2 **Security guard wounded**
By homeless man downtown.

3 **Pressure mounts**
For Biden to withdraw.

5 **Celebrating beer**
At Brew Works.

7 **Rental limits**
Are they allowed?

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Santa Monica Daily Press

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## Housing Element becomes hot topic at local leader gathering

**THOMAS LEFFLER**
SMDP Staff Writer

While topics like crime and homelessness continue to be hot-button in Santa Monica, the issue of housing and construction took the forefront during a Wednesday gathering of local leaders.

At Headspace within the Bergamot Station Arts Center Wednesday evening, Mayor Phil Brock hosted a community meeting alongside City Councilmembers Oscar de la Torre and Christine Parra, with Brock noting that "none of us" were going to attempt a speech, but rather attempt to respond to citizens' concerns. Those concerns bubbled up before the meeting began, as a long line of confused locals stood in place for roughly 45 minutes as a lone Headspace tablet served as a dense sign-in sheet. Brock himself assured those fired up about the situation that he had nothing to do with the delayed meeting, with Headspace representatives stating they needed to "collect data" on attendees that they said would not "leave the building."

Once the meeting finally started, much of the questioning revolved around both housing and transportation issues, including Brock being asked if he was "happy" with the City needing to be compliant with its 2021-2029 Housing Element, which aims for 8,874 new housing units (69% of which must be at various affordable income levels). Brock noted that the City has "doubled" the amount of market-rate units they've been required to build already, and the Mayor attempted to temper his

SEE **HOUSING** PAGE 15

# Hometown teenage star comes back on the Orange Carpet



Photo by Thomas Leffler

**KIDS CHOICE:** Santa Monica-born Jensen Gering graced the "Orange Carpet" for the 2024 Nickelodeon Kids Choice Awards at Barker Hangar.

**THOMAS LEFFLER**
SMDP Staff Writer

Santa Monica's artistic talent knows no bounds, with one of the city's new standouts taking the spotlight in his hometown this past weekend.

On July 13, the 2024 Nickelodeon Kids Choice Awards came to Barker Hangar at the Santa Monica Municipal Airport, bringing along a host of A-listers like Billie Eilish, Adam Sandler and Margot Robbie. Within the crowded celebrity pool were the stars of Nickelodeon's "Erin & Aaron," including 16-year-old Santa Monica-born Jensen Gering.

SEE **ACTOR** PAGE 10

## Plans for an independent Malibu school district could go back to the drawing board

**MATTHEW HALL**
Daily Press Editor

The seemingly unending process to establish a standalone school district in Malibu is taking yet another detour but whether the process is derailed, or just delayed, is yet to be seen.

On July 18, the City of Malibu announced it has reactivated a County regulatory process to create its own school district. The move came as a surprise to many after two years of what appeared to be progress in the slowly moving discussions to strike a deal between the City and the Santa Monica Malibu Unified School District.

The City of Malibu has spent years advocating for its own school system arguing that it is underrepresented by the joint school board due to a lack of voting power and that the needs of Malibu students are not adequately met by the Santa Monica-based district administration. The City began a formal process with the Los Angeles County Office of Education in 2017 to ask for a split but paused that application in 2022 when both sides released the terms of a proposed agreement.

"After extensive conversations, negotiations and mediations, both the City of Malibu and the Santa Monica-Malibu Unified School District agree that it is now in the best interest of all students that a

SEE **SCHOOL** PAGE 6



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# Homeless man assaults security guard downtown

**MATTHEW HALL**
Daily Press Editor

A private security guard received a minor injury Thursday morning when a homeless man sleeping in a downtown parking structure slashed at the guard.

According to the Santa Monica Police Department, the assault occurred at about 12:45 a.m. when a member of the Good Guard security team approached a homeless subject who was sleeping in Parking Structure 2 at 1235 2nd Street.

SMPD said the security guard was doing his job when he woke the person and asked him to leave the structure. The individual, described as a male in his 30s, became angry and struck the guard in his hand with a sharp object, causing a laceration. The guard was not sure what the object was. The suspect fled the location and is outstanding. This incident will be investigated as an Assault with a Deadly Weapon.

SMPD said the injury was minor and the guard continued his shift.

"The SMPD is grateful for the dedication of the employees of Good Guard," said Lt. Erika Aklufi. "Their presence in the parking structures and other public buildings in the downtown area has significantly improved the safety of those locations in the overnight hours. We wish the guard a speedy recovery."

The Good Guard company has the contract for security in the downtown parking structures while Legion Corporation was brought on last year to patrol the rest of the area. Since December, Legion has reported two assaults on its employees, neither resulting in serious injury.

editor@smdp.com

## COMMUNITY NEWS

**Los Angeles**

### Jody Lyle selected as superintendent of Santa Monica Mountains National Recreation Area

The National Park Service (NPS) has selected Jody Lyle as the new permanent superintendent of Santa Monica Mountains National Recreation Area (SMMNRA) beginning July 28, 2024.

Lyle first started working with the NPS in 1992 as an environmental educator for Joshua Tree National Park. She came to SMMNRA in July 2020 as the chief of staff and transitioned to her current role as deputy superintendent in October 2023.

> Jody is an experienced leader who has a gift for bringing people together around shared goals and getting results in a way that builds relationships
>
> - David Szymanski, Pacific West Regional Director

"Jody is an experienced leader who has a gift for bringing people together around shared goals and getting results in a way that builds relationships," said

Pacific West Regional Director David Szymanski. "She is an excellent communicator, an inclusive leader, and collaborative partner."

As superintendent, Lyle will oversee the park's leadership team, a $9 million-dollar annual budget, 70 employees, numerous partnerships, and all park operations including resource management, science, law enforcement, interpretation, facility management, and administration.

"I'm honored to lead Santa Monica Mountains National Recreation Area into the future, especially as we approach the 50th anniversary of the park in 2028," said Lyle. "I look forward to working with our talented staff, dedicated volunteers and visitors, and an amazing group of government, non-profit, and Tribal partners."

Lyle's diverse career with the NPS spans more than 30 years and eight different assignments.

Between 1992-2007, she worked in environmental education, public affairs, community relations, law enforcement (dispatch), and fire management at Joshua Tree, Lassen Volcanic, Glacier, Sequoia, and Kings Canyon national parks. In 2007, Lyle transferred to the Office of Communications in Washington, D.C. where she served as the chief of digital content and the web editor-in-chief for the agency's website, NPS.gov.

In 2015, Lyle moved to Yellowstone National Park as the chief of strategic communications, leading a dynamic team responsible for media relations, digital communications, and internal communications for the world's first national park. In 2019-2020, she served as the acting superintendent of Cane River Creole National Historical Park in Louisiana.

Lyle was born and raised in Southern California and received a Bachelor of Arts in film studies from the University of California at Irvine.

She lives with her husband, a former NPS biologist, in Thousand Oaks where they are currently raising an adorable guide dog puppy. She also enjoys yoga, swimming, river rafting, and choral singing in the local community.

To learn more about Santa Monica Mountains National Recreation Area, visit www.nps.gov/samo.

SUBMITTED BY NPS

# Obama, Pelosi and other Democrats make a fresh push for Biden to reconsider 2024 race

**LISA MASCARO, ZEKE MILLER, MICHAEL BALSAMO AND AAMER MADHANI**
Associated Press

Former President Barack Obama has privately expressed concerns to Democrats about President Joe Biden's candidacy, and Speaker Emerita Nancy Pelosi privately warned Biden that Democrats could lose the ability to seize control of the House if he doesn't step away from the 2024 race, according to several people familiar with the sensitive internal matters.

Pelosi also showed polling to Biden that she argued shows he likely can't defeat Republican Donald Trump — though the former speaker countered Thursday in a sharp statement that the "feeding frenzy" from anonymous sources "misrepresents any conversations" she may have had with the president.

With time racing, Pelosi and Obama are among Democrats at the highest levels who are making a critical push for Biden to reevaluate his reelection bid, as unease grows at the White House and within the campaign at a fraught moment for the president and his party.

Obama has conveyed to allies that Biden needs to consider the viability of his campaign but has also made clear that the decision is one Biden needs to make. The former president has taken calls in recent days from members of congressional leadership, Democratic governors and key donors to discuss their concerns about his former vice president.

Biden has insisted he's not backing down, adamant that he's the candidate who beat Trump before and will do so again. Pressed about reports that Biden might be softening to the idea of leaving the race, his deputy campaign manager Quentin Fulks said Thursday: "He is not wavering on anything."

If anything, in recent days the president has become more committed to staying in the race, according to one person familiar with the internal discussions.

This story is based in part on reporting from more than half a dozen people who insisted on anonymity to discuss sensitive private deliberations. The Washington Post first reported on Obama's involvement.

Influential Democrats from the highest levels of the party apparatus, including congressional leadership headed by Senate Majority Leader Chuck Schumer and House Democratic Leader Hakeem Jeffries, are sending signals of concern. Some Democrats hope Biden, off the campaign trail after testing positive for COVID-19, will take a fresh look at the trajectory of the race and his legacy over the coming days.

