2 **Immigration raids**
Prompt new grants.

3 **LA Wildfire**
Economic losses could reach $10 billion.

4 **Homelessness**
Expected cuts to Federal funds.

5 **Los Angeles**
Massive fight over raxes.

smdp
Santa Monica Daily Press

Volume 24 Issue 225 TUESDAY 10/7/25 smdp.com

Jail-break at the beach



SMDP Photo

GONE: At least two criminals are walking around Santa Monica unsupervised after a pair of disabled ankle monitors were found along the beach.

The Santa Monica police department said tracking and supervision programs are not administered by SMPD and abandoned devices needed to be inspected to identify any serial numbers or agency markings before coordinating with the responsible agency — which could include LA County Probation, the Department of Corrections and Rehabilitation or another jurisdiction.

SMPD said it's rare to receive reports of abandoned monitoring devices in public spaces. If a resident finds one, they should first call the number listed on the back of the device. If they cannot reach anyone or do not receive a call back, they can contact SMPD's non-emergency line at (310) 458-8491 so they can recover the device and notify the appropriate agency.

Housing for mentally ill individuals coming to Ocean Ave.

MATTHEW HALL
Daily Press Editor

Two former senior living facilities on Ocean Avenue will soon open as supportive housing for people with serious mental illness, city officials confirmed last week.

The 47 units on the 400 block Ocean Avenue will be operated by St. Joseph Center and funded by Los Angeles County. A portion of the units will be reserved for Santa Monica residents, with 24-hour on-site staffing planned to provide care and oversight.

Mayor Lana Negrete was the first to inform the community about the project.

She said the City of Santa Monica has no regulatory authority to approve or deny the project, which was initiated through a partnership between a private property owner and the nonprofit organization. The city learned of the project only after permits were filed with the county.

Property owner Leo Pustilnikov offered the former senior living facility to St. Joseph Center, making the nonprofit eligible to apply for state grant funding through the County's Department of Mental Health. The state grant program requires applicants to own property, which drove the site selection process.

"The City didn't initiate it — and we weren't involved in selecting the site," Negrete said in a statement to residents. "The City found out after permits were filed — and that's when I was informed and immediately shared with the public."

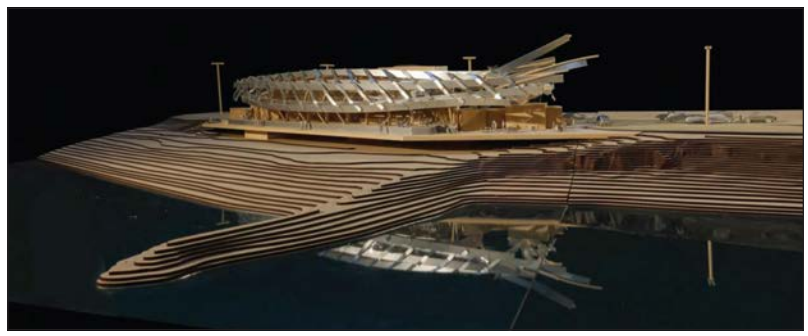
Pustilnikov is a prominent developer with controversial Builder's Remedy projects in several communities. He also owns property on the Promenade and was one of the DTSM Inc, members removed by City Council this year prompting Pustilnikov to file a lawsuit against the City.

According to the St. Joseph Center, they were first approached

SEE **HOUSING** PAGE 6

Gladstones demolition and replacement up for debate on Wednesday by the Coastal Commission

MATTHEW HALL
Daily Press Editor



Courtesy image

RENDERING: The proposed replacement for Gladstones is coming before Coastal Commission.

The California Coastal Commission is scheduled to hold a hearing on Wednesday on a proposal to demolish the iconic Gladstones restaurant in Pacific Palisades and replace it with a new fine dining establishment designed by architect Frank Gehry for celebrity chef Wolfgang Puck.

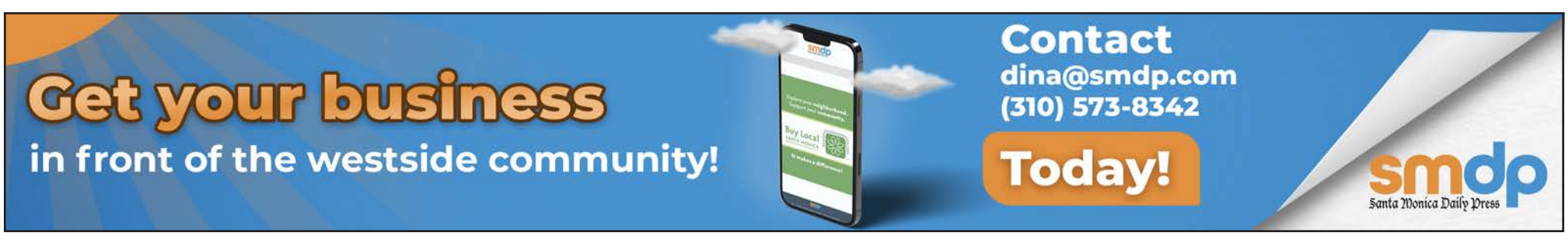
Staff has recommended the commission approve the application with 20 special conditions addressing public access, coastal hazards, biological resources and water quality impacts.

The project calls for demolishing the existing 12,091-square-foot restaurant and its 7,900-square-foot public deck with restrooms, removing approximately 300 feet of rock revetment on the sand, and constructing a new 17,500-square-foot restaurant. The new facility would include a 2,000-square-foot public deck with two bathrooms.

The applicants also propose constructing a portion of the Coastal Trail on the seaward side of the restaurant and public deck.

The project site encompasses two publicly held parcels totaling approximately seven acres on the sandy beach at 17300 Pacific Coast Highway. One parcel of 4.39 acres currently includes a large county-operated public beach parking lot and the existing restaurant. The second 2.59-acre parcel contains a 212-space public parking lot, also operated by Los Angeles County.

SEE **BUS** PAGE 7



Santa Monica Daily Press

Classifieds

FOR QUOTES PLEASE CALL 310-573-8074

or email **cindy@smdp.com**

DBA

FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER: ORIGINAL FILING This statement was filed with the County Clerk of LOS ANGELES on 09/8/25 2025186403The following person(s) is (are) doing business as Loved Animals Love Studio 5021 Berryman Ave Culver City, CA 90230. Los Angeles Articles of Incorporation or Organization Number (if applicable): Ai #ON. The full name of the registrant(s) is/are May Sun 5021 Berryman Ave Culver City, CA 90230. If corporation or LLC- Print State of CAThis is Business is Conducted: An Individual . The date registrant commenced to transact business under the fictitious business name or names listed above on 09/2025 Registrant /Corp/LLC May Sun Title: Owner May Sun . This statement was filed with the County Clerk of LOS ANGELES County on 09/8/2025NOTICE: 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).

DBA

FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER: ORIGINAL FILING This statement was filed with the County Clerk of LOS ANGELES on 09/5/25 20251185481The following person(s) is (are) doing business as 1. WHAT WHERE STUDIO 2. WHAT WHERE STUDIOS 1217 Wilshire Blvd #3106 Santa Monica, CA 90403 . Los Angeles Articles of Incorporation or Organization Number (if applicable): Ai #ON. The full name of the registrant(s) is/are Stephanie Scott Krupa 1217 Wilshire Blvd #3106 Santa Monica, CA 90403 If corporation or LLC- Print State of CAThis is Business is Conducted: An Individual . The date registrant commenced to transact business under the fictitious business name or names listed above on 09/2025 Registrant /Corp/LLC Scott Krupa Title: Owner Scott Krupa . This statement was filed with the County Clerk of LOS ANGELES County on 09/5/2025NOTICE: 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).

