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NEWS OF THE WEIRD BY CHUCK SHEPARD

In Kyrgyzstan (and some neighboring Central Asian countries) the pre-12th-century tribal custom of "ala kachuu" continues, in which a man reduces the time and expense of courtship by riding up on horseback to a woman, snatching her up, and taking her to his family home, where his relatives (and sometimes hers) prepare her for marriage. According to an April New York Times dispatch from Bishkek, more than half of wives are acquired by ala kachuu (although the term can also mean a more-benign "elopement"), and even some of the snatched wives eventually "consent" to the marriage. Ala kachuu has been illegal for years, but the law against it is rarely enforced.

TODAY IN HISTORY

Today the 222nd day of 2005.
There are 143 days left in the year.

On Aug. 10, 1846, Congress chartered the Smithsonian Institution, named after English scientist James Smithson, whose bequest of \$500,000 had made it possible.

In 1949, the National Military Establishment was renamed the Department of Defense.

QUOTE OF THE DAY

"There is no adequate defense, except stupidity, against the impact of a new idea."

PERCY WILLIAMS BRIDGEMAN
AMERICAN SCIENTIST (1882-1961)

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Just do it



Fabian Lewkowicz/Daily Press

Harry Perry, a legendary Venice character, entertains runners following the Nike Run Hit Wonder. Following the race yesterday, participants were treated to music and festivities on the Santa Monica Pier.

Governor sued by teachers for funds

BY RYAN HYATT

Daily Press Staff Writer

SACRAMENTO — Local education leaders are suing Gov. Arnold Schwarzenegger in an effort to recoup funding they claim was promised for California's public schools and community colleges.

The petition, filed by the California Teachers Association in Sacramento Superior Court on Tuesday, states Schwarzenegger failed to provide the minimum school funding guaranteed under voter-approved Proposition 98

See GOVERNOR, page 6

LOCAL

City truck runs over beach goer, kills him

By Daily Press staff

SM BEACH — A man was killed on Saturday morning after a city truck ran over him while he was lying on the beach.

At about 8:45 a.m., an unidentified 37-year-old man from El Paso, Texas, was lying in the 1800 block of Santa Monica Beach, just north of Pico Boulevard, when a maintenance truck drove over him. He was transported to a local hospital, where he later died. It appears that the man was visiting Santa Monica, police said.

Santa Monica police officers responded to the scene, where they learned that a city worker, while driving a beach maintenance truck northbound while replacing refuse containers, drove over the victim.

The driver of the truck was interviewed at the scene and released pending further investigation. The cause of the collision is under investigation.

State group: Lincoln Place should be saved

Owner says redevelopment to include new tenants

BY RYAN HYATT

Daily Press Staff Writer

VENICE — Residents at a 54-year-old post-World War II apartment complex are hanging on a wing and a prayer that they'll become history, literally.

Residents at Lincoln Place are hopeful a recent decision by California's Historical Resources Commission will help preserve the apartments, although the property owner contends that even if the buildings stay, the tenants will go.

The historical commission voted on Friday to support the preservation of Lincoln Place, a 38-acre affordable housing site located east of Lincoln Boulevard and south of Rose Avenue. Tenants say the decision is a "significant boost" to keeping their homes intact, while the Denver-based property owner, Apartment Investment Management Co. (AIMCO), says the commission's determination will likely only add



Fabian Lewkowicz/Daily Press

Residents of the Lincoln Place apartments are resisting efforts by the buildings' owner to redevelop the complex.

"regulatory hoops" for plans to redevelop the site, and not prevent it.

Lincoln Place, a garden-style campus of 52 buildings built in 1951, was originally backed by the Federal Housing Authority to support World War II veterans and their families. However, it always

has been privately owned.

Once offering 795 affordable apartments, the site has been largely abandoned in the face of an ongoing legal debacle that began shortly after 1993, when the property owner proposed a rede-

See LINCOLN PLACE, page 8

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LOCAL



No butts about it



Fabian Lewkowicz/Daily Press

City Councilman Richard Bloom (left) and Robert Berger, president of Healthy Solutions Inc. (right), on Tuesday display new beach trash cans with the character of 'Mr. Butts,' created by Doonesbury creator and Pulitzer Prize winning cartoonist Garry Trudeau. The design by Trudeau will be seen on 600 beach trash cans and will be included in a media campaign that informs beach goers that Santa Monica Beach is a smoke-free zone.

COMMUNITY BRIEFS

Get a laugh at Bergamot

By Daily Press staff

Bergamot Café, known for its daytime cuisine, at artsy Bergamot Station in Santa Monica now provides a nighttime venue for showcasing new performers practicing their comedic talents.

In an outdoor space, with free parking, adults of all ages will enjoy this summer's third showcase of original and edgy humor. Bergamot Café Comedy Night takes place on Friday, Aug. 12, at 8:30 p.m. on the Café Patio Stage, 2525 Michigan Ave.

Premiered in June, Bergamot Café Comedy Night is drawing an audience of couples and singles — 21 and older — who don't want to pay a cover charge; a two-drink minimum is required to enjoy an evening of what's been described as a hip, young comedy and light fare in the great outdoors.

The gate opens at 7:30 p.m. for cocktails and appetizers. The laughs begin at 8:30 p.m.

Nonprofits benefit from \$30K in donations

By Daily Press staff

The PacifiCare Foundation, a nonprofit organization established by PacifiCare Health Systems, Inc. has given \$30,000 to three Santa Monica nonprofits.

They include:

■ Angel Flight West-So. CA Wing received a \$10,000 donation to support pilot and ground volunteer recruitment and training, such as outreach materials and mis-

See BRIEFS, page 9



SURF REPORT

Wednesday is when our next swell is due from the southern hemisphere. We've been tracking this one for nearly two weeks now breaking free of the ice cap near Antarctica in the lower 60s. This swell has some 16-second periods in it, which is enough energy to bring in some surf. The angle is about 170-180, making it tough for many breaks to pull in some surf, but for those who can, some waist-high sets are expected on Wednesday. Standouts could even see some pluses. But for most south-facing breaks, this is looking like only a waist-high swell. Note that this swell will be building throughout the day, and dawn patrol sessions may only see knee-high sets.

