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Volume 19 Issue 149

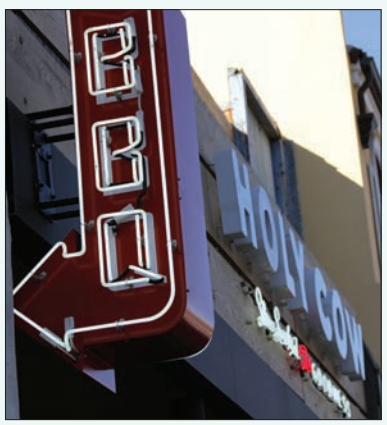
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Delaying the inevitable
Rent problems are coming.
Page 5

Cancer and Medicare
New diagnosis options are available.
Page 4

Rooster's Chicken House finds home in Santa Monica











Courtesy photos

DON'T HAVE A COW: Holy Cow BBQ is expanding with a chicken concept called Rooster's Chicken House.

BRENNON DIXSON
SMDP Staff Writer

The team from Holy Cow BBQ is expanding the farm and launched Rooster's Chicken House, a new concept specializing in fried chicken.

The "cloud concept," as owner Rob Serritella describes it, can currently be ordered through DoorDash, Uber Eats and Grubhub for take-out, delivery and to-go.

Serritella and staff first introduced their fried chicken to customers five years ago.

"It did so well, we thought it could operate as an alternate brand," he said, detailing how the group originally thought they would open a Rooster's Chicken House location and allow it to operate independently. But a shift in the restaurant industry — both prior to and during COVID — prompted Rooster's to adapt and eventually settle inside of Serritella's Holy Cow BBQ establishments.

"Rooster has its own identity. It also has some crossovers with Holy Cow," Serritella said. "We use the same people. We use the facilities. We use some of the same packaging but marketing and branding are all independent."

Rooster's Chicken House is only in its first week of operation but three locations have sprung up in Southern California already in areas like Santa Monica, West Los Angeles and Culver City. And, according to Serritella, another one is planned to open this month in El Segundo.

SEE **ROOSTER'S** PAGE 5

Commercial tenants prepare for the return of rent bills



SMDP File Photo

RENT: Businesses will have to pay back rent for the months missed.

CLARA HARTER
SMDP Staff Writer

With the moratorium on commercial evictions set to expire on Sept. 30, the Santa Monica Chamber of Commerce, with the help of lawyers from Pettit Kohn, held a Zoom presentation last Thursday on landlord and commercial tenants' rights.

While a recent state bill extended eviction protections for residential tenants, commercial tenants in Santa Monica will be expected to pay rent again starting in October. Most commercial tenants will have until June 30,

SEE **RIGHTS** PAGE 7

Write-In period opens

BRENNON DIXSON
SMDP Staff Writer

Santa Monica's campaign season is in full swing as endorsements are already being made. But there is still time for interested residents to enter an open race as a write-in candidate.

There are currently 38 candidates running for the various seats that are available on Santa Monica City Council, local Rent Control Board, or the school and college district boards. The deadline to submit paperwork to appear on the ballot for the local races passed in August, but the city clerk's office announced the write-in period will open Tuesday, Sept. 8, and remain open until Tuesday, Oct. 20, for those who are interested in running for office this November.

Write-in candidates are afforded the same fundraising and campaign opportunities enjoyed by those

SEE **CANDIDATE** PAGE 5

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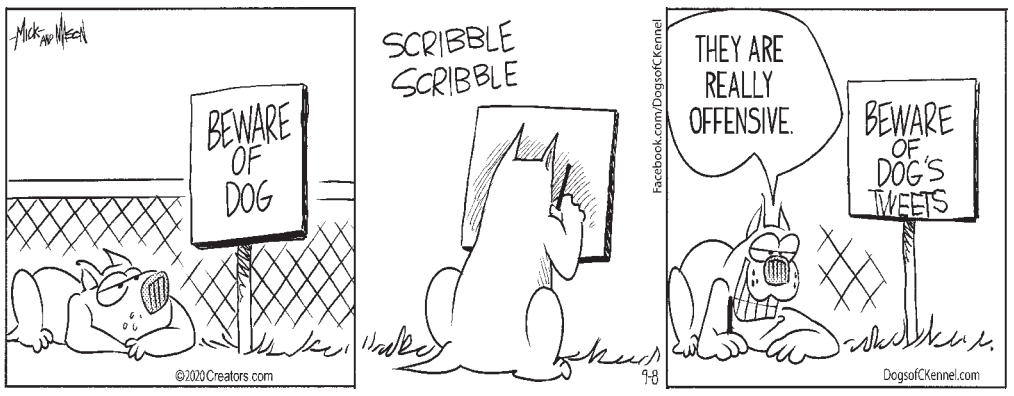
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By TONY COCHRAN



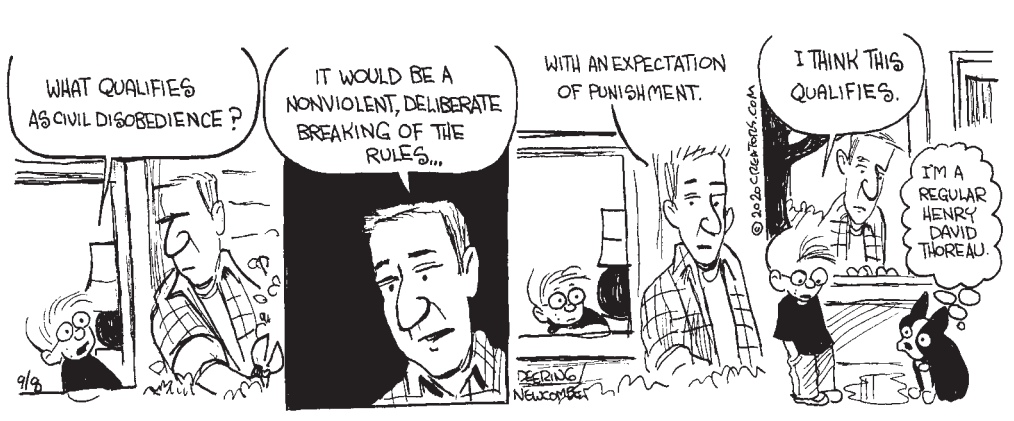
Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

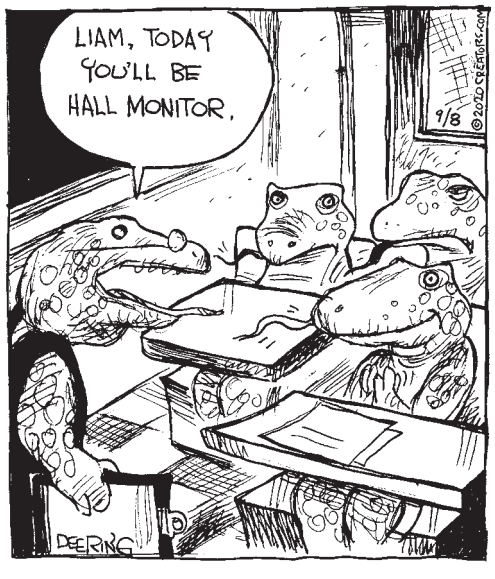
By PETER GALLAGHER



"I'M NOT SURE IF HE'S A HERO OR VILLAIN."

