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smdp
Santa Monica Daily Press

Volume 24 Issue 232 THURSDAY 10/16/25 smdp.com

Curtain call for current Civic revitalization efforts as split Council cites economic reasons for ending negotiations



Arabella Joaquin

CIVIC: The city will now study the best uses for the property including options that may not preserve the structures as they stand today.

MAAZ ALIN
SMDP Staff Writer

The Santa Monica City Council voted 4-3 Tuesday night to end exclusive negotiations with Revitalization Partners Group over a proposed $360 million restoration of the long-shuttered Civic Auditorium, citing frustration with the lack of financial documentation after nearly two years of discussions.

The council declined to extend the exclusive negotiation agreement with RPG, a consortium including Live Nation and other entertainment industry partners, instead directing staff to assess alternative options for the historic venue that has been closed since 2013.

"We've been told that now for close to two years on this project, and I haven't seen us move the ball to the goal," said Mayor Pro Tem Caroline Torosis. "We haven't talked about the total project cost, we haven't talked about the development timeline, we haven't talked about the entitlement path. We haven't talked about how it's going to be financed."

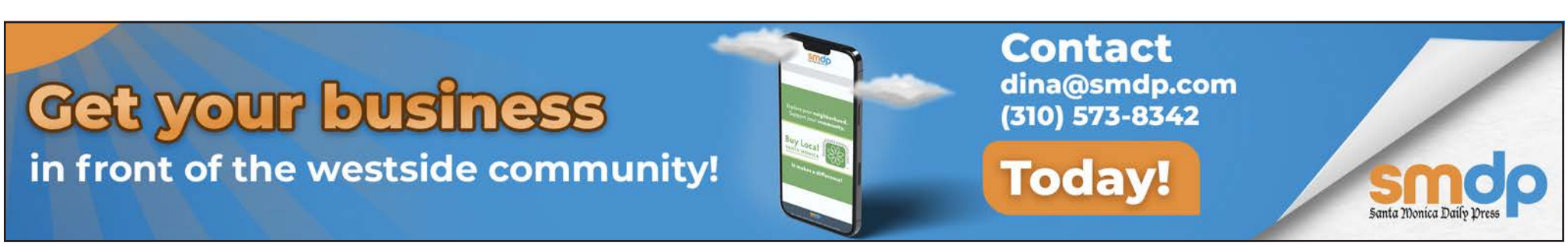
The decision came after city staff presented a financial analysis suggesting RPG's proposed holographic entertainment venue would be economically unfeasible without substantial public subsidy. Staff estimated the project would generate an internal rate of return of only 3-7%, well below the industry standard of 8-12% needed for viable investments.

RPG's vision called for transforming the 3,000-seat auditorium into an immersive digital venue featuring holographic technology similar to London's ABBA Voyage show, along with 14,000 square feet of new retail and restaurant space. The group estimated average ticket prices at $125.

However, throughout the exclusive negotiation period that began in April, RPG provided no written financial analysis, pro forma projections, or business plan to city staff, relying instead on verbal representations during meetings.

