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smdp
Santa Monica Daily Press

Volume 23 Issue 210 THE WEEKENDER 9/13-9/15 smdp.com

34-story development proposed to become city's tallest building

THOMAS LEFFLER
SMDP Staff Writer

Four major development projects will look to transform Santa Monica, including two buildings that would become the tallest in the city.

Boutique land use law firm Rand, Paster & Nelson, on behalf of property owner Madison Realty Capital, recently submitted project updates to the city. Two of the projects scale to over 30 stories in height, a 33-story multifamily building at 3025 Olympic Blvd. and a 34-story mixed-use building on Nebraska Ave. Over 1,500 residential units were planned for the major makeover around the southeast corner of the city, between the 26th St/Bergamot and Expo/Bundy Metro stations.

The 3025 Olympic project calls for the 33-story building to be housed on a parcel size of 43,447 square feet. The unit count on the property would be 482, with 72 of the units being affordable in order to qualify for a 100% density bonus under State Density Bonus Law. Out of the affordable units, 12 were noted as very low-income, 12 as low-income units, and 48 as moderate-income units. Two subterranean parking levels are also included, totaling 206 parking spaces.

Another project on a separate 3025 Olympic parcel is an expansion of previous plans. Originally applied in March as a 122-unit development, the revised application bumps the number up considerably to 315 residential units, 48 of those affordable. The mixed-use project would also hold 33,140 square feet of office space along with the 39,056 square feet of residential room, as well as 134 parking spaces on two



Courtesy Graphic

SEE **DEVELOPMENT** PAGE 15

DEVELOPMENT: A recently submitted project at 3030 N. Nebraska Ave. would be the tallest building in the city by far, towering at 365 feet tall.



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Sustainable September

30 Years of Sustainability in Santa Monica

Aug 27	**Proclamation - Sustainable September** Council Chambers 5:30 p.m.	Sept 15	**Americana in the Park** Gandara Park 4 – 7 p.m.
Sept 1	**Americana in the Park** Gandara Park 4 – 7 p.m.	Sept 19	**Local's Night** Santa Monica Pier 5 – 7 p.m.
Sept 7	**Main Street Block Party** Main Street (Ocean Park to Strand) 12 – 7 p.m.	Sept 21	**Coastal Cleanup Day*** Santa Monica Beaches 9 a.m. - 1 p.m.
Sept 8	**Americana in the Park** Gandara Park 4 – 7 p.m.		**Seed Saving Workshop*** Ishihara Park Learning Garden 9 a.m. - 11 a.m.
Sept 8 -15	**LA Climate Week** Various Locations	Sept 22	**Americana in the Park** Gandara Park 4 – 7 p.m.
Sept 11	**Climate Resiliency Panel*** Annenberg Community Beach House Garden Terrace 6 – 7:30 p.m.	Sept 28	**Montana Art Walk** Montana Avenue (9th St. - 17th St.) 11 a.m. - 6 p.m.
Sept 14	**Rain Barrel Distribution*** Main Street Community Garden 9 -11 a.m.	Sept 29	**Americana in the Park** Gandara Park 4 – 7 p.m.
	Compost Giveaway City Yards 9 a.m. – 2 p.m.	Oct TBD	**The Street Project Film Screening** Santa Monica College
	Santa Monica Beach Dune Restoration Volunteer Day* Santa Monica Beach 8 a.m. – 10 a.m.		

City of Santa Monica

* Registration required

Council challengers attack incumbents over lack of investigation into leaks

MATTHEW HALL
Daily Press Editor

A group of challengers for City Council are accusing the incumbents of hiding wrongdoing inside City Hall as it relates to handling confidential information.

The slate of Barry Snell, Dan Hall, Ellis Raskin, and Natalya Zernitskaya released a press release this week criticizing Mayor Phil Brock and Councilman Oscar de la Torre over a lack of investigation into a pair of leaks over the past four years.

The slate hasn't specifically said Brock or de la Torre were the source of the leaks but they do say the pair of incumbents should have scrutinized the leaks and said that if elected, the slate would conduct an investigation into the matter.

There have been at least two verifiable leaks of closed session information in the past four years, once in 2021 and again this year.

Critics of Brock and de la Torre have repeatedly said the first leak, related to a candidate for the then vacant city manager position, caused that candidate to withdraw from the process. The press release described the incident as "An embarrassment to the City, a violation of the state's "Brown Act" law, and at significant cost to the taxpayer."

However, the candidate in question, Rene Bobadilla said the leaking of his name to the press wasn't actually a factor in his decision. In an interview with the Daily Press he said the City of Santa Monica used an "unorthodox" process for hiring him that included listing his name as the city's choice on a public agenda before securing a contract with him. That disclosure prompted his current employer to open negotiations with him and ultimately make him an offer that took him out of contention for the Santa Monica job.

Council at first voted to investigate the leak of Bobadilla's name but then reversed course when Councilwoman Lana Negrete changed her mind citing a desire to avoid conflict and division among the council.

When a second leak was reported this year, Councilmembers Gleam Davis, Caroline Torosis and Jesse Zwick had asked for the City Attorney to return with a proposal to ensure the City's ethics rules apply to Councilmembers, return with a proposal to initiate an investigation into recent leaks of confidential information disclosed in Closed Session and return with one or more proposals to impose penalties on Councilmembers and staff who inappropriately leak confidential information out of Closed Session.

After a bitter debate, no investigations were authorized and instead Council directed the City Attorney to return with a proposal to ensure the City's ethics rules apply to Councilmembers, return with a proposal on how to handle future confirmed leaks of information from closed sessions and what the remedy would be, return with a proposal on how to revise council rules to include discipline or penalties for habitual offenses and return with a proposal on how to handle repeat Brown Act offenses to include discipline or penalties.

"It is truly disappointing that Mayor Brock and Councilmember de la Torre have repeatedly voted against a transparent investigation into the rampant misconduct at City Council," said the release on behalf of the challengers. "These Trump-like tactics of 'rules for thee but not for me' have no place in Santa Monica and remind us of the bad behavior occurring at the national level."

Both incumbents said the allegations were political theater and inappropriate.

"Santa Monica voters are smart enough to see that this is a political attack against those of us on City Council fighting for a safer Santa Monica. It is unfortunate that the establishment slate chooses to send out a press release misleading our residents with Trump style tactics instead of addressing the public safety crisis impacting our City," said de la Torre. "This is not a time to be wasting scarce resources on items that have no impact on our residents quality of life."

Brock said there has been no evidence presented of wrongdoing by any councilmember and that a frivolous investigation would cost a minimum of $150,000.

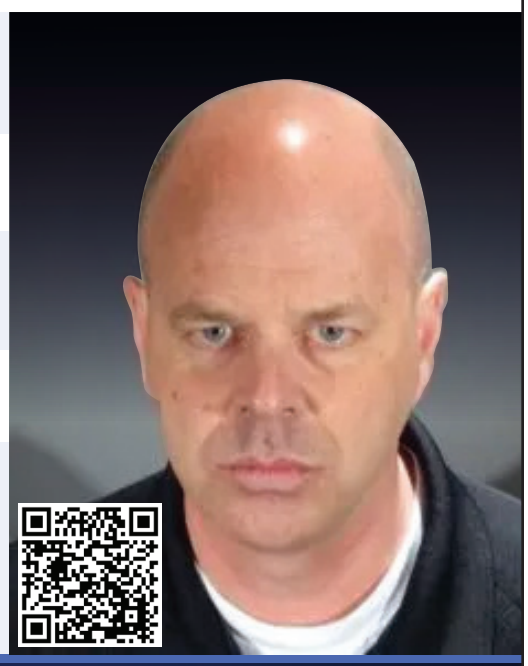
"This is the people's money, and we must spend their hard-earned dollars on public safety, battling drug abuse, and the severe mental health issues we all see on our streets. We must also ensure that our city services, including our treasured libraries, can reopen," he said. "This is not the time to engage in spurious political attacks that take away the focus on the multiple crises in our city. I resent the allegation that I would ever prevent an investigation into misdeeds that affect the city I love. In fact, the City Attorney is bringing forward a new ethics ordinance to address this issue within the next month to clarify the policies and penalties for any Ralph Brown Act violations in the future. This will have my support."

editor@smdp.com

PUBLIC NOTICE

If your child attended Santa Monica Police Activities League (PAL) or went to Memorial Park or Virginia Park during the late 1980s to early 2000s, your child may have come in contact with and been sexually abused by Eric Uller. Uller volunteered at PAL.

- Over almost 30 years, he sexually abused hundreds of boys and girls.
- Victims were often too scared or ashamed to tell their parents.
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No sleeping bags, keep moving: California cities increase crackdown on homeless encampments

MARISA KENDALL
Special to the Daily Press

It's been a little more than two months since the U.S. Supreme Court gave cities the green light to crack down on homeless encampments. Already, Santa Monica has barred its homeless residents from using sleeping bags in campsites, San Joaquin County is poised to force unhoused people to move 300 feet every hour, and Fresno has made it illegal to camp anywhere at any time — even if no shelter is available.

At least 14 California cities and one county have passed new ordinances that prohibit camping or updated existing ordinances to make them more punitive, another dozen are considering new bans, and at least four have dusted off old camping bans that hadn't been fully enforced in years.

The cities taking action span the state, from the Bay Area, to the Central Valley, to Southern California. Many are places where voters lean conservative, but a few are cities run by Democrats, such as San Francisco, Long Beach and Antioch.

> "The problem is out of control, and residents are demanding a solution"
> - John Franklin, Vista Mayor

The trend toward criminalization marks a significant shift in how California manages the more than 120,000 people who sleep on its streets and sidewalks, and it could lead to more arrests, citations and fines.

"The problem is out of control, and residents are demanding a solution," said Vista Mayor John Franklin. The city in San Diego County recently voted to resume enforcement of a 1968 ordinance that bans encampments city-wide.

But advocates for the rights of unhoused people worry the push toward enforcement will make the problem worse. Without opening more shelters or affordable housing, breaking up homeless camps will do nothing but shuffle people from one spot to another. Activists say displacing people from encampments can sever their ties to case workers, medical clinics and other vital services. That disruption — in addition to fines and arrests — makes it harder for people to find housing.

"A lot of communities, I think, rather than doing the hard work of providing housing and other services, are criminalizing homelessness and making it illegal for people to stand, sit, sleep or use anything like a blanket," said Alex Visotzky, senior California policy fellow for the National Alliance to End Homelessness. "And these policies, of course, fail to reduce homelessness and also create additional barriers to housing people."