Strange Brew

By JOHN DEERING





SURF FORECASTS

WATER TEMP: 69.6°

TUESDAY - **FAIR** - SURF: 2-3ft+ Waist to stomach high
Fun-zone SSW swell picks up through the day -- not pumping but should be worth a look. Small NW windswell energy blends in. Watching for potential southerly eddy winds.

WEDNESDAY - **FAIR** - SURF: 3-4ft Waist to chest high
Fun-zone SSW swell tops out -- not pumping but should be worth a look. Small NW windswell energy blends in. Watching for improving winds.

WEATHER

Tuesday: Sunny, with a high near 81.
Tuesday Night: Mostly clear, with a low around 70.
Wednesday: Sunny, with a high near 82.
Wednesday: Sunny, with a high near 79.
Wednesday Night: Clear, with a low around 69.

Date	Day	Time (LST/LDT)	Predicted (ft)	High/Low
2020/09/08	Tue	01:31 AM	3.36	H
2020/09/08	Tue	06:35 AM	2.37	L
2020/09/08	Tue	1:23 PM	4.64	H
2020/09/08	Tue	8:52 PM	1.76	L
2020/09/09	Wed	03:29 AM	2.97	H
2020/09/09	Wed	06:49 AM	2.78	L
2020/09/09	Wed	2:18 PM	4.56	H
2020/09/09	Wed	10:46 PM	1.56	L
2020/09/10	Thu	3:42 PM	4.60	H
2020/09/11	Fri	12:04 AM	1.12	L
2020/09/11	Fri	07:47 AM	3.46	H
2020/09/11	Fri	10:46 AM	3.29	L
2020/09/11	Fri	5:04 PM	4.86	H
2020/09/12	Sat	12:54 AM	0.63	L
2020/09/12	Sat	07:59 AM	3.75	H
2020/09/12	Sat	12:05 PM	3.03	L
2020/09/12	Sat	6:07 PM	5.28	H
2020/09/13	Sun	01:34 AM	0.16	L
2020/09/13	Sun	08:18 AM	4.05	H
2020/09/13	Sun	12:57 PM	2.62	L

DAILY LOTTERY

POWERBALL
Draw Date:09/02
1 4 11 20 69
Power#: 18
Jackpot 66 M

MEGA MILLIONS
Draw Date: 08/28
15 25 26 38 47
Mega#: 22
Jackpot: 88 M

SuperLotto PLUS
Draw Date: 09/02
24 27 36 40 46
Mega#: 10
Jackpot: 20 M

Fantasy 5
Draw Date: 09/02
13 14 23 25 27

Daily 3
Draw Date: 09/03
Midday: 6 9 7
Draw Date: 09/02
Evening: 8 1 1

Daily Derby
Draw Date: 09/02
1st: 10 - SOLID GOLD
2nd: 02 - LUCKY STAR
3rd: 03 - HOT SHOT
RACE TIME: 1:46.25

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

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TODAY'S BIRTHDAY (SEPTEMBER 08)

You'll strike a deal beneficial to you and to your entire family going forward. Open your idea of what "deals" are. Contracts are sacred. Not only the ones that you agree to but also the ones you create through your living by the principles of your choice. Take it seriously because destiny is forever altered by your choices. Gemini and Leo adore you. Your lucky numbers are: 10, 4, 38, 19 and 16.

ARIES (March 21-April 19). You're given more responsibilities than the others because the general consensus is that you can handle them. Bonus: You grow stronger and more powerful by fulfilling requests.

TAURUS (April 20-May 20). To have someone to bounce your ideas off of is a gift. If you don't have this, try anyone, really, because the reflection will be fundamental to your next moves.

GEMINI (May 21-June 21). It won't be hard to find cheerleaders for team Gemini. Sometimes, it's just about relatability. An Aquarius or Libra will lead the parade and bring out your best in these times.

CANCER (June 22-July 22). Resentment is a strong energy and a hard one to get over. Bitterness follows suit. Feelings like this are like spice -- a little gets the dish going and too much ruins it.

LEO (July 23-Aug. 22). Mistakes happen. So what. Breathe in and out. Who cares? Someone, for a second, and then they don't. There's no use in you caring for a lifetime. Move on, move on, move on.

VIRGO (Aug. 23-Sept. 22). Loose clothes and tight relationships -- that's comfort. It feels good and cozy -- until it doesn't. Comfort is messy, and then too messy. When the line gets crossed, comfort changes into discomfort.

LIBRA (Sept. 23-Oct. 23). Life is music. Interactions have a rhythm and stick to a certain pace. You'll groove with this music today, create it, walk in it. It can go from pop to classical to jazz, but mostly it stays in the realm of indie.

SCORPIO (Oct. 24-Nov. 21). The stoic way is fine and good, though it's not exciting enough to engage some of the others. Letting emotions out is the only way to connect. We connect in our mess.

SAGITTARIUS (Nov. 22-Dec. 21). You can look forward to a professional exchange and the particular thrill of going from formal modes of communication to more informal, which always means the same thing: You're liked.

CAPRICORN (Dec. 22-Jan. 19). How best to show your love? Do you show it by assisting others or by encouraging others to help themselves? Each situation and relationship is unique, so there is not one blanket method that is best for all.

AQUARIUS (Jan. 20-Feb. 18). People understand best people who are like them. But that excludes so many when you're an Aquarius, as you are unique, singular and having bright ideas very much in line with your sign today.

PISCES (Feb. 19-March 20). Wouldn't you love to know the conversations they have about you when you're not there? But since you can't, you make sure to drop in some interesting details that will be sure to be repeated!