Today the water is:

67°

Write us at alex@smdp.com and tell us what the surf is doing today at your local break.

	LOW TIDES				HIGH TIDES			
	Morning	Height	Evening	Height	Morning	Height	Evening	Height
MONDAY	5:56	0.3	5:50	2.1	12:24	4.3	11:41	4.9
TUESDAY	6:19	0.7	6:39	2.1	12:51	4.5	12:20	4.3
WEDNESDAY	6:41	1.2	7:40	2.0	N/A	N/A	1:21	4.6
THURSDAY	7:03	1.7	9:04	1.9	1:10	3.6	1:59	4.8
FRIDAY	7:24	1.9	9:42	2.3	1:59	4.8	N/A	N/A

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The **Q**Line

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Owners of the Robinsons-May store in the Santa Monica Place Mall recently announced they plan to sell off the 137,000-square-foot location in 2006. This announcement comes at the same time that plans for redeveloping the entire mall are in the works.

So this week, Q-Line wants to know, "What would you like to see move into the large hole that will be left when Robinsons-May closes up shop?"

Call (310) 285-8106 before Friday at 5 p.m. and we'll print your responses in the weekend edition. Please try to limit your comments to a minute or less. It might help to think first about the wording of your response.

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OPINION

LETTERS TO THE EDITOR

SMDP part of the problem

Editor:

I am dismayed at this paper's attempt to discredit the work that I have done to expand safety to Santa Monica's schools, community and youth (SMDP, Aug. 5, page 1). Your front page headline titled "bad behavior" is misleading and disrespectful. From reading your headline and the angle of your story it seems to me that the Santa Monica Daily Press would like to blame me for the violence that erupted on Samohi's campus on April 15, 2005. This is an outrage in light of all of the work I continue to do to ensure that our youth live in a peaceful community. To create a peaceful community we need to avoid disrespecting people, negative labeling and stereotypes. This behavior is not non-violence. This form of non-physical violence is just as hurtful and only contributes to ill feelings. As I have done in the past, I call on all of us to come from a position of mutual respect.

Let us not forget that the "bad behavior" of students was one major cause of the violence that erupted on April 15 at Santa Monica High. Although a small number of students were involved in the fights, many students disobeyed the administrators when told to disperse. It was your paper that then racialized the incident by stating that "no white students were involved." This is incorrect, as many students of all colors disobeyed, resulting in the police being called on to campus. Why the students disobeyed administrators is a whole other story and if the fights could have been prevented in the first place is another story that I am in the process of assessing.

My visit on April 21 to Samohi's campus was peaceful, and there was no indication that a "riot" could have taken place. In fact, we talked to Latino and African American youth without incident. I do not want readers to get the impression that I played a role in the violence that occurred on April 15. I submitted a letter to the editor explaining my role in the incident, but Ryan Hyatt conveniently decided to ignore this important information when he wrote his story on Aug. 4. On a similar note, I want to clarify the statement that was misconstrued by Ryan — I never stated that I was planning to bring "ex-gang members" to campus in the future. In the past, I have brought guest speakers that have something positive to contribute to students and our schools.

For example, in June 2005 I brought a successful businessman named Fernando Espuelas, owner of VOY entertainment, to be the keynote speaker during Samohi's peace rally. Interestingly enough, the press did not even care to cover the story. So if students are in conflict, it is a newsworthy story; if students rally for peace, it is a non-story. And a similar media strategy applies to my actions. This is a sad reality. What role then does the press have in perpetuating youth violence, and more importantly racializing the violence as black versus brown? Does any other racial group or institution share any responsibility for the disturbance that occurred on April 15? I participated in mediation efforts on April 15 and every day after, and students at Samohi had a lot to say about the disconnect they experience on campus and the need for a curriculum that expands cross-cultural understanding.

I do believe that what happened on April 15 is an important event that should not be trivialized by any other residual conflict that came from it. We should be asking ourselves, what is the root cause of the violence? More importantly, what has the school district done to prevent this type of violence in the future to keep our school safe? I have proposed a hate-crime enhancement policy to expand disciplinary measures for students who engage in racially motivated violence. State law prohibits local school districts from implementing a zero-tolerance policy, but I am proposing that we take away the privileges of playing sports, attending our schools on permit or attending school functions for students who engage in racially motivated violence. In addition, we should have mandatory in-house suspensions that include inter-cultural training to attack the ignorance that lies at the foundation of this type of conflict.

There are many other solutions and actions that my colleagues on the school board have proposed and implemented, but the Santa Monica Daily Press seems to not be interested in informing the public about this. In addition, I feel that the Unity Coalition has developed the most comprehensive plan to address this problem at the root, and I look forward to working with their proposals in the future. I sincerely hope that we can move forward on solutions and not distract from the real problems that affect our schools and students. It is a disservice to the community for the Santa Monica Daily Press to attack anyone with biased stories and sell them as news to the public. We need to model the respect we want our youth to have for each other.

Oscar de la Torre
Santa Monica

False prophets of the religious right abound



INCITES

BY ED SILVERSTEIN

They praise Jesus. They talk of being saved. They call for a return to Christian values and claim America as their Christian home.

President Bush's successes galvanizing the Christian right has bred a whole new breed of Republican hucksters. Politicians such as Tom DeLay and Bill Frist have gone to ever-greater lengths to be seen as representing fundamentalist Christian values.

But though they may have pulled the sacred lamb's wool over the eyes of religious, in practice their actions are anything but holy.

Bush talks of a culture of life, yet brags of being a war president. He already has waged two wars, that have left tens of thousands dead and many more horribly wounded.

Because of the use of microscopic blastocysts, the president opposes stem cell research that could end suffering for millions, yet he embraces in vitro fertilization in which those very same embryos are destroyed.

Sen. Frist, a medical doctor, seems to have a problem distinguishing between the Hippocratic and hypocritical oath. After losing nearly all credibility by embracing the totally discredited claim that AIDS can be contracted through saliva and sweat, and determining his ever-changing position on stem cell research by licking his finger and testing the political winds, the senator decided to stake his presidential aspirations on interfering with a family's most difficult and personal decision.