'WE'RE GOING TO HAVE ZERO TOLERANCE'

In 2018, the Ninth Circuit Court of Appeals ruled it was unconstitutional to punish someone for sleeping outside in a public place if there was nowhere else for them to go. For six years, California cities interpreted that to mean they couldn't unilaterally ban camping, and they couldn't remove a homeless encampment unless they had a shelter bed available for every person they displaced.

In the summer of this year, that all changed. The U.S. Supreme Court in June determined it was OK for the city of Grants Pass, Oregon to ban camping on all public property, even if there was no room in local homeless shelters. That ruling untied the hands of cities throughout California and other western states, allowing them to impose all manner of restrictions on camping.

A month after the court ruling, Newsom issued an executive order directing state agencies to clear encampments on state property, and encouraging local governments to do the same.

Not long after, the Vista City Council voted to resume enforcing an encampment ban that passed in the 1980s, but hadn't been enforced since the COVID-19 pandemic.

"It doesn't allow any daylight or any funny business," said Mayor Franklin. "It very clearly does not allow you to sleep in any public space, or have a tent or anything else."

Federal health guidelines recommended cities stop clearing encampments during the pandemic, in an effort to slow the spread of the virus. Vista, like many California cities, complied. As a result, the city saw a massive explosion in encampments, Franklin said.

Vista opened its first homeless shelter this year, with 36 beds for city residents. The city had 170 unsheltered homeless residents this year, according to its most recent point-in-time count. But Franklin says on most days, there are shelter beds available, and people decline them when offered.

Franklin hopes the ordinance will get people to agree to addiction treatment and other services as a way to stave off prosecution. But so far, many of the people who received a citation haven't shown up in court — and continue to live on the street.

The San Joaquin County Board of Supervisors this week OK'd changes to its camping ordinance that would prohibit sleeping in a tent, sleeping bag or car for more than 60 minutes. It would also prohibit someone from sleeping within 300 feet of anywhere they had previously slept within the past 24 hours.

"We're going to have zero tolerance," Supervisor Tom Patti told CalMatters. "We're going to have definitive enforcement."

The county will continue to offer people shelter, he said. But if they refuse, "We're

SEE **CAMPING** PAGE 12



Surf report — WATER TEMP: **71.6**

FRIDAY
POOR TO FAIR
SURF: Knee to thigh 1-2FT

Steep-angled S swell and some easing NW swell in the mix. Not much but should be enough for the small wave gear across most of the region. Select spots could be fun.

SATURDAY
FAIR
SURF: Knee to thigh 1-2FT

Another small day of surf, but still rideable for top spots. Steep-angled S swell continues while minimal NW windswell mixes in. Morning winds may become favorable again.

Weather

Friday: Patchy fog before 11am. Otherwise, cloudy through mid morning, then gradual clearing, with a high near 69.
Friday Night: Patchy fog after 11pm. Otherwise, increasing clouds, with a low around 59.
Saturday: Patchy fog before 11am. Otherwise, partly sunny, with a high near 68.
Saturday Night: Patchy fog after 11pm. Otherwise, mostly cloudy, with a low around 58.

Date	Day	Time (LST/LDT)	Predicted (ft)	High/Low
2024/09/13	Fri	01:04 AM	0.24	L
2024/09/13	Fri	08:11 AM	3.81	H
2024/09/13	Fri	12:08 PM	3.11	L
2024/09/13	Fri	6:15 PM	5.56	H
2024/09/14	Sat	01:42 AM	-0.20	L
2024/09/14	Sat	08:22 AM	4.13	H
2024/09/14	Sat	1:02 PM	2.56	L
2024/09/14	Sat	7:09 PM	6.03	H
2024/09/15	Sun	02:16 AM	-0.52	L
2024/09/15	Sun	08:42 AM	4.52	H
2024/09/15	Sun	1:49 PM	1.93	L
2024/09/15	Sun	7:57 PM	6.37	H
2024/09/16	Mon	02:49 AM	-0.64	L
2024/09/16	Mon	09:06 AM	4.96	H
2024/09/16	Mon	2:34 PM	1.30	L
2024/09/16	Mon	8:43 PM	6.49	H
2024/09/17	Tue	03:21 AM	-0.56	L
2024/09/17	Tue	09:33 AM	5.42	H

Daily Lottery

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

POWERBALL
Draw Date: 9/11
10 12 55 65 67
Power#: 3
Jackpot: 152 M

MEGA MILLIONS
Draw Date: 9/10
1 2 16 24 66
Mega#: 6
Jackpot: 20 M

SuperLotto Plus
Draw Date: 9/11
1 7 9 25 37
Mega#: 6
Jackpot: 22 M

Fantasy 5
Draw Date: 9/11
6 12 21 27 37

Daily 3
Draw Date: 9/11
EVENING: 3 0 3
Draw Date: 9/11
MIDDAY: 4 8 5

Daily Derby
Draw Date: 9/11
1st: 07 - Eureka
2nd: 04 - Big Ben
3rd: 02 - Lucky Star
Race Time: 1:40.93

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The Santa Monica Daily Press publishes Monday - Saturday with a circulation of 8,200 on weekdays and 8,000 on the weekend. The Daily Press is adjudicated as a newspaper of general circulation in the County of Los Angeles and covers news relevant to the City of Santa Monica. The Daily Press is a member of the California Newspaper Publisher's Association, the National Newspaper Association and the Santa Monica Chamber of Commerce. The paper you're reading this on is composed of 100% post consumer content and the ink used to print these words is soy based. We are proud recipients of multiple honors for outstanding news coverage from the California Newspaper Publishers Association as well as a Santa Monica Sustainable Quality Award.

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City of Santa Monica

SUBJECT: NOTICE OF AVAILABILITY OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME INVESTMENT PARTNERSHIP ACT PROGRAM (HOME) FUNDS FOR PROGRAM YEAR 2023

Notice is hereby given that the City of Santa Monica has developed the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2023 Program Year. The CAPER is submitted annually to the U.S. Department of Housing and Urban Development (HUD) and provides a status report on how the City's Community Development Block Grant (CDBG) and HOME grant funded projects and activities are meeting the City's overall housing and community development needs as specified in the 2020-24 Consolidated Plan and the 2023-24 Action Plan.

The CAPER is now available to the public for a 15-day community review period ending on September 26, 2024. The report is accessible at https://www.santamonica.gov/community-development-block-grant-and-home-investment-partnership-programs. Hard copies are available upon request through the Human Services Division at (310) 458-8701 or humanservices@santamonica.gov. Written comments may be submitted by email to humanservices@santamonica.gov or by mail to: Human Services Division, 1685 Main Street, MS22, Santa Monica, CA 90401 or by fax at (310) 458-3380. All comments received by September 26, 2024 will be incorporated into the final CAPER submittal to HUD.

ESPAÑOL Este es un aviso público para invitar a cualquier persona interesada a participar en el repaso del Informe Anual Consolidado de Evaluación y Desempeño (CAPER) del Año Fiscal 2023-24. Si necesita más información, por favor llame a Ivy Chang en la División de Servicios Humanos al número (310) 458-8701.

SANTA MONICA COLLEGE

Santa Monica Community College District

Facilities Planning

1900 Pico Blvd. Santa Monica, CA 90405

REQUEST FOR QUALIFICATIONS
ARCHITECTURAL AND ENGINEERING SERVICES
SANTA MONICA COLLEGE
TRACK AND FIELD AND SCOREBOARD RENOVATION
(RFQ NO. 001-2024)

The Santa Monica Community College District is requesting qualified persons, firms, partnerships, corporations, associations, or professional organizations to perform the architectural and engineering services for the Track and Field and Scoreboard Renovation Project at the Santa Monica College main campus Corsair Field. The estimated construction cost budget for the project is about $2,000,000.

The following experience is mandatory and required for all submissions:

- **Recent experience in the planning and design athletic tracks and fields.**
- **Experience in submitting and certifying projects through the Division of State Architect (DSA).**
- **Experience in public bid (design-bid-build) project delivery method.**

Respondents to this RFQ should mail or deliver their Submittal, as further described herein, in a sealed envelope to the mail or delivery address below. Provide five (3) 8 ½" x 11" copies and One (1) PDF copy in digital format. In an effort to facilitate recycling methods on the Santa Monica College campus, all submittals must be 100% recyclable. Please no plastic covers. Binding must be done in way a that submittal can easily be taken apart for future recycling purposes

ALL SUBMITTALS SHALL BE MARKED: RFQ 001-2024 ARCHITECTURAL SERVICES

All responses are due by 2:00 pm on 10/3/24. Late responses will be returned unopened. FAX OR EMAIL RESPONSES WILL NOT BE ACCEPTED.

If you have any questions and/or like to request a copy of this RFQ, please send an email to facilities_planning@smc.edu. Any addendums issued during this process will be sent by email. It is the consultants' responsibility to make sure that we have a correct email address on file for communications during the process. **We are unable to respond to telephone calls. The District reserves the right to reject any and all proposals for any reason.**

Publication Date: September 13 & 20, 2024

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GUEST COMMENTARY

Send comments to editor@smdp.com

California has enough debt. It doesn't need $10 billion more for a climate bond



Photo by Larry Valenzuela, CalMatters/CatchLight Local
CLIMATE: Solar panels at the Kettleman City Power solar farm on July 25, 2022.

BRIAN JONES

This fall, voters will decide whether California should authorize a $10 billion bond to help the state respond to climate change. Below, the state's highest-ranking Republican argues California can't afford additional debt to pay for questionable infrastructure programs. The opposing view: A longtime farmworker housing manager says Proposition 4 would help provide a clean and safe water supply in long-overlooked communities.

Imagine using your credit card to buy something, knowing that by the time you finish paying off the debt, you'll have spent nearly double the original price due to interest. It's a poor financial decision most of us would avoid.

Yet this is precisely what Democrats in the state legislature are asking California taxpayers to do with Proposition 4: add $10 billion in bond debt — with billions more in interest — to pay for ambiguous, short-term, so-called "climate" programs.

Let's be clear about what bonds are: This isn't free money. They're Wall Street loans with high interest rates. The real winners with bonds are wealthy investors, and the losers, of course, are taxpayers.

In February, California already had $79 billion in bond debt. Earlier this year, Proposition 1 added another $6.4 billion. Now, we're being asked to shoulder another $10 billion, plus interest, this time for supposed climate programs that are vaguely defined and, in some cases, dubiously labeled.

Guess who's paying for it all? You, the taxpayer.