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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

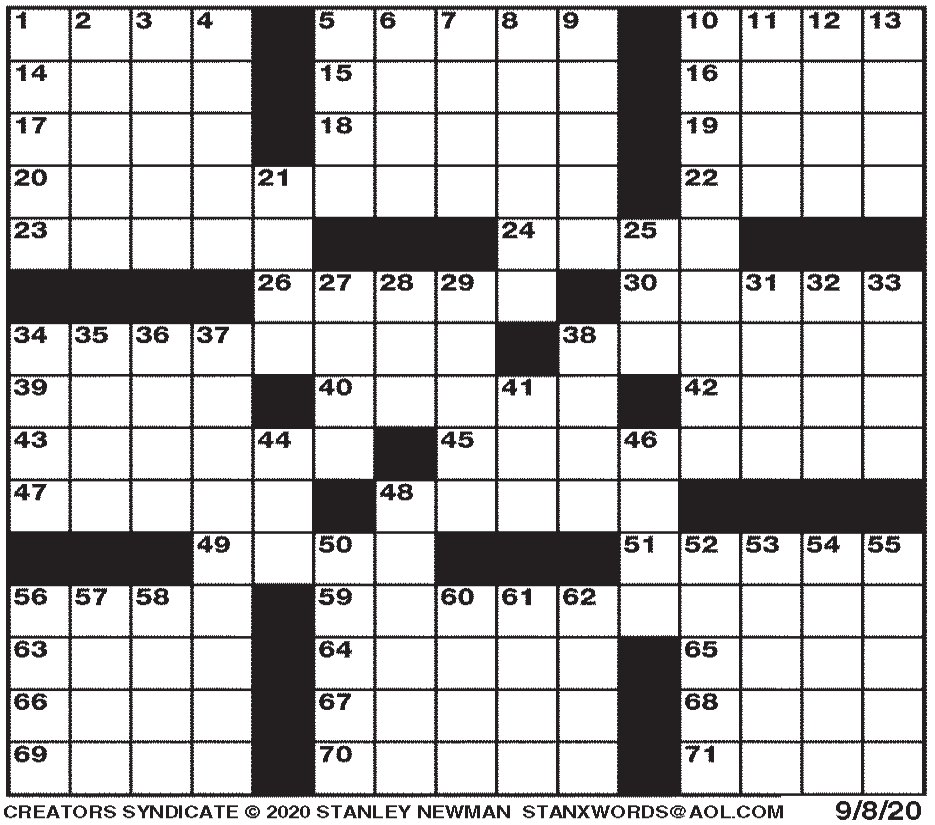
9		8		2		3		
	7						4	2
		2	3				5	
				1		6		9
	9		7		2		3	
2		6		4				
	3				6	8		
7	8						6	
		1		3		5		7

Newsday Crossword

FUZZY FRIENDS by Sally R. Stein
Edited by Stanley Newman
www.stanxwords.com

ACROSS
1 Resorts to relax at
5 Gemstone weight measure
10 "On tap" beverage
14 Attended an event
15 Wise maxim
16 Strong craving
17 Jai __ (fast-moving sport)
18 Poe's black bird
19 __ and zags (moves erratically)
20 Something mystifying
22 Lively energy
23 Fencing swords
24 Begin to melt
26 Has soreness
30 Aussie bearlike beast
34 Television, informally
38 Talk about tediously
39 Vampire novelist Rice
40 "My apologies"
42 Minor fender damage
43 Shoe leathers
45 Negotiation stalemates
47 Test answer written in paragraphs
48 Attack on all sides
49 Zilch
51 "Golden" song of long ago
56 Dixieland band's music
59 Thieves from employers
63 Milky-colored gem
64 Lessen gradually
65 "That's a shame"
66 Elongated dog-biscuit shape
67 Social stratum
68 Chess game ending
69 Went rapidly
70 Little boys
71 Thumbs-up votes

DOWN
1 Painter's suffix for land or sea
2 Get chummy (with)
3 Surprise greatly
4 Confiscate suddenly
5 Give a darn
6 Eve's spouse
7 Four-star review
8 Negotiation go-betweens
9 Penny, as compared to a dime
10 Trendy terms
11 A Great Lake
12 "Hard-boiled" breakfast
13 Remainder
21 Exam for would-be attorneys: Abbr.
25 Alias, for short
27 "Stubborn" guy
28 Cable film channel
29 Spooky
31 Chimps and orangutans
32 __ Ranger (Western hero)
33 Picnic's tiny invaders
34 Bottom of a statue
35 Weighty obligation
36 Singles in a wallet
37 Overwhelmed by a performance
38 Excessive publicity
41 Parts of apts.
44 Hurricane's center
46 The full alphabet
48 City of India now called Mumbai
50 Give a person feedback
52 Camel's South American cousin
53 Keep from being on time
54 Extremely angry
55 Four letters in "sessions"
56 Want-ad listings
57 Each, slangily
58 Western novelist Grey
60 Lie in the sun
61 "Small" suffix for kitchen
62 "Double" theme today



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Binary Puzzle

Each cell should contain a zero or a one. No more than two similar numbers below or next to each other are allowed. Each row and each column is unique and contains as many zeros as ones.

SOLUTIONS TO YESTERDAY'S PUZZLE

0	1	1	0	0	1	0	1	1	0	0	1
0	1	1	0	1	0	1	0	1	1	0	0
1	0	0	1	0	0	1	1	0	1	1	0
0	1	0	0	1	1	0	0	1	0	1	1
0	0	1	1	0	1	1	0	1	1	0	0
1	0	0	1	1	0	0	1	0	0	1	1
0	1	1	0	1	1	0	0	1	0	1	0
1	0	1	0	0	1	1	0	0	1	0	1
1	1	0	1	1	0	0	1	0	1	0	0
0	1	1	0	1	0	1	0	1	0	1	0
1	0	0	1	0	1	0	1	0	0	1	1
1	0	0	1	0	0	1	1	0	1	0	1

							0				0
		0								1	1
					1		0	0			
					1					1	1
				1				0		0	
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			1					1			1
				1							
0								0		1	1
	1		0	0			1				
1		0		0		0				1	



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Your column here

By Seema Verma

Send comments to editor@smdp.com

New cancer diagnosis options for people with Medicare

Each year, more than 250,000 women in the United States learn that they have breast cancer, and more than 20,000 find out they have ovarian cancer.

While most of these cancers happen randomly, about 5 to 10 percent are hereditary, meaning they are caused by genetic changes (called mutations) which are passed down in families.

Unfortunately, women with these inherited cancers have few treatment options.