Using mountains of data showing Biden's standing could seriously damage the ranks of Democrats in Congress, frank conversations in public and private and now the president's own few days off, many Democrats see an opportunity to encourage a reassessment.

If Democrats are seriously preparing the extraordinary step of replacing Biden and shifting Vice President Kamala Harris at the top of the ticket, this weekend will be critical to changing the president's mind, other people familiar with the private conversations said.

One said it's now or never ahead of a planned virtual roll call to nominate the party's choice in early August, ahead of the Democratic National Convention in Chicago.

Over the past week, Schumer and Jeffries, both of New York, have spoken privately to the president, candidly laying out the concerns of Democrats on Capitol Hill.

Control of the House and Senate is at stake, and leaders are keenly aware that a Republican sweep in November could launch Trump's agenda for years to come.

Separately, the chair of the Democratic Congressional Campaign Committee, Rep. Suzan DelBene of Washington, spoke with the president last week armed with fresh data. The campaign chief specifically aired the concerns of front-line Democrats seeking election to the House.

And on Wednesday, California Rep. Adam Schiff, a close ally of Pelosi, called for Biden to drop his reelection bid, saying he believes it's time to "pass the torch."

Biden, in a radio interview taped just before he tested positive for COVID-19, dismissed the idea it was too late for him to recover politically, telling Univision's Luis Sandoval that many people don't focus on the November election until September.

"All the talk about who's leading and where and how, is kind of, you know — everything so far between Trump and me has been basically even," he said in an excerpt of the interview released Thursday.

Some national polls do show a close race, though others suggest Trump with a lead. And some state polls have contained warning signs for Biden, including a recent New York Times/Siena poll that suggested a competitive race in Virginia, a state Biden won in 2020.

While the attention to Biden has subsided somewhat, particularly after last weekend's Trump assassination attempt and as the Republican National Convention is underway in Milwaukee, Democrats know they have limited time to resolve the party turmoil after the president's faltering debate performance last month.

To be sure, many want Biden to stay in the race. And the Democratic National Committee is pushing ahead with plans for a virtual vote to formally make Biden its nominee in the first week of August, ahead of the Democratic National Convention, which begins Aug. 19.

Late Wednesday, ABC News reported new details about Biden's private meeting over the weekend with Schumer at the president's beach home in Delaware. It said Schumer told the president it would be "better for the Democratic Party and better for the country if he were to bow out." A Schumer spokesperson called the report "idle speculation."

White House spokesman Andrew Bates said Biden told Schumer, as well as Jeffries, that "he is the nominee of the party, he plans to win, and looks forward to working with both of them to pass his 100 days agenda to help working families."

But among Democrats nationwide, nearly two-thirds say Biden should step aside and let his party nominate a different candidate,

SEE **BIDEN** PAGE 12



## Surf report

WATER TEMP: **70.2**

FRIDAY
***FAIR***
**SURF:** 3-4ft+
Waist to shoulder

Still plenty of fun surf on tap as SW/SSW swell gradually backs down. NW windswell nudges up slightly, may be just enough to help shape for the combo breaks west of Dume but summer points are still the call. Wind looks light early.

SATURDAY
***FAIR***
**SURF:** 3-4ft
Waist to chest

Fading SSW swell showing most size in morning. NW windswell up a peg so combo beachbreaks west of Pt. Dume should offer semi-peaky shape. Best/cleanest in the morning.

## Weather

**Friday:** Patchy fog before 11am. Otherwise, cloudy, then gradually becoming mostly sunny, with a high near 75.
**Friday Night:** Patchy fog after 11pm. Otherwise, increasing clouds, with a low around 65.
**Saturday:** Patchy fog before 11am. Otherwise, partly sunny, with a high near 76. East southeast wind 5 to 10 mph.
**Saturday Night:** Patchy fog after 11pm. Otherwise, mostly cloudy, with a low around 66.

| Date | Day | Time (LST/LDT) | Predicted (ft) | High/Low |
|---|---|---|---|---|
| 2024/07/19 | Fri | 03:17 AM | -0.67 | L |
| 2024/07/19 | Fri | 09:54 AM | 3.62 | H |
| 2024/07/19 | Fri | 1:56 PM | 2.63 | L |
| 2024/07/19 | Fri | 8:25 PM | 6.55 | H |
| 2024/07/20 | Sat | 03:53 AM | -1.01 | L |
| 2024/07/20 | Sat | 10:26 AM | 3.80 | H |
| 2024/07/20 | Sat | 2:43 PM | 2.45 | L |
| 2024/07/20 | Sat | 9:06 PM | 6.81 | H |
| 2024/07/21 | Sun | 04:31 AM | -1.21 | L |
| 2024/07/21 | Sun | 10:59 AM | 3.97 | H |
| 2024/07/21 | Sun | 3:30 PM | 2.26 | L |
| 2024/07/21 | Sun | 9:49 PM | 6.89 | H |
| 2024/07/22 | Mon | 05:08 AM | -1.23 | L |
| 2024/07/22 | Mon | 11:35 AM | 4.17 | H |
| 2024/07/22 | Mon | 4:19 PM | 2.10 | L |
| 2024/07/22 | Mon | 10:32 PM | 6.73 | H |
| 2024/07/23 | Tue | 05:45 AM | -1.05 | L |
| 2024/07/23 | Tue | 12:12 PM | 4.41 | 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: 7/17
24 27 32 47 66
Power#: 26
Jackpot: 91 M

**MEGA MILLIONS**
Draw Date: 7/16
5 35 42 58 66
Mega#: 22
Jackpot: 251 M

**SuperLotto Plus**
Draw Date: 7/17
5 14 23 24 29
Mega#: 4
Jackpot: 54 M

**Fantasy 5**
Draw Date: 7/17
13 20 21 28 38

**Daily 3**
Draw Date: 7/17
EVENING: 1 7 1
Draw Date: 7/17
MIDDAY: 6 8 2

**Daily Derby**
Draw Date: 7/17
1st: 09 - Winning Spirit
2nd: 08 - Gorgeous George
3rd: 02 - Lucky Star
Race Time: 1:44.02

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# Artists are taking things into their own hands to protect their work from generative AI

**SARAH PARVINI**
AP Technology Writer

The oil painting depicts a woman standing on a podium, her arm aloft as she grasps a laurel crown in her hand. A scarlet cloak drapes across her chest as she stares at the viewer. To the naked eye, the painting looks like a normal piece in an online portfolio. But the version of the painting uploaded online belies a hidden defense system — a tool called Glaze that masks the artist's style and cloaks the art from use by generative AI.

As image-generating AI continues to evolve, artists have increasingly fought against what they see as an existential threat to their craft on multiple fronts: through lawsuits, in public statements calling for regulations and now, with programs aimed at protecting their art from being scraped and emulated without their permission.

Created by researchers from the University of Chicago, Glaze and a second program, Nightshade, essentially poison the well of art uploaded online in an attempt to scramble what AI sees. Where Glaze subtly changes an image so AI perceives it as a different art style, Nightshade is a more "offensive" tool that attempts to confuse an AI training model about what is in an image. The idea, university researchers said, is to provide a technical solution to stop the "malicious" use of AI models while also protecting creators.

> Regulations, strikes are very important and arguably launch a much more profound, long lasting effect on this entire landscape
> - Shawn Shan

The team working on Glaze and Nightshade noted that their tools serve as a safeguard in a space that lacks regulation rather than as a comprehensive solution. Where lawsuits and government regulations might force tech giants like Microsoft or OpenAI to change how they operate, smaller AI players outside of the United States might not follow suit, researchers said. In those instances, the AI scrambling tools will still be useful.

"Regulations, strikes are very important and arguably launch a much more profound, long lasting effect on this entire landscape," said Shawn Shan, the lead student working on Glaze and Nightshade. "But I think we see Glaze, and specifically Nightshade, as more leverage."

For Karla Ortiz, the San Francisco-based artist behind the oil painting and the first person to publicly use Glaze, the intersection of art and AI "all boils down to consent."

"It's just deeply unfair to work your whole life to train, to learn to be able to do the things that we do to find our own voice as artists, and then to have someone take that voice, make a mimic of it, and say, 'Oh, actually, this is ours,'" she said. "Artists need a way to be able to exist online."

> When AI becomes stronger and stronger, these anti-AI tools will become weaker and weaker
> - Jinghui Chen

Ortiz is one of three artists seeking to protect their copyrights and careers by suing makers of AI tools that can generate new imagery on command. The suit against Stability AI, the London-based maker of text-to-image generator Stable Diffusion, alleges that the AI image-generators violate the rights of millions of artists by ingesting huge troves of digital images and then producing derivative works that compete against the originals.

Ortiz, a concept artist and illustrator in the entertainment industry who has worked on movies including "Rogue One: A Star Wars Story" and "Doctor Strange," said technology like Glaze is key to protecting artists.

"It's this disgusting cycle of tech saying we own what is yours, but you don't get to have a say in how you use your work," said Ortiz. "What you post online, that's ours. And we're also going to compete in your markets. And we're gunning for your job, which is essentially what's happening."