What's most concerning is that many items in Prop. 4 don't even meet the basic definition of infrastructure. Bonds should be reserved for projects that offer lasting value, such as roads, bridges or water storage, that will still be useful decades from now, long after the 40-year bond payments have been made.

Instead, Prop. 4 will spend millions on so-called "infrastructure" for farmers' markets — things like pop-up tents, restrooms and hand-washing stations. It will also fund "workforce development" to help "mitigate unemployment," which of course, is completely unrelated to infrastructure and climate. To top it off, the bond also includes grants for exhibit galleries at zoos and museums, and even vanpool vehicles for low-income workers.

Does that sound like climate-related infrastructure?

While these programs may be worth pursuing, they shouldn't be funded with long-term debt. Again, bonds should only be used for long-term investments, not temporary programs that will be gone before the debt is paid off.

In 2014, California voters passed backed a bond measure that would provide billions of dollars specifically for water storage projects. Nearly a decade

SEE **CALIFORNIA** PAGE 12

GUEST COMMENTARY

Send comments to editor@smdp.com

Climate costs will only go up if California fails to act. Voters should back a $10 billion bond

HORACIO AMEZQUITA



Photo by Adriana Heldiz, CalMatters

BOND: Residents walk off with crates of bottled water from TODEC's water distribution outside Oasis Mobile Home Park in Coachella Valley on Aug. 24, 2023.

This fall, voters will decide whether California should authorize a $10 billion bond to help the state respond to climate change. Below, a longtime farmworker housing manager says Proposition 4 would help provide a clean and safe water supply in long-overlooked communities. The opposing view: The state's highest-ranking Republican legislator argues California can't afford additional debt to pay for questionable infrastructure programs.

High on the list of things most Californians take for granted is the ability to confidently drink water that comes from their kitchen taps, or to safely bathe in water from their bathroom faucets. Take it from me and the dozens of farmworker families who lived in the housing cooperative that I managed and lived in for years: It's not something that should ever be taken for granted.

To live without a safe, clean water supply is to be constantly aware of its absence. There are the itchy, painful rashes and illnesses caused by showering in contaminated water. There are the constant trips to purchase bottled water. There are the soaring water bills to pay for the drilling of ever-deeper wells that sometimes provide temporary relief.

About 1 million Californians live under such circumstances and about a million more are served by water systems the state classifies as at-risk. Given the rising threats to our water supply caused by a changing climate, all Californians should be very concerned.

This is the time to invest in proven solutions, rather than accepting these outrageous, inhumane conditions or allowing them to spread. California voters can authorize such an investment this fall by approving Proposition 4, a $10 billion bond measure with a principal focus of improving the amount and quality of drinking water.

It would fund grants and loans to local water agencies to help them provide safe and reliable drinking water. It would fund projects to reduce or treat contaminants in groundwater, to recharge aquifers, to build infrastructure to access clean water, to expand services to communities now poorly served, to protect and restore our rivers, lakes and streams.

While there are failing water systems up and down the state, they are clustered in the Central Valley and along the Central Coast, home to the housing cooperative I managed near Salinas. Most of the people who have been denied what California declared as a fundamental right to clean water live in low-income communities.

Prop. 4 recognizes this inequitable fact of life and requires that at least 40% of its funding gets directed to disadvantaged communities. The money will go to where it's needed most.

Voters are rightfully cautious about authorizing borrowing that must be paid back over time. In this case, there is every reason to spend now so that taxpayers can save later. That is true with protecting our water resources and it is also true for Prop. 4's other main focus: wildfire prevention and mitigation. According to the Federal Emergency Management Agency, every $1 spent to improve resiliency today saves $6 on disaster relief tomorrow.

In addition, in its most recent climate change assessment the state Natural Resources Agency estimates that the cost of climate change to the state will exceed $200 billion by 2050 unless we take action.

We must not defer all these costs to our children and grandchildren. If we don't respond now, the cost to taxpayers will be astronomical.

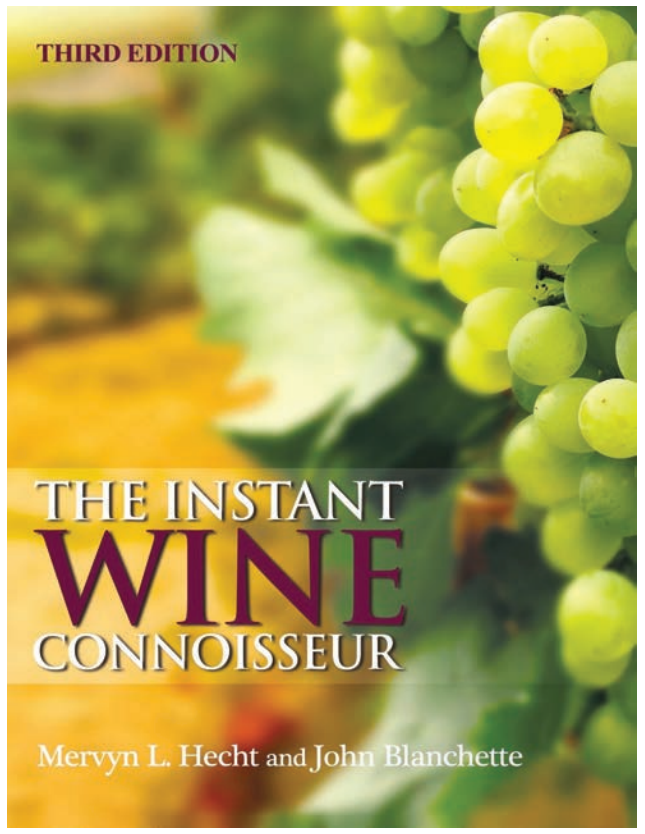
I serve on the board of a nonprofit organization that works full time with communities determined to solve their water challenges. We see families that have been sickened by water fouled with arsenic and other contaminants. We see families that must spend 15% of their incomes just to have access to safe water. We see communities struggling with conditions that just should not exist in California.

We have the ability to make their lives better, and to address the climate effects that threaten our clean drinking water supplies and our ability to breathe clean air. It will take resources, political will and a resolve to act before things get worse.

Now is the time to unleash all those tools. The fight for clean air and water is one we can't afford to lose.

Horacio Amezquita is the former general manager of the San Jerardo Housing Cooperative. He is currently working on a Salinas Valley farm and serves on the Community Water Center Board of Directors. This article was originally published by CalMatters.

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



Daily Press Food &Wine Columnist Merv Hecht takes you on an delightful tour of the world of wine. A fun way to increase your appreciation and knowledge of wine.

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City of Santa Monica

NOTICE OF A PUBLIC HEARING

SANTA MONICA
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
SANTA MONICA CITY HALL

DATE/TIME: Monday, September 16, 7:00 PM

LOCATION: Council Chambers, (wheelchair accessible)
Santa Monica City Hall, 1685 Main Street, Room 250

PUBLIC HEARING:

1801 and 1819 Santa Monica Boulevard – 24ARB-0046/47: Residential/ Mixed-Use
Review of the design, colors, materials, and landscape plans for the construction of an 8-story fully residential building with 145 units at 1801 Santa Monica Boulevard and an 8-story mixed-use building with 143 residential units and 2,700 square feet of commercial space at 1819 Santa Monica Boulevard in the General Commercial (GC) Zoning District.
This project was reviewed on May 20, 2024 and continued with comments

1901 Wilshire Boulevard – 24ARB-0115: Commercial
Review of the design, colors, materials, and landscape plans for the construction of a Tier 2, three-story, medical office building consisting of 23,593 square feet in the Mixed-Use Boulevard Zoning District (MUB) and associated parking on a separate parcel located in the Low-Density Residential (R2) Zoning District.

1673 9th Street – 24ARB-0132: Commercial
Review of the design, colors, materials, and landscape plans for the construction of a new three-story, 15,750 square-foot commercial building in the Industrial Conservation (IC) Zoning District.

2307 Lincoln Boulevard– 24ARB-0126: Residential/ Mixed Use
Review of the design, colors, materials, and landscape plans for the construction of a seven-story, 88'-high, mixed-use housing building consisting of 69 residential units and 1,800 square feet of ground floor commercial space with two levels of subterranean parking located in the General Commercial (GC) Zoning District.

More information is available online at https://www.smgov.net/Departments/PCD/Boards-Commissions/Architectural-Review-Board/ (en espanol tambien at (310) 458-2201 ext. 2431#).

The City of Santa Monica encourages public comment. Those wishing to give written public comment shall email comments to planningcomment@santamonica.gov. Comments received **prior to 12 p.m.** on the day of the meeting will be distributed to the Architectural Review Board prior to the meeting and posted online. Please note the agenda item in your comments.

For disability-related accommodations, please contact (866) 311-7266 at least 72 hours in advance of the meeting. Every attempt will be made to provide the requested accommodation.

All written materials are available in alternate languages provided the request is received 72 hours prior to the meeting.

Santa Monica Big Blue Bus Lines serve City Hall and the Civic Center area. The Expo Line terminus is located at Colorado Avenue and Fourth Street, and is a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive, and in the Civic Center Parking Structure (validation free).

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

ESPAÑOL: Este es un aviso de una audiencia publica sobre una solicitud para remodilar un edifecio que tiene valor historico importante. Para más información: planning@santamonica.gov

COMMUNITY NEWS

Countywide

Westside Cities Council of Governments Elects Santa Monica City Councilmember Oscar de la Torre as Chair

On June 13, 2024, the Westside Cities Council of Governments (WSCCOG) Board of Directors elected Santa Monica City Councilmember Oscar de la Torre as new Chair of the organization. He is joined by West Hollywood City Councilmember Sepi Shyne as Vice-Chair and Beverly Hills Mayor Lester Friedman as Secretary. With their terms commencing July 1, 2024, each will serve a 1-year term.

De la Torre assumes the role of Chair at a crucial time as the WSCCOG begins developing a comprehensive behavioral health implementation strategy. This initiative is a significant undertaking that will require substantial time and resources to identify suitable sites and develop necessary facilities.

Strengthening regional collaboration to ensure that resources are effectively allocated to address the behavioral health needs of the community will be a top priority for de la Torre during his term as Chair. Findings from a recent behavioral health study commissioned by the City of Santa Monica identified significant gaps in crisis care on the Westside. These findings are instrumental in guiding the WSCCOG's efforts to improve behavioral health services and infrastructure in the region. Working with local governments, healthcare providers, and community organizations to create a cohesive network of support services, Chair de la Torre emphasized the importance of these initiatives, stating, "I am honored to serve the region as Chair of the WSCCOG and am enthusiastic about working with the representatives of our member cities, who are equally dedicated to addressing the critical behavioral health needs of our communities. Behavioral health services are an unmet need on the Westside and a critical component to moving people off our streets and into treatment and healing."