That's why the Centers for Medicare & Medicaid Services (CMS) recently extended Medicare coverage to laboratory diagnostic tests using next generation sequencing (NGS) for patients with inherited breast or ovarian cancer.

NGS testing gives a more complete profile of cancer cells than is possible with current tests, and may help identify proven, targeted treatments.

NGS tests provide the most comprehensive genetic analysis of a patient's cancer because they can simultaneously detect multiple types of genetic alterations. CMS first began covering laboratory diagnostic tests using NGS in March 2018 for Medicare patients with advanced cancer that met specific criteria. With CMS' recent coverage decision, more Medicare patients will have access to NGS to assist in managing other types of inherited cancers to reduce mortality and improve health outcomes.

Innovative technologies are transforming American medicine, and CMS is closely monitoring the rapid development of new tests and tools for diagnosing cancer. We want to do everything we can to support women's health and help patients get the care they need.

In addition to providing access to this testing for women, Medicare also covers testing for prostate cancer.

All men are at risk for prostate cancer. Out of every 100 American men, about 13 will get prostate cancer during their lifetimes, and two or three men will die from it.

The most common risk factor is age. The older a man is, the greater his chance of getting prostate cancer.

Some men are at increased risk for prostate cancer. You're at increased risk for getting or dying from prostate cancer if you're African-American or have a family history of prostate cancer.

Medicare Part B covers digital rectal exams and prostate specific antigen (PSA) blood tests once every 12 months for men over 50 (beginning the day after your 50th birthday).

Beneficiaries pay 20 % of the Medicare-approved amount for a yearly digital rectal exam and for physician services related to the exam. The Part B deductible ($198 in 2020) applies. In a hospital outpatient setting, there's also a copayment.

Beneficiaries pay nothing for a yearly PSA blood test. If you get the test from a doctor who doesn't accept Medicare payment, you may have to pay an additional fee for the doctor's services, but not for the test itself.

In 2018, the U.S. Preventive Services Task Force made the following recommendations about prostate cancer screening:

Men who are 55 to 69 years old should make individual decisions about being screened for prostate cancer with a PSA test.

Before making a decision, men should talk to their doctor about the benefits and harms of screening for prostate cancer, including the benefits and harms of other tests and treatment.

Men who are 70 years old or older should not be screened for prostate cancer routinely.

September is National Prostate Cancer Awareness Month, and October is National Breast Cancer Awareness Month. Please take a moment to familiarize yourself with the many preventive screening services that Medicare offers for cancer and other diseases, at: https://www.medicare.gov/coverage/preventive-screening-services.

Seema Verma is the Administrator, Centers for Medicare & Medicaid Services.

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ROOSTER'S

FROM PAGE 1

"Seven or eight years ago when I started doing (research and development) for barbecue, I went all over the country. And besides learning pork, brisket, tri-tip and all the different ribs, we learned a lot about chicken. We thought chickens probably aren't right for us this minute. But we saw how chicken was made in the south," and picked up the best ways to make chicken so it could be done right when it was brought it to Holy Cow, Serritella said. "Through trial and error, we figured out a two-step process to take chicken and cook it faster while keeping it juicy and tender but also crunchy… so you get the best of both worlds."

Serritella knows Southern Californians like variety though so he's also included signature sandwiches, salads and desserts on the menu as well.

It's hard work keeping up with the demand, especially during Labor Day weekend, but the former accountant said he is happy his employees have been allowed to continue serving up the goods when so many other businesses have been forced to shutter in recent months.

"I started from the bottom and opened my first concept about nine years ago now," Serritella said. "I've opened about 13 more since then and Roosters's is one of them… Holy Cow has been blessed with a lot of customers who are loyal and BBQ seems to be a very good cuisine to feature during COVID because it's family-friendly. And we're finding that fried chicken kind of the same thing so the future is looking pretty hopeful."

The restaurant world is very different now, Serritella added. "COVID changed everything but we put our foot on the gas and said, 'Let's do this.' So, it's an exciting time. We're rolling with the punches like you have to and we're just excited to tell people about Rooster's because we know the food speaks for itself."

Holy Cow BBQ / Rooster's Chicken, 264 26th St. (310) 883-6269, holycowbbq.com, roosterschickenhouse.com.

Brennon@smdp.com

CANDIDATE

FROM PAGE 1

who submitted their signatures and election paperwork prior to last month's deadline. The difference is, the city clerk's office states, write-in candidates' names will not be on the ballot and they will not have a candidate statement if they qualify. In order to be counted, the voter has to write in the candidate's name on the ballot.

The clerk's office added the write-in process is the same as the regular nomination process, meaning candidates must submit signatures from registered residents in the jurisdiction they are running.

Santa Monica's municipal code requires candidates to gather no less than 100 voter signatures as part of their nomination but under a new twenty-first supplement to Santa Monica's local emergency declaration, candidates now have to gather a reduced number of 30 original signatures, which officials hope reduce the risks posed by personal contacts in the COVID-19 environment.

"Whether you are a candidate collecting signatures or a Santa Monica voter signing on to support a candidate, please be sure to take necessary COVID-19 prevention measures," city officials stated in a news release, which mentioned candidates should stay at home when experiencing any cold-like symptoms; wear a face covering; wash your hands frequently; properly sanitize surfaces, pens and clipboards; and maintain six feet of physical distance whenever possible.

Candidates should also use virtual social gatherings or campaign events in lieu of in-person gatherings, according to election officials, who said more information is available online at smvote.org.

brennon@smdp.com



What's the Point?

David Pisarra — Send comments to editor@smdp.com

Trump And Newsom Delay The Inevitable

President Trump extended a moratorium on evictions of tenants through to December 31, 2020 this past week. It's not as comprehensive as the one extended by Governor Gavin Newsom, but as it applies federally, the impact will be felt everywhere. The California moratorium allows tenants who have been negatively impacted by COVID19 to pay only 25% of their rent in order to keep their units, and the balance is then converted from a "rent due" to a consumer debt that a landlord must sue to recover.

The California law is important because it allows tenants to find a way back to financial balance, assuming they can find work, and get caught up on their other bills as well. This is definitely a win for the tenants, and probably a boon for the bankruptcy lawyers who will be saying that the back rent due should be discharged in bankruptcy. I don't know if the courts would allow that, since the counterargument is that the tenant received the benefit of housing which is arguably a 'necessity of life' and may not be dischargeable. Imagine though if all that back rent is discharged.

