visit: <https://www.smdp.com/calendar/#/details/toddler-storytime-and-songs/18526513/2026-07-08T10>

MOBILE COMMUNITY MEDITATION CENTER - GUIDED MEDITATION

10:00 a.m. - 11:00 a.m. Santa Monica Beach lot 5 South 2600 Bernard Way Santa Monica. Please join Mobile Community Meditation Center aka Buddhist Boondockers Wednesdays, Fridays and Saturdays at 10 am for a 45 minute fully guided mindfulness meditation - on the grass, under the shade of the trees, with a stunning view of the sparkling ocean. Whether you're new to meditation or a seasoned practitioner, everyone is welcomed. Bring your own chair or cushion and try to arrive 5 minutes early and be ready to enjoy a truly peaceful moment as we relax, be present and make new friends; giving ourselves the love and attention we deserve by quieting our minds, finding peace and creating community. Visit: <https://www.smdp.com/calendar/#/details/mobile-community-meditation-center-guided-meditation/16994548/2026-07-08T10>

LAUGH FOR THE HEALTH OF IT

11:00 a.m. - 12:00 p.m. Wise and Healthy Aging 1527 4th Street Santa Monica. Kim Selbert, Certified Laughter Yoga Leader and Licensed Marriage & Family Therapist will facilitate this class. We all need more laughter in our lives, right? Through clapping, guided breathing and gentle movement with music, we will learn how to reduce stress, become more energetic and playful and connect positively with other seniors. It's easy, fun and very uplifting. Visit: <https://www.smdp.com/calendar/#/details/laugh-for-the-health-of-it/19300395/2026-07-08T11>

ADULT ART STUDIO 4:30-5:30PM

11:30 a.m. - 7:30 p.m. Palisades Community Renewal Center 3212 Nebraska Ave Santa Monica. Unleash your creativity and connect with your community! In case this event has been updated, please visit <https://www.pcrscm.org/event/adult-art-studio-4-30-5-30pm-25264> for full details before arriving. Thank you! Visit: <https://www.smdp.com/calendar/#/details/adult-art-studio-4-30-5-30pm/18461158/2026-07-08T11>



*Grazie mille
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