In December 2023 and February 2024, the WSCCOG Board approved allocating $257,962 of the County Homelessness Local Solutions Funds towards the Regional Behavioral Health Facility Implementation Plan for the Westside. In the coming months, the WSCCOG will issue a Request for Proposals (RFP) to retain a technical consultant to conduct a variety of services, including identifying potential sites, conducting site analysis, developing an operational plan, and proposing funding strategies and partnerships, etc.

The Westside Cities Council of Governments (WSCCOG) is a joint powers authority (JPA) comprised of the cities of Beverly Hills, Culver City, Santa Monica, West Hollywood, and the City and County of Los Angeles. The organization works to foster cooperative solutions to regional issues, specifically transportation and addressing homelessness, enhancing the quality of life for the communities it serves.

SUBMITTED BY WINNIE FONG

Pacific Palisades

St. Matthew's Music Guild Season Opener

The Chamber Orchestra at St. Matthew's, under the direction of Dwayne S. Milburn, opens St. Matthew's Music Guild's 40th season of concerts on Friday, September 27, at 8 p.m. in Pacific Palisades.

The Chamber Orchestra and Music Guild began in 1985 when a group of professional musicians came together to play in the newly erected St. Matthew's Episcopal Church in Pacific Palisades. Realizing that the building by famed architect Charles Moore was both visually striking and acoustically ideal for music, concerts began to attract a larger audience and soon a subscription season was offered. The Music Guild boasts more than 135 subscribing households and is recognized as one of the premiere music organizations in Los Angeles.

The season opener on September 27 begins with renowned saxophonist Jan Berry Baker performing Jacque Ibert's sparkling Concertino da Camera and William Grant Still's Romance for Alto Saxophone and Strings. Baker is Professor of Saxophone and Head of Woodwinds at the UCLA Herb Alpert School of Music and performs regularly with the LA Philharmonic, Chicago and Atlanta symphonies and a variety of new music ensembles throughout the U.S. and Europe. The program also features a new Music Guild commission, "Celebration Triptych," by Dwayne Milburn, composed for the occasion. Milburn promises a sonic spectacular that will fill every corner of St. Matthew's stunning interior space as members of the brass and woodwind sections perform from various locations around the church. They will be joined by the church's 2000-pipe C.B. Fisk pipe organ, also celebrating its 40th anniversary season. The program concludes with one of the most beloved symphonies in the repertoire, Felix Mendelssohn's vivacious "Italian" Symphony.

The concert begins at 8pm and takes place at St. Matthew's Church, 1031 Bienveneda Ave., Pacific Palisades. Tickets are $45 or Music Guild Season pass. Season passes for all eight concerts are available for as little as $285. For complete information, reserved tickets and season passes visit MusicGuildOnline.org or call (310) 573-7422.

SUBMITTED BY TOM NEENAN



HOA HOMEFRONT

Send comments to editor@smdp.com

Reader Questions- Are We Properly Insured?

KELLY G. RICHARDSON, ESQ. CCAL

Mr. Richardson: What is the correct way to look up condo or PUD while trying to get an insurance policy? We looked at the CC&Rs and the HOA's insurance summary mentions PUD. Also, my mother's condominium just updated their CCR's and is releasing responsibility of 16 items, which I believe makes her property a PUD now. D.R., Upland.

Dear D.R.: To determine whether a given HOA is a condominium or planned development (California law doesn't use the terms "PUD" or "planned unit development"), you must look at two things. First, the CC&Rs should state on the first page whether the HOA is condominium or planned development. Second, check your grant deed. The legal description of the residence should also indicate the nature of the legal interest owned. A "lot" is what is owned in a planned development, and a "unit" is what is owned in a condominium.

D.R., many HOAs have been forced to change their insurance due to extremely high costs, and are increasingly shifting the responsibility to homeowners to insure interior fixtures and finishes. Best, Kelly

Good afternoon Sir: Our CCR's require 100% insurance coverage. I'm at a loss the find where that 100% number comes from (maybe the reserve study).

Somewhere in the past the board decided all we need is 50% coverage. I'm sure it was to do with the cost. Are they breaking the law by not conforming to the CCR's, or is it an arbitrary amount that can be changed without the approval of the home owners? Thank you, G.S., Anaheim Hills.

Dear G.S.: Some HOAs are literally unable to procure enough insurance to cover the replacement cost of their buildings, and so find themselves unable to fulfill CC&R requirements of full insurance coverage. Even without such a requirement, residential mortgage lenders may require adequate insurance to be in place. A board should not decide on its own to ignore CC&R requirements and arbitrarily set a much lower bar of 50% insurance coverage. Changing the CC&Rs would require a member vote. Regards, Kelly

Dear Kelly: Our HOA is a smaller HOA and our building has "tuck under" construction (carports under the building) which do not meet current codes for earthquake safety. We are split on the subject of insurance. Could the board be found negligent for not having purchased insurance in the event of a damaging earthquake, or for failing to take steps to reinforce the building for earthquake safety? J.N., Coronado

Dear J.N.: Unless the CC&Rs require earthquake insurance, that decision is within the board's discretion. That board would need to carefully comply with the business judgment rule, consulting insurance, legal, and other experts before deciding. It's not an easy decision, given the great cost and the limitations of earthquake insurance. Most importantly, the homeowners should be notified of the board's decisions and the reasons for it.

The "soft-sided" building issue may be a concern for your HOA. Many cities have adopted ordinances mandating retrofits of buildings which do not have enough lateral resistance to earthquakes. The failure to comply with such ordinances could subject the HOA to enforcement action by the city, and also expose the board to liability. Consult a structural engineer to determine if your HOA buildings are subject to such an ordinance. Sincerely, Kelly

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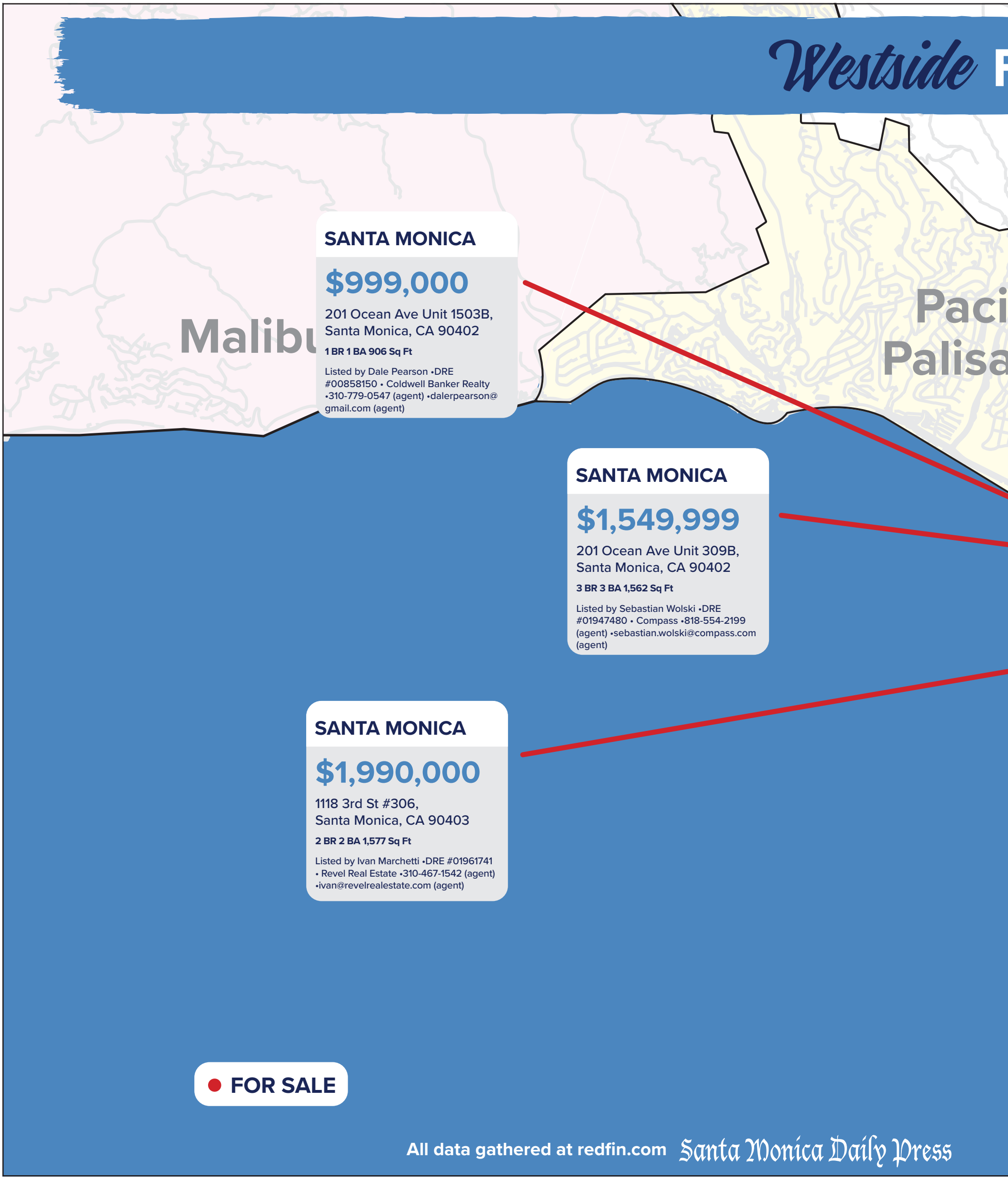
Kelly G. Richardson CCAL is a Fellow of the College of Community Association Lawyers and Partner of Richardson Ober LLP, a California law firm known for community association advice. Send column questions to Kelly@roattorneys.com. Past columns at www.HOAHomefront.com. All rights reserved®.