How will that impact the landlords who right now are struggling to pay their mortgages while they are receiving drastically reduced, or in some cases eliminated, income. They will be filing for relief in the bankruptcy courts themselves in order to reorganize their debts. Will that impact property values? Most certainly. As the pool of distressed properties grows and come on the market for sale, that means that prices will start to drop, that can trigger lines of equity to be called on borrowers, who are then faced with coming up with large sums of cash, or they will have to liquidate their properties.

Banks will be impacted by this domino effect of lost revenue, which is the lifeblood of our economy. As banks have to foreclose on properties and take them into their inventory, that means they will be experiencing losses, which lead to job cuts, increased holdings of devalued properties which they must then sell in order to keep their monies on hand high enough to satisfy the federal regulators. That means that even more properties will be sold at lower prices and now we have a downward spiral.

What does this mean for Santa Monica? It's already begun here. You may have noticed that there are many open stores on the Promenade. Sur La Table is having a going out of business sale due to the shutdown and the transition to online shopping. The number of For Lease signs are multiplying along Wilshire Blvd like rabbits. The loss of both foot traffic due to the stay at home orders and the transition to online shopping means that it's more and more difficult for a retail shop to survive, which translates into lost revenue for the commercial property holders and that whole downward spiral is at play for them as well.

There is a great shakeout coming in both residential multi-unit apartment buildings

SEE **WHAT'S THE POINT?** PAGE 7



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RIGHTS

FROM PAGE 1

2021 to pay back rent owed from March 18 to Sept. 30, 2020, when the moratorium was in place. To facilitate this process, lawyers suggest landlords and commercial tenants create payment plans or enter mediation processes if the two parties are in dispute.

"We can't reiterate this enough—rent payments are deferred, not canceled. As long as the rent is paid by June 30, 2021, no late fees or penalties can be levied. If the rent is paid in full by December 30 of 2020, no interest is allowed," said Tristan Mullis, a Shareholder at Pettit Kohn law firm.

These regulations apply to Level 1 commercial tenants, which are businesses with fewer than 100 employees and less than $15 million in revenue over the past three years. In order to qualify for deferred rent payments under the moratorium they must provide documentation that they have suffered a financial hardship due to COVID-19. This eviction protection does not extend to conduct that is non-compliant with the terms of a commercial tenant's lease.

"It's not giving anyone protection based on non-compliant conduct. So, if you have a restaurant space leased out to conduct a certain business and you decide that selling masks is a better way for the business to run, that may run afoul of the lease and that eviction moratorium is not going to help you," said Mullis.

Santa Monica's commercial rent moratorium includes a provision encouraging landlords and tenants to enter into negotiation to modify rental agreements and create payment plans that are realistic and agreeable to both parties. If parties cannot reach an agreement together, the Chamber of Commerce recommends they enter a mediation process.

Pettit Kohn firm has partnered with the chamber and the Straus Institute for Dispute Resolution at the Caruso School of Law at Pepperdine to offer discounted mediation services to chamber members at a rate of $550 for two hours.

Mediation is a voluntary and confidential process where a neutral third-party reviews opposing parties' circumstances, issues, and interests and creates recommendations to resolve their conflict. If an agreement is reached parties sign a legal contract and avoid the costly and timely expense of going to trial.

Tenants can technically refuse to pay their back rent or leave their space until June 30, 2021, but lawyers cautioned commercial tenants from taking this drastic action as it could lead to expensive legal fees and credit damage down the line.

"There should be a middle ground because a scenario where a business is just going kamikaze style 'we're not going to pay and we're just going to keep operating until the last day they lock us down and close the doors' doesn't help anyone," said Mullis. "Just letting the bill get bigger and bigger—it's going to be there next summer, and you don't want to be staring down the barrel of a $50,000 back rent bill."

Clara@smdp.com

WHAT'S THE POINT?

FROM PAGE 5

and in the commercial real estate market. We are going to have a resetting of the economics of our city, state and country. The City of Los Angeles is furloughing 18,000 employees due to budgetary constraints. They will not be the last of the furloughs I assure you. The County and the State will have deep, deep cuts in employment numbers. These are people who are not easily retrained, they are not entrepreneurial by nature and they will now be faced with having to support their families and homes with few resources.

Is the latest move by the President necessary? Yes. Is it a long term solution? No. It's a kicking the can down the road, in the hopes that with his re-election, and a possible vaccine, the economy can recovery enough to salvage his tenuous hold on history.

The reality is that many people have lost life savings, retirement savings and the losses have not stopped. We have a long road ahead of us, with even greater obstacles to overcome. Is there a recovery in our future, of course, will some people make fortunes because they can adapt, pivot and reorganize their life, yes.

The question for each of us, and our city, is this: It is inevitable that we must adapt, pivot and recover, but how?

David Pisarra is a Los Angeles Divorce and Child Custody Lawyer specializing in Father's and Men's Rights with the Santa Monica firm of Pisarra & Grist. He welcomes your questions and comments. He can be reached at dpisarra@pisarra.com or 310/664-9969. You can follow him on Twitter @ davidpisarra





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Welcome Back

Sam Jagger Named New Manager at the Fairmont Miramar Hotel



Sam Jagger, the new General Manager of the Fairmont Miramar Hotel, is optimistic about recovery for hotels on the luxury scale. Photo by Mark Humphrey

By Anne Wallentine

Sam Jagger, who was appointed General Manager of the Fairmont Miramar in June, is in a new role, but at a familiar location. Sam previously worked as Director of Sales and Marketing at the Miramar, but left to pursue the opportunity to build a new luxury hotel – Mr. C Beverly Hills – from the ground up. After nearly 10 years, the Miramar has lured him back to navigate a new and challenging period in hospitality.

Like most other hotels, the Fairmont Miramar closed in the early days of the pandemic. Since it reopened in July, Sam reports, "People are genuinely excited to be out" as guests of the hotel again.

The Miramar reopened with numerous health and safety protocols to prevent the spread of COVID-19, including operating at or under 50% capacity to allow for social distancing. They aim to be "extremely good stewards" and insist on consistent standards. "Employees," Sam says, "are empowered to ensure that these measures are enforced and have met with an almost entirely respectful response."

Along with mandatory face coverings, handwashing policies, and temperature checks on entry, the hotel has instituted extensive new cleaning policies.

In light of health recommendations, Sam considers the Miramar "fortunate to have a substantial amount of outdoor space," including gardens, pavilions, and a pool area. The hotel sits on a five-acre property, three-quarters of which is outdoors. The Miramar is also continuing to move ahead with their renovation plans, even if the timeline remains nebulous due to the pandemic. "I feel like I could be a very important part of that story," Sam notes. "And, it's exciting. I just feel very lucky to be able to call this home for now."