Dr. Frist — and Jesus — led the charge to prevent Michael Schiavo from removing his wife Terri's feeding tube, even though she had been repeatedly diagnosed as being in a permanent vegetative state. Far worse, Frist made his own medical diagnosis — that Terri was responsive and could fully recover, from viewing home movies of the woman. When a subsequent autopsy confirmed that Terri had been beyond hope — and polls showed

that all but the most extreme Americans were outraged by such government interference — Frist broke one of the Ten Commandments by denying ever having made a diagnosis.

Our born-again president also jumped on the "Save Terry" bandwagon. However, when governor of Texas, Bush shoved through legislation that practically yanked the feeding tubes out of anyone too poor to afford the medical care, including children.

But the award for king of the religious hypocrites has to go to Congressional Majority Leader Tom "My Vote's for Sale" DeLay, who called forth fire and brimstone as he demanded that Congress pass a law to prevent the removal of Schiavo's feeding tube. Yet DeLay was responsible for pulling the plug on his own father. But it gets worse.

The Marianas Islands are a U.S. commonwealth, so garments that are manufactured there are permitted to bear the "Made in America" label. In fact, many of the workers are lured to the islands with promises that they are going to America.

But they arrive only to discover that they have become indentured servants, working long hours in horrible sweatshops for unlivable wages. Their bosses then force them to pay exorbitant rents for tiny, decrepit, roach-infested hovels, leaving them barely enough for food. If a worker gets pregnant, they are told to either get an abortion or be fired. And many of the women, some as young as 13 years old, are forced into prostitution.

Bill Clinton tried to bring American labor laws to the islands to put a stop to the sweatshops and child prostitution, but he was blocked by the Bible-thumping congressman, Tom DeLay. DeLay has since refused to allow any reform legislation to come to a vote.

The truth is that DeLay, Frist, Bush and their ilk might preach the sanctity of life and pay lip service to Jesus, but their deeds clearly show that these false prophets put their own self-interest and that of their corporate cronies far ahead of any God.

What would Jesus do? Vote for anyone else.

(Comments or requests for copies of this column can be sent to incites@incites.net.)

OPINIONS EXPRESSED are those of the writer and do not necessarily reflect those of the Santa Monica Daily Press staff. Guest editorials from residents are encouraged, as are letters to the editor. Letters will be published on a space-available basis. It is our intention to publish all letters we receive, except those that are libelous or are unsigned. Preference will be given to those that are e-mailed to editor@smdp.com. All letters must include the author's name and telephone number for purposes of verification. Letters also may be mailed to our offices located at 1427 Third Street Promenade, Suite 202, Santa Monica, 90401, or faxed to (310) 576-9913. All letters and guest editorials are subject to editing for space and content.

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COMMENTARY



GUEST COMMENTARY BY BENNETT KELLEY

An open letter to Maria Shriver

As California's First Lady, you often have steered the governor away from political land mines and, with his approval ratings now dangerously low, you must determine how to guide the governor away from defeat next year. This time, however, movie sound bytes or ballot initiatives are not the solution. Instead, the road to recovery runs through Camelot.

If the governor wants to regain the confidence of Californians, he must discover why the country embraced your uncles and continue to do so. This, however, is not a partisan exercise since, as John Barnes' new book "John F. Kennedy on Leadership" demonstrates, your family's legacy offers lessons for Democrats and Republicans alike.

Our progress as a nation can be no swifter than our progress in education. The human mind is our fundamental resource — President John F. Kennedy.

Education is one of the most important issues facing the state, and it is also the governor's Achilles' heel. In 30 years, California has gone from having one of the best school systems in the nation to having the worst. A recent Rand Corp. study found that California students had the lowest test scores in the nation — on a normalized basis. A state that once spent more than \$600 more per student than the national average now spends more than \$600 less while teacher salaries have not changed since 1969 — on a real basis.

That is why people are so angry that the governor not only broke his campaign pledge to balance to the budget without cutting education but then later reneged on his budget deal with state educators. Instead of investing in the state's future progress, the governor made rescinding the "car tax" increase his priority. Barnes' book credits President Kennedy for admitting and learning from every mistake he made, which is why the first step toward rehabilitating the governor's standing requires both an acknowledgment that he broke his pact on education spending and a commitment to protecting education funding going forward.

Our cause has been, since the days of Thomas Jefferson, the cause of the common man and the common woman — Sen. Edward M. Kennedy.

The governor's second biggest mistake has been to define and belittle nurses, teachers, firefighters and unions as "special interests," while considering

developers, HMOs, pharmaceutical companies and other big business his friend. Your father's presidential campaign brochures stated, "Sargent Shriver will put government on your side." Whose side has your husband been on?

One of President Kennedy's strengths was his ability to articulate a vision that included and called upon all Americans to work toward the administration's goals, which is why his inaugural address still resonates today. The governor's recovery depends on his following this same path and articulating a vision that includes and embraces rather than disparaging working Californians.

So let us begin anew — remembering on both sides that civility is not a sign of weakness, and sincerity is always subject to proof — President John F. Kennedy.

The governor has alienated voters by his penchant for name calling and personal attacks. Whether it is calling Democrats "girlie-men" or bragging about "kicking the butts" of the nurses union, the governor has forgotten that he was elected as a reformer to bring results, not stalemate, to Sacramento. The governor owes his election to a rising tide of voter discontent, and he would be wise to remember President Kennedy's admonition that in the past "those who sought power by riding on the back of the tiger ended up inside."

The governor also should choose his words more carefully so as to avoid illustrating President Kennedy's statement that "(t)oo often we ... enjoy the comfort of opinion without the discomfort of thought."

When written in Chinese, the word "crisis" is composed of two characters. One represents danger and the other represents opportunity — President John F. Kennedy.

California faces many great challenges in the years ahead that call for a leader with the courage and judgment to confront them. Your uncles and father, in their words and deeds, demonstrated what leadership and courage can achieve. With your help, the governor may still have the opportunity to do the same.