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

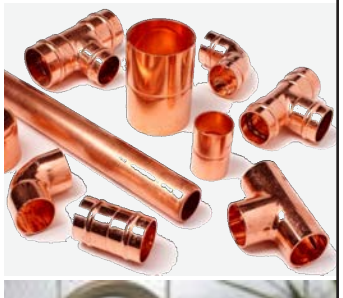
Builder's Supply

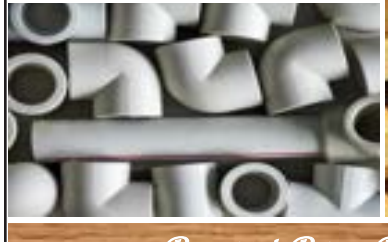




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Los Angeles County launches $5,000 relief fund for small businesses hit by immigration enforcement



Courtesy photo

FUNDS: Chair Pro Tem Solis providing remarks at a press conference to launch Los Angeles County's Small Business Resiliency Fund.

MAAZ ALIN
SMDP Staff Writer

Los Angeles County has launched a $5,000 cash assistance program to help small businesses recover from economic disruptions caused by federal immigration enforcement activities that swept through the region earlier this year.

The Small Business Resiliency Fund, announced by County Chair Pro Tem Hilda L. Solis and administered through the Department of Economic Opportunity, will provide direct relief to eligible businesses across Los Angeles County. Applications opened this week and close Oct. 31.

The program responds directly to immigration enforcement raids in June that triggered civil unrest, curfews and widespread business closures, particularly affecting immigrant- and family-owned enterprises in downtown Los Angeles and surrounding areas.

"Small businesses are the backbone of our communities and local economy. When they are disrupted by actions that create fear and instability, we must act quickly to support them," Solis said. "This fund is about protecting the economic stability of those affected and ensuring they have the resources to recover, rebuild, and continue serving their communities."

The $1.8 million initiative targets businesses that have suffered financial hardship since June 6, including forced closures, labor shortages from workforce detentions, or significant revenue losses due to curfews and protests. Eligible expenses include rent, employee wages, inventory restocking, equipment repairs, debt repayment and marketing.

Economic data reveals the scope of the crisis. The Los Angeles County Economic Development Corporation estimates that civil unrest and curfews following federal enforcement activity potentially disrupted

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LA wildfire economic losses could reach $10 billion as recovery shows progress

MAAZ ALIN
SMDP Staff Writer

The January 2025 wildfires that devastated Los Angeles County could result in economic losses between $5.2 billion and $10.1 billion through 2029, according to a comprehensive study released by county officials examining the disaster's far-reaching impact.

The analysis by the Los Angeles County Department of Economic Opportunity and the Los Angeles County Economic Development Corporation reveals the staggering scope of destruction from the Eaton and Palisades fires, which destroyed more than 16,000 structures including over 11,600 homes, 100 schools and nearly 200 commercial buildings.

The fires affected more than 6,800 businesses and over 47,000 workers across burn areas and secondary impact zones, with job losses estimated between 28,000 and 55,000 job-years. Labor income losses are projected at $2.2 billion to $4.2 billion, while tax revenue losses could reach $900 million to $1.6 billion.

"The January wildfires have tested our communities in unimaginable ways — taking homes, livelihoods, and peace of mind from tens of thousands of Angelenos," said Supervisor Lindsey P. Horvath. "This analysis makes clear the economic toll we are still reckoning with, but it also highlights the strength and resilience driving our recovery."

Despite the massive losses, recovery indicators show significant progress seven months after the disaster. As of July 31, 93% of filed insurance claims had been partially paid, totaling $20.4 billion. County officials reported that 95% of destroyed or damaged parcels have been cleared of debris within seven months, and nearly 800 rebuilding permits have been issued with an average processing time of 52 business days.

The study found that businesses in the direct burn areas generated $1.4 billion annually before the fires, while those in secondary fire areas accounted for $6.8 billion in annual revenue. The majority of secondary disruption occurred in the Eaton area, which represented 76% of affected businesses and 75% of job losses in these zones.

Even communities that avoided direct fire damage experienced significant economic disruption. Santa Monica, which sustained no structural losses from the fires, saw short-term but notable impacts on its tourism-dependent economy. The city experienced evacuation orders for northern neighborhoods and a 3% rent spike — the sharpest increase in the region — as displaced fire survivors sought temporary housing.

Pacific Coast Highway was closed for approximately three weeks from Santa Monica northward, cutting off normal traffic between Santa Monica and Malibu and disrupting business access and supply routes. The city's tourism sector initially suffered as images of Los Angeles "ablaze" dominated news coverage, though officials moved quickly to reassure visitors that attractions remained open and undamaged.

"The data makes clear what so many already know firsthand: the economic fallout from the January wildfires has been deep and widespread," said Kelly LoBianco, Director of the LA County Department of Economic Opportunity. "But this analysis is more than a report—it's a tool to guide targeted recovery."



Matthew Hall

FIRES: According to the analysis, which reveals the staggering scope of destruction from the Eaton and Palisades fires, which destroyed more than 16,000 structures including over 11,600 homes, 100 schools and nearly 200 commercial buildings.

The disaster prompted unprecedented government response. California approved a $2.5 billion wildfire relief package, while federal authorities allocated approximately $2.7 billion through FEMA. However, individual assistance remained limited, with eligible fire survivors receiving an average of only about $4,100 each from FEMA, covering roughly 7% of their losses.

Recovery efforts have shown resilience across affected communities. County analysis found that short-term rent spikes returned to normal trend levels within six months, and housing listings and sales in affected areas showed no evidence of mass resident flight.

The year-long study will continue tracking recovery through quarterly reports, monitoring business and workforce recovery, rebuilding progress, and housing market dynamics. Future sessions will focus on workforce needs in recovery industries and policy recommendations for long-term resilience.

"Through our collaboration with the Department of Economic Opportunity and other partners, LAEDC is committed to delivering data that helps policymakers and stakeholders allocate resources effectively and support a strong, coordinated recovery," said Stephen Cheung, President and CEO of the LA County Economic Development Corporation.

The January 2025 wildfires rank among the costliest disasters in U.S. history, with early damage estimates reaching over $250 billion as fires spread through affluent neighborhoods across Los Angeles County.

maaz@smdp.com



Surf report

WATER TEMP: **64.4**

TUESDAY *FAIR*
SURF: 1-2ft
Knee to thigh

Next round of SSW/S swell moves in, keeps similar size to Monday. Our next pulse of fun SSW-S swell moves in, keeping knee-stomach high surf running while better spots get into chest-high territory by the afternoon. Not much NW energy in the mix, so spots with some structure are your best shot at a corner - largest west of Dume. AM wind looks light at this point - hit it before the tide gets too deep. Moderate onshore lump in the afternoon.

WEDNESDAY *FAIR*
SURF: 2-3ft
Thigh to waist

SSW/S swell nudges up slightly from Tuesday, cleanest in the morning. A little more SSW/S swell showing, keeping waist-stomach high surf fairly widespread while northernmost standouts go chest-high. Still only minor NW energy in the mix, so beachbreak shape is pretty lined up. Another deep late morning high tide to avoid too. Early window has cleanest conditions and a tide push to work with, that's the one you'll want to hit. Lumpy onshores for the afternoon tide drop.

Weather

Tuesday: Patchy fog before 11am. Otherwise, cloudy through mid morning, then gradual clearing, with a high near 70.
Tuesday Night: Patchy fog after 11pm. Otherwise, increasing clouds, with a low around 60. West southwest wind 5 to 10 mph.
Wednesday: Patchy fog before 11am. Otherwise, mostly sunny, with a high near 68.
Wednesday Night: Mostly clear, with a low around 59.