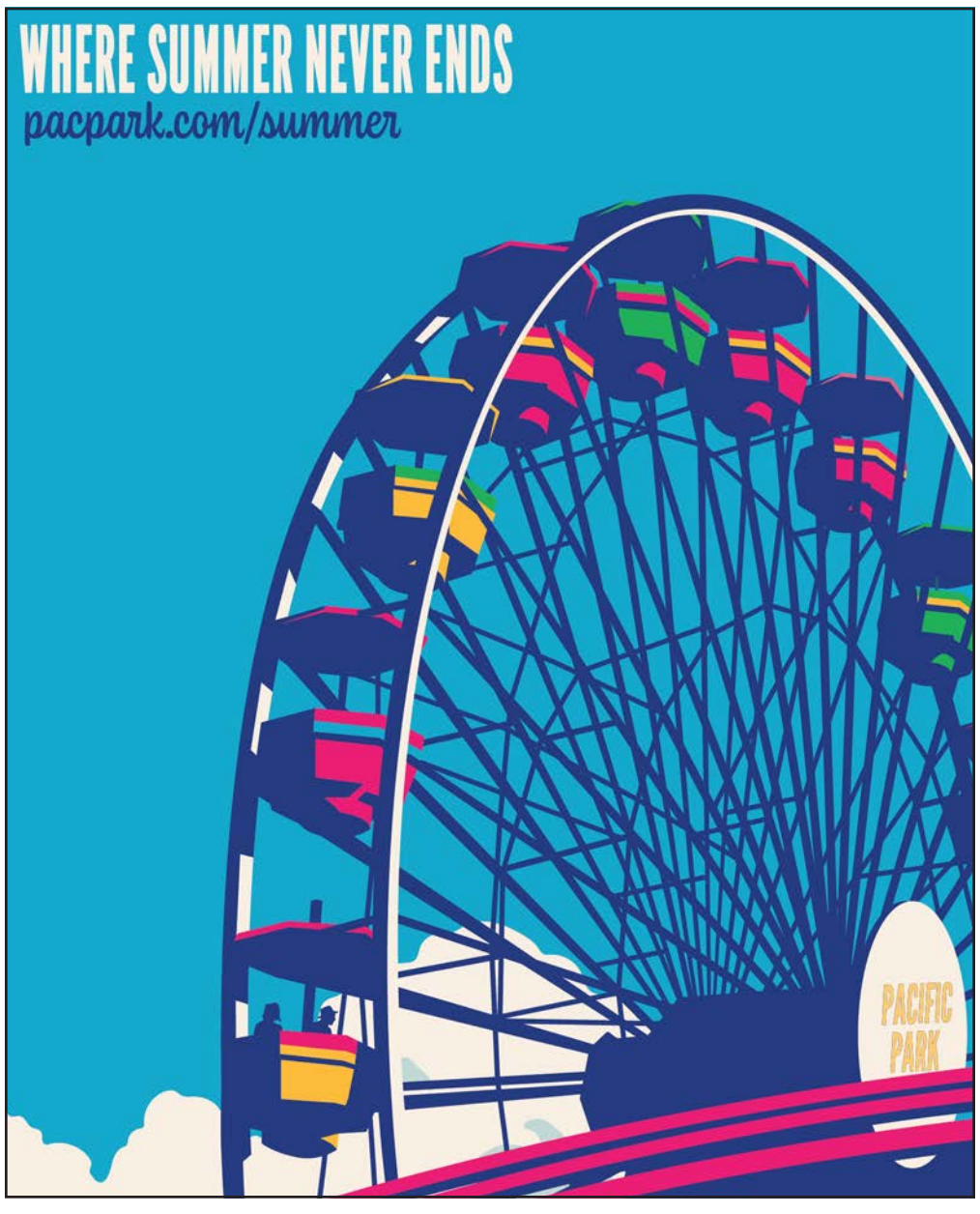
"I've never seen over a year of discussion and not a single option of how the projects can get financed," Torosis said. "We all love what we saw. No one is discounting the beautiful designs and concepts that were shown to all

SEE **CIVIC CENTER** PAGE 11



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Neighborhood groups seek investigation into Zwick's new job

MATTHEW HALL
Daily Press Editor

A coalition of neighborhood associations is calling for an investigation into potential conflicts of interest involving City Councilmember Jesse Zwick, who recently accepted a position as Southern California Director for the Housing Action Coalition while continuing to serve on the council.

Six neighborhood groups have sent letters to the City Attorney and City Manager requesting a full investigation into whether Zwick's role with the pro-housing advocacy organization creates ethical conflicts that should disqualify him from serving on the council.

Northeast Neighbors initiated the inquiry in an Oct. 5 letter, alleging Zwick has "continually voted in alignment with the Housing Action Coalition since he was endorsed by them in his race for Santa Monica City Council." The organization expressed concern that Zwick may be unable to objectively perform his duties as a councilmember while working as a paid advocate for the Bay Area-based nonprofit.

Five additional neighborhood associations — Friends of Sunset Park, North of Montana Association, Pico Neighborhood Organization, SM Mid City Neighbors, and Wilshire Montana Neighborhood Coalition — subsequently sent a joint letter supporting the investigation request.

The seventh group, Ocean Park Association, has not joined the request.

The neighborhood groups point to Zwick's participation in votes at the Sept. 30 City Council meeting as evidence of potential conflicts. They note that while other councilmembers recused themselves from the conversation about continuing the Off-site Affordable Housing Pilot Incentive Program, Zwick participated fully despite his employer's pro-development mission.

"Councilmember Snell recognized his potential conflict-of-interest on 11A and recused himself; Mr. Zwick saw no such ethical dilemma and participated fully, despite the fact that his vote to support an issue eagerly sought by developers would directly benefit his employer's mission," the letter states.

The associations argue that development-related decisions are central to a Santa Monica councilmember's role, including matters of land use, affordability, building and safety codes, and zoning ordinances. They contend that Zwick's position with an advocacy group representing developers, architects, engineers and attorneys creates constant conflicts.

"Residents deserve Councilmembers they can trust to make decisions based on what is best for our City, not what benefits their employer or themselves," the joint letter states.