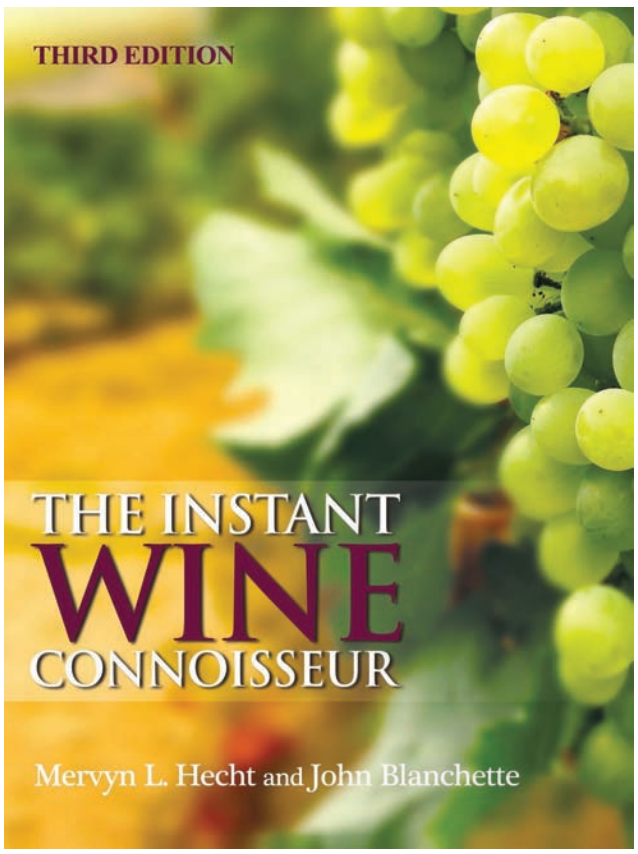
Experts say anti-AI tools do provide some protection by making it harder for people trying to use AI to mimic an artist's style, but they don't eradicate the problem. As AI models evolve, they will likely become harder to attack or throw off.

"When AI becomes stronger and stronger, these anti-AI tools will become weaker and weaker," said Jinghui Chen, an assistant professor at Pennsylvania State University who co-authored a study on the effectiveness of tools like Glaze. "But I recognize that as a first step."

It's important, Chen said, to raise questions

SEE AI PAGE 12

★★★★★ A light-hearted fun read.
★★★★★ Well written, particularly useful, instantly accessible.
★★★★★ ...Hecht has a joyful eye and fabulous taste




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# COMMUNITY NEWS

**Montana Ave.**

## Montana Branch Library adds self-service hours

The Montana Branch began offering self-service hours on Tuesday, July 9, via Open+, a comprehensive self-service model that provide controlled access to the library.

Community members who are pre-approved will be able to access the branch with a swipe of their Santa Monica Public Library Card on Tuesdays and Thursdays from 10 a.m. - noon. Self-service hours allow users to pick up items on reserve, use the library space, access materials and resources, and use an internet computer.

Library patrons who sign the Self-Service Hours Application and Agreement, available online and at full-service locations, can scan their Library card at the entrance to gain access to the building. Registration to use the self-service locations is required. Patrons who have already registered for Fairview Branch or Ocean Park Branch self-service access do not need to register again.

Full-Service Library Hours:
Main Library / 601 Santa Monica Blvd.
Monday, Tuesday, Wednesday & Thursday
10 a.m. – 8 p.m.
Saturday
10 a.m. – 5 p.m.

Montana Avenue Branch / 1704 Montana Avenue
Tuesday & Thursday
Noon – 8 p.m.
Saturday
10 a.m. – 5 p.m.

Pico Branch / 2201 Pico Blvd.
Tuesday, Wednesday & Thursday
Noon – 8 p.m.
Friday & Saturday
10 a.m. – 5 p.m.

Self-Service Library Hours
Fairview Branch / 2101 Ocean Park Blvd.
Tuesday
Noon – 8 p.m.
Friday
10 a.m. – 5 p.m.

Montana Avenue Branch / 1704 Montana Ave.
Tuesday & Thursday
10 a.m. – noon

Ocean Park Branch Self-Service / 2601 Main St.
Wednesday
Noon – 8 p.m.
Friday
10 a.m. – 5 p.m.

They invite you to explore the library in-person and virtually. For more information on programs and services offered at each Santa Monica Public Library location, visit our online calendar.

Please reach out if you have questions; friendly library staff are available to assist you. Call (310) 458-8600 or email library@santamonica.gov. View all library locations and hours at smpl.org.

SUBMITTED BY RACHEL FOYT

**Citywide**

## Santa Monica Brew Works Announces the Maltose Falcons "Mayfaire Podium Series" to Celebrate 50 Years of Homebrewing Excellence

Santa Monica Brew Works (SMBW) has announced the launch of the Maltose Falcons "Mayfaire Podium Series", a tribute to 50 years of brewing excellence from America's oldest and most esteemed homebrew club. Starting today, July 18, 2024, beer enthusiasts can savor three exceptional, award-winning brews from the Maltose Falcons, available exclusively on draft at the Santa Monica Brew Works Tasting Room, located at 1920 Colorado Ave., Santa Monica, CA 90404.

Founded in 1974, the Maltose Falcons have been at the forefront of the American homebrewing movement. As the nation's oldest homebrew club, they played a crucial role in the legalization of homebrewing and have since been dedicated to advancing the craft beer community through their ongoing commitment to tradition and education. This year, the Maltose Falcons celebrate a monumental 50th anniversary, and Santa Monica Brew Works is proud to honor this milestone with a special release of the top beers from the prestigious Mayfaire competition.

In April, Santa Monica Brew Works hosted the Mayfaire competition, the Maltose Falcons' premier event, which showcased 393 entries from some of the country's most talented recreational brewers. With 156 participants, judges, and stewards, Mayfaire continues to exemplify the quality, creativity, and passion of the homebrewing community.

The Mayfaire Podium Series will feature the following outstanding beers that earned top honors. Each of the homebrewers were invited to work alongside SMBW Head Brewer Avery Colomb to ensure the recipes

SEE **BRIEFS** PAGE 12












## SCHOOL

FROM PAGE 1

mutually agreed to process for the formation of an independent Malibu Unified School District and Santa Monica Unified School District be pursued jointly by the two parties," said the document.

The general terms of the split were that the proposed Santa Monica Unified School District would retain all school sites in the City of Santa Monica as well as all local revenues; the same would be true for Malibu under a new Malibu Unified School District, with the addition of revenue from the unincorporated portions of LA County often referred to as "unincorporated Malibu."

At that time, a date of July 2024 had been floated as the earliest potential date for the two cities to split. However, the major sticking point in negotiations, potential loss of funding for Santa Monica students after Malibu departs, quickly scuttled that timeline.

A fiscal deal was announced last year under which Malibu would make annual payments to Santa Monica schools to ensure funding levels remain consistent, with a 4% annual growth rate for about 18 years.

The revenue sharing involved two main calculations: a base year calculation and an annual calculation. The base year calculation establishes a funding target based on the cost to serve Malibu students, adjusted per pupil, multiplied by the number of students in Santa Monica schools. If Santa Monica's revenues fall below this target, Malibu will cover the shortfall through property tax transfers.

Subsequent years would see the funding target increase by 4% annually. If Santa Monica's revenues exceed this target, no transfer is required from Malibu for that year. The revenue sharing continues until termination, which can occur after three consecutive years without a transfer or in 2041-42, with tapering payments leading to termination by 2051-52 if transfers are less than $5 million.

Both sides had protections in the agreement, including adjustments if transfers cause undue fiscal pressure on Malibu and guaranteed annual revenue growth for Santa Monica schools.

Despite what appeared to be progress on the finances, Malibu said other negotiations stalled.

"Although the parties had reached an agreement on a Revenue Sharing Agreement, the recent mediation sessions had not yielded progress on the two remaining agreements: the Operational Agreement and the Joint Powers Authority Agreement," said the City of Malibu in a statement. "Consequently, the City believes it is a better use of its resources to return to the County Committee process. By resuming the petition process with the County Committee, the City aims to gain greater control over educational resources, curricula, and school management, ensuring that the unique characteristics of the community are effectively addressed. Put simply, this move will allow Malibu to achieve local control as quickly as possible."

Malibu formally asked for the county process to be restarted on July 11.

"We have made every possible effort to work through mediation with SM-MUSD, but unfortunately, we could not find a solution that adequately reflects the interests and aspirations of our community," said Malibu Mayor Doug Stewart in a written statement. "Our priority remains to provide our children with the best possible educational environment, tailored to the specific needs of Malibu."

> We have made every possible effort to work through mediation with SM-MUSD, but unfortunately, we could not find a solution that adequately reflects the interests and aspirations of our community
>
> - Doug Stewart, Malibu Mayor

The school district said Malibu's decision to withdraw from the process and pursue a County solution was "baffling" as the petition is insufficient under County rules and hurts Santa Monica students.