Date	Day	Time (LST/LDT)	Predicted	(ft)	High/Low
2025/10/07	Tue	03:28 AM	0.60		L
2025/10/07	Tue	09:39 AM	6.34		H
2025/10/07	Tue	4:12 PM	-0.34		L
2025/10/07	Tue	10:22 PM	5.00		H
2025/10/08	Wed	03:58 AM	1.05		L
2025/10/08	Wed	10:12 AM	6.59		H
2025/10/08	Wed	5:02 PM	-0.57		L
2025/10/08	Wed	11:15 PM	4.48		H
2025/10/09	Thu	04:30 AM	1.57		L
2025/10/09	Thu	10:49 AM	6.63		H
2025/10/09	Thu	5:57 PM	-0.57		L
2025/10/10	Fri	12:19 AM	3.92		H
2025/10/10	Fri	05:04 AM	2.11		L
2025/10/10	Fri	11:31 AM	6.45		H

Daily Lottery

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POWERBALL
Draw Date: 10/4
3 7 47 67 68
Power#: 2
Jackpot: 207 M

MEGA MILLIONS
Draw Date: 10/3
18 19 38 54 57
Mega#: 19
Jackpot: 547 M

SuperLotto Plus
Draw Date: 10/4
1 3 27 29 39
Mega#: 8
Jackpot: 49 M

Fantasy 5
Draw Date: 10/5
12 20 25 28 33

Daily 3
Draw Date: 10/5
EVENING: 2 8 3
Draw Date: 10/5
MIDDAY: 5 3 3

Daily Derby
Draw Date: 10/5
1st: 01 - Gold Rush
2nd: 12 - Lucky Charms
3rd: 08 - Gorgeous George
Race Time: 1:47.50

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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

CITY OF SANTA MONICA
ORDINANCE NUMBER 2827 (CCS)
(CITY COUNCIL SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA (CITY) AMENDINg Santa Monica Municipal Code (SMMC) CHAPTER 3.16.120(c) TO CLARIFY APPLICABILITY OF THE EXPIRATION DATE OF FREE METERED PARKING BENEFIT FOR ZERO EMISSION VEHICLES TO ALL CLEAN AIR VEHICLE DECALS

The following is a summary of Ordinance Number 2827 (CCS) prepared by the Office of the City Attorney:

On February 12, 201, the Santa Monica City Council adopted Ordinance Number 2403 (CCS) to exempt additional zero-emission vehicles from parking meter payment requirements. The exemptions expired on September 30, 2025, aligning with the expiration of the state Clean Air Vehicle (CAV) decal program. One subset of CAV decals (specifically, purple decals) was unintentionally omitted from the original expiration code language. Ordinance Number 2827 clarifies that all CAV decal holders would no longer be permitted to park for free at Santa Monica parking meters beginning October 1, 2025.

The Ordinance takes effect 30 days after adoption.

The full text of the above Ordinance is available upon request from the office of the City Clerk, located at 1685 Main Street, Room 102, Santa Monica. Phone: (310) 458-8211.

City of Santa Monica

CITY OF SANTA MONICA
ORDINANCE NUMBER 2828 (CCS)
(CITY COUNCIL SERIES)

AN ORDINANCE AMENDING CHAPTER 6.200 OF THE SANTA MONICA MUNICIPAL CODE TO authorize and establish regulations for cannabis BUSINESSES AND DELETING CHAPTERS 6.201, 6.202, and 6.203 OF THE SANTA MONICA MUNICIPAL CODE

The following is a summary of Ordinance Number 2828 (CCS) prepared by the Office of the City Attorney:

The Ordinance amends Chapter 6.200 of the Santa Monica Municipal Code to authorize and establish retail cannabis businesses in the City, including cannabis delivery businesses that are based outside of Santa Monica. The authority to sell and/or deliver adult-use cannabis products as licensed and regulated by State law to persons 21 years of age and over. The authority to sell and/or deliver cannabis products is limited to each annual business license term and is subject to Santa Monica Municipal Code Chapter 6.200 and any other requirements the City may adopt by ordinance, administrative regulations, or conditions in accordance with Santa Monica Municipal Code Section 6.200.115.

The Ordinance will take effect thirty days after its adoption.

The full text of the above Ordinance is available upon request from the office of the City Clerk, located at 1685 Main Street, Room 102, Santa Monica. Phone: (310) 458-8211.

City of Santa Monica

CITY OF SANTA MONICA
ORDINANCE NUMBER 2829 (CCS)
(CITY COUNCIL SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA AMENDING SANTA MONICA MUNICIPAL CODE ARTICLE 9 TO AUTHORIZE Cannabis Retailers to Sell Adult-Use and Medicinal Cannabis and Cannabis Products Within Certain Zoning Districts

The following is a summary of Ordinance Number 2829 (CCS) prepared by the Office of the City Attorney:

Santa Monica Municipal Code (SMMC) Article 9 establishes certain authorized uses throughout the City. This Ordinance amends SMMC Article 9 to authorize Cannabis Retailers to sell Adult-Use and Medicinal Cannabis and Cannabis Products in the City's non-residential zoning districts and provides location and other zoning requirements for cannabis retailers within the allowable districts, including, but not limited to, a prohibition of cannabis uses within 600 feet from schools, youth centers, and licensed day care centers.

The Ordinance will take effect thirty days after its adoption.

The full text of the above Ordinance is available upon request from the office of the City Clerk, located at 1685 Main Street, Room 102, Santa Monica. Phone: (310) 458-8211.

California braces for 'devastating' expected cuts to federal homeless housing funds



Photo by Fred Greaves for CalMatters

HOMELESS: A person walks past a homeless encampment under State Route 99 in Sacramento on Oct. 25, 2024.

The latest blow in a seemingly endless barrage of bad news for the California agencies tasked with fighting homelessness looms: President Donald Trump's administration is expected to deeply cut federal funding for permanent housing.

The news has sent counties throughout California into a panic. The state is bracing to lose hundreds of millions of dollars for permanent housing, which is the one thing experts agree on as the most effective way to solve homelessness.

Across the state, homeless service providers and local leaders are convening emergency meetings to figure out just how bad the cuts are going to be and what to do about them. Some are scrambling to move money around or even re-label their programs to save hard-won housing. Others have already started helping fewer people in anticipation of the cuts.

But they agree on one thing: If these cuts go through, thousands of California's most vulnerable residents likely will be evicted from their subsidized housing, and may end up back on the street.

It would likely reverse recent progress made in fixing the state's severe homelessness problem.

"I don't know what they think is going to happen with all these people," said Maryn Pitt, chair of the Stanislaus County Continuum of Care, which manages the county's federal homelessness funds. "We're just going to turn them out and they'll just disappear? I have no idea, but it seems rather inhumane."

Her county has 17 permanent housing projects funded with money at risk from federal cuts.

Already reeling from upcoming state cuts to homeless funding, California's homelessness agencies have been bracing for federal cuts for months, without knowing exactly what to expect. Now, some of those cuts have come into sharper focus. The Trump administration intends to redirect a significant chunk of money away from permanent housing and into temporary housing — while also adding requirements for people to qualify for that temporary aid, according to reporting from Politico, which cited internal HUD documents and interviews with anonymous HUD employees.

If that happens, only 30% of federal homelessness funds would be available for permanent housing — down from the current rate of 87%. Nationwide, that means the money available for permanent housing will shrink from $3.3 billion down to about $1.1 billion, Politico reported.

That would be a major strategy shift. For years, the Department of Housing and Urban Development has prioritized permanent housing over temporary housing and shelter. Permanent housing is designed to end someone's homelessness for good, while temporary housing and shelter is a Band-Aid solution: It gets people off the street, but only for a limited time.

When CalMatters asked the agency to comment on the reported funding cuts it responded with an automatically generated email: "The Radical Left has shut down the government. As a result, HUD's Office of Public Affairs is operating in a limited capacity, which impacts our ability to promptly engage with the mainstream media."

The federal government is expected to issue a "notice of funding opportunity" this fall for its continuum of care program, the country's main source of federal homelessness funding, laying out how much money is available, what it can be used for and what rules apply. That's where the feds are expected to give official notice of the permanent housing cuts.