The neighborhood groups cite California Government Code Section 1090 and local policies that prohibit officials from involvement in contracts or matters where they have a financial interest. These laws require public disclosure of financial interests and mandate that officials recuse themselves from decisions that could materially affect their personal finances.

In his announcement of the new position, Zwick said he was "excited" about his role with the Housing Action Coalition. The organization has spent decades building what it calls a "diverse coalition" in the Bay Area around increasing housing construction "for people of all income levels."

"My role will entail transplanting HAC's proven model to Southern California to expand our growth and impact across the state," Zwick said.

> My role will entail transplanting HAC's proven model to Southern California to expand our growth and impact across the state
> - Jesse Zwick, Councilmember

The Housing Action Coalition describes itself as a member-supported nonprofit that advocates for building more homes "at all levels of affordability" to address California's housing shortage. The organization's members span more than 20 industries and include affordable and market-rate home builders, architects, designers, engineers, attorneys, labor unions and tech companies.

The organization operates through two arms: a 501(c)3 educational branch producing programs and resources about housing policy, and a 501(c)4 advocacy arm that engages members and legislative allies to support pro-housing policies.

Under Santa Monica's conflict of interest policies, governed by California state law and the city's Code of Ethics, public officials are prohibited from participating in governmental decisions where they have a "reasonably foreseeable and material financial interest." Officials must file public statements disclosing their economic interests and recuse themselves from decisions where conflicts exist.

editor@smdp.com

California enacts nation's most comprehensive car buyer protection law

MAAZ ALIN
SMDP Staff Writer

California has enacted the nation's most comprehensive car buyer protection law, creating a first-in-the-nation three-day return period for used vehicles and requiring dealers to provide transparent pricing while banning deceptive sales practices.

Gov. Gavin Newsom signed SB 766, the California Combating Auto Retail Scams (CARS) Act, authored by Sen. Ben Allen, D-Santa Monica, to combat what consumer advocates call predatory dealer tactics that have cost car buyers billions of dollars nationwide.

"This bill will codify best-in-class protections for California car buyers – protecting folks from junk fees and imposing much-needed transparency on advertised car prices," Allen said. "It'll make a real difference for consumers by making the car buying experience more fair and transparent."

The legislation is projected to save California car buyers $234 million annually and an additional 8.5 million hours that would otherwise be spent navigating deceptive sales practices, according to economic analyses.

The law mirrors a federal rule developed by the Federal Trade Commission that was overturned by a federal appeals court on procedural grounds before it could take effect. Leading economists had estimated the federal rule would have saved American car buyers $3.4 billion annually.

Under the California law, car dealers will be prohibited from misrepresenting vehicle prices and must provide transparent information about the full offering price and total payments. Dealers must also clearly identify which add-on services are optional and cannot charge for add-ons that provide no benefit to consumers, such as oil change packages for electric vehicles.

The legislation's signature provision establishes a three-day cooling-off period allowing consumers to return used vehicles for a full refund, though dealers may charge a reasonable restocking fee. The return period gives buyers time to identify problems that might not surface during brief test drives.

"The California CARS Act is the most sweeping reform of protections for car buyers since the Car Buyers Bill of Rights was enacted in 2005," said Rosemary Shahan, president of Consumers for Auto Reliability and Safety, which led the coalition supporting the bill. "The 3-day cooling off period for used car buyers promises to be a game-changer."

The law addresses long-standing complaints about dealership practices that consumer advocates say exploit buyers through bait-and-switch advertising, hidden fees and high-pressure sales tactics for unnecessary add-ons.

"This bill is a significant step forward for California consumers and for an industry that has been allowed to get away with outrageous sales tactics for far too long," said Ted Mermin, director of the California Low-Income Consumer Coalition. "Today, when you ask a car dealer how much a car costs, you're going to get a three-hour wait in an office. When the CARS Act takes effect, you're going to get a direct answer."

The legislation takes effect Oct. 1, 2026, providing dealers nearly two years to train employees and implement compliance procedures.

Consumer advocates praised California for acting where federal regulators have not. Under the current federal administration, the FTC has not reissued the overturned rule despite economic projections showing significant consumer savings.

> This bill will codify best-in-class protections for California car buyers – protecting folks from junk fees and imposing much-needed transparency on advertised car prices
>
> - Sen. Ben Allen

"As the FTC abandons protections for car-buyers, it's great to see California stepping up to fight hidden costs and wasted time," said Sam Levine, senior fellow at Berkeley's Center for Consumer Law and Economic Justice and former director of the FTC's Bureau of Consumer Protection.

The National Consumer Law Center called the legislation a model for other states.

"The CARS Act will protect millions of Californians from costly auto sales scams and make the car-buying experience easier and more transparent," said John Van Alst, senior attorney at the center. "We encourage state legislatures across the nation to act to protect auto buyers."