"After years of work we were less than three months away from forming two independent school districts that could provide similar programs to what exists today on day one of operation," said SMMUSD Board of Education Vice President and unification sub-committee member Jon Kean. "More work was needed to finalize the agreements but to walk away from a potential solution that meets the core tenets of our mediation and long held goals is the City's choice and it is unconscionable. In three months we could have achieved what community members have sought for decades."

Kean said SMMUSD would return to the negotiations to hammer out the final details but only if Malibu pauses its petition.

"We are extremely disappointed that the City has chosen this path that will now inevitably delay this process by many years," said Kean. "Our hope is that the County Committee honors the agreed upon timeline and delays this petition so we can finish unification once and for all."

editor@smdp.com

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## HOA HOMEFRONT

Send comments to editor@smdp.com

# Reader Questions – Can We Limit Rentals?

**KELLY G. RICHARDSON, ESQ., CCAL**

Dear Attorney Richardson,

How can HOAs protect their community from becoming overrun with rentals?

Can CCRs be changed to include leasing prohibition or can it be amended to limit the number of rentals to a percentage of 30%? Can some communities enforce a 6-month to 2-year residency requirement after purchase, requiring the owner to live there? Or can a community require that the tenants be screened in advance? Is there a way to require transparency of ownership requirements to know who is purchasing homes - permanent residents or corporations.

Many thanks, G.R., Encinitas

Dear G.R:

There are many reasons why HOAs often wish to limit rentals. One reason is that FNMA and FHA lending guidelines do not approve loans in condominium HOAs with over 50% rentals. Another reason is the belief that tenants are less motivated to be good neighbors than resident owners.

The HOA world is at odds with the real estate profession on this issue. HOAs generally desire the ability to run their communities as they choose, while the California Association of Realtors (CAR) has contended that HOAs have been too restrictive on rentals. CAR successfully sponsored two major additions to the Davis-Stirling Act in recent years, Civil Code Sections 4740 and 4741.

Civil Code 4740 requires that any ban on rentals only be applied to owners who take ownership after the date the ban is imposed and requires that landlords promptly provide certain tenant information to the HOA.

Civil Code 4741 is much newer, banning "unreasonable" restrictions on rentals. It allows HOAs to impose a cap on rentals of no lower than 25% and allows the ban of rentals of 30 days or less. It prohibits governing document provisions that "prohibits, has the effect of prohibiting, or unreasonably restricts" rentals.

The problem is that we don't have any definitions yet of what restrictions would be "unreasonable." I expect that one test will be whether the primary purpose of a restriction is to discourage rentals. So, for example, I don't think a waiting period after purchase (in the past, typically 1 or 2 years) would pass muster because its purpose is to discourage investor buyers and favor owner-occupier buyers. On the other hand, a requirement that tenants sign a promise to obey the governing documents does not discourage rentals but encourages tenants to be good neighbors.

I don't think HOAs could ban ownership of homes by entities. Many people use their family trusts or LLCs to own their property on their behalf. Perhaps your HOA's legal counsel will have some other ideas.

As to screening of tenants, I am not aware of any law allowing HOA boards that power. Stock cooperatives often have approval powers over proposed shareholders, but not over who is the resident in the shareholder's home.

G.R., the bottom line is that HOAs are allowed to adopt rules or restrictions that are intended to foster good neighborly behavior by tenants but may not adopt rules or restrictions designed to discourage rentals (other than the rental cap allowed by Civil Code 4741(b).

I wish I had more clear information to provide on this topic, but it will take a few more years for the courts to figure out the boundaries of "reasonableness."

Thanks, Kelly

To read any California law, visit www.leginfo.legislature.ca.gov

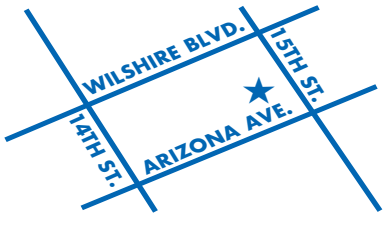
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Kelly G. Richardson CCAL is a Fellow of the College of Community Association Lawyers and Partner of Richardson Ober LLP, a California law firm known for community association advice. Send column questions to Kelly@roattorneys.com. Past columns at www.HOAHomefront.com.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

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## PACIFIC PALISADES

**$2,000,000**

17366 W Sunset Blvd #306,
Pacific Palisades, CA 90272

**2 BR 2 BA 1,379 Sq Ft**

Listed by Shen Schulz, DRE #01327630
Sotheby's International Realty

## SANTA MONICA

**$2,023,413**

2252 20th St,
Santa Monica, CA 90405

**4 BR 3 BA, 2,590 Sq Ft**

Listed by Hatim Zaki, DRE #01976387
Nelson Shelton & Associates
Bought with Hatim Zaki, DRE #01976387
Nelson Shelton & Associates

## SANTA MONICA

**$2,050,000**

1755 Ocean Ave #512,
Santa Monica, CA 90401

**2 BR 2 BA, 1,400 Sq Ft**

Listed by David Berg, DRE #01481236
& F. Ron Smith, DRE #00961954
Compass

## VENICE

**$1,950,000**

646 Flower Ave #3,
Venice, CA 90291

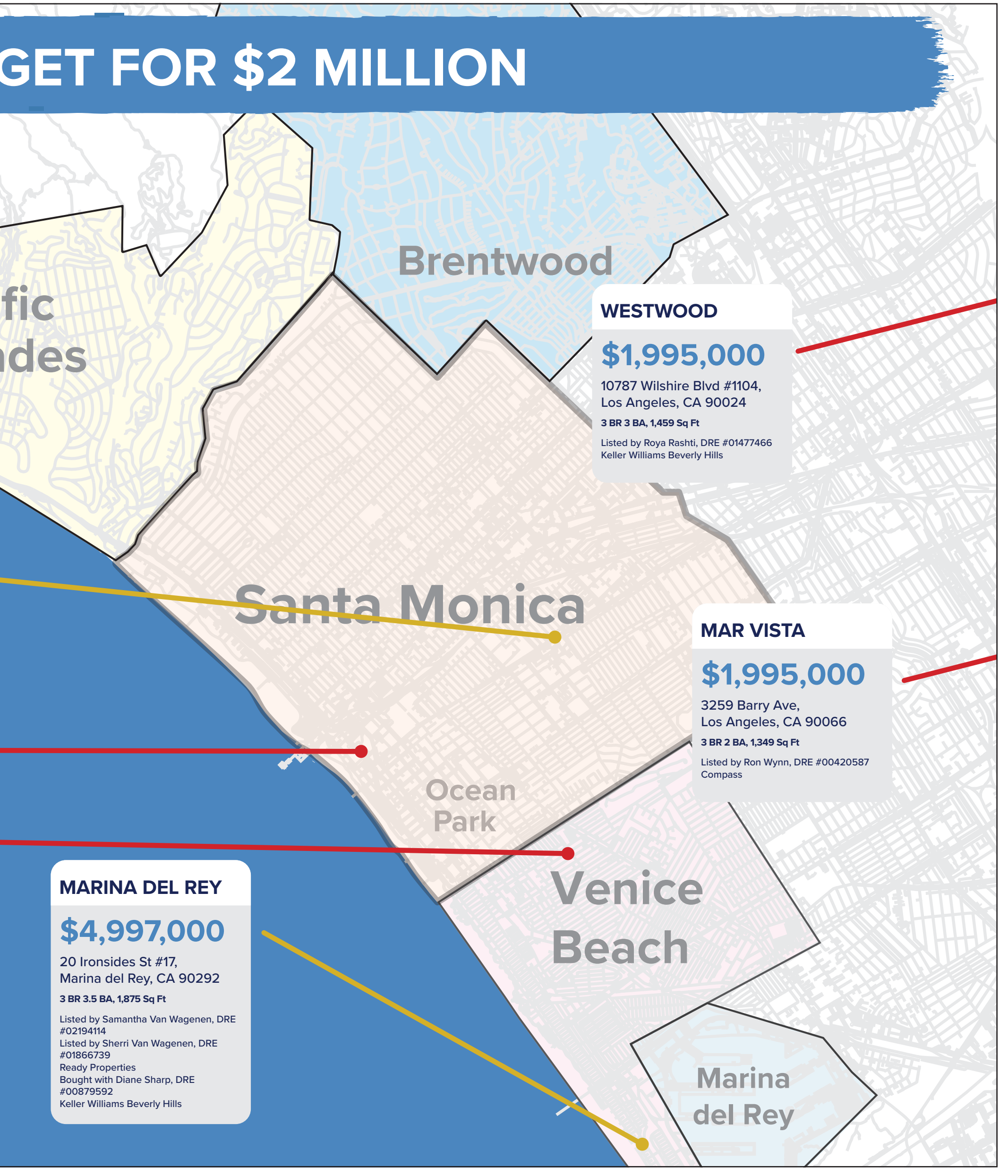
**3 BR 3.5 BA, 1,970 Sq Ft**

Listed by Gregory Eubanks, DRE
#01949808
Redfin Corporation

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All data gathered at redfin.com Santa Monica Daily Press

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10787 Wilshire Blvd #1104,
Los Angeles, CA 90024

**3 BR 3 BA, 1,459 Sq Ft**

Listed by Roya Rashti, DRE #01477466
Keller Williams Beverly Hills

**MAR VISTA**

**$1,995,000**

3259 Barry Ave,
Los Angeles, CA 90066

**3 BR 2 BA, 1,349 Sq Ft**

Listed by Ron Wynn, DRE #00420587
Compass

**MARINA DEL REY**

**$4,997,000**

20 Ironsides St #17,
Marina del Rey, CA 90292

**3 BR 3.5 BA, 1,875 Sq Ft**

Listed by Samantha Van Wagenen, DRE #02194114
Listed by Sherri Van Wagenen, DRE #01866739
Ready Properties
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Keller Williams Beverly Hills

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[1] "Medicare & You," Centers for Medicare & Medicaid Services, 2020
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6255


## ACTOR

FROM PAGE 1

Gering, who plays the musically-inclined Aaron on the show, hit the "Orange Carpet" alongside co-stars Ava Ro and Luca Diaz, and has been amazed by the reception the show has received, particularly on the Netflix streaming service alongside its broadcast home.