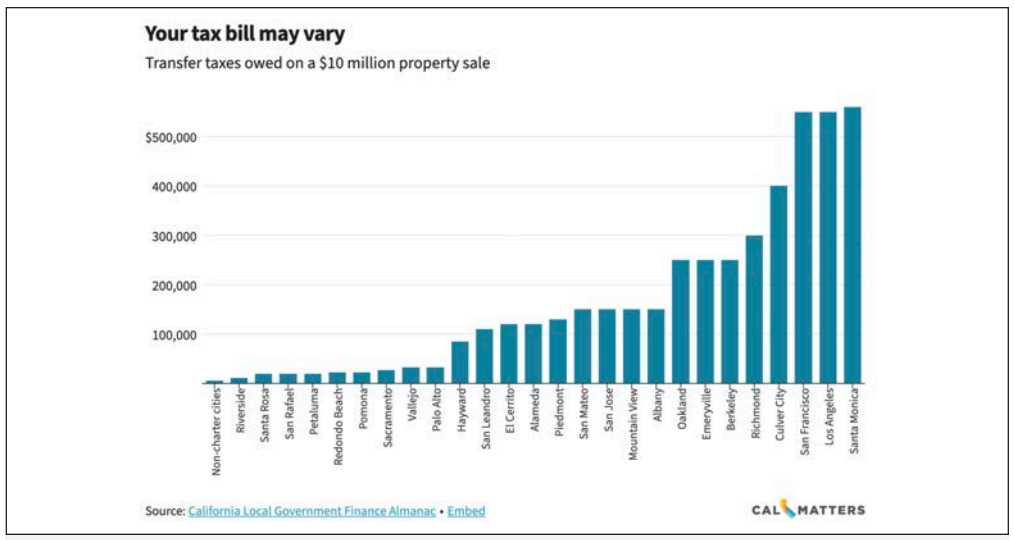
Los Angeles County, which has the largest homeless population in California, has $217 million at stake. More than 80% of that goes toward keeping people in permanent housing, said Jessica Reed, associate director of continuum of care planning for the Los Angeles Homeless Services Authority. If the projected cuts go through, more than 8,000 units of housing would be at risk, she said.

It would be "absolutely devastating," Reed said.

People living in subsidized permanent housing tend to be among California's most vulnerable, including those who have chronic disabilities and were homeless for years before moving indoors. Many live on meager

SEE **HOMELESS** PAGE 11

California is about to have a massive fight over taxes. Here's why Los Angeles is the frontline



CalMatters

TAX: Neighboring cities include every other municipality in Los Angeles County excluding Santa Monica and Culver City, which also have elevated transfer tax rates. Values indexed to the first quarter of 2020.

In 2022, the Los Angeles electorate voted to slap the sale of mansions and other high-value real estate deals across the city with a hefty tax.

Locals have been debating Measure ULA ever since. Supporters call it a vital lifeline for the city's unhoused and housing insecure who stand to benefit from the hundreds of millions of dollars the initiative has already raked in. Critics call it an economic own-goal that has choked off new apartment construction in a city where new housing is in excruciatingly short supply.

That debate is about to go statewide.

The Howard Jarvis Taxpayers Association, a low tax advocacy group, is currently gathering signatures to put a measure on California's November 2026 ballot. A central part of their pitch: No more Measure ULAs.

The proposed constitutional amendment takes aim at two types of taxation common across California:

Transfer taxes on the sale of real estate. The measure would cap rates at a little more than one-twentieth of one percent of the value of the property. Los Angeles' highest rate is one hundred-times higher.

Local tax measures put on the ballot by voter-backed campaigns (as opposed those put there by city councils) that are earmarked for a particular purpose. The tax-capping proposal would raise the electoral support needed to pass these types of "special" tax measures to two-thirds, up from a simple majority of more than 50%.

Municipal governments across the state stand to lose billions of dollars (with taxpayers standing to save just as much) if the measure ultimately succeeds. Voter-proposed tax hikes have been approved by simple majorities in cities and counties across California. Transfer tax hikes have also been a popular funding source for certain local governments.

Measure ULA, which 58% of Los Angeles voters backed in 2022, happens to be both. The Howard Jarvis Taxpayers Association and its political allies appear happy to make it the face of the statewide campaign.

Putting a lid on both citizen-initiated tax measures and high transfer taxes "is something that we have always had as a priority," said Rob Lapsely, president of the California Business Roundtable, a coalition that has yet to take a formal position on the measure but which backed an earlier version. "The question was, 'can we actually find the right opportunity?'"

"And then suddenly, along came Measure ULA."

THE FIGHT OVER THE "MANSION TAX"

The City of Los Angeles' measure was sold to voters as a "mansion tax," because it sticks new, elevated transfer fee rates on only the highest value sales: 4% on properties between $5 million and $10 million and 5.5% for those above that. Those numbers have inched up with inflation. All sales below those thresholds are taxed at roughly half of one percent.

Since going into effect in 2023, the measure has raised some $830 million for affordable housing construction, subsidies for cash-strapped renters and legal assistance for tenants facing eviction. It is by far the largest single contributor to the city's overall homelessness spending.

But ULA has its critics. Not just a tax on mansions, the high rates apply to commercial, industrial and multifamily residential projects too, including land sales for new apartment developments. Apartment construction has indeed slowed to a crawl across the city in recent years and developers and researchers have laid at least some of the blame on the city's high transfer taxes which they argue has driven new construction down further than in surrounding cities. One report by researchers at UCLA and the Rand Institute estimated that the measure has resulted in 1,910 fewer apartments per year, including 168 fewer affordable units. Another study by researchers at Harvard, UC Irvine and UC San Diego, found that property tax collections fell steeply as a result of the dramatic slow down in sales, off-setting an estimated 63% of the collect transfer tax revenue, if not significantly more.

Backers of the mansion tax have taken issue with the UCLA study in particular. They also note that the program is currently accepting applications for its first major distribution of

SEE **TAX** PAGE 11

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*Nitrous Oxide available
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TRY OUR NO OBLIGATION
$20 EXAM
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HOUSING

FROM PAGE 1

by the property owner in November of 2024 regarding the opportunity to submit a joint application for the funding. They said it is considered a temporary project with a maximum span of five years.

In a statement to SMDP, the Center said this program is intended for people who can live independently with support. Those who require more intensive medical or therapeutic care would be referred to a setting that can better meet those needs

"When we refer to individuals with serious mental health conditions, we're talking about people who may experience ongoing challenges such as depression, bipolar disorder, or other conditions that can affect day-to-day stability," said the statement. "These are individuals who benefit from extra support to maintain their well-being and independence. To participate in this program, individuals must be able to care for themselves in their daily routines—things like preparing meals, maintaining personal hygiene, and managing everyday activities."

They said residents will follow St. Joseph Center's entry and exit policies and may be accompanied by staff when traveling to and from the Behavioral Health Wellness Center or community appointments.

"Our goal is to create a safe, supportive environment where participants can continue building stability, connection, and confidence," they said.

The Ocean Ave. project has drawn concerns from residents about its impact on the surrounding neighborhood.

The mayor emphasized that round-the-clock staffing is designed to keep the buildings safe, ensure residents receive support and prevent disruption to nearby residents.

"I'll be watching closely to make sure that commitment is followed through and that both the people being housed and our surrounding community are well served," Negrete said.

County Supervisor Lindsey Horvath said that there should have been more communication about the project and her office was not informed about the project until funding had already been secured.

"While there were clear breakdowns in process, the need for these services is real. Addressing untreated mental illness in Santa Monica is essential, and this type of housing—with on-site care and oversight—can be part of the solution," she said.

She said housing is needed to address the ongoing crisis.

"I support efforts to ensure the facility and its residents are good neighbors, and that the program delivers visible, measurable results. Los Angeles County is working to build a more accountable homelessness system — one that meets both the urgent needs of our most vulnerable residents and the expectations of the broader community," she said.

Despite the city's lack of jurisdiction, officials worked with county authorities to ensure a proper management plan was implemented. Negrete said she is pushing for better communication and outreach before the facilities open, ensuring public safety and local social services are involved, and demanding that Santa Monica residents receive priority for the units.

"Safety for residents and neighbors is our top priority," said St. Joseph. "The site will have 24/7 professional third-party security on-site, including two guards stationed at the single point of entry and exit to monitor access and patrol the immediate area. No visitors are permitted without prior approval, and all individuals entering or exiting will pass through a security checkpoint. In addition, St. Joseph Center's internal safety team will provide overnight support to ensure constant coverage."

While neighbors have said they were shocked to learn about the project, the organization said it is committed to maintaining open and ongoing communication with the neighborhood. In addition to meeting with groups or residents, they also maintain a 24-hour community call line (310-358-2835) and email contact (community@stjosephctr.org) for any questions or concerns.