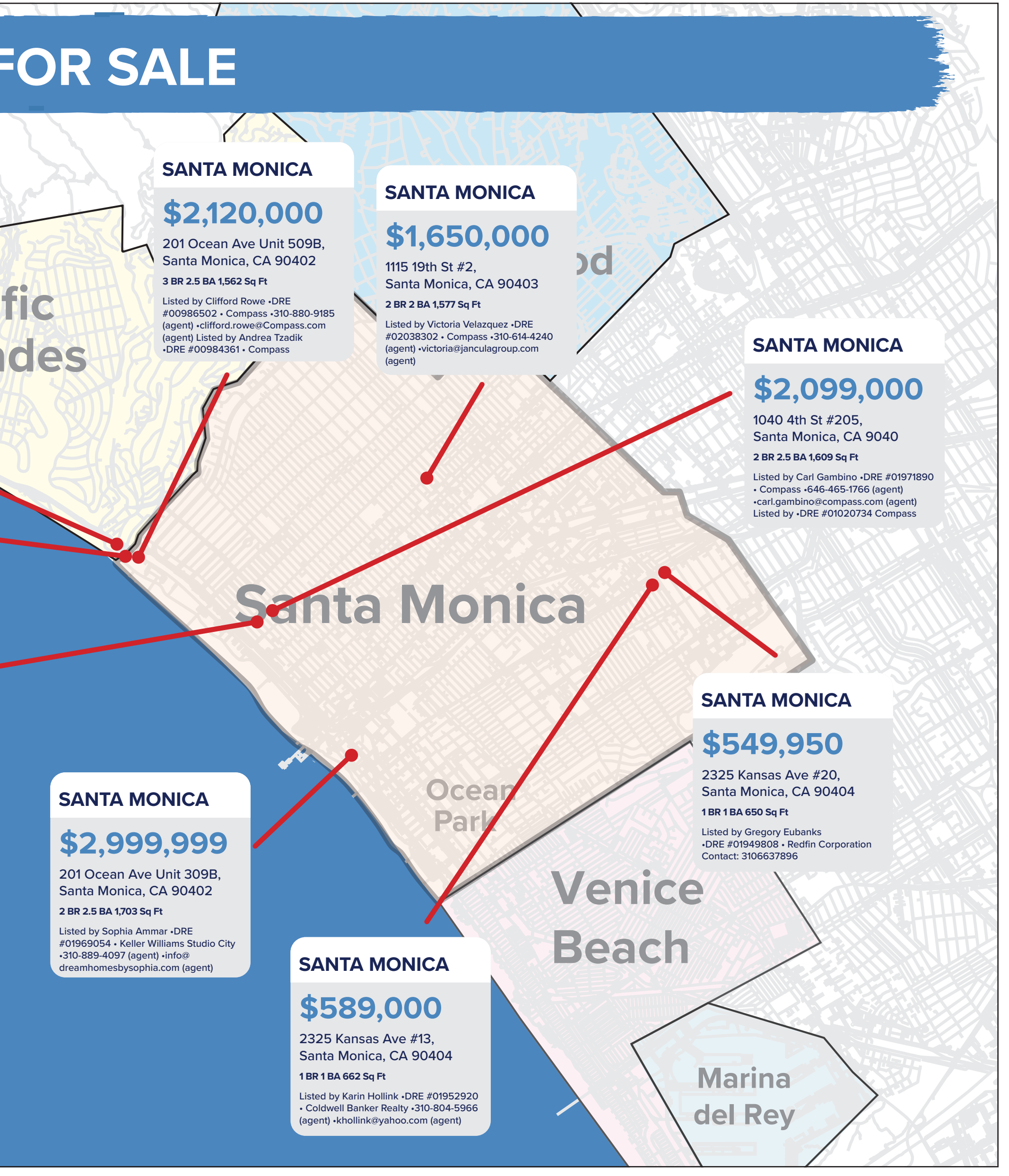







Westside
Malibu
Paci
Palisa
SANTA MONICA
$999,000
201 Ocean Ave Unit 1503B,
Santa Monica, CA 90402
1 BR 1 BA 906 Sq Ft
Listed by Dale Pearson •DRE #00858150 • Coldwell Banker Realty •310-779-0547 (agent) •dalerpearson@gmail.com (agent)
SANTA MONICA
$1,549,999
201 Ocean Ave Unit 309B,
Santa Monica, CA 90402
3 BR 3 BA 1,562 Sq Ft
Listed by Sebastian Wolski •DRE #01947480 • Compass •818-554-2199 (agent) •sebastian.wolski@compass.com (agent)
SANTA MONICA
$1,990,000
1118 3rd St #306,
Santa Monica, CA 90403
2 BR 2 BA 1,577 Sq Ft
Listed by Ivan Marchetti •DRE #01961741 • Revel Real Estate •310-467-1542 (agent) •ivan@revelrealestate.com (agent)
FOR SALE
All data gathered at redfin.com
Santa Monica Daily Press

FOR SALE



SANTA MONICA

$2,120,000

201 Ocean Ave Unit 509B,
Santa Monica, CA 90402

3 BR 2.5 BA 1,562 Sq Ft

Listed by Clifford Rowe •DRE #00986502 • Compass •310-880-9185 (agent) •clifford.rowe@Compass.com (agent) Listed by Andrea Tzadik •DRE #00984361 • Compass

SANTA MONICA

$1,650,000

1115 19th St #2,
Santa Monica, CA 90403

2 BR 2 BA 1,577 Sq Ft

Listed by Victoria Velazquez •DRE #02038302 • Compass •310-614-4240 (agent) •victoria@janculagroup.com (agent)

SANTA MONICA

$2,099,000

1040 4th St #205,
Santa Monica, CA 9040

2 BR 2.5 BA 1,609 Sq Ft

Listed by Carl Gambino •DRE #01971890 • Compass •646-465-1766 (agent) •carl.gambino@compass.com (agent) Listed by •DRE #01020734 Compass

SANTA MONICA

$549,950

2325 Kansas Ave #20,
Santa Monica, CA 90404

1 BR 1 BA 650 Sq Ft

Listed by Gregory Eubanks •DRE #01949808 • Redfin Corporation Contact: 3106637896

SANTA MONICA

$2,999,999

201 Ocean Ave Unit 309B,
Santa Monica, CA 90402

2 BR 2.5 BA 1,703 Sq Ft

Listed by Sophia Ammar •DRE #01969054 • Keller Williams Studio City •310-889-4097 (agent) •info@dreamhomesbysophia.com (agent)

SANTA MONICA

$589,000

2325 Kansas Ave #13,
Santa Monica, CA 90404

1 BR 1 BA 662 Sq Ft

Listed by Karin Hollink •DRE #01952920 • Coldwell Banker Realty •310-804-5966 (agent) •khollink@yahoo.com (agent)

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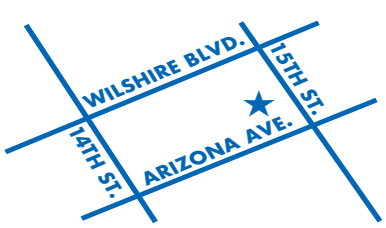
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FRIDAY | SEPTEMBER 13

A TRIBUTE TO LANGSTON HUGHES: STORIES, POEMS, JAZZ AND THE BLUES

6 - 9 p.m. Moss Theater, 3131 Olympic Boulevard $30 to $40. Langston Hughes, American poet, social activist, novelist, playwright, columnist, and father of the Harlem Renaissance will be celebrated in this beautifully crafted production performed by a cast of renowned actors and musicians. You are encouraged to arrive early for this pre-election party and special performance. Bring a blanket, pick up dinner from one of the food trucks beginning at 6 p.m. and enjoy our DJ in the garden. Drinks & WORDTheatre T-shirts are available for a suggested donation. https://wordtheatre.org/events/a-tribute-to-langston-hughes-stories-poems-jazz-the-blues/

SATURDAY | SEPTEMBER 14

COMPOST GIVEAWAY AT CITY YARDS

9 a.m. - 2 p.m. City Yards, 2500 Michigan Ave. Join the Resource Recovery and Recycling's quarterly compost giveaway. Please bring globes and container if you're picking up compost, a limited supply of bags are available. This is a self-service event so please be prepared to load your own compost. There will also be a giveaway of free food scrap piles, one per household while supplies last. This event is open to all Santa Monica residents with proof of residency.

RAIN BARREL DEMONSTRATION AND DISTRIBUTION

9 - 11 a.m. Main Street Community Garden, 2318 Main St. Ever wonder if a rain barrel might be something you could use? Did you know you can get a rebate from the City for purchasing and installing rain barrels? Join the Main Street Community Garden to find out this information and more with demonstrations and a distribution of rain barrels to celebrate 30 years of sustainability. Complimentary coffee and some fresh baked goods will be available.

FALL INTO WELLNESS WEEKEND

10 a.m. - 2 p.m. Sunday 11 a.m. - 3 p.m. Santa Monica Place, 395 Santa Monica Pl. Santa Monica Place invites you to the inaugural Fall into Wellness weekend, two days of interactive, informative and engaging health and wellness activities. Features complimentary pop-up fitness classes, mini spa treatments, product sampling and more. Saturday's session will be the Kids Edition, with classes including Mommy & Me Yoga by Cayton Children's Museum and Intro Ballet by Tutu School Santa Monica. Free with RSVP, to register visit: https://www.eventbrite.com/e/fall-into-wellness-weekend-tickets-978626998697.

WESTSIDE UNITY CLASSIC CAR SHOW

10 a.m. - 4 p.m. Santa Monica Pier, 200 Santa Monica Pier. Pico Youth & Family Center presents the 4th Annual Westside Unity Classic Car Show in the Pier, benefitting youth services and after-school programming for underserved youth in Santa Monica and Los Angeles County. The event is free for all spectators and guests on foot. This year, over 200 classic cars of various makes and model will be on display, some dating back to the 1930s. All solo riders and classic car clubs can register for $50 pre-show, or $60 on day of the event. To register, visit: https://www.eventbrite.com/e/westside-unity-classic-car-show-on-the-pier-registration-943991864077.

TEEN POETRY & FLASH FICTION WRITING WORKSHOP

10:30 a.m. - 12:30 p.m. Youth Activity Room, Santa Monica Main Library, 601 Santa Monica Blvd. Join Santa Monica Poet Laureate Anne Carmack and writer Natalie Werther for a discussion on Micro Poetry and Flash Fiction, followed by a writing workshop. For ages 12-18.

SUNDAY | SEPTEMBER 15

ITALIAN BAROQUE MUSIC

2 p.m. First Presbyterian Church, 1220 2nd St. 20-member baroque ensemble Musica Transalpina performs sacred works by Corelli, Pergolesi and Scarlatti, including Pergolesi's famous "Stabat Mater." Featuring concertmistress Cynthia Roberts, treble Anselm Decker, countertenor Kyle Tingzon, theorbo Stephen Stubbs and organ Sean Maxwell. Tickets $35-$85, to purchase visit: https://www.eventbrite.com/e/italian-baroque-music-for-orchestra-and-voice-tickets-995435643807.