"It's been amazing ... once (the show) went on Netflix, people were coming up to me and saying 'oh, I watched the show' or 'my little sister watches the show,' just getting fan interactions," Gering said. "It's truly been great, a bunch of exposure (and) hopefully boosts in all of our careers.

The show revolves around Gering as Aaron and Ro as Erin, two step-siblings who share musical aptitude while navigating their lives as a shared family. Ro added that the familial nature of the show allows for generational crossover appeal.

"Aaron & Erin is all about family," Ro said. "It's about two families coming together and honestly, family is so important. I mean, those are the people that you love and trust."

Filming the show in Burbank, Gering's studio is a literal family affair, as his father Galen Gering also filmed there as an actor on "Days Of Our Lives." Gering made sure to note that his show is a little less risqué than his father's, a slice of all-ages television that carves out a wholesome traditional media lane in today's social media-dominated environment.

"It teaches values, which I feel like you wouldn't get when scrolling through social media ... there's a whole story that is applied and helps with attention span," Gering said.

Many of the night's award winners weren't exactly shockers, as the smash hit "Barbie" picked up the "Favorite Movie" trophy while Jack Black won "Favorite Villain" for portraying the King of the Koopas, Bowser, in "The Super Mario Bros. Movie." One big surprise took place, though, in the form of Disney's "Percy Jackson and the Olympians" winning "Favorite Kids TV Show" over Nickelodeon competition.

Along with the huge win for "Percy," its title character won "Favorite Male TV Star," that being Walker Scobell. The popular book series has now become a smash streaming sensation, with Scobell also stressing the importance of cross-generational content.

"There's Percy Jackson fans of every age, and I think it's important to still make a new and exciting kind of story (and) put our own spin on it, but at the same time, kind of give the people that have been reading the books and imagining (it) in their heads ... an accurate image," Scobell said.

thomas@smdp.com







Thomas Leffler

**AWARDS:** The Kids Choice Awards were held in Santa Monica and included youth celebrities like Walker Scobell and others.




## FRIDAY | JULY 19

**FREE PRODUCE MARKET**
Come pick up refreshing summer fruits and vegetables at Seeds of Hope Free Produce Market at Virginia Avenue Park, 2200 Virginia Ave., from 12 p.m. to 2 p.m. in the Patio Room. Supplies limited to the first 150 families. For questions, call 310-458-8688.

**SNOOPY!!! THE MUSICAL**
Organized by the Santa Monica College Theatre Arts Department, this musical based on the beloved Peanuts comic strip by Charles Schulz sparkles with wit and warmth as it depicts life as seen through the eyes of Schulz's unforgettable characters. The musical sequel to "You're A Good Man, Charlie Brown," "Snoopy!!!" has music by Larry Grossman and lyrics by Hal Hackady. Begins at 7:30 p.m. at the Theatre Arts Complex Main Stage. Tickets $18-25, to purchase visit: https://www.smc.edu/calendar/tickets.php.

**GRILLED CHEESE & BEER NIGHT**
Join Andrew's Cheese Shop, 728 Montana Ave., for a family-style dinner featuring a curated menu of decadent open face grilled cheese sandwiches expertly paired with artisanal beers from around the world. Includes a starter salad, four courses of grilled cheeses paired with four specialty beers, and a dessert course of an imperial stout float with french vanilla ice cream. Tickets $81.88, to purchase visit: https://www.eventbrite.com/e/july-19th-grilled-cheese-beer-night-tickets-934650012347.

## SATURDAY | JULY 20

**PICKLE ME SILLY**
The Ishihara Park Learning Garden, 2909 Exposition Blvd., will be hosting a "Pickle Me Silly" event for kids, families and adults beginning at 9 a.m. There will be a variety of pickled and preserved foods on hand, including Kim Chi, Pickled Beet and Okra. Kids get first dibs on the limited supply Home Pickling Kits to take home and inspire yourself.

**DOWNTOWN SANTA MONICA WALKING TOUR**
Discover the architectural gems and rich history of Downtown Santa Monica, beginning at Hostelling International Santa Monica, 1436 2nd St., at 10 a.m. Visit a 12-story Art Deco office tower, the British pub where Jim Morrison played his first show, the city's best example of a Queen Anne Victorian home, a lavish hotel that housed a speakeasy during Prohibition and more. Tours are approximately 2 hours and cover 6 blocks. Reservations suggested. Open to all ages. Tickets $10. For more information, visit: https://smc.givecloud.co/dwt.

**30TH ANNIVERSARY CELEBRATION WITH THE REPTILE FAMILY**
Celebrate the 30th anniversary of the Donald Bruce Kaufman Brentwood Branch Library with Living Treasures from Around the World from The Reptile Family. This educational, entertaining, fun, and safe hands-on program features live reptiles, amphibians, and arthropods. Kids and families will enjoy the chance to touch or hold the animals as the presenter talks about them. Donald Bruce Kaufman - Brentwood Branch Library, 11820 San Vicente Boulevard, Los Angeles. 10 a.m.

**NOTABLE FICTION BOOK DISCUSSION GROUP**
Join a community-led discussion of award-winning current and classic fiction, held via Zoom. Contact library@santamonica.gov for the link. July 20: A Long Petal of the Sea by Isabel Allende. 11 a.m. - 12 p.m.

**ADULT PAINTING CLASS**
Space is limited so please RSVP to palsds@lapl.org or stop by the Reference Desk to reserve your place. Spend an afternoon learning how to paint with Martha Meade. We will be using acrylics on canvas to do some L.A. Dreaming and producing a masterpiece each of you can take home and hang on your wall. If you came to the last class, come again! The content is different. Martha is a Pacific Palisades-based painter who works primarily in oils on canvas. She is a long-time resident of Pacific Palisades and a member of the Pacific Palisades Art Association.Palisades Branch Library, 861 Alma Real Drive, Pacific Palisades. 2 p.m.

## SUNDAY | JULY 21

**MINDFUL PARENTING IN CHALLENGING TIMES: AUTHOR TALK AND MEDITATION PRACTICE**
Parenting can be an all-consuming, emotionally charged, and even chaotic experience, but also one that presents unique opportunities for mindful living and growth. What are some of the ways to maintain a mindful equilibrium in addressing day-to-day parenting challenges? What can our kids and our experiences raising them teach us about living life deeper and more skillfully? The talk will include a meditation practice, Q&A, and book signing. The discussion will highlight the application of Buddhist and mindfulness practices to one particular challenge described in Lane's book – interfacing with the foster care system. InsightLA Santa Monica Meditation Center, 1430 Olympic Blvd. Free—Suggested donation: $25, but no one turned away. 2 - 3:30 p.m. https://insightla.org/event/hybrid-in-person-mindful-parenting-challenging-times/

**GUITAR LEGEND GREG KOCH**
This event is 21 and over. Any ticket holder unable to present valid identification indicating that they are at least 21 years of age will not be admitted to this event, and will not be eligible for a refund. The Venice West, 1717 Lincoln Blvd, $20, 8 p.m. https://www.ticketweb.com/event/guitar-legend-greg-koch-the-venice-west-tickets/13505534

**HULU PRESENTS POOLSIDE CINEMA AT FAIRMONT MIRAMAR HOTEL & BUNGALOWS**
As the official content partner for the dive-in screenings, Hulu will curate a diverse selection of original films and iconic blockbusters including family-friendly classics, romantic comedies, action-packed flicks and more in an immersive, themed ambiance for each Hulu Has Movies screening. Hulu has the most dynamic and robust film offering in streaming offering consumers access to an unrivaled library of movies that are best-in-class. A pre-purchased ticket ($45 pp) required for visitors which includes admission, free popcorn, and a 3-course, pre-fixe dinner menu. Children under the age of 5 are free. July 21 movie is Aquamarine. 7:30 p.m. Fairmont Miramar Hotel & Bungalows, 101 Wilshire Boulevard. https://www.fairmont-miramar.com/experiences/#!/e/summer-poolside-cinema-625415f9

## MONDAY | JULY 22

**FREE SUMMER LUNCH PROGRAM**
Free summer lunch program for youth under the age of 18 at Virginia Avenue Park's Teen Center Courtyard. Virginia Avenue Park, 2200 Virginia Ave, 12 - 1 p.m. while supplies last.