The Consumer Federation of America echoed support for the state-level approach.

"It's great to see California stepping up to help fill the void at the FTC in protecting car buyers from predatory car dealers and lenders," said Erin Witte, the federation's director of consumer protection.

maaz@smdp.com



Surf report

WATER TEMP: **63.7**

THURSDAY
POOR TO FAIR
SURF: 1-2ft
Knee to thigh

Playful, clean surf in the morning as blend of swells backs down. Probably a few fun peaks at the combo breaks when wind is variable to lightly offshore in the earlier morning. Lingering SSW swell will slowly back down through the day as a smaller share of NW swell mix blends in. Still worth a look. Mind the early AM high tide. It's not super deep but it will slow down some of the more tide sensitive breaks as size on the combo of swells comes down a bit. Wind stays favorable for the initial tide drop but will gradually trend onshore from the NW.

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

Smaller combo of lingering NW windswell, SSW swell. Clean start but watch the high tide. Surf from the NW will be down a couple of more pegs to close out the week as modest SSW swell energy lingers for exposures. Not a ton of size by any stretch, but should still be rideable on the right gear. Just plan around the early morning high tide - many spots are best as it comes down a bit. Variable to light offshore wind early stays light most of the morning. Light NW wind in the afternoon but looking pretty manageable for the points right now.

Weather

Thursday: Sunny, with a high near 69. North northeast wind around 5 mph becoming south southwest in the morning.
Thursday Night: Mostly clear, with a low around 57. West southwest wind 5 to 10 mph becoming northeast in the evening.
Friday: Sunny, with a high near 72. North northeast wind 5 to 10 mph becoming west southwest in the afternoon.
Friday Night: Mostly clear, with a low around 57.

Date	Day	Time (LST/LDT)	Predicted (ft)	High/Low
2025/10/16	Thu	12:56 AM	0.04	L
2025/10/16	Thu	07:36 AM	4.76	H
2025/10/16	Thu	1:11 PM	1.97	L
2025/10/16	Thu	6:55 PM	5.09	H
2025/10/17	Fri	01:33 AM	0.19	L
2025/10/17	Fri	08:01 AM	5.07	H
2025/10/17	Fri	1:54 PM	1.42	L
2025/10/17	Fri	7:45 PM	5.04	H
2025/10/18	Sat	02:03 AM	0.44	L
2025/10/18	Sat	08:24 AM	5.34	H
2025/10/18	Sat	2:31 PM	0.95	L
2025/10/18	Sat	8:27 PM	4.91	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: 10/13
13 14 32 52 64
Power#: 12
Jackpot: 273 M

MEGA MILLIONS
Draw Date: 10/14
12 22 49 57 58
Mega#: 19
Jackpot: 625 M

SuperLotto PLUS
Draw Date: 10/11
3 13 27 32 39
Mega#: 4
Jackpot: 7 M

Fantasy5
Draw Date: 10/14
6 17 20 21 23

Daily 3
Draw Date: 10/14
EVENING: 9 3 6
Draw Date: 10/14
MIDDAY: 4 5 3

Daily Derby
Draw Date: 10/14
1st: 02 - Lucky Star
2nd: 08 - Gorgeous George
3rd: 10 - Solid Gold
Race Time: 1:46.94

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Santa Monica Daily Press

Santa Monica Daily Press
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CLASSIFICATIONS					
Announcements	Pets	Apartments/Condos	Real Estate Loans	Attorney Services	Wealth and Success
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Furniture	Travel	Commercial Lease	Services	Health and Beauty	Obituaries
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Name Change

Order Show to show cause for Name Change Case No.25SMCP00437 Superior Court of California, County of Los AngelesPetition of Miriam Candelario for Change of Name. TO ALL INTERESTED PERSONS: Petitioner or Attorney: Miriam Candelario court for a decree of changing names as follows: Miriam Candelario to Miriam Candelario Carillio . The court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Notice of Hearing: Date 10/24 /2025 Time: 8:30 a.m, Dept: K Room: _ The address of the court is SUPERIOR COURT OF CALIFORNIA – COUNTY OF LOS ANGELES Santa Monica Courthouse 7215 Main St Santa Monica, CA 90401. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Santa Monica Daily Press

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AROUND TOWN

Send comments to editor@smdp.com

Day of the Dog, Dia de Los Muertos, & Off the Hook Seafood Festivals!

SMDP's Weekly Guide to Food & Entertainment Goings-On In & Around Town includes Day of the Dog, Dia de Los Muertos, & Off the Hook Seafood Festivals, and much more!