Negrete acknowledged public frustration with the process, noting that Santa Monica residents "are being put in an unfair position, taking the heat for decisions made by the County and State."

"Our community hasn't seen these projects go smoothly before," she said.

The mayor also raised broader questions about the effectiveness of open-door supportive housing facilities for individuals with severe mental illness.

"Many of the people who need help the most won't get better in open-door facilities," Negrete said. "They need secure hospital settings with real treatment — for their safety and ours."

The project is part of a larger state and county effort to provide housing and services for people experiencing homelessness and mental health crises. However, local officials have increasingly expressed frustration about limited municipal involvement in siting and oversight decisions.

"The need for behavioral health housing of this type is extremely high," said the Center in its statement. "West Los Angeles (Service Planning Area 5) has one of the most severe shortages of behavioral health beds in the county. Facilities like this help fill that gap by offering safe, supportive housing for people who would otherwise remain on the street or cycle through hospitals and emergency services."

Negrete urged concerned residents to direct their feedback to the County Department of Mental Health, the Governor's Office and state housing agencies, which have primary authority over such developments.

"You deserve better," Negrete said. "I'll keep showing up to make sure you get it."

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COMMUNITY NEWS

Pacific Palisades

Caltrans Announces Weekly Road Closures for Fire Recovery Work

Caltrans will implement various lane closures on Pacific Coast Highway and Topanga Canyon Boulevard from Oct. 6-12 as part of ongoing Palisades Fire recovery efforts.

On PCH from Sunset Boulevard in Pacific Palisades to Carbon Beach Terrace in Malibu, speed limits and restrictions vary by section. The McClure Tunnel to Temescal Canyon Road stretch has returned to a 45 mph speed limit with no restrictions, while other areas remain active work zones with reduced speeds.

Crews may set up single-lane closures between 9 a.m. and 3 p.m. on weekdays in designated work zones from Trancas Canyon Road to Guernsey Avenue and at Corral Canyon Road Bridge.

South of Las Flores Canyon Road to Sunset Boulevard, crews will repair fire-damaged roadway, drainage and electrical systems with lane closures only as needed from 9 p.m. to 6 a.m. daily.

Southern California Edison trenching operations will affect the Big Rock Drive to Topanga Canyon Boulevard section, with northbound outermost lane and shoulder closures from 4 a.m. to 3 p.m. weekdays and 4 a.m. to 4 p.m. weekends. Southbound closures begin Oct. 4 from 9 a.m. to 5 p.m. weekdays and 4 a.m. to 4 p.m. weekends.

Rock mitigation repairs just south of Topanga Canyon Boulevard will close one northbound PCH lane from 6 a.m. to 3 p.m. weekdays.

On Topanga Canyon Boulevard from PCH to Grand View Drive, the roadway remains closed to the public from midnight to 5 a.m. daily. One-way traffic control with pilot cars operates from 5 a.m. to midnight daily for emergency project work, and SCE trenching operations require one-way traffic control from 8:30 a.m. to 5 p.m. daily.

Closures are weather-permitting and subject to change. Current traffic conditions are available on the Caltrans Quickmap.

EDITED BY SMDP STAFF



Courtesy image

CLOSURE: Various lane closures on Pacific Coast Highway and Topanga Canyon Boulevard from Oct. 6-12.

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FUND

FROM PAGE 2

more than 19,000 businesses in downtown Los Angeles alone. Over 3,700 of those operate in retail — one of the hardest-hit sectors.

The affected area represents approximately $72.6 billion in economic output and supports more than 284,000 jobs, according to LAEDC analysis. Research from USC's Equity Research Institute shows nearly 25% of undocumented workers in Los Angeles County work in retail trade, highlighting the vulnerability at the intersection of immigration enforcement and industry impact.

"ICE raids have thrown communities into chaos and small businesses are being hit hard — losing customers, employees, and revenue overnight," said Supervisor Janice Hahn, who co-authored the motion creating the fund. "This support is about keeping doors open, protecting jobs, and making sure our most vulnerable neighborhoods get the help they need."

To qualify, businesses must be located in Los Angeles County and demonstrate they were impacted by immigration enforcement-related events beginning June 6. The program prioritizes businesses experiencing workforce disruptions, forced closures or revenue losses from enforcement activities.

Kelly LoBianco, director of the LA County Department of Economic Opportunity, emphasized the fund's focus on community stability.

"Small businesses are at the heart of Los Angeles County's economy, and many are immigrant- and family-owned enterprises that serve as cornerstones of their communities," LoBianco said. "This fund is about making sure these businesses have the resources they need to withstand disruptions outside their control."

The county has partnered with community-based organizations to provide application support, including the Vermont Slauson Economic Development Corporation, Initiating Change in Our Neighborhoods Community Development Corporation, and the Los Angeles Economic Equity Accelerator and Fellowship. These partners will offer multilingual technical assistance and guide business owners through the application process.

Due to limited initial funding, eligible applicants may exceed available resources. Businesses meeting criteria but not selected in the first round will be waitlisted for potential future funding.

The program is funded through the county's Care First Community Investment program and administered in partnership with SoCal Grantmakers as fiscal sponsor and AidKit for application processing and grant distribution.

Organizations and foundations interested in contributing additional funding can contact the program at Funds@opportunity.lacounty.gov.

Applications and complete eligibility requirements are available at opportunity.lacounty.gov/resiliencyfund.

The June enforcement activities that prompted this response marked a significant escalation in federal immigration enforcement in Los Angeles County, leading to community-wide disruptions that extended far beyond the immediate targets of enforcement actions.

maaz@smdp.com

BUS

FROM PAGE 1

The proposal includes significant modifications to the 212-space parking lot that have raised concerns about public access. Metro already operates a bus stop at the intersection of Sunset and PCH, adjacent to the current restaurant but the improvements would add a bus turn-around loop, along with repaving and restriping that would divide the lot into two areas with a total of 148 parking spaces designated for self-park and valet use.

The project would result in a net loss of 64 public beach parking spaces. The county-operated lot would be managed by a private company that would profit from parking fees.

To offset concerns, the applicants propose several benefits, including establishing a new Big Blue Bus and Metro bus stop in the parking lot, the public deck with restrooms, a snack shack/cafe, retail shop, and improvements to the California Coastal Trail.

Staff has recommended special conditions including a Parking Management Program and Public Access Management Program to ensure compliance with Chapter 3 of the Coastal Act's public access policies.

The hearing has energized Palisades residents over fears the changes to the bus stop would allow densification of the area post-Palisades fires under California Senate Bill 79. The proposed law would override local zoning to allow buildings up to nine stories near major transit stops in eight urban counties, including Los Angeles.

The bill, introduced by Sen. Scott Wiener, passed the Legislature in September and awaits Governor Newsom's signature by October 12. Supporters argue it will address California's housing shortage, reduce car dependence, and combat climate change through transit-oriented development. Opponents, including many Los Angeles officials, criticize it as state overreach that threatens neighborhood character, local control, and historic preservation while lacking adequate infrastructure planning and anti-displacement protections.

The bus stops along PCH would not qualify for the highest tier density bonuses as written but if SB79 is signed into law, local jurisdictions have some flexibility to designate and exclude specific transit stops.

Gladstones is currently open for limited operations following the Palisades Fire and construction on the new project could begin as soon as next year. The current restaurant operators are working to extend their permits to keep Gladstones open as long as possible.

The restaurant, built in 1972, has undergone several ownership changes in recent years. Former Los Angeles Mayor Richard Riordan held a 20-year concession agreement with the county to operate Gladstones. When that agreement expired, his family chose not to bid on an extension.

In 2018, Puck and Gehry won the right to rebuild and run the new restaurant. However, development stalled as Covid shut down most of the state. When the previous lease expired in 2023, several longtime employees formed a new group to manage the eatery in the interim.