**BOOKMARK MONDAYS**
Stop by and make a different bookmark every Monday in July and learn how to take care of your books. Santa Monica Public Library, 601 Santa Monica Blvd. 3 - 5 p.m.

**PAJAMA STORYTIME**
Wear your jammies to the library! For children of all ages (parents and teddy bears welcome). For ADA accommodations, call (213) 228-7430 at least 72 hours prior to the event. Palisades Branch Library, 861 Alma Real Drive, Pacific Palisades. 7 p.m.

## TUESDAY | JULY 23

**FREE SUMMER LUNCH PROGRAM**
The City Council is made up of seven members elected at-large for staggered four-year terms. Agenda online at https://www.smgov.net/departments/clerk/agendas.aspx City Hall, 1685 Main Street, 5:30 p.m.

**AUTHOR TALK WITH ELIZABETH ACEVEDO**
You're invited to learn about the power of poetry with Elizabeth Acevedo! In this exciting author conversation and Q&A, Acevedo will provide a short reading from her National Book Award winning and New York Times bestselling novel-in-verse, The Poet X serving as the backdrop to this amazing chat! The Poet X is about an Afro-Latina heroine who tells her story with blazing words and powerful truth. Xiomara Batista feels unheard and unable to hide in her Harlem neighborhood. Ever since her body grew into curves, she has learned to let her fists and her fierceness do the talking. But Xiomara has plenty she wants to say, and she pours all her frustration and passion onto the pages of a leather notebook, reciting the words to herself like prayers—especially after she catches feelings for a boy in her bio class named Aman, who her family can never know about. 11 a.m. - 12 p.m. Virtual, register online at https://libraryc.org/smclibrary/50810/register

## WEDNESDAY | JULY 24

**DJ LANCE ROCK STORYTIME AND DANCE**
The amazing DJ Lance Rock of Yo Gabba Gabba presents stories, music, and dance for a morning filled with fun and surprises! For ADA accommodations, call (213) 228-7430 at least 72 hours prior to the event. Abbot Kinney Memorial Branch Library, 501 S. Venice Boulevard, Venice, 10:30 a.m.

**INTERNET BASICS CLASS**
A course for newcomers and anyone who wants a refresher or has questions. Computers provided. Santa Monica Public Library, 601 Santa Monica Blvd. 10:30 a.m. - 12 p.m.

**AMERICAN RED CROSS BLOOD DRIVE**
Organizers are hosting an American Red Cross blood drive to encourage donors to roll up their sleeve and help save lives with. Donate blood to receive a Fandango Movie Ticket emailed to you ($18 value-to any movie of their choice). For ADA accommodations, call (213) 228-7430 at least 72 hours prior to the event. Donald Bruce Kaufman - Brentwood Branch Library, 11820 San Vicente Boulevard, Los Angeles, $18. 11 a.m. - 5 p.m. Register online at https://www.redcrossblood.org/give.html/drive-results?zipSponsor=Brntwd

**HEADSPACE IRL: EVENING MEDITATION CLASS WITH ROSIE ACOSTA @ HEADSPACE**
If you've been practicing for a while through the Headspace app, this evening will be a time to deepen your practice and feel the support of a community.
If you're just starting to learn how to meditate, you will get valuable tips and guidance to help you move forward. What to bring:
Yoga mat (optional)
Blanket (optional)
Journal and pen (optional)
Meditation pillows and chairs will be provided
What does my ticket include:
A guided experience with Rosie Acosta, Headspace meditation and mindfulness teacher
1.5 hour meditation workshop on loving-kindness
Q&A and guidance for your practice
A code for a month of free Headspace
Headspace HQ, 2417 Michigan Avenue, 6 - 8 p.m.
$40, https://www.eventbrite.com/e/headspace-irl-evening-meditation-class-with-rosie-acosta-headspace-tickets-929439387227

Submit your event online at www.smdp.com/events

## BIDEN

FROM PAGE 3

according to an AP-NORC Center for Public Affairs Research poll. That sharply undercuts Biden's post-debate claim that "average Democrats" are still with him even if some "big names" are turning on him.

Biden tested positive for COVID-19 while traveling Wednesday in Las Vegas and is experiencing "mild symptoms" including "general malaise" from the infection, the White House said. The president, who had spent the past several days campaigning, had already been scheduled to return to his Delaware beach home even before the diagnosis.

Schiff's announcement brings to nearly 20 the number of Democratic members of Congress calling on Biden to withdraw from the presidential race. Schiff is a prominent Democrat on his own, and his statement also matters because of his proximity to Pelosi.

In response to Schiff's comments, the Biden campaign pointed to what it called "extensive support" for him and his reelection bid from members of Congress in key swing states, as well as from the Congressional Black and Hispanic caucuses.

Other Democrats in Congress have shown less support, including when Biden's top aides visited Democratic senators last week in a private lunch. When Sen. John Fetterman of Pennsylvania asked for a show of hands on who was with the president, only his own and a few others including top Biden ally Sen. Chris Coons of Delaware went up, according to one of the people granted anonymity to discuss the matter.

Associated Press writers Will Weissert, Mary Clare Jalonick and Leah Askarinam contributed to this report.

## AI

FROM PAGE 4

about the efficacy of these types of tools in order to improve them.

Shan, the University of Chicago researcher, agreed that the anti-AI tools are "far from future-proof."

"But this is the case for most of the security mechanisms that we see in the digital age," he said. "Firewalls, they are not perfect. There are many ways to bypass them. But most people still use firewalls to stop a good amount of these attacks, these types of problems. So we see Glaze or Nightshade similarity."

Artists shouldn't "blindly trust" that all their problems will be solved by those tools, he added.

Renato Roldan, an artist who uses Glaze before uploading his work to his portfolio, said that he's hesitant to update as much as he used to because "we are super exposed now" with AI. He worries about how generated art will shift the paradigm on how art is consumed and created, he said, likening an image created by AI to a diluted version of art created by a person.

"If you do a photocopy of something, it starts to deteriorate every time you copy it," said Roldan, a former video game art director who now works in narrative and storyboarding.

One of the biggest consequences of unregulated AI, he said, is that it has made it harder for new artists who are just finishing school to break into the field because they have to compete with generated art.

"They'd usually find a learning curve that was a little bit hard," he said. "But now they are finding that curve is not a curve. It's just a wall."

## BRIEFS

FROM PAGE 5

were executed to the honoree's specific standards. Best in Show winner Trevor McGuire trekked more than 400 miles from Contra Costa County (CA), and Jack McQueen traveled from Salt Lake City, Utah.

Best in Show: "The Bird" Rauchbier by Trevor McGuire – A masterfully crafted smoked-malt beer celebrated for its rich, roasty flavor and complexity.

2nd Place: "Halfcolt" American Pale Ale by Jack McQueen – A perfectly balanced pale ale with refreshing hop character highlighted by a blend of Simcoe and Amarillo.

3rd Place: "Ikasu" Matcha-infused Gose by Masahiro Katano – A distinctive gose brewed with Matcha, offering a unique blend of tangy sour notes and earthy green tea essence.

"We are incredibly excited to partner with the Maltose Falcons to bring these exceptional homebrews to life on our commercial system." Said Avery Colomb, Head Brewer at Santa Monica Brew Works and Maltose Falcon alum. "This series not only showcases the remarkable talent of these homebrewers but also celebrates the Maltose Falcons' historic 50-year legacy in the craft beer world. It's a fantastic opportunity for us to honor their contributions to the brewing community."

The Mayfaire Podium Series will be available on draft exclusively at the Santa Monica Brew Works Tasting Room and will be served until supplies last. Don't miss the chance to experience these medal-winning brews and join in celebrating half a century of homebrewing excellence.

Established in 2014, Santa Monica Brew Works is the first and only locally owned and operated craft production brewery on LA's Westside. The brewery prides itself in upholding exacting standards and represents the values of independent brewers with creativity, inclusivity, and passion. Through devoted craftsmanship and a deep love for their coastal hometown, SMBW specializes in California-inspired beers for those who live the "Beach Brewed" lifestyle. Visit the Tasting Room and Beer Garden at 1920 Colorado Avenue in Santa Monica. Connect with SMBW on Facebook and Instagram. Learn more at santamonicabrewworks.com.

Founded in 1974, the Maltose Falcons are America's oldest homebrew club. Their mission is to foster a passion for homebrewing, promote brewing knowledge, and celebrate the art of craft beer. As pioneers in the homebrewing community, they played a key role in the legalization of homebrewing and continue to support and train some of the best brewers in Southern California and beyond.