NOVEL SIGNING AND DISCUSSION

2:30 - 4:30 p.m. Diesel: A Bookstore, 225 26th St. Suite 33. Author Gary Goldstein will chat about his new novel "Please Come To Boston" with fellow author Susan Walter on Diesel Books' open-air patio at the Brentwood Country Mart. Books will be on sale in advance through the Diesel website, dieselbookstore.com, as well as on the day of the event. Goldstein will also read from the book and sign copies after the discussion and Q&A.

AMERICANA IN THE PARK

4 - 7 p.m. Gandara Park, 1819 Stewart St. The fourth annual Americana in the Park series returns, offering a wide range of Americana music in partnership with McCabe's Guitar Shop. This week's performances are from guitarists and songwriters Rick Shea and Tony Gilkyson, as well as a headline performance from country musicians Mustangs of the West.

SCHOOL BOARD FORUM

Santa Monica -Malibu Unified School District board candidates answer questions posed by moderator, Erika Bell, member of the League of Women Voters of Santa Monica. Sunday, September 15, 2024 from 6:00 -8:00 pm at the Thelma Terry Center at Virginia Ave. Park in Santa Monica. Those who cannot join in person, can attend by zoom. Registration for that is a 2 step process, so register below to receive the Candidate Forum link: https://us06web.zoom.us/meeting/register/tZwode2tpj8jGdaJQfAEDZHtGbkge2eGOU0o

MONDAY | SEPTEMBER 16

HEAL THE BAY ANNUAL GOLF CLASSIC

10:30 a.m. The Riviera Country Club, 1250 Capri Dr., Pacific Palisades. Environmental nonprofit Heal the Bay is partnering with The Riviera Country Club to host its annual golf tournament, raising funds to protect local coastal waters and watersheds through science, education, advocacy and community action. Includes lunch, a scramble format tournament, cocktail hour and a dinner/awards ceremony. To register, visit: https://healthebay.org/event/2024-heal-the-bay-golf-classic/.

SANTA MONICA ARTS COMMISSION

6:30 - 8 p.m. Santa Monica Main Library, 601 Santa Monica Blvd. City art and culture programs are guided by the 9-member Santa Monica Arts Commission, which was formally established in 1982 to ensure a regular and ongoing assessment of art programs in the City. Appointed by the Santa Monica City Council, Arts Commissioners advise the Council on matters of policy, and strive to encourage the flow of art into the City and stimulate art activity here. Visit https://www.smgov.net/portals/culture/agendas.aspx as meeting location may vary.

MAIN LIBRARY BOOK GROUP DISCUSSION

7 - 8:30 p.m. Virtual. Join a community-led online discussion of a wide range of books, chosen by the members. To register, email library@santamonica.gov. This month's selection is "The Lost Apothecary" by Sarah Penner.

COMMISSION ON SUSTAINABILITY, ENVIRONMENTAL JUSTICE, AND THE ENVIRONMENT

7 - 10 p.m. SMI Room, Civic Center Parking Structure, 333 Civic Center Dr. The Commission on Sustainability, Environmental Justice and the Environment shall act in an advisory capacity on sustainability, environmental programs and policy issues. The Commission closely monitors the Santa Monica's Sustainable City Plan and advises the Council on plan implementation. The Commission on Sustainability, Environment Justice, and the environment is an expert panel made up of seven (7) members selected by the City Council with 4 year terms.

VIRGINIA AVE PARK ADVISORY BOARD MEETING

7 p.m. Thelma Terry Building, Workshop 3, Virginia Avenue Park, 2200 Virginia Ave. The Virginia Avenue Park Advisory Board (VAPAB) serves as an advisory body to the Recreation and Parks Commission and the Director of Housing and Human Services Department. The VAPAB is composed of seven Santa Monica resident board members. The Board represents the social and ethnic diversity of the park's neighborhood and includes but is not limited to representatives of the following segments of the community: park users, park neighbors, park program participants, seniors, families with children, community organizations and older youth.

ARCHITECTURAL REVIEW BOARD

7 p.m. City Council Chambers, Santa Monica City Hall, 1685 Main St. The Architectural Review Board established in 1974, acts "to preserve existing areas of natural beauty, cultural importance and assure that buildings, structures, signs or other developments are in good taste, good design, harmonious with surrounding developments, and in general contribute to the preservation of Santa Monica's reputation as a place of beauty, spaciousness and quality."

TUESDAY | SEPTEMBER 17

SOCIAL SERVICE ASSISTANCE

9:30 a.m. - 5 p.m. Park Center Building, Virginia Avenue Park, 2200 Virginia Ave. Help with family nutrition and health care access is resuming at Virginia Avenue Park thanks to Providence St. John's Community Health Program. The trained Providence St. John's staff can assist with enrollment in CalFresh, the state of California's food subsidy program created to improve the nutrition of families through access to healthy foods. Staff can also help navigate enrollment or questions for MediCal and Medicare. If you have questions about whether you qualify for benefits of if you need help completing enrollment forms, you can make an appointment by calling 310-458-8688. Drop-ins are also welcome.

TUESDAY TALES- HISPANIC HERITAGE MONTH

10:30 - 11 a.m. The Annex, Pico Branch Library, 2201 Pico Blvd. This engaging and fun weekly series of stories, songs and rhymes travels to different library locations. Limited space, free tickets available at 10:15 a.m. For ages 2-5.

EVERYTHING YOU NEED TO KNOW ABOUT MEDICARE

2 - 3 p.m. Multipurpose Room, Santa Monica Main Library, 601 Santa Monica Blvd. Barry A. Sikov, Independent Licensed Health Plan Advisor, discusses Medicare basics and the 2025 changes to Medicare Advantage and Part D drug plans.

SPEED DATING

7 - 10 p.m. Weary Livers, 2819 Pico Blvd. Busy singles ages 26-39 who value their time and want to make the most of the dating experience can come to the most efficient speed dating event in Los Angeles. Combines a social mixer/break time with one-on-one dating to allow you to meet more people. You must arrive no later than 7:20 p.m. Tickets $25, to purchase visit: https://www.eventbrite.com/e/speed-dating-ages-26-39-santa-monica-tickets-1002000098267.

Santa Monica Daily Press

Classifieds

FOR QUOTES PLEASE CALL 310-573-8074

or email cindy@smdp.com

CLASSIFICATIONS					
Announcements	Pets	Apartments/Condos	Real Estate Loans	Attorney Services	Wealth and Success
Creative	Boats	Rent	Storage Space	Business	Lost and Found
Employment	Jewelry	Houses for Rent	Vehicles for Sale	Opportunities	Personals
For Sale	Wanted	Roommates	Massage	Yard Sales	Psychic
Furniture	Travel	Commercial Lease	Services	Health and Beauty	Obituaries
	Vacation Rentals	Real Estate	Computer Services	Fitness	Tutoring

Lien

NOTICE OF PUBLIC SALE OF ABANDONED PROPERTYNotice is hereby given that under and pursuant to the California Civil Code section 1988(b); Section 6066 of the Government Code any other applicable CA Statutes, that the items of property listed below is believed to be abandoned by ICI Architectural Millwork, Inc., a California Corporation and all other owners, occupants, partners, tenants and/or subtenants at address: 14059 Garfield Avenue, Paramount, CA 90723. Items will be sold by competitive bidding at Public Auction with bids opening on or after Sunday, September 29, 2024, At 9:00 AM, to be offered in bulk and/or bulk lots. Purchases must be made with cash and paid at time of sale. All goods are sold as-is and must be removed within 24 hours from the time of purchase. Sale is subject to adjournment and/or cancellation in the event of settlement between owner and obligated party.Warehouse Machinery: Sicar Express 3200, Delta 10" Tilting Arbor Saw, AEM SCMI CS 110, Felder F900, Crouch Sander Ritter Manuf, Biesse, Coima Group SHK3, Coima Group SHK3, SCMI, Reuland Electric Two Speed, Nova C6233A, DS 410, Pump, Pump, Rockwell Overarm, Router/Shaper, Kaeser AS 20T Sigma, Routech Record 210AL, Brandt Pro Filine KD99, Striebig Optisaw 2, Grass-Ram, Grass Press P, Grass Press P, Marathon Finishing Spray Booth, HP 3000 Case Clamp, HP 3000 Case Clamp, Omal Boring/Clamping, Leeson CT17FB65D, Felder A951, Felder D951, Samco MK4, Delta 17-900, Davis Wells, Milwaukee 63923-B, Delta Sanding Center, Unknown machine, Powermatic 1150A, Acimal.Auction conducted by; West Coast Auctions, Bond # 66393047, 760-724-0423

Lien

NOTICE OF PUBLIC LIEN SALEPursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersignedwill sell at public auction, on September 24, 2024 personal property including but not limited to businessequipment, electronics, furniture, clothing, tools and/or other miscellaneous items located at:A-AMERICAN SELF STORAGE Via storagetreasures.com @ 2:00 pm, at 2300 Federal Ave Los Angeles CA90064 (310) 478-2211STORED BY THE FOLLOWING PERSONS:Lewis Scott NaptonKiel OdlumJean AlmansonLisa EppelCraig JonesDavid LuberAll sales are subject to prior cancellation. Terms, rules and regulations available at sale. By A-AmericanManagement Co. Inc. (310) 914-4022,Bond. #72BSBBU5400

Opportunities

Invest in the CRYPTO platform that allows investments for everyone, making them simple, safe, and accessible. We've designed a stress-free platform for any crypto investor with a 20% daily profit on total investment. For more information, please send an email to: hector.adam@cyptvest.com Contact name:Hector Adam

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DBA

FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER: 2024186133 ORIGINAL FILING This statement was filed with the County Clerk of LOS ANGELES on 09/05/24The following person(s) is (are) doing business as H & D Construction Company 14320 Ventura Blvd 1077 Sherman Oaks, CA 91423. Articles of Incorporation or Organization Number (if applicable): Ai #ON. The full name of the registrant(s) is/are Porfirio Bautista 14320 Ventura Blvd 1077 Sherman Oaks, CA 91423. If corporation or LLC- Print State of This is Business is Conducted: An Individual The date registrant commenced to transact business under the fictitious business name or names listed above on: 12/2023. Registrant/ Corp/ LLC Name /s/: Porfirio Bautista Title: Owner Porfirio Bautista . This statement was filed with the County Clerk of LOS ANGELES County on 09/05/2024NOTICE: THIS FICTITIOUS BUSINESS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this state of a fictitious business name statement in violation of the rights of another under federal, state, or common law (see Section 14411 et seq. ,Business and Professions Code). SANTA MONICA DAILY PRESS., 08/06/24, 08/1224, 08/19/24, 08/27/24

PLACE YOUR CLASSIFIED HERE

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

Santa Monica Daily Press office (310) 458-7737

CAMPING

FROM PAGE 3

going to offer them the opportunity to visit our local county jail."