(Bennett Kelley was co-founder and national co-chair of the Democratic National Committee's saxophone club and has been involved in past Kennedy campaigns. He can be reached at ben-net@bennetkelley.com or www.bennetkelley.com.)

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Governor's school funding formula under legal attack

GOVERNOR, from page 1

and mandated by the state constitution. Specifically, the suit claims the schools have been funded at a combined level of \$3.1 billion below what is required by state law for the next and last fiscal years.

The suit contends that Schwarzenegger and California's director of finance, Tom Campbell, ignored the state constitution and improperly calculated the funding due K-14 education for fiscal years 2004-05 and 2005-06. It asks the court to order that those amounts be recalculated, claiming that doing so will bring the governor's office in conformance with the law.

Harry Keiley, president of the Santa Monica Malibu Classroom Teachers Association, said the suit is a response to failures of Schwarzenegger to provide the schools with needed funding he promised.

"The fact of the matter is for the past several years we have had unprecedented cuts to school funding," Keiley said. "Not

only did the governor break promises, he broke the law.

"His plans will be catastrophic if they were to pass for public education."

According to the lawsuit, in January of 2004 Schwarzenegger made an agreement with the education community in which he said if public schools gave \$2 billion to help balance the budget, that money would be restored when revenues increased.

The lawsuit asserts state revenues increased under the agreement and that Proposition 98 and Chapter 213 schools were entitled to a share of those additional revenues they didn't receive.

Since 1988, a voter-approved amendment to California's constitution has protected K-12 education from cuts that have struck some of the other services supported through the state's budget. Proposition 98 also ensures that schools enjoy a large share of any increase in state revenues. The calculation of the

guarantee is very complicated, as is the politics of funding it. The dynamic process usually involves recalculations for previous years as well as estimates for the current year. The Proposition 98 allocation depends on changes in enrollment, per capita personal income and projections of state tax revenues, according to www.edsources.org, an online publication that provides information on statewide education policies.

By refusing to uphold the law, Schwarzenegger shortchanged schools by \$1.8 billion in 2004-05, according to the lawsuit.

Schwarzenegger then used "unlawfully low" figures to calculate the school-funding guarantee for 2005-06, reducing school funding by an estimated \$1.3 billion, according to the lawsuit. Schwarzenegger's actions not only short-change current students, but also have a cumulative and illegal effect on future school budgets, according to the lawsuit.

H.D. Palmer, a spokesman with the governor's finance department, said his office doesn't believe the lawsuit will stand up in court.

"Last November, the legislature took the same approach the governor took in putting his budget together this year," Palmer said. "It was the same approach the legislature approved on a bi-partisan basis last month."

"We believe two branches of state government arriving at the same conclusion is more important in this case."

In addition, Palmer said Schwarzenegger maintained levels of education funding in recent months that were higher than those required under Proposition 98.

"It's ironic that at the same time this lawsuit is being filed over the funding formula, the person who saved California schools from being shortchanged by the funding formula is none other than Gov. Schwarzenegger," Palmer said.



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LOCAL

Landlord: If buildings stay, tenants will still go

LINCOLN PLACE, from page 1

velopment plan that called for 850 units to be built on the site, most of which would be market-rate condominiums.

Currently at 20 percent occupancy, Lincoln Place continues to be rented by as many as 170 tenants. Those residents, along with representatives from other organizations, are fighting AIMCO's redevelopment plans.

Amanda Seward, a local architect who prepared the application reviewed by the state's Historical Resources Commission, said the Art Deco-style campus, designed by architects Ralph A. Vaughn and Heth Wharton, are defined by the bold geometric shapes framing the apartment entrances, windows and openings to the balconies.

Seward indicated in the application that Lincoln Place stands out because of the way it creates visual variation and individual character in each building, while at the same time it's clearly a harmonious design.

The commission agreed, supporting historical preservation for Lincoln Place — for its architectural as well as social significance, Seward said.

RAMIFICATIONS DIFFER, DEPENDING ON WHO YOU TALK TO

Laura Burns, a Lincoln Place tenant and advocate, said the commission's ruling will put a major stumbling block on

AIMCO's redevelopment plans. Referring to a list of experts and political backers — including the American Institute of Architects and Los Angeles Mayor Antonio Villaraigosa — Burns said AIMCO's position continues to alienate it from the mainstream perspective.

"They may still be dreaming about demolishing this place, but the consensus is Lincoln Place should be preserved," Burns said.

As a result of the historical commission's decision, Burns said AIMCO will have to create a new environmental impact report regarding any redevelopment plans. The site's historic significance will now play a part in that new report, as well as open up an opportunity for further public comment on the issue at Los Angeles City Hall.

In addition, the buildings may have to be sold before they can be destroyed.

Patti Schwayder, AIMCO's spokeswoman, said the site's eligibility for historical status "doesn't mean a thing" in terms of the effect it might ultimately have on redevelopment. She said the commission previously voted to send the nomination to the national registrar of historical places, where it was rejected.

"(AIMCO) can still demolish the buildings, even if there may be more regulatory hoops to go through," Schwayder said. "Residents are grossly misreading

See LINCOLN PLACE, page 9



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LOCAL



COMMUNITY BRIEFS

BRIEFS, from page 3

sion coordination.

■ A grant for \$10,000 was awarded to Westside Family Health Center for a six-session program aimed to reduce behavioral risks of adolescents by providing information about HIV/STI transmission methods, prevention strategies, behavior modification, substance abuse, birth control and domestic violence. Funds will be used for training supplies, graduation stipends, outreach supplies, speaker stipends and printing duplication.

■ WISE Senior Services received a donation of \$10,000 for a program designed to address the specific needs of low-income, non-English-speaking Latino seniors who are isolated, depressed and need help in locating culturally appropriate and affordable resources for managing chronic diseases such as diabetes and high blood pressure. Funds will be used to maintain and expand the program.

The PacifiCare Foundation is a nonprofit organization devoted to charitable and educational causes that enhance the health, wellness and welfare of individuals, families and the public at large. The Foundation, which has donated tens of millions of dollars over the past decade, is funded through donations made by PacifiCare Health Systems, PacifiCare subsidiary operations and its 10,500-plus employees.