SUBMITTED BY JOHNNY WARDELL




Courtesy image

**BEER:** Santa Monica's hometown brewery is celebrating the work of homebrewers.

Santa Monica Daily Press

# Classifieds

### Petition to Admin Estate

NOTICE OF PETITION TO ADMINISTER ESTATE OF: Steven Anthony Gunther CASE NUMBER: 23STPB07114 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of Steven Anthony Gunther A Petition for Probate has been filed by Mary Guilfoylein the Superior Court of California, County of Los Angeles-Stanley Mosk Courthouse. The Petition for Probate requests Mary Guilfoyle be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows: Date: Aug 9, 2024 Time: 8:30 a.m Dept. 79 Room - Address of Court: Stanley Mosk Courthouse 111 N. Hill St Los Angeles, CA 90012 If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Law Offices of Eric D Riley. Eric D Riley 273702 567 W Channel Island Blvd Ste.210 Port Hueneme, CA 9304. Tel 805-244-5291 07/05/24, 07/12/24, 07/19/24

### DBA

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2024149152 NEW FILING. The following person(s) is (are) doing business as BEACHES TROPICANA, 8911 Santa Monica Blvd, West Hollywood, CA 90069. Mailing Address, 2986 Passmore Dr, Los Angeles, CA Los Angeles. This business is conducted by a limited liability company (llc). Registrant commenced to transact business under the fictitious business name or names listed herein on July 2024. Signed: Baracoa Beach LLC (CA-202461111521, 8911 Santa Monica Blvd, West Hollywood, CA 90069; Julio Carta, Managing Member. The statement was filed with the County Clerk of Los Angeles on July 15, 2024. NOTICE: 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 in violation of the rights of another under federal, state or common law (See Section 14400 et seq., Business and Professional Code).

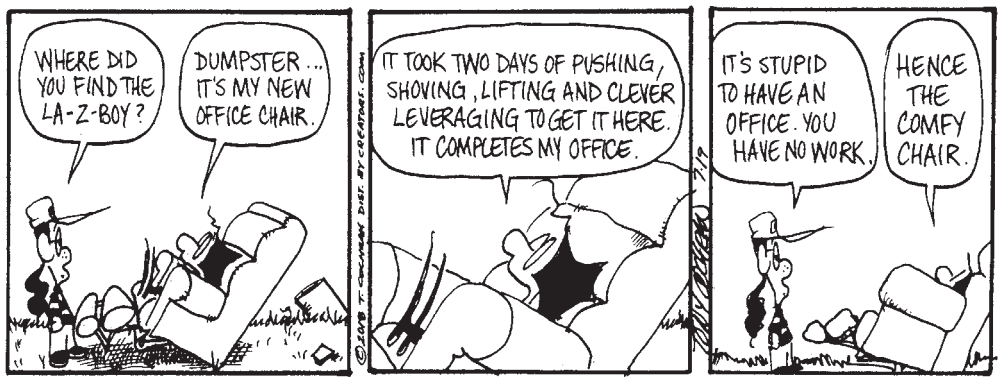
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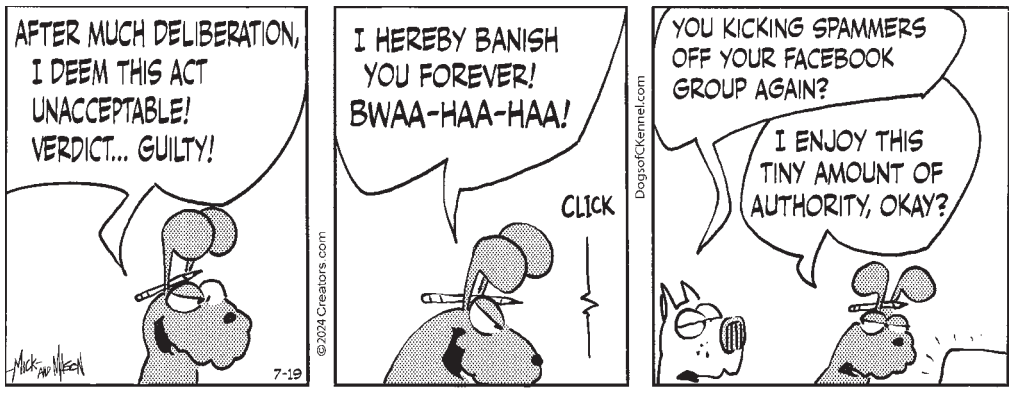
## Agnes

By TONY COCHRAN



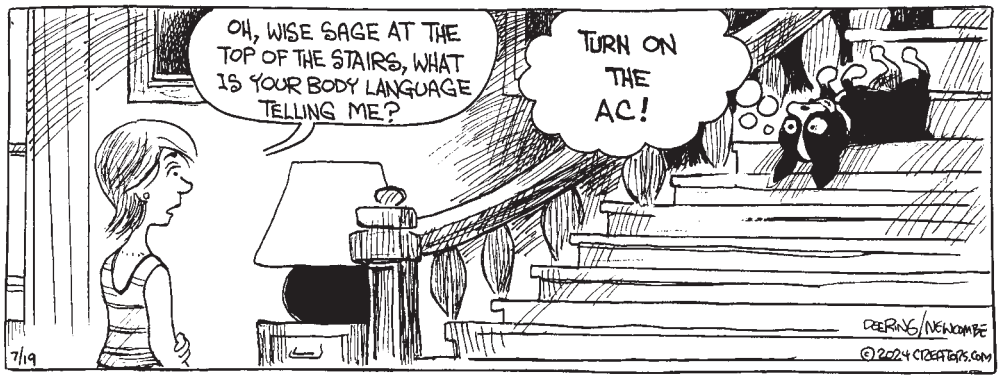

## Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART




## Zack Hill

By JOHN DEERING & JOHN NEWCOMBE




## Heathcliff

By PETER GALLAGHER




"THERE ARE MANY PUGS IN THIS AREA."

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

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## Aussie sporting heroes

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

| | | | |
|---|---|---|---|
| Aims | Devitt | Inglis | Pike |
| Armstrong | Elias | Jason Day | Price |
| Bell | Evans | Johns | Raper |
| Brabham | Fenech | Kerr | Roach |
| Brock | Folau | Klim | Saxby |
| Cahill | Forsyth | Konrads | Scott |
| Cash | Gaze | Lewis | Skilton |
| Chatfield | Gould | Lukin | United |
| Clarke | Healy | Nagle | Warner |
| Croft | Hoad | Newcombe | Welsh |
| Deng | Hunt | Pearce | Whincup |

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.
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## TODAY'S BIRTHDAY (July 19)

Your dedication comes back around to embrace you. You'll love the way people show you their love and admiration. Because of what you learn and how you apply it, relationship bonds will strengthen. More highlights: A major goal will be achieved, a community project will blossom into an ongoing feature, and you will dance on the streets and shores of a dream destination. Sagittarius and Pisces adore you. Your lucky numbers are: 8, 30, 1, 15 and 16.

## HOROSCOPES

ARIES (March 21-April 19). Fully aware that the people around you will rub off on you in some way or another, you're very careful about your company, seeking the audience of those you admire. You'll be welcomed.

TAURUS (April 20-May 20). Life is nuance, and people are complex. You'll watch loved ones closely, and their unpredictable behavior will intrigue you. You'll see uncommon beauty in common things, and this is your superpower and a daily practice.

GEMINI (May 21-June 21). You seek and find the truth today. Your objective eye will help those you share it with, as long as they are people who have asked for it. Of course, there are many who don't want the truth, but they might want it later, so log your thoughts.

CANCER (June 22-July 22). We are not born knowing how to see. At first everything blurs together, then there are delineations, and later names for separate objects. You continue to find new ways of viewing the world, evidenced by today's insights.

LEO (July 23-Aug. 22). The truth can be delivered and taken in different concentrations and some of them are laughter-inducing. There are certain instances when seriousness is the only appropriate tone, but they are few and far between.

VIRGO (Aug. 23-Sept. 22). Legacy is tricky in a sense. Someone learning about a legacy often gets the whole picture at once, so it's condensed and impressive. But someone building a legacy does this through small daily actions and interactions.

LIBRA (Sept. 23-Oct. 23). To fight the flow of life is to struggle against something much bigger than any individual. Even so, there's no reason to agree to everything life offers. Today you'll dodge in and out of the currents to find the one that's moving in your preferred direction.

SCORPIO (Oct. 24-Nov. 21). There are many things that can restore you when you need it — a serene walk, a heart-fortifying phone call, or just a nap. Taking time to recharge will make all the difference in your energy, attitude and mood.

SAGITTARIUS (Nov. 22-Dec. 21). It's one of those days when your mind seems to have a mind of its own. Don't blame it for wandering off from the task at hand. It's simply trying to find greener pastures, and maybe you should follow it to them.

CAPRICORN (Dec. 22-Jan. 19). You feel like you already know enough to execute the task, and you're right. Even though you don't want or need anyone to tell you what to do next, it will still be wise to collaborate, if only because it will be more fun.