The state owns the land where Gladstones sits, but the concession is controlled by the county Department of Beaches and Harbors. View the Coastal Commission agenda online at https://www.coastal.ca.gov/meetings/agenda/#/2025/10

editor@smdp.com



Saint John's Health Center

Providence



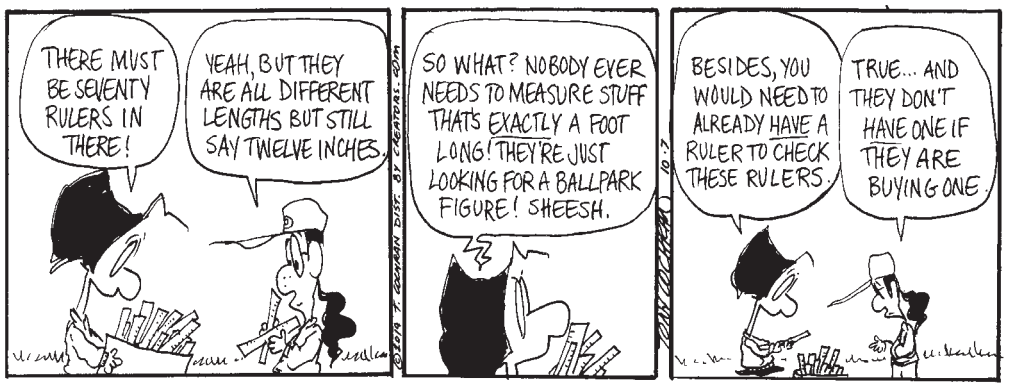
Better is helping our community breathe easier after a disaster.

The Disaster Relief Pulmonary Clinic at Saint John's was founded to help restore the lung health of our community after the January fires. The clinic offers specialized care to first responders and residents, focused on their long-term pulmonary health needs. Helping our neighbors heal is just one of the many ways we do everything for the better.

Everything for the Better.™

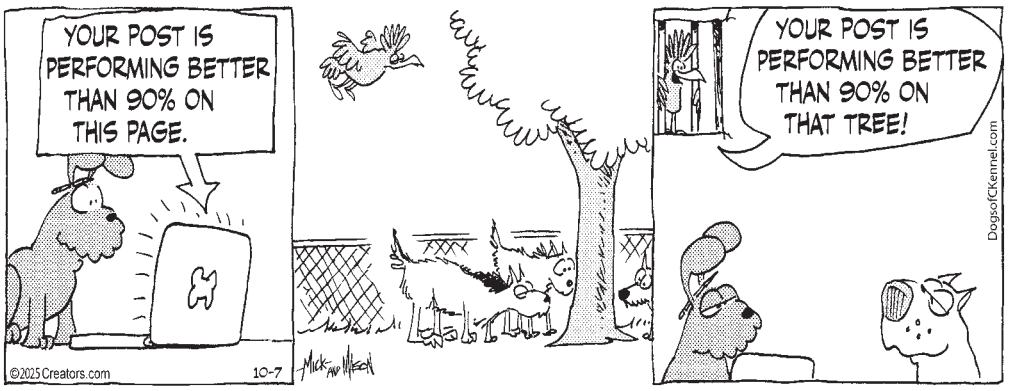
Agnes

By TONY COCHRAN



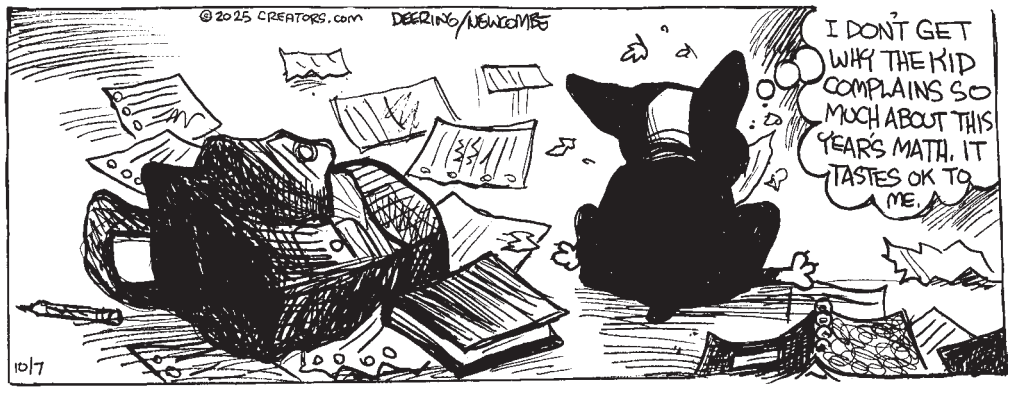
Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



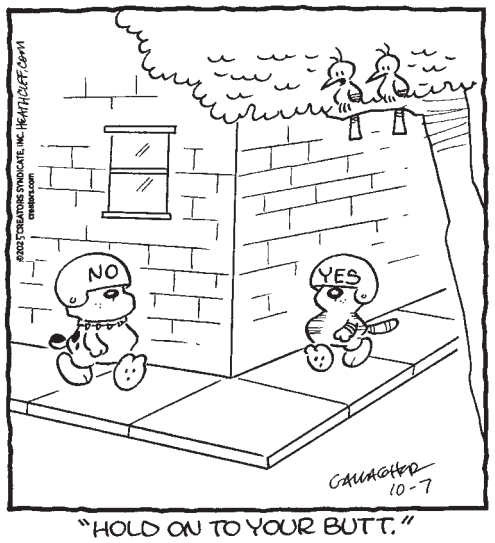
Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

By PETER GALLAGHER



"HOLD ON TO YOUR BUTT."

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 11 letters left over. They spell out the alternative theme of the puzzle.

© australianwordgames.com.au 6721

On the water

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

Albury	Crane	King	Dalrymple	Surf
Anthony	Crops	Lake	Rice	Swan
Areas	Dams	Link	River	Swim
Avon	Dora	Namoi	Robe	Tamar
Balonne	Eden	Nets	Rods	Teague
Banks	Eyre	Newcastle	Safety	Tugs
Barlee	Fish	Noosa	Sand	Weir
Boat	Gilbert	Nyah	Scrub	Wine
Bremner	Gordon	Paroo	Shark	Yule
Carp	Hull	Peel	Snags	
Cobram	Huon	Pier	Snowy	
Cooks	Hutt	Port	Styx	

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.
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TODAY'S BIRTHDAY (Oct. 7)

Welcome to your year of Radiant Transformation. When you were small, you thought you'd be a certain adult and there are traces of that ideal in what you're becoming as your mind, heart and habits evolve together to this new version. More highlights: A hobby from the past resurfaces with friends and awards in the package, an unexpected cash bonus and a trip with friends. Aries and Gemini adore you. Your lucky numbers are: 5, 30, 1, 28 and 45.

HOROSCOPES

ARIES (March 21-April 19). You feel things deeply. That intensity can be overwhelming, yet it fuels you. You wouldn't be so funny or insightful if you didn't have this deep well of feeling available to you. Can you see it as power?

TAURUS (April 20-May 20). Opportunities arise and you simply agree. Yes to the mundane, the strange. Yes to the silliness. Yes to the work. New skills and proficiencies come out of saying yes to something you might not have chosen for yourself.

GEMINI (May 21-June 21). People and situations aren't simply "good" or "bad." Each scenario requires its own judgment, and often the most beneficial view doesn't bother with too many opinions, and instead asks, "What is this good for?" or "Who is this bad for?"

CANCER (June 22-July 22). Work gets exciting. New people are involved. Fresh input, invigorations. Even competition has a favorable result. Different generations and cultures may be involved, and it makes for an eclectic experience.

LEO (July 23-Aug. 22). Theories are information, not existence. The instructions can't give you the confidence that comes with building a thing. Bottom line: you cannot know a place from a map. So go. Stand on the ground. Plant your feet on the truth of the terrain.

VIRGO (Aug. 23-Sept. 22). You sense what people are going through, even when they try to hide it. Feelings are so obvious to you, practically spotlighted. But you're also discreet. You'll decide how much to respond to what you notice, and what to do with that awareness.

LIBRA (Sept. 23-Oct. 23). People just feel you today. Maybe it's happening subconsciously, though it feels more magical than that, as though you are operating at another level, connecting on several planes at once.

SCORPIO (Oct. 24-Nov. 21). You're moved to contribute much, much more than was asked of you. But this isn't all about giving. It's about seeing, feeling and answering the need of the moment. It is you who will be most enriched by the exchange.