Christmas in the fall?

By Daily Press staff

Christmas is coming early for the Salvation Army. The Santa Monica Salvation Army Women's Auxiliary will hold its annual Christmas in September fashion show-luncheon on Thursday, Sept. 1, at the Fairmont Miramar Hotel in Santa Monica.

Jewelry, gift items and other specialty boutiques will open at 11 a.m., and the luncheon is at noon.

The event benefits programs for children of needy families. These include the distribution of new toys during the holidays, said Louise Gabriel, event general chair.

TV and radio personality Stephanie Edwards is the honorary chair, as well as commentator for the fashion show, which will feature new fall fashions for men, women and children from Robinsons-May at Santa Monica Place, to be modeled by representatives from Westside community organizations.

Reservations are \$50 per person and may be made with Roberta de la Puente at (310) 399-3570 or the Salvation Army office at (310) 451-1358.

Participants in the program include Doris Farrar, president; Clyde Smith, advisory board chair; and Captains Brian and Iva West, local community corps commanding officers.

Music for the fashion show will be performed by Anthony Begonia.

The models will be escorted by Eddie Guerboian, representing the Santa Monica Kiwanis Club, and Lt. Frank Fabrega, representing the Santa Monica Police Department.

Tenants contest ruling

LINCOLN PLACE, from page 8

any action by the commission that they will get to stay, when it's not connected at all.

"The buildings may stay longer, but not the tenants."

AIMCO said it offered tenants a "generous" relocation package, which has played a large part in the site's declining occupancy. Some tenants moved to Hawaii, others took the money to buy houses, Schwayder said. Last spring, AIMCO offered to provide remaining tenants rent-controlled apartments within its new development plans. Tenants refused the proposal, and the offer was taken off the table in March.

After a court ruling, AIMCO began serving eviction notices on July 18 to residents who continued to stay. This move, however, is being challenged in court by the tenants.

Lincoln Place residents Frieda Marlin, 81, and her son, Spike, 53, filed for declaratory relief in Los Angeles Superior Court last month. They are asking for clarification as to how AIMCO can use the Ellis Act to evict them.

The Ellis Act, passed by the California legislature in 1986, was designed as a way for landlords to sell their property in order to get out of the rental business. Legal advocates for the tenants contend AIMCO — a corporate landlord that owns 50 apartment complexes in California — is not going out of the rental business. Therefore, they argue, AIMCO is forfeit from exercising the Ellis Act.

Tenants say there is an injunction in place to prevent their eviction until the court makes a decision. AIMCO says there is no injunction in place and a counter-suit by tenants to clarify their rights will not be upheld in court, citing that the law's parameters already have been largely defined.

According to AIMCO, seniors and the disabled have until March to relocate, while other tenants have 120 days from the time they were served with eviction notices. AIMCO is not accepting rent from any of them.

"They're squatters," Schwayder said. "It's a serious situation."

"We are now suing them one by one to regain custody of the property."

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Public Hearing On Metro Service

Get involved in improving transit service in your community. Metro Westside/Central is hold a public hearing August 11 at 6 pm at the La Cienega Tennis Center, 325 S. La Cienega Boulevard, Beverly Hills, on proposed bus service changes. For information, search for "Metro Westside/Central" at metro.net.

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Securing the deal means finding a lending hand



**BUYING
AND SELLING**
BY THOMAS KHAMMAR
& BRENT PARSONS

Through their everyday dealings with lenders, real estate agents and builders often develop a relationship with those lenders and build rapport with them.

When you are looking to purchase a home, the first thing that real estate agents or builders will ask you is if you are pre-approved for a loan to buy the homes that you want to view.

They do this to see how serious you are about buying a home. As professionals in the business, real estate agents and builders have made connections with lenders that they have worked with in the past and had good experiences with. If you don't already have a lender, your agent or builder will refer you to one that they know. You don't have to take their recommendations, but there are some good reasons to at least consider them.

One reason you may receive a recommendation is because the real estate agent or builder wants to ensure that you deal with someone reliable. Reliability should be important to you, to ensure that you don't end up without a loan or without the home of your dreams because of mistakes that the lender makes. In addition, reliability is important to the seller, the agents and everyone involved in your transaction because if the deal doesn't close, they walk away with nothing.

Through their everyday dealings

with lenders, real estate agents and builders often develop a relationship with those lenders and build rapport with them. You may need to rely on this rapport to help reduce red tape and get your loan processed done quickly.

When buying a new home, it's especially important to work with the recommended lender. There are a lot of aspects of a new home purchase that differ from buying resale. You can always shop around to find the best rate, but be certain to find out if the lender that you choose has experience with new home purchases. If not, you could end up dealing with delays or problems.

Over the years, real estate companies and builders have built up their own mortgage brokerages, called "bundled services." Grouping those services offers the company more income per transaction. However, it doesn't always mean that you will receive a better deal because they are making more money off of you. Make sure that you ask for a good deal and shop

around for lower rates so that you can make them aware of the competition. This will usually make them accommodate you better and get you closer to your desired loan.

No matter where you find your lender, if it is a referral from a friend, family member or your agent, make sure to interview them. It's never a good idea to automatically choose or disqualify a lender without knowing if they will work well with you. That will help you be more vigilant on getting the best interest rate and the lowest costs.

Our recommendation to you is to do your homework and get information on the current interest rates and market trends, and search the Internet and newspapers for local deals. It's important to let your loan officer know that you are reviewing rates from other lenders to give you leverage and help you obtain the best service and lowest rates.

(For any of your real estate needs, call the Powerhouse Team at 310-482-2015.)