While Sam sees many changes for hotels in the short-term, he is optimistic about recovery for the sector, especially at the luxury scale. "It won't be a new normal; it'll be normal," Sam says. "People want to get out and start going again as soon as it's safe to do so. And, it's really a matter of time." The Fairmont Miramar is located at 101 Wilshire Blvd. and Ocean Ave.



Read about new fall fashions for students in Julia Abbott's Teen Scene column on Page 4.



Congratulations to Lucy Guerboian on celebrating her 95th birthday last month. She is shown with her family who are very active members of the Santa Monica community. Back row, from left, Natalie, Evelyn, and Nicole Guerboian, with Nova Sayadian. Front row, from left, Lucy's son Eddie Guerboian, Lucy, grandson Avo with his wife, Christina, and their son, Edward. Those of you who were customers at Eddie's Readers Fine Jewelers on Wilshire Boulevard may remember looking forward to getting tastes of Lucy's famous baklava at Christmas time every year. It's one of the fond traditions we miss.

Growing Up in Santa Monica

Reminiscing About a Wonderful Childhood

By Anne Wallentine

"I had a wonderful childhood growing up in Santa Monica," longtime resident Carolyne Edwards shares. She recalls the freedom of riding bicycles around the neighborhood with friends in the summer, making crafts like bottle cap dolls, and learning piano from her mother and grammar from her father.

With her husband Bill, Carolyne has been running the Quinn Research Center, which aims to preserve and promote the history of the Black community in the Santa Monica Bay area.

Today, "Santa Monica is completely different from when we were kids," Carolyne describes. "Before Third Street was 'the Promenade,' it was just 'downtown,' where we could go to the Red Goose shoe store and see our feet under an X-ray." Many of the mom-and-pop stores and landmarks of her youth are gone, which is, Carolyne says, one of the reasons they are trying to get the Santa Monica City Council to recognize the historically

(Continued on Page 3)



Carolyne Edwards is at a meeting at the Santa Monica History Museum held earlier this year.

Do You Recognize This Neighborhood Celebrity?

(Answer on Page 4)



Take A Look Inside

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This May Be The Time For a Roth IRA Conversion



By Carolyn Hemann, CFP

Roth IRAs are generally considered among the most attractive retirement savings vehicles available to individual investors. They offer the unique potential to grow investment earnings without incurring any income tax liability, if qualifying distributions are made.

It's important to note that how much you can contribute to a Roth IRA depends on your tax filing status and modified adjusted gross income (MAGI). For a single filer in 2020, your income must be under $139,000 (or $206,000 if you're filing jointly) in order to contribute.

Beyond making regular contributions to a Roth IRA, the other way to take advantage of this savings tool is to move money from a traditional IRA, or workplace savings plan, to a Roth IRA. These are referred to as Roth IRA conversions. Now may be an opportune time to give this idea a closer look. Here's what you should know:

• A taxable transaction

The key factor affecting the decision to pursue a Roth IRA conversion is the tax impact. Remember that some, or all of the distributions from traditional IRAs are taxed at ordinary income tax rates. If contributions were made on a pre-tax (tax-deductible) basis, the entire amount of the withdrawal is subject to tax. If after-tax contributions funded a traditional IRA, only the portion of the distribution attributable to investment earnings is taxable.

With a Roth IRA, all contributions occur on an after-tax basis. If holding period requirements are met, all distributions can be received on a tax-free basis.

Moving money from a traditional IRA to a Roth IRA is a taxable event at the time of the conversion. Consider an example of converting a portion of a traditional IRA to a Roth IRA. If all contributions to the traditional IRA were made on a pre-tax basis, the entire value of the converted amount is added to your ordinary income for the year and subject to tax at applicable rates.

• Make tax-smart conversion decisions

If we assume this conversion totaled $100,000 and an ordinary income tax rate of 24% applies to the converted amount, that results in a tax liability of approximately $24,000. It is often recommended that you pay the tax due from available resources in existing taxable accounts. This allows the entire amount converted to be shifted to the Roth IRA, maximizing the long-term tax benefits of the conversion.

You don't have to convert all of your IRA assets at one time. It can occur over a series of years to spread out the tax impact. Remember that income is taxed on a progressive scale across a range of tax brackets. You may want to convert an amount that will stay within your current tax bracket. For example, a married couple expecting to have a taxable income of $100,000 for 2020 will be in the 22% federal income tax bracket. That bracket for married filing jointly continues to apply to taxable income up to $171,050. Therefore, they could convert an additional $71,050 without any of the converted amount slipping into a higher tax bracket.

• The timing may be right

Another consideration relates to the future of tax rates in America. Current income tax rates are near their lowest levels in recent history. There is concern that due to skyrocketing federal debt (much of it spurred on by recent stimulus legislation related to the COVID-19 pandemic), tax rates may rise in the future. By taking the tax hit at this time when you convert funds to a Roth IRA, you may ultimately pay less in tax on your IRA than if you waited to take distributions later, assuming tax rates are higher.

Roth conversions can be a very effective tool, both in terms of tax management and in helping generate greater after-tax cash flow in retirement. But, the process can be complex. Be sure to consult with your financial advisor and tax advisor for more guidance.

Carolyn Hemann, CFP is a Private Wealth Advisor with Ameriprise Financial Services, Inc. in West Los Angeles. She specializes in fee-based financial planning and asset management strategies, and has been in practice for over 30 years. She can be reached at 310-477-2500.

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Planning Ahead

Post-Death Access to a Safe Deposit Box



By Lisa C. Alexander, Esq.

People often ask if they should keep their signed Estate Plan documents in their safe deposit box. The answer is: "It depends." If the safe deposit box is in the deceased person's sole name or held by the deceased person and others, where all the others are deceased, getting into the box and removing any contents of the box is very limited. But, if there is surviving coholder on the box, or if the safe deposit box is held in the name of a Trust, then access to the box after you are gone should not be a problem.

If the deceased person is the only one whose name is on the safe deposit box, the only way for anyone else to get into the box is for the sole purpose of looking for the deceased person's Will. If a person has a key, a certified copy of the Death Certificate, and proper identification, the person may open the safe deposit box, but with limitations. The person may only open the box under supervision of a bank officer. The person accessing the box may make an inventory of the contents of the box but may not remove anything except instructions for disposition of remains, and a Will and Trust documents, if they are in the box.