SAGITTARIUS (Nov. 22-Dec. 21). If someone's too present, hovering, clingy and close, the fastest way to get them to back off is to lean into them. Give them the attention they seem to want and more, and they will naturally back off.

CAPRICORN (Dec. 22-Jan. 19). You'll find the person whose experience will bring just the result you need. Trust in their competence and expertise so you can step back and focus on the bigger picture, confident that the details are handled.

AQUARIUS (Jan. 20-Feb. 18). It's inspiring to study top performers, as long as you're not comparing yourself in a discouraging way. Believe in your own ability to get where you want to go with enough work and time. There's nothing you can't figure out.

PISCES (Feb. 19-March 20). Just because you get bored with the job doesn't mean you're finished. Distinguish temporary boredom from a true mismatch. Spend a dedicated block of time with the work, free from distractions or obligations and assess how you really feel.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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

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

Newsday Crossword

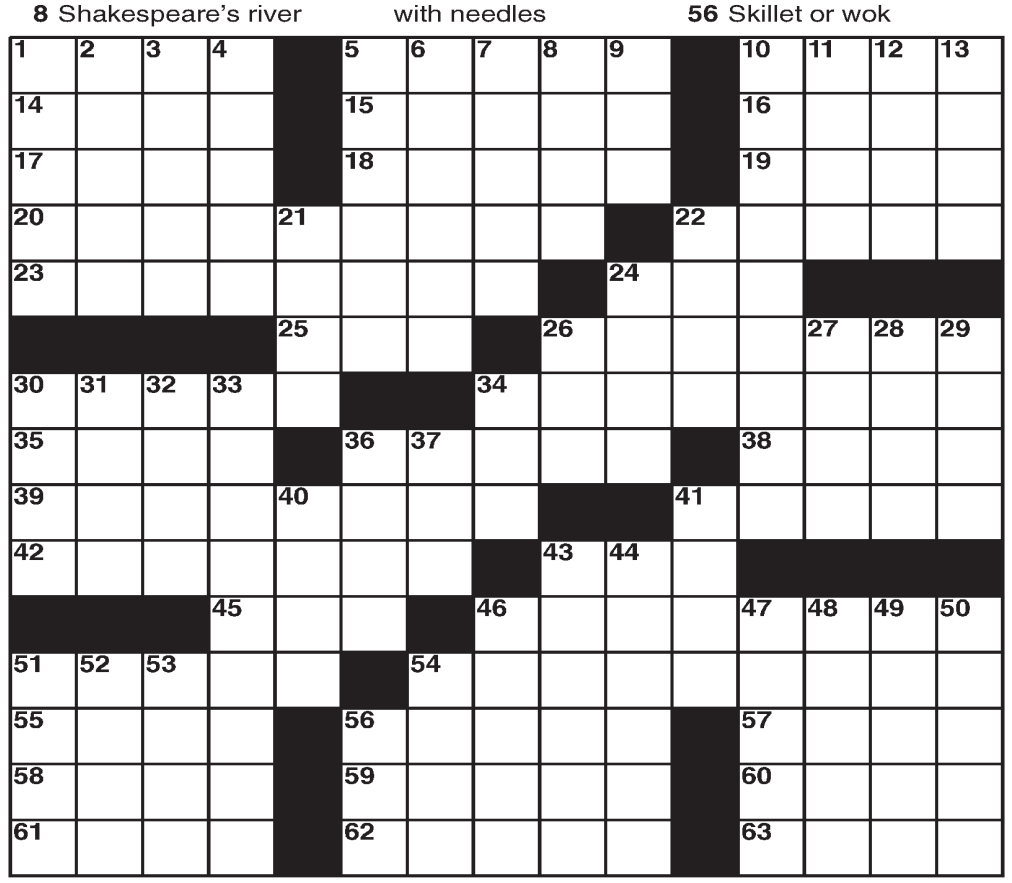
NEEDLE HOLDERS by Billie Truitt
Edited by Stanley Newman
www.stanxwords.com

ACROSS

1 Degs. in finance
5 Teakettle vapor
10 Diplomat's skill
14 Guitarist Clapton
15 Bend in a road
16 Salt Lake City's state
17 "Look, I did it"
18 Archer's missile
19 Ready to harvest
20 Type of tree with needles
22 Unable to sit still
23 Blushing
24 Stick (out)
25 Grownup boys
26 What many floor tiles are made of
30 Find a new purpose for
34 Computerized information list
35 Have sore muscles
36 Underground parts of plants
38 Legal claim, as a mortgage
39 River vessel with a theater
41 Core belief
42 Least speedy
43 __ for the course (about average)
45 Roll call "no" vote
46 Coffeehouse servers
51 Adjust, as auto wheels
54 Body art artist with needles
55 Diver's oxygen holder
56 Kindergarten glue
57 Back of the neck
58 Prefix meaning "all"
59 Make changes to
60 Vicinity
61 Ship's pole
62 Deserving of assistance
63 Sergeant or admiral

DOWN

1 Cab fare calculator
2 Courageous
3 Lent a hand to
4 Winter neckwear
5 In short supply
6 Soup-serving bowl
7 Goofed up
8 Shakespeare's river
9 Kitten's cry
10 Music player with a needle
11 Keep __ (persevere)
12 Outfielders' hats
13 Those people
21 Monopoly or Scrabble
22 Subtle glow
24 Air Force fleet
26 Purring pet
27 Most important
28 "Yes, that's clear"
29 Fifth of a nickel
30 Hoarse voice
31 Sound in a cavern
32 Reluctant assent
33 Clothing repair box with needles
34 On the __ (precisely)
36 Optimistic
37 High-fiber grain
40 Lima or lentil
41 Group of three
43 Touched gently
44 Aorta, for one
46 Moisten in the oven
47 Underwater tracking device
48 Small jeweled crown
49 Colorado ski resort
50 Sirloin or T-bone
51 Nuclear energy source
52 The Dalai __
53 Quaint hotels
54 Colorful story
56 Skillet or wok



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

TAX

FROM PAGE 5

funds, with plans to push nearly $400 million out the door, which could ultimately ramp up affordable housing development across the city.

But there's growing concern, both in Los Angeles and among Democrats in Sacramento, that ULA as it currently exists has become a political vulnerability — and one that could fuel the campaign behind the statewide tax busting measure.

"Measure ULA is the tail wagging the dog," said Mott Smith, a developer and board member of the California Infill Builders Association who co-authored another study that found a chilling effect on the housing market. "Anyone with assets in Los Angeles is like, 'please where can I send my check to Howard Jarvis?'"

In the final days of the California Legislative session, Mayor Karen Bass and former Assembly Speaker Bob Hertzberg tried to hammer a grand bargain into state law. Senate Bill 423 would have exempted certain new residential developments from the tax, offering a reprieve to many multifamily housing developers. It would have also given the city more flexibility to renegotiate affordability requirements on housing projects funded by the measure, addressing concerns by some developers and financiers that ULA cash comes with too many strings attached to be of use.

The bill would have also exempted homes destroyed in the recent wildfires.

But there was a catch: The ULA tweak would only go into effect if the Howard Jarvis Taxpayers Association pulls its ballot measure or it fails to qualify for the ballot.

All of that ultimately proved too complicated, contentious and of questionable legality to ram through the Legislature in the final days of the session. Long Beach Sen. Lena Gonzalez and Inglewood Assemblymember Tina McKinnor, both Democrats, vowed to pick it up again in January.

But that may be too late to neuter the anti-tax campaign. The Howard Jarvis Taxpayers Association is already gathering signatures and raising funds.

"This was an attempt to cut us off early in the process, but since we're moving forward I think the attempt to leverage this is not going to prevail," Jon Coupal, the association's president. "Their opportunity to ambush us is now over."

That's given local government groups billions of reasons to worry. Along with making it more challenging to raise revenue in the future, cities with existing high transfer taxes would see them slashed. Parcel taxes currently on the books that were approved by majorities of less than two-thirds would be similarly nixed.