SANTA MONICA RESIDENTIAL REAL ESTATE TRANSACTIONS: SINGLE FAMILY HOMES, CONDOS AND INCOME HOMES

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Sold Santa Monica 08/01/2005	940 CENTINELA AVE SqFt: 1,313 Lot Size: 9,559	SANTA MONICA 90403 List Price: \$1,375,000 Sold Price: \$1,450,000	Bed: 2 Bath: 1.75
Sold Santa Monica 08/02/2005	528 16TH ST SqFt: 3,411 Lot Size: 7,500	SANTA MONICA 90402 List Price: \$3,080,000 Sold Price: \$3,090,000	Bed: 4 Bath: 3.50
Sold Santa Monica 08/02/2005	703 PALISADES BEACH RD SqFt: N/A Lot Size: 5,700	SANTA MONICA 90402 List Price: \$5,995,000 Sold Price: \$0	Bed: 4 Bath: 4.50
Sold Santa Monica 08/01/2005	1721 PIER AVE SqFt: N/A Lot Size: 7,000	SANTA MONICA 90405 List Price: \$1,095,000 Sold Price: \$1,208,000	Bed: 2 Bath: 1.50
Sold Santa Monica 08/01/2005	1635 ASHLAND AVE SqFt: N/A Lot Size: 7,050	SANTA MONICA 90405 List Price: \$1,395,000 Sold Price: \$1,425,000	Bed: 4 Bath: 1.75
Sold Santa Monica 08/03/2005	1259 25TH ST SqFt: 1,704 Lot Size: 4,000	SANTA MONICA 90404 List Price: \$1,399,000 Sold Price: \$0	Bed: 3 Bath: 2.50
Sold Santa Monica 08/05/2005	472 23RD ST SqFt: N/A Lot Size: 8,880	SANTA MONICA 90402 List Price: \$2,650,000 Sold Price: \$2,750,000	Bed: 4 Bath: 2.00
Sold Santa Monica 08/04/2005	1017 2ND ST #103 SqFt: 1,028 HOD: \$218	SANTA MONICA 90403 List Price: \$649,000 Sold Price: \$680,000	Bed: 2 Bath: 1.75
Sold Santa Monica 08/05/2005	901 5TH ST #G SqFt: 1,584 HOD: \$362	SANTA MONICA 90403 List Price: \$749,000 Sold Price: \$850,000	Bed: 2 Bath: 2.50
Sold Santa Monica 08/05/2005	812 17TH ST #2 SqFt: 1,892 HOD: \$258	SANTA MONICA 90403 List Price: \$1,495,000 Sold Price: \$1,475,000	Bed: 2 Bath: 3.00
Sold Santa Monica 08/01/2005	1437 STANFORD ST #E SqFt: 1,150 HOD: \$258	SANTA MONICA 90404 List Price: \$599,000 Sold Price: \$599,000	Bed: 2 Bath: 1.50
Sold Santa Monica 08/08/2005	1244 12TH ST #4 SqFt: 1,265 HOD: \$250	SANTA MONICA 90401 List Price: \$651,000 Sold Price: \$665,000	Bed: 2 Bath: 2.50
Sold Santa Monica 08/01/2005	906 20TH ST #B SqFt: 1,634 HOD: \$296	SANTA MONICA 90403 List Price: \$949,000 Sold Price: \$955,000	Bed: 3 Bath: 2.50
Sold Santa Monica 08/01/2005	1228 14TH ST #205 SqFt: 1,552 HOD: \$395	SANTA MONICA 90404 List Price: \$769,000 Sold Price: \$785,000	Bed: 3 Bath: 2.00
Sold Santa Monica 08/04/2005	2417 34TH ST #13 SqFt: 1,325 HOD: \$265	SANTA MONICA 90405 List Price: \$620,000 Sold Price: \$620,000	Bed: 2 Bath: 2.50
Sold Santa Monica 08/01/2005	323 SAN VICENTE #4 SqFt: 1,964 HOD: \$425	SANTA MONICA 90402 List Price: \$1,398,000 Sold Price: \$1,476,000	Bed: 3 Bath: 2.50
Sold Santa Monica 08/02/2005	837 10TH ST #9 SqFt: 797 HOD: \$225	SANTA MONICA 90403 List Price: \$539,000 Sold Price: \$577,000	Bed: 1 Bath: 1.00
Sold Santa Monica 08/01/2005	2325 KANSAS AVE #9 SqFt: 650 HOD: \$0	SANTA MONICA 90404 List Price: \$449,000 Sold Price: \$445,000	Bed: 1 Bath: 1.00
Sold Santa Monica 08/05/2005	1125 PICO #210 SqFt: 880 HOD: \$172	SANTA MONICA 90405 List Price: \$499,000 Sold Price: \$499,000	Bed: 1 Bath: 1.00
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Sold Santa Monica 08/05/2005	425 IDAHO AVE #6 SqFt: 954 HOD: \$193	SANTA MONICA 90403 List Price: \$725,000 Sold Price: \$740,000	Bed: 2 Bath: 2.00
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Courtesy of the Fred E. Basten Collection

An aerial view of the Pacific Ocean Park amusement pier under construction in the late 1950s.

Eminent domain seizes an early Ocean Park



**DAYS ON
THE MARKET**
BY JODI SUMMERS

northern 25 acres. It was approved by the City Council on June 30, 1960. The results were two 250-unit, 17-story apartment buildings, completed in 1967, and the 340-unit Sea Colony condominium project. They threw in Ocean View Park to please the community.

The second Ocean Park Redevelopment Project, completed in 1983, encompassed the southern eight acres. It now features two senior citizen residential apartment complexes. The 100-unit Nelson Villas was completed in 1977. Barnard Park Villas is 61 units and opened in 1983. A utility now houses the art collection of the Eli Broad Family Art Foundation.

Ted Gleason has lived in Ocean Park since he was born in 1948. He grew up at 116 Ocean Park Blvd. He has vivid memories of how the Santa Monica Redevelopment Agency used its version of eminent domain to clear his neighborhood.

"The old Ocean Park Pier was not unlike Coney Island," Gleason said. "There was a theater, wrestling arenas, skating rinks, barrooms, dance halls, eating places and hotels. People were

People were freaked by the recent Supreme Court ruling on Kelo vs. city of New London, which allows government agencies to exercise eminent domain and take private property for economic development. Well, allow us to introduce you to our very own eminent domain branch of government — The Santa Monica Redevelopment Agency.

The Santa Monica Redevelopment Agency was established in 1957. Its staffers state they work "in partnership with the community," striving "to improve a neighborhood's physical, economic and social environment through redevelopment activities."