Locals' Night on the Pier: Gather your friends and family and head down to the Santa Monica Pier for youth activities, a car show, local DJs and live music from local bands, art exhibits, and so much more. Thursday, Oct. 16, 3:30 - 10:30p.m. santamonicapier.org/localsnight

Annual 3rd St. Promenade Día de los Muertos Celebration: Expect public art by Los Angeles-based artist Ricardo Soltero 💀🌼, live performances 🎤💃, kid and pet-friendly activities, a Latinx pop-up market hosted 🛍️, competition for the best dressed catrina / catrin, and community altars, and more. Saturday, Oct. 18, 2 - 7p.m. https://www.eventbrite.com/e/2025-dia-de-los-muertos-celebration-in-downtown-santa-monica-tickets-1514147719589



Courtesy image
PARTY: Day of the Dog is this weekend.

The US Open of Paddle Tennis Venice Beach: The annual paddle tennis doubles tournament brings together players from across California and around the world to the boardwalk courts next to Muscle Beach. Saturday and Sunday, Oct. 18 and 19 https://www.venicepaparazzi.com/2025/09/17/paddletennis/

Gather & Grow: Vinyl Vibes: This biweekly series at Christine Emerson Reed Park invites families to enjoy hands-on artmaking, live music and interactive performances. Saturday, Oct. 18, 4p.m., 1130 Lincoln Blvd. https://www.eventbrite.com/e/vinyl-vibes-tickets-1475463935349

Main St. Day of the Dog Block Party: 🐕Main St. will close the streets to cars for a lively community festival, featuring al fresco dining, a beer garden, live music, local vendors, and kids' activities. Don't forget to bring your dogs to the party because Day of the Dog returns this year with a wild and free, pet-friendly festival filled with pool parties, dog surfing, foam parties, pup yoga, weiner races and more. FREE. ♂ Sunday, Oct. 19, 12 - 7p.m. all along on Main St. https://www.facebook.com/events/401809352920859/

The Artist Fair Santa Monica: This outdoor gallery market showcases all different types of artists like painters, woodworkers, jewelry, clothing, sculptures and music! Bringing the community together to enjoy the park in this family dog friendly event! Come enjoy some cool tunes and meet the artists. 🎨👨🎨 FREE. Sunday, Oct. 19, 10a.m. - 5p.m., near Tower 25 in Ocean Park (2410 Ocean Front Walk) https://www.instagram.com/theartistfair

Santa Monica History Museum History is Not Trivial Gala: Come together not only to mark Santa Monica's 150th birthday, but also to honor our History Museum that has preserved its stories, safeguarded its heritage, and connected generations through history. $150. Sunday, Oct. 19, 4:30p.m., SaMo Bay Woman's Club, 1210 4th St. https://santamonicahistory.ejoinme.org/2025Gala

Cinema Sundays at Sunset on the Promenade: Ghostbusters: 👻Third Street Promenade transforms into Santa Monica's most charming outdoor movie theater every weekend. Sunday, Oct. 19, 6 p.m., in front of the Apple Store, 1415 3rd Street Promenade https://www.eventbrite.com/e/cinema-sundays-at-sunset-tickets-1588204385069

ONGOING: "Two Bit Circus" Pop-Up; LiteBrite Experience; Weekly Western Wednesday Line Dancing (through 10/29); Penmar Sunset Sessions (through 10/31)

SEE **AROUND TOWN** PAGE 11

COMMUNITY NEWS

SMC

Jazz Series at Santa Monica College Features Justo Almario Oct. 17

The Santa Monica College Music Department continues its 2025 Fall Jazz Series with saxophonist, flutist and clarinetist Justo Almario performing Friday, Oct. 17, at 7 p.m. in the Music Hall at the SMC Performing Arts Center, 1310 11th Street.

Admission is free with student ID. General admission tickets cost $10 plus service charges. Advance tickets may be purchased at smc.edu/tickets or by calling 310-434-3005 Monday through Friday during limited hours. Tickets are also available starting one hour before the performance at The Broad Stage Box Office. Free parking is available on premises, with seating on a first-arrival basis.

Almario blends jazz, Latin and soul music. A Berklee College of Music graduate, he was discovered by Mongo Santamaría and joined his band for a 1971 Jazz Workshop engagement. After touring as Santamaría's musical director, Almario moved to Los Angeles to record and tour with Roy Ayers' Ubiquity.

His career includes collaborations with Chaka Khan, Freddie Hubbard, Jennifer Lopez and Luis Miguel. He has contributed to film scores including "Dirty Dancing," "Happy Feet," "Rio" and "Sideways."

The Fall Jazz Series concludes with the Peter Erskine Quartet on Nov. 21. Details are available at smc.edu/events or by calling 310-434-4323. All performances are subject to change or cancellation without notice.