The changes to the camping ordinance are up for final approval Sept. 24.

Homelessness more than doubled in San Joaquin County this year compared to 2022 — the largest increase of any county in California, according to a CalMatters analysis of point-in-time count data. The county changed the way it counted this year, which could account for at least some of the significant increase. But Krista Fiser, chair of the organization that conducted the count, acknowledged: "Anecdotally, you can see it's getting worse."

Several projects designed to help have yet to be completed, including new shelters in Stockton, Tracy and Manteca.

Other cities are ramping up enforcement without changing the rules. The Folsom Police Department created a new homeless outreach team in July, which will enforce the city's existing camping ban, Police Chief Rick Hillman told ABC10.

San Francisco Mayor London Breed also has been vocal about her intention to aggressively crack down on encampments.

COURT ORDERS, AND CAMPING BANS WITH CAVEATS

For at least one city, cracking down on encampments isn't as simple as passing a new ordinance.

In 2022, the city of Chico settled a lawsuit filed by eight homeless residents over the city's enforcement of its anti-camping ordinances. Under the terms of that agreement, the city now has to jump through a series of hoops before it can remove an encampment, such as: Notifying plaintiffs' lawyers, giving a 10-day warning to the camp occupants, and making sure there are enough shelter beds available for everyone about to be displaced. The city can't clear more than three encampments at one time.

But that settlement was based on outdated legal precedents, according to Chico officials. Now that the tide has turned, with the Supreme Court giving cities more power to enforce camping bans, Chico wants out of the agreement.

"It's absurdly restrictive," City Manager Mark Sorensen said. The city filed a motion asking the judge to vacate the settlement, and is awaiting a ruling.

Other cities, at least on paper, are taking a cautious approach by allowing law enforcement to cite and arrest homeless people — but only in specific situations.

In July, the Palm Springs City Council banned camping on sidewalks and in parks and other public spaces — if shelter is available. The ban won't go into effect until the city finishes construction of its new homeless shelter, which likely will be later this month.

"We want to do everything possible to ensure people have a roof over their heads and a place to stay, as opposed to just sweeping away the problem," said Mayor Jeffrey Bernstein.

The Berkeley City Council on Tuesday green-lighted a resolution that says the city will continue to offer people shelter whenever "practicable." When no shelter is available the city would be able to cite or arrest people only if their encampment meets certain criteria: If it poses a fire or health hazard, is on a street median, is a public nuisance or interferes with construction work.

That proposal didn't pass muster with local activists, who sent a letter in opposition to the mayor and City Council. Council members will vote once more on the measure before it becomes final.

"If approved, the City will have moved forward with a resolution that undermines the City's stated commitment to best practices and to housing first principles without taking any steps to actually resolve the homelessness crisis," wrote the East Bay Community Law Center, joined by several other organizations. " Instead, this resolution would effectively criminalize individuals for being unhoused; place unhoused residents at increased risk and subject them to loss of community."

This article was originally published by CalMatters.

CALIFORNIA

FROM PAGE 4

has passed, and despite all that funding, not a single drop of water has been stored. The promises made to voters have gone unfulfilled, leaving many to wonder why Democrat politicians are asking for even more funding now with Prop. 4. If they can't deliver on their commitments from a decade ago, why should taxpayers believe that another loan will result in anything meaningful?

Before approving more borrowed money, voters deserve to see results from previous investments.

Bonds come with long-term financial burdens that eventually can cut into essential public services. Gov. Gavin Newsom has already declared a budget emergency due to the state's spending outpacing revenue. California also faces a $56 billion deficit, and the addition of Prop. 4's bond debt would only worsen the situation.

What's even more frustrating is that just two years ago, California had a nearly $100 billion budget surplus. Had these climate projects truly been a priority, the state could have used a mere 10% of that surplus to fund all the programs in this bond. Instead, due to poor financial management, voters are now being asked to approve borrowing money — with interest — when these programs could have been funded with cash in hand.

Recklessly borrowing money for pet projects is not just fiscally irresponsible; it's a disservice to California's taxpayers. With upwards of $20 billion of debt being added to our state's "credit card," voters should ask why critical services, like safe drinking water and wildfire prevention, are not already a priority in the state's General Fund budget.

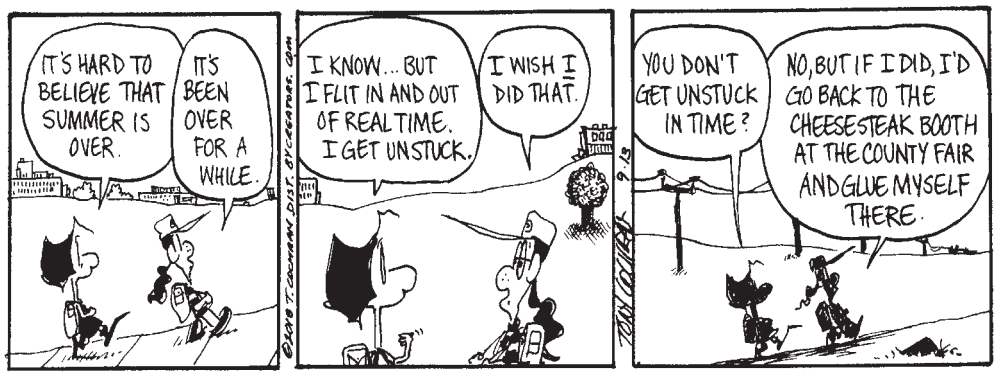
What's in the budget that takes precedence over these essential needs?

Before expecting Californians to sign off on billions in new debt, which will ultimately come at the expense of future generations, Democrat politicians need to answer for their failures on previous bonds and why they can't pay for these supposed essential services through the existing budget.

State Sen. Brian Jones, a Republican, is the Legislature's minority leader and represents California's 40th Senate District. This article was originally published by CalMatters.

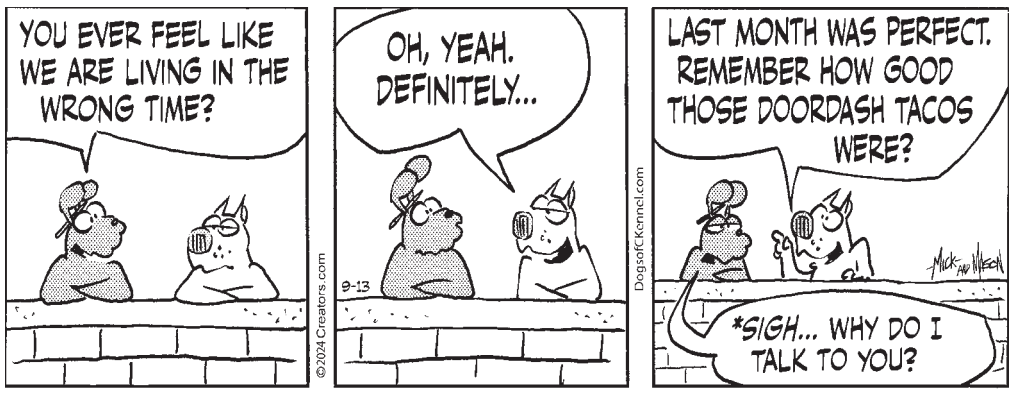
Agnes

By TONY COCHRAN



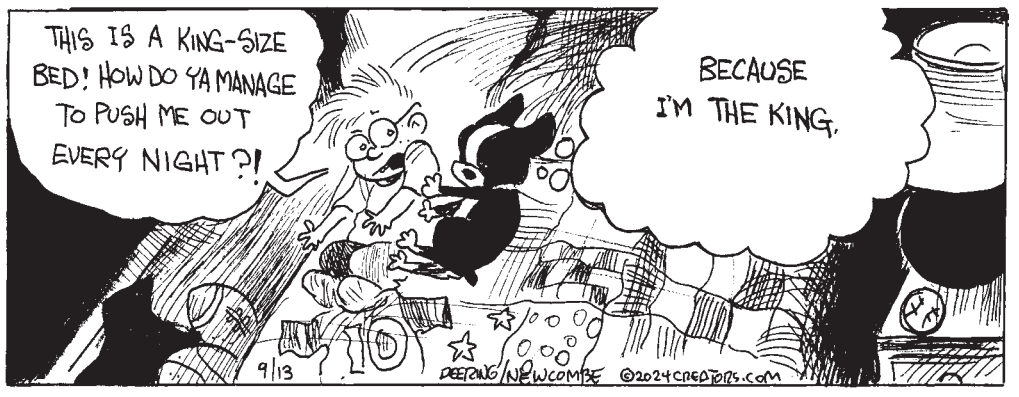
Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

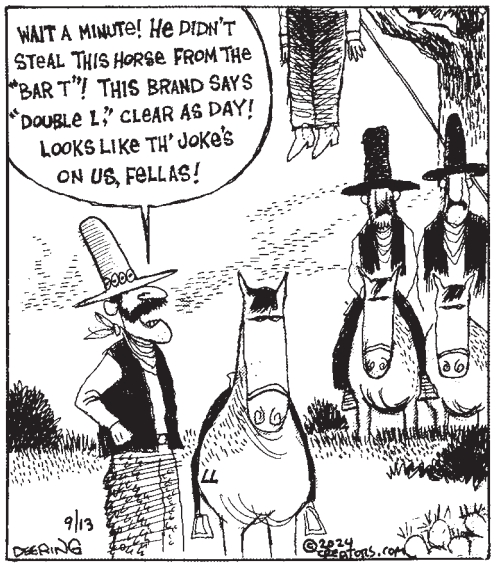
By PETER GALLAGHER



"CRAZY SHIRLEY HAS TAKEN UP PAINTING."

Strange Brew

By JOHN DEERING



FIND THE WORDS

This is a theme puzzle with the subject stated below. Find the listed words in the grid. (They may run in any direction but always in a straight line. Some letters are used more than once.) Ring each word as you find it and when you have completed the puzzle, there will be 23 letters left over. They spell out the alternative theme of the puzzle. © australianwordgames.com.au 000

Biology exam

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

Aerobic	Extinct	Living	Reflex
Algae	Fetus	Mammal	Root
Analyse	Fish	Molt	Seed
Asexual	Flower	Natural	Skin
Benign	Germ	Nerve	Stress
Biome	Homogeneous	Optic	Symmetry
Blood	Host	Order	Taste
Botany	Inquiry	Oxidation	Taxonomy
Cells	Isotope	Plasma	Test
Darwin	Leaf	Pollen	Virus
Enzyme	Life	Radial	Zone

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.
Day of spoiling myself

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TODAY'S BIRTHDAY (Sept. 13)

New purpose gleams golden with a goal demanding somewhat more of you than you anticipated but giving you exponentially more in satisfaction, resources, love and beyond. More highlights: Exciting company in lively locations give the feel of traveling even when you aren't. Promises kept, deals made and a purchase you'll be proud of long into the future. Aquarius and Scorpio adore you. Your lucky numbers are: 43, 22, 1, 16 and 18.