Their first quest was the Ocean Park Redevelopment Project in April 1958 — a plan to redevelop 33 acres in the southwest corner of the city. The Ocean Park Redevelopment Project encompassed the

See EMINENT DOMAIN, page 13

Ocean Park's past gives look into the present

EMINENT DOMAIN, from page 12

dressed to the nines.

"The change first started in 1958 and went in phases," he added. "Their vision was for Santa Monica to be wall-to-wall skyscrapers, just like Miami Beach. They went into a back room somewhere and strategized. They had already done this in Long Beach, so they had a blueprint.

"To begin with, they used eminent domain and took all the property up to the mean high tide line. They said the state owned that property. They took things off the beach — the swings and the rings and the bars and the balance beams. Then the city bought up the hotels and buildings along the beach — brownstones like the Cadillac Hotel on Venice Beach. Everything south of Hill Street along the Boardwalk (Barnard Way) to Marine got destroyed.

"The next step was to pick apart the infrastructure. The way they took over the commercial zone was like a Roman field maneuver. They took the bank, they took the apothecary, they took the gas station, they took the Safeway; they took everything except for the library on the corner of Ocean Park.

"Somewhere along the line they declared it a slum, an eyesore, a blighted community. All the different buzzwords and terms were used. They went after some little mom-and-pop stores that were on the ends of the streets. After that they came up into the neighborhoods.

"For a long time we were playing kick-the-can down streets growing more and more empty. All of sudden there's a house missing and another house missing, then there are nine vacant lots on your block ... Oh, now there's 10.

"They would decide behind closed doors what they were going to go after. Sometimes they used eminent



Photo courtesy of Ted Gleason

The beach in Ocean Park in the early 1950s. The pylons in the background are at Hill Street, where a 17-story tower now stands.

domain, other times they would send the fire department and the building department and condemn it.

"When they were trying to take our house, they'd send out inspectors to find something wrong. My father was a carpenter, so every time they'd find something wrong, he'd fix. It was always chicken sh*t stuff, like the kind of wire that you use to put the stucco on wasn't the kind that the city approved of at this point in the game.

"There were a lot of crummy little shacks down there, but we didn't feel our house was a shack. It was all hand-made. My mother had seven brothers who were stone masons and had built the big grotto over at the Catholic

cemetery in Fox Hills. They dug the stone out of Latigo canyon and trucked it down here. The walls of our house were 4 feet thick. We had beautiful French doors that opened right into the sand. Around the corner, 20 feet away, was the beach.

"By the time they actually took the house at 116 Ocean Park Blvd., it was around 1963. They gave us \$20,000, which at the time was fair market value. Then we paid the Epsteins \$17,500 for our house on Wadsworth. There was about a year where we had both houses. They gave us enough time to remodel it because it was in pretty poor shape.

"They really tore the heart out of the community. Picking it apart the way the buzzards pick a carcass apart. Then, they left it laying in decline. Blighted wasn't even the word. They left the Ocean Park Pier with nothing but an old chain link fence around it. Every kind of freak and punk and dog-town hobo were there. The punks down there used to go light bums on fire for fun. Finally it burned down.

"I can remember my mom yelling at a City Council meeting 45 years ago, 'What do you think you're going to do with the traffic you generate?' They did no planning whatever for traffic impact ... Just like they're doing now. They're throwing these places up on Main Street by Pico. They have a hole going half way to China. And traffic on Main Street is already at a standstill by 3 p.m. in the afternoon.

"Don't even ask how and how they got the land for the 10 freeway."

(Jodi Summers is director of the investment division at Boardwalk Realty Santa Monica. Contact her at jodis@boardwalkrealty.com, or call 310-309-4219.)



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Quirky homeowners call for custom lighting

BY MEG MCCONAHEY

Associated Press Writer

GRATON, Calif. — When remodeling their home, Jan and Jim Loomis meticulously sought out the unusual.

Everything from the accent pieces and pillows to the fixtures and furniture was carefully selected to harmonize with the property's woodsy environment.

But when it came to outdoor lighting, the couple hit a wall. Exterior fixtures, they were disappointed to discover, seemed uniformly unexciting.

At a time when consumers are overwhelmed with choices for virtually everything from cell phone service plans to energy bars, there were surprisingly few real choices in fixtures. Most companies, Loomis lamented, simply produced variations on the same tired themes.

So when Jan Loomis went to the San Francisco Flower and Garden Show in March, she set out to find,

among the 360 commercial vendors, someone doing something inspired with lights.

She got lucky and stumbled upon a relatively new company, StoneAge Lighting. Based in Canada but beginning distribution in the United States, StoneAge crafts outdoor fixtures out of granite and limestone.

Indeed, the home improvement boom has created an opening for artisans who want to do something different.

For the Loomises, who wanted something attractive yet unobtrusive, lights that looked almost as though nature had placed them there proved to be the perfect choice.

"I wanted something very organic, very natural," said Jan Loomis. "I didn't want the lights to make a statement on their own."

At the other end of the spectrum, Richard Duben and partner Jesse Bilyeu of Another Planet Lighting create fanciful fixtures using light-emitting diodes, or LEDs, from their workshop in Forestville, Calif.

Most commonly seen on stereos, dashboards and other electronics, these ultralow-energy-using lights are slowly making their way into more lighting fixtures.

For her tropical garden on Healdsburg, landscape designer Diana Stratton basks in the glow of her LEDs housed within sculpted acrylic fixtures.

Stratton was also dismayed by the lack of choices in exterior lighting until she discovered Duben's playfully inventive lights.

"They're economical, but aesthetically they're also beautiful," said Stratton.

While Another Planet's fixtures can be wild and otherworldly, their work can also be restrained. Stratton installed a set of sconces in a client's outdoor courtyard that were downright elegant.

Duben molds his acrylic and LED lights, which run on

See **LIGHTING**, page 15

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Possibilities for industry shine

LIGHTING, from page 14

the same transformer-driven low-voltage systems used by most home exterior lighting systems, into a remarkable variety of shapes and colors.