EDITED BY SMDP STAFF



Courtesy photo

MUSIC: The Santa Monica College Music Department continues the 2025 Fall Jazz Series with renowned saxophonist, flutist, and clarinetist Justo Almario on Friday, Oct. 17, at 7 p.m. in the Music Hall at the SMC Performing Arts Center.

Mid-City

Six Artists Selected for Camera Obscura Art Lab Residencies

Six Los Angeles County-based artists have been chosen as the 2025/26 cohort for Santa Monica's Camera Obscura Art Lab artist residency program.

The selected artists are Cheyenne Green, Harmony Harris, Faith-Ann Young, London James, Anahid Boghosian and Sara Hassan Khani. They will develop their work during 14-week residencies in two studio spaces located in the Camera Obscura building overlooking the Pacific Ocean in Palisades Park.

As part of the program, the artists will lead free workshops open to the public. Artists receive a $2,500 honorarium and $500 materials budget for public workshops.

Green led a hands-on workshop with natural materials during Vamos al Parque!, commemorating Hispanic Heritage Month and Santa Monica's 150th Anniversary celebration, held on Sunday, Oct. 12, from 10 a.m. to 2 p.m. in Palisades Park.

Harris will lead a painting workshop at the final installment of Gather and Grow with Vinyl Vibes on Saturday, Oct. 18 in Reed Park. The event celebrates LGBTQ History Month with a music listening area, dance party and wine garden by Santa Monica's Offhand Wine Bar.

Future artist workshops will be posted at santamonica.gov/events.

Over the last two years, the residency program has evolved to address challenges facing the artist community, including limited resources, fluctuations in the gig economy and rising costs of studio space and art materials. This year included priority for artists affected by the Eaton and Palisades fires.

Green is a visual artist exploring nostalgia, femininity and identity through layered painting, drawing on her Tongva/Chumash heritage. Harris is a Black queer artist, muralist and community organizer whose bold murals transform public spaces. Young creates large-scale installations blending photography, digital collage and textile sculpture. James is a ceramic artist who founded Porcelain Sneakerhead, reimagining sneakers as ceramic sculptures. Boghosian is an Armenian-American multidisciplinary artist using reclaimed materials. Hassan Khani is an Iranian-born artist whose work explores memory and displacement.

The Camera Obscura Art Lab artist residency program is part of Santa Monica's Cultural Affairs Division network that has served more than 200 artists across various disciplines.

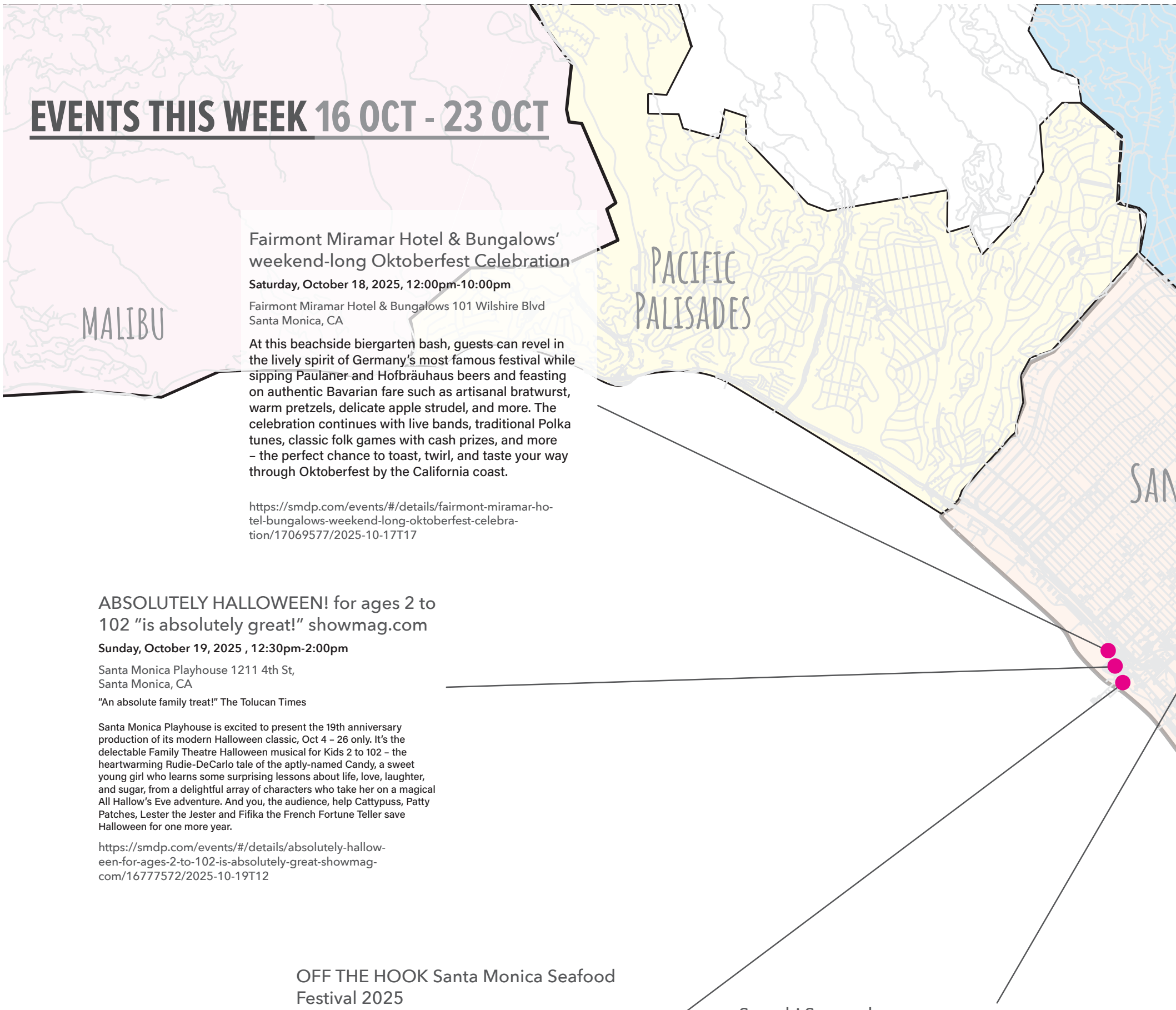
To learn more about city artist opportunities, visit https://www.santamonica.gov/process-explainers/artist-opportunities.