AQUARIUS (Jan. 20-Feb. 18). Your senses will be left wanting, and that's a good thing. It gets you in touch with your appetites, which help you figure out what you need or how you can best contribute to your own happiness and well-being.

PISCES (Feb. 19-March 20). When people use words like "transparency," "authenticity" and "integrity" a little too often, it makes you nervous. You're correct to be suspicious. It's like saying, "Trust me." It's something the trustworthy usually don't think to say.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

## Sudoku

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column, and 3x3 block. Use logic and process of elimination to solve the puzzle.

SOLUTIONS TO YESTERDAY'S SUDOKU

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

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

## Newsday Crossword

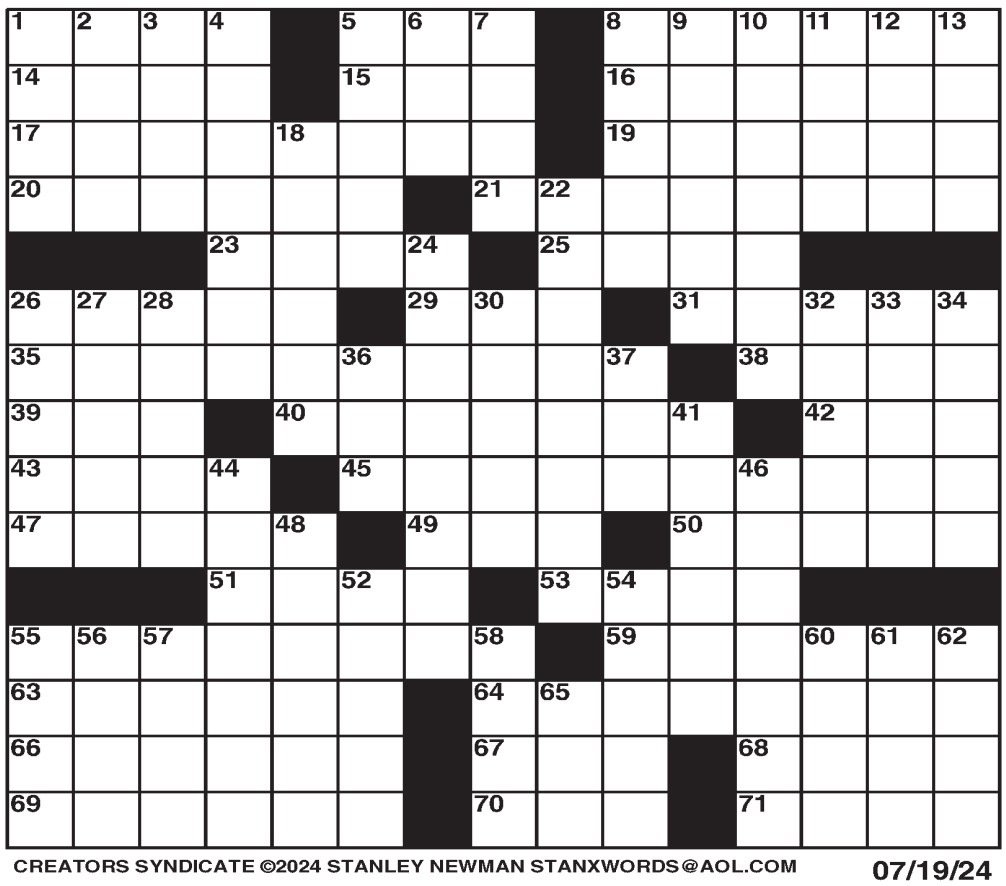
**ALPHABETICAL-ORDER ENDERS** by Billie Truitt
Edited by Stanley Newman
www.stanxwords.com

**ACROSS**

1 Quick hit
5 Pilfer
8 "Pass it to me!"
14 S&L IDs
15 "ur a riot"
16 Spanish dance
17 "I'll wait"
19 Word processor setting
20 Threw a curve to
21 A way to say "Congratulations!"
23 It means "residents"
25 Conversation ender
26 Posh residence
29 Edited out
31 Hair holder
35 Soon
38 In all history
39 Thou thou
40 Baseball commissioner since 2015
42 Volleyball call
43 Book following Joel
45 American island north of Venezuela
47 Toledo title
49 Highway sign no.
50 Family nickname
51 Star followers
53 Needlework need
55 Donut-shaped floater
59 Alaska Airlines hub
63 Clothe
64 West Coast Historic Landmark
66 Mr. Gorgeous
67 Try to catch
68 Mysterious vibe
69 NLE squad
70 RCMP patrol zone
71 "Garden" order

**DOWN**

1 Cyberjunk
2 Cafe connection
3 Queen's subjects
4 "Not with a bang but a whimper" poet
5 Beatty's bank robber
6 Symbolic embraces
7 Choice assignment
8 Island east of Valencia
9 National Gallery collection
10 Heirloom bridal accessory
11 Actress Amanda
12 Cubic Rubik
13 Imp's punishment
18 Shorten further
22 Sixth Amendment guarantee
24 Screenplay summary
26 Many stroller rollers
27 Pokémon videos' category
28 Dental floss material
30 Ill-suited
32 French flier
33 Not shady at all
34 Legal substitute
36 Additional, in Argentina
37 Not yet set, in salons
41 CIA HQ environs
44 Important individual
46 Pay later
48 Warren's dweller
52 Speculate
54 Shirt button blocker
55 Economical
56 Venerable race place
57 Top-of-email word
58 Word from the Greek for "gape"
60 Well-aimed
61 Berne's river
62 Regulatory overseer
65 Inadequate



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## HOUSING

FROM PAGE 1

displeasure with the process.

Brock stated that rapid construction is "going to lose the character of our neighborhoods" and make Santa Monica "a different city," likening it to Santa Monica High School tearing down its History Building to modernize campus, where students "will have a new experience." Regardless if he likes the changes, he added, it wasn't necessarily up to him.

"Look, do I want 24-story buildings on 6th and Colorado ... no, I don't, (we've been) a beachside, low-rise community with ample open space ... we're changing," Brock said. "It's not our choice to change. It is the State of California's choice that has done this ... so we hope for some part of local control to be restored to us, we want that, but at the same time, if something's mandated ... we can't fight Sacramento and win."

De la Torre agreed with his constituent's statement, saying State mandates are the reason "why you've seen all these projects go up" that City Council has little control over.

"They're getting the opportunity to build because the State is saying that we're in a housing crisis as part of why we have a homelessness crisis, which I don't know if you believe all that story ... but that's kind of what's going on," de la Torre said. "So you're seeing a lot of these more high-rise apartment buildings, and the City Council has to approve, because what we are told by the City Attorney's office (is) that if we don't have a compliant housing element, the State can come in and ... make it worse."

Santa Monica Northeast Neighbors Association Chair Tricia Crane asked why the Council doesn't take a formal position on SB 10, an option to authorize construction of multifamily buildings in single-family neighborhoods, adding that her association pleaded with Council to take a stance against the option. Parra responded by saying though her memory may be off, she spoke to city staff and the City Attorney about it and was told to believe that rejecting SB 10 "would jeopardize the housing element compliance," an assessment Brock agreed with.

The Mayor ultimately echoed what he said in his State of the City address earlier this year, that being that if these changes need to occur, he wants to push for more open spaces and forestry, as well as better communication alongside project developers.

"We can spend all our time bitching about what's going on in the city with housing, but I think it's better to say, let's try and work with those developers to make sure the housing is comfortable not only for the people inside those apartments, but comfortable for our neighborhoods and comfortable for our cities," Brock added.

> "Look, do I want 24-story buildings on 6th and Colorado ... no, I don't, (we've been) a beachside, low-rise community with ample open space ... we're changing
>
> - Phil Brock, Mayor

Other questions at the gathering were transportation safety-based, such as thoughts on adding more four-way stop sign intersections in the city, which Parra said was part of the City's Safe Streets plan. She added that the City's Department of Transportation was "working on that diligently" and the City is working on a potential ballot measure to bring money towards continuing that project.

Brock added that the City can take "quick action" on implementing a four-way stop if needed, such as the case after multiple incidents at 19th and Idaho, which was transformed into a four-way stop last November on short notice.

"The city does have a plan to make sure that we get to zero in terms of fatalities," de la Torre added. "And there have been some (problem) intersections and the city knows where the hotspots are, and there's been some investments (in) some of the streets .. but if you raise the concern like, hey, this is a real hotspot, then that's going to raise the importance of addressing it."

All three councilmembers are up for reelection this year although none have formally announced if they will run again.

thomas@smdp.com



Photo by Thomas Leffler

**HOUSING:** Santa Monica Mayor Phil Brock, alongside City Councilmembers Oscar de la Torre and Christine Parra, addressed a crowd of residents at Headspace Wednesday evening about the City's Housing Element and other topics.

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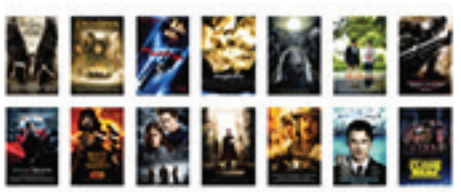
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