HOROSCOPES

ARIES (March 21-April 19). If you think there's something about you that should be acknowledged, it's OK to be the first to draw attention to it. Maybe you feel you shouldn't have to, but it's the quickest way to teach people how you want to be treated.

TAURUS (April 20-May 20). You'll respond to the tone your loved ones use while giving the verbiage much less credence. You'll also sweeten your song to contribute to an improved mood and create your preferred atmosphere.

GEMINI (May 21-June 21). Even transactional relationships can be helped by a sense that human connection has value beyond what is being exchanged. Be careful not to rush to the accounting.

CANCER (June 22-July 22). Ever-aware of how people are driven by their own needs and perceptions, you will take no opinion as the truth. Instead, you'll consider each view and glean what's useful to you and to the current situation.

LEO (July 23-Aug. 22). Beauty hits numerous criteria at once — so many the effect becomes impossible to quantify or explain, so we sum it up with phrases like "je ne sais quoi" or "X-factor." You'll know it when you see it today.

VIRGO (Aug. 23-Sept. 22). Your resources are expanding so notably that soon your "make it work" ethic will no longer be as relevant. If an individual, location or object fails to reciprocate the effort you invest, move on.

LIBRA (Sept. 23-Oct. 23). If you're making mistakes, it's a good sign that you're in the right league. If it's big enough for you, it won't be immediately easy. Remember that mistakes are cause for celebration, not humiliation. Humor will help you find your way.

SCORPIO (Oct. 24-Nov. 21). Stick with people who lean toward the positive but don't lie down in it. A balance of optimism and realism will inspire your best productivity. A dash of pessimism keeps it spicy.

SAGITTARIUS (Nov. 22-Dec. 21). Sometimes you don't even know your thoughts until you share them. Another bonus from expressing yourself will be finding out how popular or unpopular the idea is and who agrees.

CAPRICORN (Dec. 22-Jan. 19). Because you want people to tell you the truth, you'll lower the obstacles that prevent them from honest talk. Let them know that you sincerely want to improve and that you need their input.

AQUARIUS (Jan. 20-Feb. 18). No one has a personality at birth. It's an ever-evolving work of art. You'll find yourself in unfamiliar territory. This is the perfect place to take a risk because nobody here knows you anyway! Try new ways of being.

PISCES (Feb. 19-March 20). If you understood everything before it was explained to you, you'd miss out on the opportunity to learn... and learning is your favorite! It's why you'll ask questions today, even if you think you already know the answers.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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

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

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

Newsday Crossword

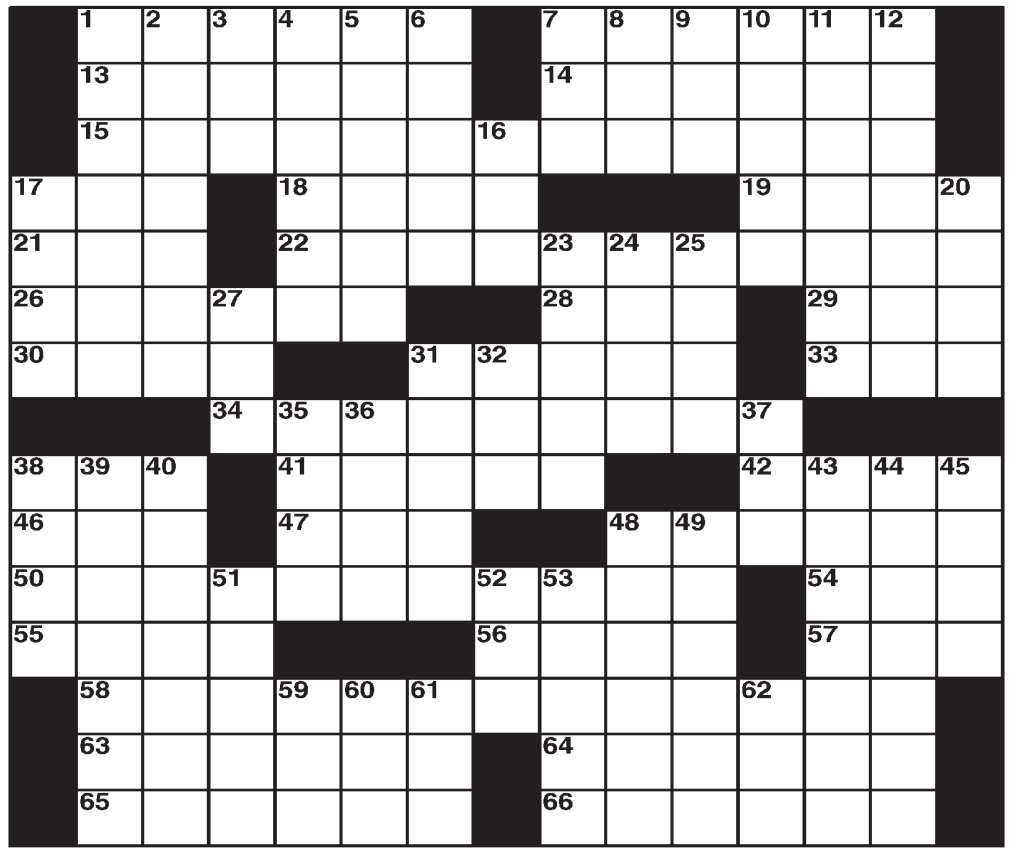
EXACTING by S.N.
Edited by Stanley Newman
www.stanxwords.com

ACROSS

1 Thanksgiving dinner VIP
7 Endure cheerfully
13 Think much of
14 Showily decorated
15 *All the President's Men* Oscar nominee
17 Mix of silent Westerns
18 "Space __ a premium"
19 *Young Frankenstein* assistant
21 Copying
22 Hollywood's Henry Higgins
26 Great Lakes, for instance
28 Identity query
29 Tact tail
30 Form of "to be" in Barcelona
31 Fancy farewell
33 Dictator's word
34 Oscar winner as Ray Charles
38 JD holder
41 Sort of spoon
42 Obi-Wan in *Phantom Menace*
46 Antonio, in *Evita*
47 Connection
48 Wild oratory
50 *Exorcist* title role actor
54 B&B offerings
55 James portrayed by Beyoncé in *Cadillac Records*
56 Chaplin of *Game of Thrones*
57 Dressmaker's concern
58 Ruth in *The Babe Ruth Story*
63 BAL, BOS, DET, etc.
64 Try for a discount deal
65 "Please help with the dishes" "__"
66 Bursts of energy

DOWN

1 Tries to persuade
2 Not budging
3 GRF predecessor
4 First host of *The View*
5 Wiped clean
6 Chill
7 Opera house accommodation
8 Nostalgic period
9 Redhead doll in the Toy Hall of Fame
10 Rim-to-hub lines
11 41-Across, e.g.
12 Vine-covered path
16 Biblical verb add-on
17 Wrapper's roll
20 Freshly
23 "The farmer takes __…"
24 "Current" prefix
25 Gravy thickener
27 __ Mahal
31 Pool for a pol
32 First st. to get its own quarter
35 Range below mezzo
36 Foremost
37 '70s day care attendee
38 Ultimate attainment
39 What a pointer might say
40 Felt, for instance
43 *The Expendables* or *They Were Expendable*
44 Mingles with
45 Wooden symbol of spring
48 Build muscle
49 "Lemme do it!"
51 Wordsworth's lowlands
52 __ Kippur
53 Bogie, in *…Sierra Madre*
59 Hasty retreat
60 Bar opening
61 "Hole-in-the-wall," in the UK
62 Cheek retractor user, in brief



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09/13/24

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

DEVELOPMENT

FROM PAGE 1

subterranean levels.

Two large mixed-use endeavors would be slated for 3030 N. Nebraska Ave., with the first parcel of 43,494 square feet calling for 497 residential units (74 affordable). The 34-story building would house 5,921 square feet of retail space, along with 201 parking spaces. Also at 3030 N. Nebraska, Madison Realty envisions a 298-unit project (44 affordable) alongside 4,147 square feet of retail space and 130 parking spaces across two levels.

The 34-story Nebraska project would become the city's tallest at 365 feet, dwarfing the previously-announced 21-story, 295-foot tall project at 100 Wilshire and the 24-story, 260-foot tall mixed-use project at 601 Colorado. The Colorado project, another Madison Realty endeavor which will be coming to Downtown Santa Monica in the coming years, was critiqued in online commentary for being out of character with the neighborhood. The 33-story Olympic project would stand at 334 feet, also much taller than the proposal at 601 Colorado.

Along with making the rest of the city's buildings look small, the Nebraska and Olympic projects would be Santa Monica's first two entries into Los Angeles' top 100 tallest buildings, and the first two to be classified as a "skyscraper" (330-plus feet in height). According to LA Almanac, if the Nebraska project comes to fruition, it would be the 76th-tallest building in Los Angeles, not counting other projects currently underway. The building would be the same height as the Level hotel in Downtown Los Angeles, and taller than such sites as the Beaudry Center and Century Park Plaza.



Courtesy Graphic

DEVELOPMENT: Potential development at 3025 Olympic Blvd. would construct a 33-story building on the parcel.

The proposals align with recent discussions to amend the Bergamot Area Plan, in order to make the neighborhood a more development-friendly space in Santa Monica. The Nebraska projects, in particular, highlight the vision of city staff to identify Nebraska and Pennsylvania Ave. as a Retail Priority Corner and Pedestrian Priority Corner. Rand, Paster & Nelson Land Use Attorney Dave Rand recently told the Santa Monica Planning Commission that he thought the updated Bergamot plan was a "very thoughtful proposal" and would "regain some of the original vision" of the area's development.

As for Madison Realty, the capital firm took over much of the NMS Properties portfolio earlier this year, including 3030 Nebraska. The firm is making headway with the 601 Colorado project, the recent four filings, and an 18-story apartment building at 1437 6th St. Rand told the Daily Press that Madison "is very bullish" on the Bergamot area to locate multifamily housing, considering its proximity toward jobs and "incredible rich transit."

thomas@smdp.com



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