EDITED BY SMDP STAFF

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October 8 3:00 PM Human Services Commission
October 8 6:30 PM Disabilities Commission
October 14 6:15 PM Housing Commission
October 22 12:00 PM Virtual Community Presentation
Phone: (310) 458-2200 x5771
Web: santamonica.gov/aging-and-disability-action-plan

EVENTS THIS WEEK 16 OCT - 23 OCT



Fairmont Miramar Hotel & Bungalows' weekend-long Oktoberfest Celebration

Saturday, October 18, 2025, 12:00pm-10:00pm

Fairmont Miramar Hotel & Bungalows 101 Wilshire Blvd
Santa Monica, CA

At this beachside biergarten bash, guests can revel in the lively spirit of Germany's most famous festival while sipping Paulaner and Hofbräuhaus beers and feasting on authentic Bavarian fare such as artisanal bratwurst, warm pretzels, delicate apple strudel, and more. The celebration continues with live bands, traditional Polka tunes, classic folk games with cash prizes, and more – the perfect chance to toast, twirl, and taste your way through Oktoberfest by the California coast.

https://smdp.com/events/#/details/fairmont-miramar-hotel-bungalows-weekend-long-oktoberfest-celebration/17069577/2025-10-17T17

ABSOLUTELY HALLOWEEN! for ages 2 to 102 "is absolutely great!" showmag.com

Sunday, October 19, 2025 , 12:30pm-2:00pm

Santa Monica Playhouse 1211 4th St,
Santa Monica, CA

"An absolute family treat!" The Tolucan Times

Santa Monica Playhouse is excited to present the 19th anniversary production of its modern Halloween classic, Oct 4 – 26 only. It's the delectable Family Theatre Halloween musical for Kids 2 to 102 – the heartwarming Rudie-DeCarlo tale of the aptly-named Candy, a sweet young girl who learns some surprising lessons about life, love, laughter, and sugar, from a delightful array of characters who take her on a magical All Hallow's Eve adventure. And you, the audience, help Cattypuss, Patty Patches, Lester the Jester and Fifika the French Fortune Teller save Halloween for one more year.

https://smdp.com/events/#/details/absolutely-halloween-for-ages-2-to-102-is-absolutely-great-showmag-com/16777572/2025-10-19T12

OFF THE HOOK Santa Monica Seafood Festival 2025

Sunday, October 19, 2025 , 4:00pm-7:00pm

Santa Monica Pier 200 Santa Monica Pier, Ste A
Santa Monica, CA (310) 458-8901

The 7th Annual OFF THE HOOK Santa Monica Seafood Festival is making a splash on the iconic Santa Monica Pier on Sunday, October 19th in celebration of the City's 150th Anniversary! This beloved, ocean-inspired tasting event brings together the city's top chefs and restaurants to showcase their favorite underwater ingredients. Attendees will enjoy seafood tastings, beer gardens, wine tastings, live music, oyster shucking and eating competitions, games, and more fun in the sun with the Pacific Ocean as the backdrop.