Before the Will and Trust documents can be removed, they must be photocopied and the photocopies placed in the box to replace the originals. Nothing else can be removed until an Executor or Administrator of the deceased person's estate is appointed, or if the "small estates" procedures apply, until after 40 days from the deceased person's death when the successor in interest may provide the required declaration.

If an original Will is found in the safe deposit box, the person given access to the box is required by law to deliver the Will to the Clerk of the Superior Court and to mail or deliver a copy to the person named in the Will as Executor or beneficiary.

These restrictions do not apply to a surviving coholder of the safe deposit box. If the safe deposit box is in the name of a Trust, the Successor Trustee should be able to access the box. A safe deposit box may be an appropriate place to keep Estate Plan documents, but only if care is taken to be sure.

Lisa C. Alexander, Esq. can be reached by calling 310-656-4310.

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Rex and Doris Minter are celebrating their 75th anniversary this month. They met while students at Santa Monica High School.

Rex and Doris Minter Celebrating Their 75th Wedding Anniversary

By Christie Thobe

My parents, Doris and Rex Minter, are genuine Santa Monica personalities. They met in summer school in 1944 at Samohi and became instant sweethearts. They eloped September 10, 1945 when Rex was due to be shipped overseas by the USMC. On his way to Tsingtao, China, he was dropped off at Pearl Harbor, and Doris was able to join him in March of 1946. They then enjoyed 18 months of a belated honeymoon. The two returned to Santa Monica in 1949 upon Rex's separation from the Marines with a child and many dreams.

Rex went to college and law school at Loyola. He started a law practice in the old Bay Cities building. Doris was often his secretary. By 1955, he was a member of the Santa Monica City Council, and he served as Mayor of Santa Monica from 1963 to 1967. He was a longtime member of the Rotary Club of Santa Monica.

Rex served as a Los Angeles Superior Court Commissioner from 1968 to 1971, at which time he was selected by Governor Ronald Reagan to serve as a judge of the Santa Monica Municipal Court. He served in that capacity until January 2000. He became a Superior Court judge when the municipal courts and the superior court were consolidated. After his retirement in 2000, Rex served as an assigned judge throughout California until his complete retirement in 2012. In addition to Los Angeles County, he served as far north as Redding, and as far south as Imperial County. One of his last jury trials was in Independence, located in Inyo County.

Both Rex and Doris have been avid aviators since 1948. Doris is still a member of the Ninety-Nines, Inc., the international organization of women pilots. She has participated in eight trans-continental air races, and together, they have flown to Alaska, Quebec, Belize, the Florida Keys and 2000 miles around Australia. Doris served as a member of the Santa Monica Airport Commission and was its chairperson for two years. She also served two years as a volunteer surveillance pilot for the Santa Monica Police Department.

Rex and Doris have three children: Christie Thobe, a teacher in Santa Monica; Laurie McGinnity, a manager of a scribe program for five hospitals in the Vancouver, Washington, and Portland, Oregon area; and Thomas Minter M.D., an emergency medicine physician in Tacoma, Washington. They also have eight grandchildren and three great grandchildren. Two of their grandchildren are physicians, and one is an emergency room nurse.

Rex and Doris renewed their marriage vows on their 50th anniversary in a Mass officiated by Monsignor Lloyd Torgerson at St. Monica's Church.

My parents, Rex and Doris, are still crazy about each other, and they live life in the fullest every day.

Westside Sanitize Service Focuses on Keeping Our Community Clean and Safe

By Kalina Silverman

Each month, Andy Gomez, owner of Westside Sanitize Services, picks one school to offer his sanitation and cleaning services for free. He believes it is important to help disinfect schools and public spaces at all times, as a preventative precaution during the pandemic.

His family business, Westside Sanitize Services, also offers cleaning to those whose homes and businesses may have already been infected. "When someone has tested positive for COVID-19 and needs their house sprayed and cleaned, we suit up and work very slowly and carefully. Jumpsuits, face masks, and gloves are worn," decribes Andy.

Andy, a Santa Monica High School graduate and certified welder, shifted gears at the start of the pandemic to work with his mother, Blanca Gomez, and other family members to run the cleaning service. With children of his own, he realized how important this work is right now to keep everyone safe and healthy. When I spoke with Andy, he was preparing to work with a preschool the following day. In the future, he hopes he can continue to help more businesses, daycares, and low-income schools.

"A lot of places aren't using sanitation because a lot of businesses charge an arm and a leg for sanitation. That's why I try to help with offering my services for free to one school a month. "With new scientific studies and health measures related to the pandemic emerging on a day-to-day basis, Andy makes sure he conducts his due diligence about taking the right safety precautions in his work.

"There's a lot of contradicting information going around," he relates. "At the end of the day, it's more knowledge and information we take in, to apply safety measures to our own cleaning methods."

Andy knows how imperative cleanliness is at all times, not just during a pandemic. He hopes more official measures will be applied in the days to come.

"I hope in the future, they apply the same "A" grading service that they apply to restaurants to schools and daycares."

To find out more about Westside Sanitize Services, call 310-709-8793. (See ad on Page 9.)

Reminiscing About a Childhood

(Continued from Page 1)

Black Broadway community as a Historic District.

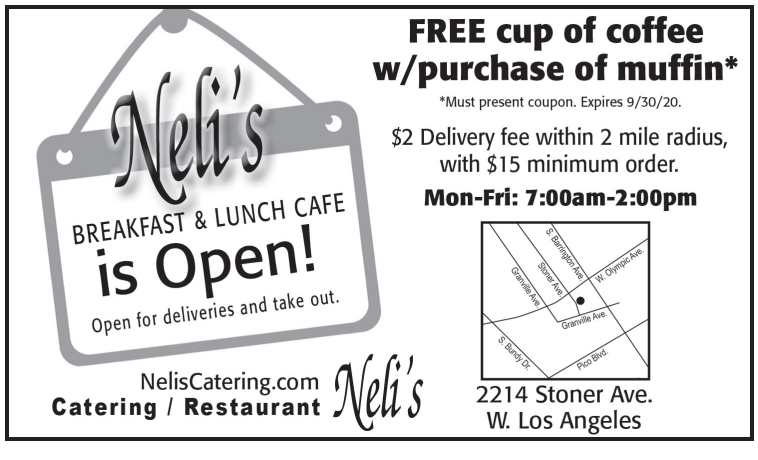
"In order to build for the future, you have to build from the foundation of the past," Carolyne believes. "You learn from the things that you would like to improve on." She cites the preservation of the last unmodified "shotgun house" in Santa Monica (now in Ocean Park) as an important landmark. Carolyne is also a member of the Philomatheans, the African American women's club that houses three businesses in their building on Broadway, and will celebrate their centennial in 2021. "People don't know, unless they're exposed to this history."