Path lighting comes in diamond, rectangular or lip-stick-style cuts, among others. But the two artists also do special orders and more recognizable shapes, ranging from lilies and tubular snakes he calls "Moonbeams" to flaming faux tiki torches on bamboo stems.

For bases, the artists use copper and brass, which patina and weather well.

"For years we have been boxed in by the idea that technological advances must be encapsulated in sanitary plastic cubicles and parochial designs," Duben writes on his Web site. "Well, I simply don't buy into that philosophy. Modern lighting should be functional, yes ... but it should also be fun, mysterious and beautiful."

While there are outdoor fixtures made of concrete and composite stone that imitate real stone, Canadian electrician Carl Christensen conceived of the idea of using nature's most durable material, said Josh McGowan, the West Coast representative for StoneAge.

To illuminate the Loomises' property, designers

wound up placing nine of the 100-plus-pound fixtures around the home — three up-lights to spotlight the property's massive oaks, a bollard in a small garden area and five path lights.

Jan Loomis said the effect of the spotlights' illuminating the sculptural branches of the oaks is magnificent.

At the same time, the lights themselves are a bit mysterious.

"I like it because it's a little like Stonehenge here," she said.

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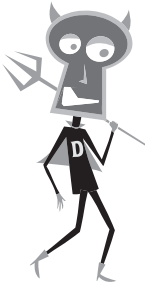
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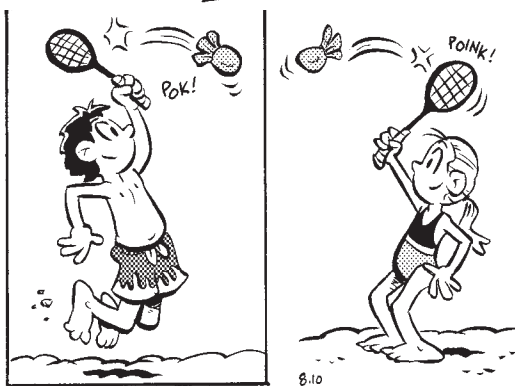


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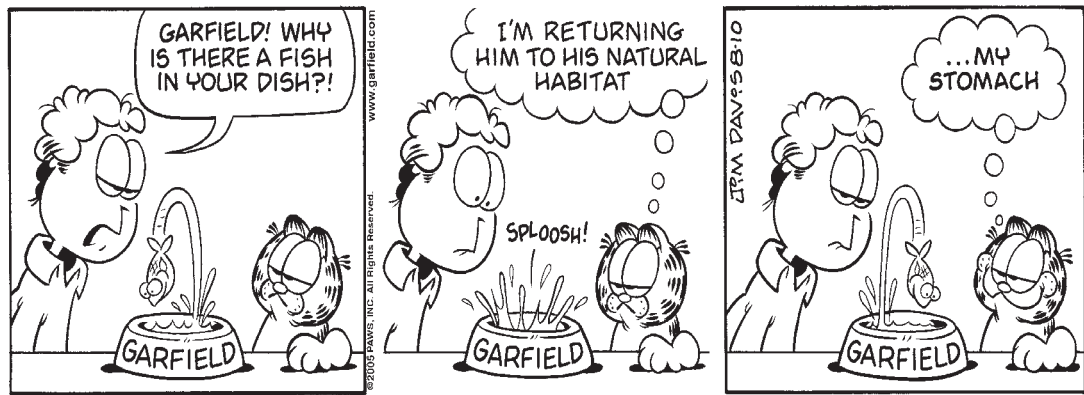
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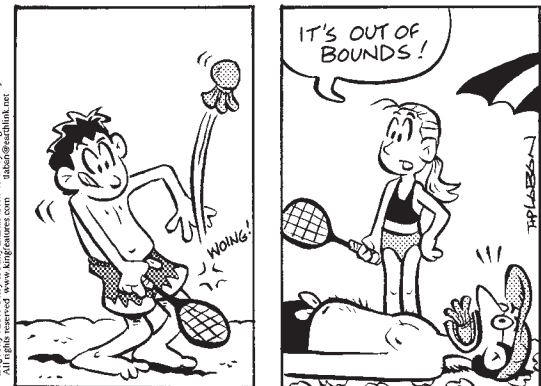


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- 24 Domingo, for one
- 26 Language test
- 27 Concerning
- 28 Sea sight
- 30 Stable worker
- 31 Cunning
- 32 "Bye Bye Bye" band
- 34 Jeans feature
- 35 "— your loss!"
- 38 Pad
- 41 Sub's cousin
- 42 Burning
- 43 Singer Redding
- 44 Brought in
- 45 Clerical error

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2 Burglar's take

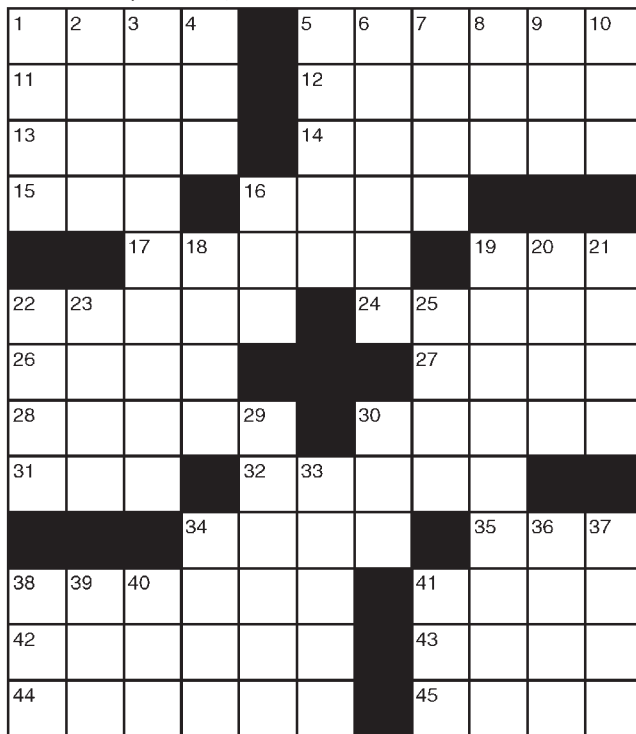
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