Cities would lose between $2 billion and $3 billion each year if the measure becomes law, according to an analysis commissioned by the League of California Cities, a lobbying group. That includes hundreds of millions of dollars in foregone funding dedicated for new housing and homelessness services in Los Angeles and Santa Monica. But it also includes hundreds of millions more for cities that don't use these transfer dollars for new, specific purposes and projects, but simply to top up their budgets.

The City of Berkeley, for example, stands to lose between $33 million and $63 million, according to the League's analysis. That's the equivalent of between 15-30% of the town's general fund.

CALIFORNIA'S FAVORITE FIGHT

Californians have been having some version of this fight for nearly half a century.

In 1978, voters passed Proposition 13, which capped property taxes and put strict limits on local and state governments' ability to raise revenue. Defending, rolling back and revising those limits in court battles and subsequent state ballot measure campaigns is now a storied California political tradition.

The latest chapter begins in 2017 when the California Supreme Court ruled in a case against the southern California city of Upland that citizen-initiated special tax measures only need to get more than 50% of the vote to pass. Up until that point it was presumed that the required threshold was the much more electorally formidable two-thirds.

Since then cities and counties have passed two dozen of these measures by margins of less than two-thirds. That includes taxes on parcels, sales and gross receipts that have been used to fund local schools, parks, street repairs and housing and that have been put on the ballot by homeless advocates, environmentalists and organized labor groups. It also includes Measure ULA.

And since then, business groups have been clambering to close the "Upland loophole."

"This is now the vehicle for unions and others to be able to try and pass new taxes on targeted business sectors using a majority vote," said Lapsely. "That only hurts job growth."

Over that same period some cities have also turned to transfer taxes as a new source of revenue. It's a fiscal avenue only available to a select number of cities. Under state law, most municipalities max out their transfer taxes at 55 cents for every $1,000 in sale value. But for "charter cities" — local governments with their own municipal constitution — there is no upper limit. Twenty-six have taken advantage of that fiscal opportunity.

They include Santa Monica, which passed its own version of a high-value transfer tax (Measure GS) in 2022, and Los Angeles. Voters in cities across the San Francisco Bay Area have voted to make more modest or incremental hikes over the last 10 years.

ELECTORAL HURDLES TO COME

The transfer tax trend has particularly irked landlords and real estate developers.

Last year, they joined forces with anti-tax advocates and other business groups to rein in both types of bothersome taxation with a ballot measure. The California Supreme Court took the unusual step of striking it from the 2024 ballot, ruling that it proposed too "substantial" a change to state government to be enacted by a mere ballot measure.

This year's version is much more carefully targeted making it less likely to hit this same constitutional snag.

But even if the signature gathering effort is successful, the Howard Jarvis campaign has its work cut out for it — even for a conservative-coded measure in reliably blue California. In late 2023, the Legislature floated its own head-spinning ballot measure that would require future initiatives that want to hike the threshold needed to pass other measures (see: the business-backed measure) to meet that same higher threshold (in this case, two-thirds) before becoming law.

That effort to hoist the Howard Jarvis Taxpayer Association on its own petard is already slated for the November 2026 election. If it passes, it would apply to any other measures also on the ballot.

Ben Christopher, Cal Matters Housing Reporter



TUESDAY | OCTOBER 7

MEMORIES & MOVEMENT SENIOR CLUB

10:30 a.m. - 1:00 p.m. Virginia Avenue Park 2200 Virginia Ave. Santa Monica. Come, learn, and have fun every Tuesday from 10:30 AM to 1:00 PM in The Patio room. Visit: https://smdp.com/events/#/details/memories-movement-senior-club/14853634/2025-09-16T10

TECH & TASKS

4:00 p.m. - 6:00 p.m. Pico Branch Library 2201 Pico Blvd. Santa Monica. Volunteer tutors provide help with reading documents or written tasks, using mobile devices, navigating government websites, filling out forms, using email, writing resumes and more. Assistance provided on a drop-in, first arrive. Visit: https://smdp.com/events/#/details/tech-tasks/16225799/2025-09-16T16

THE SPINACH KING: THE RISE AND FALL OF AN AMERICAN DYNASTY

6:30 p.m. Brentwood Country Mart 225 26th Street, Suite #33 Santa Monica. "Having left this material for his writer son, my father must have wanted the story told, even if he couldn't bear to tell it himself." So begins the story of a forgotten American dynasty, a farming family from the bean fields of southern New Jersey that became wealthy and powerful aristocrats—only to implode in a storm of lies. The patriarch, C. F. Seabrook, was hailed as the "Henry Ford of Agriculture." His son Jack, a keen businessman, was poised to take over what Life called "the biggest vegetable factory on earth." But the carefully cultivated facade—glamorous outings by horse-drawn carriage, hidden wine cellars, and movie star girlfriends—hid dark secrets that led to the implosion of the family business. A compulsively readable story of class and privilege, betrayal and revenge—three decades in the making — The Spinach King explores the author's complicated family legacy and dark corners of the American Dream. Visit: https://smdp.com/events/#/details/the-spinach-king-the-rise-and-fall-of-an-american-dynasty/16894055/2025-10-07T18

TUESDAY OPEN MIC

10:00 p.m. Westside Comedy Theater 1323-A 3rd St Santa Monica. The best open mic in Los Angeles! The Tuesday Open Mic is a weekly open mic. Hop onstage and perform your best 3 minutes! Visit: https://smdp.com/events/#/details/tuesday-open-mic/16004734/2025-10-07T22

WEDNESDAY | OCTOBER 8

REAL ESTATE AND BUSINESS NETWORKING |ELEVATE YOUR POTENTIAL

6:00 p.m. - 8:00 p.m. Lula Cocina Mexicana 2720 Main Street Santa Monica. Strive welcomes you to 'RE and Business Networking', an event for tenured and newcomers at Lula! Event is 21+. Limited Tickets. Visit: https://smdp.com/events/#/details/real-estate-and-business-networking-elevate-your-potential/16991351/2025-10-08T18

HOMELESS

FROM PAGE 4

disability benefits. If their housing subsidies dry up, there's no way they'll be able to pay their rent, Reed said.

Those renters also often have criminal records, poor credit and a history of evictions — making it almost impossible for them to compete for housing on the open market, even if they could afford rent, Pitt said.

Santa Cruz County's latest continuum of care allocation was about $7.7 million — of which about 82% is for permanent housing, said Robert Ratner, director of Housing for Health for the county. About 290 people live in those units.

If the spending cap takes effect, Santa Cruz County likely would try to shift some state money to cover the housing no longer eligible for federal funds, Ratner said.

"We're going to end up having to close most of these programs, because there's not enough state money," he said. "There's no way the math works."

To prepare, Santa Cruz County has already started winding down some services.

"We're helping far fewer people," Ratner said.

Typically, Santa Cruz County helps between 40 and 60 households move from homelessness into housing each month. If the permanent housing cuts take effect, Ratner expects that to eventually drop by as much as three-quarters.

To make matters worse, when awarding homelessness grants, the feds plan to deduct points for organizations that have used "racial preferences" or recognized transgender people, according to Politico. The Trump administration already has attempted to impose similar restrictions on other homelessness grants, prompting multiple lawsuits.

Ratner worries those new rules could mean Santa Cruz County isn't eligible for any money.

Other counties are making similar dire predictions.

Santa Clara County estimates at least 1,000 households would be at risk of homelessness if the feds cap funding for permanent housing at 30%, said Kathryn Kaminski, director of the county's Office of Supportive Housing.

Sacramento County, which dedicated about 86% of its $40 million in federal continuum of care funding to permanent housing in 2024, worries the cuts could displace residents, slow housing placements and force service providers to lay off staff.

The scariest part is that this funding change signals the federal administration is turning its back on the long-standing belief that permanent housing solves homelessness, said Gita O'Neill, interim CEO of the Los Angeles Homeless Services Authority. And the feds are making that shift suddenly, giving service providers no time to wind down their programs.

"Which is going to be devastating across the country, no matter where you are," O'Neill said. "Losing that much permanent housing will have an impact for generations to come."

Marisa Kendall, CalMatters Homelessness Reporter

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Campus Events 2025/26

FALL & WINTER



Photo by Ed Gandara

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