When Carolyne was a student at Samohi, "History to me was just memorizing dates. I didn't see the relevance," she says. With the Quinn Research Center, they "try to make it relevant to people," asking questions like, "what was going on in the world in December 1945, and how does that relate to Santa Monica? Who was in Santa Monica at that time? How did it impact their lives?"

The Center started with Carolyne's own family history: the "stories, facts and items that my parents and grandparents thought that we should have a knowledge of and pass on down." It has since become a community project, which involves interviewing people in their homes (and now, during the pandemic, by phone) to collect oral histories. In the process, interviewees often refer family or friends who can add their memories to the record. It's a chance to highlight historically underrepresented stories and, often, to set the record straight – including the terminology for Bay Street Beach, the historic gathering place for Black beachgoers. The official Santa Monica plaque installed in 2008 uses the derogatory term as its title. "We just called it 'the beach,'" Carolyne says.

With the Quinn Research Center, "We are doing the same thing" as the generations before her, Carolyne says. "We pass this knowledge on."

For more information about the Quinn Research Center, please call 818-365-0785.





Reflections From The East

A Modern Mouse Tale



By Qin Sun Stubis

His name is "Half Tail." He couldn't be more than three inches long even when he stretches his body. He has the finest brown fur, a white belly, a pair of paper-thin, miniature pasta-shaped ears and two black beady eyes in the middle of his triangular face. When he is curled up, he is the smallest breathing fluff ball you can imagine. Half Tail is a mouse. A somewhat wild mouse.

When I first met him one early morning, he was inside one of the two humane traps on our kitchen countertop that we had set up the night before. Part of his long tail unfortunately got caught in the door, preventing him from reaching the peanut butter bait he so wanted to get to. I gently pushed the door in to release it and he headed straight for the food, eagerly tackling it, and not showing any physical distress. Seeing part of his tail drooping like a broken twig, I felt bad. Maybe it would heal, I comforted myself. When he finished his food, I let him out in a lily patch in our front yard.

We were catching an alarming number of mice that week, quite an infestation if our count was correct. But, we began to suspect that some were repeat "customers" returning for more food. Truthfully, how could anyone tell if they were not the same mice from the night before and the night before that? After all, the same two mice could be occupying our traps every day! We began to wish we could mark them like "Thing 1" and "Thing 2" in the Dr. Seuss story to find out the truth.

We finally made a decision to release our new catches further away from our house ... in a park, perhaps. After all, they were wild creatures and should stay that way.

The next day, we caught two and took them back to nature. We did the same the day after. The traps stayed empty for two days. Maybe our theory was correct. Maybe we had fewer of these cute critters than we had feared.

Just as I thought of retiring the empty traps for good, one snapped again. Another mouse. The way he dashed toward the food seemed familiar to me. He acknowledged me with one quick glance and kept on eating, as if greeting an old friend. He was very hungry. “Do I know you?” I wondered. I grew curious and picked up the transparent little box: This mouse had only half a tail! Now I knew who he was.

I had thought those traps were roomy, airy and safe devices to get rid of my unwanted houseguests. I didn't mean to harm any. Sympathy rose within me. I felt responsible for his mishap. That day, I fed Half Tail until he couldn't eat anymore: nuts, rice, and shreds of cheese. My guilt also made me release him in his familiar lily patch.

Since then, Half Tail seems to be having fun with us, treating my trap as his nightly lodgings. We often find him in the morning curled up, waiting to be freed. Sometimes, he doesn't even bother to eat his peanut butter, which puzzles me and makes me wonder about his intentions in being caught over and over.

We are now mouse-free, discounting, of course, the presence of Half Tail. He is now practically a family member, faithfully returning at bedtime every night.

You can always reach me at qstubis@gmail.com.

Qin is a longtime columnist of ours who lives in Bethesda, MD.

Teen Scene

“Back to School” Fashions in 2020

By Julia Abbott

Back to school will be very different this year, as most students won’t be moving from the safety of their own bedrooms to their classrooms. In spite of the new format, most kids and teens want to look their best when school begins.

While that may range from tie-dye to loungewear, back to school fashion will be out of the norm. For elementary schoolers, fashion will be more brand-themed.

My incredible sources (my elementary school-aged brothers) have told me “Minecraft” is the most fashionable item for boys. For the more mature, polo shirts and button downs can make a good first impression for any teacher. Hoodies have been making their way down from middle school fashion, with many elementary schoolers hoping to sport bold hoodies.

For girls, “flippies” (reversible sequins) are all the rage, often in conjunction with favorite characters. Headbands, necklaces, and animal-themed items in bright colors are also popular, with bright cat ears and bows a mark of style.

For middle school boys, brand name sneakers are big, especially when school begins. Athletic shorts are also a signature go to, especially in Los Angeles. Hoodies, once again, are very fashionable for some of the colder days.

Girls love Brandy Melville, even more so with their trendy fall styles. High heeled black boots are also very in during fall. Short dresses, often paired with heels, are a favorite. Hoodies and leggings are a staple, but shorts and a cute top will dress things up when needed. In high school, thrifting is one of the biggest trends.

Boys lean towards denim, hoodies, and athletics shorts. This year, tie-dye, leopard print, and slip dresses are making a fall comeback for girls. Nice shoes and cardigans are also making an appearance. Jeans, in a variety of styles, are also popular. However, there is a much wider variety in high school, where trends come and go constantly.

At the end of the day, online school doesn’t mean an end to back to school fashion. It does mean that many kids will “zoom into” school in loungewear, or even pajamas, if they can get away with it.

The focus is limited to what’s visible on the screen. The most important part of back to school fashion is to own what you wear, be it jeans and a cardigan or a pair of blue pajamas. And, when school opens, the most fashionable item will be a good stylish mask!

Julia is a local high school student.

Answer to Neighborhood Celebrity

(Continued from Page 1)



Here’s a memory from the Santa Monica History Museum Gala remembering the Rex in 2013. This gambling ship was once anchored three miles off the shoreline. Savi Labensart brought her band to entertain. She is also the executive secretary of the Rotary Club of Santa Monica. And, she has begun baking and delivering sourdough breads for sale. Contact savitri bird@gmail.com for details.

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Visit **smc.edu/calendar** for more information.

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