https://smdp.com/events/#/details/off-the-hook-santa-monica-seafood-festival-2025/16589079/2025-10-19T16

Samohi Serenade

Saturday, October 18, 2025 , 7:00pm-9:00pm

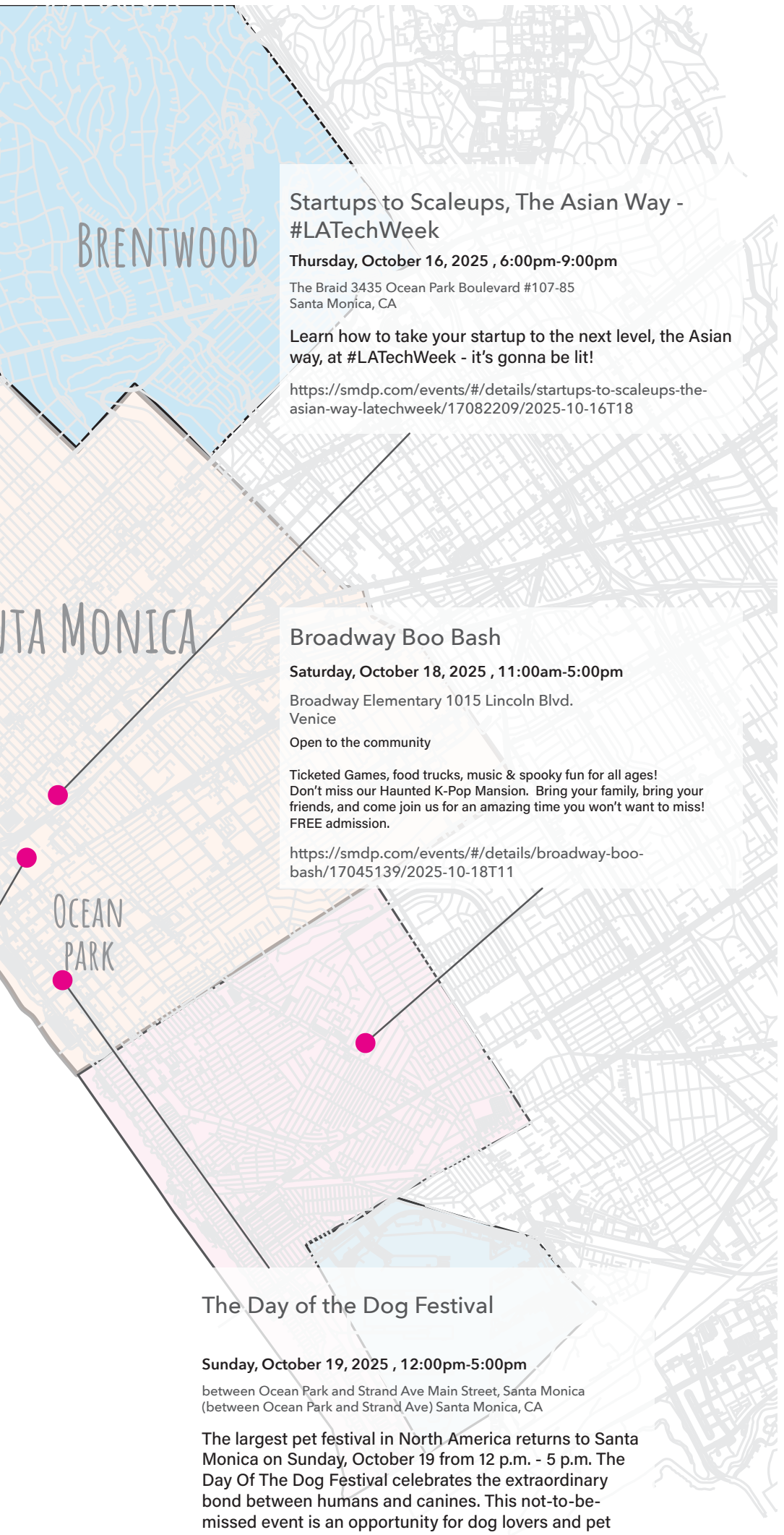
John Adams Middle School Theatre 1626 Pearl Street
Santa Monica, CA

Samohi Serenade is Santa Monica High School Choir's first concert of the year, and our biggest fundraising event!

Our fall pop concert, Samohi Serenade is in its 2nd year, a reimagined version of our annual choir kick-off event! Featuring contemporary music, this concert highlights each of our student choral ensembles, plus solos and small collaborations by our talented students.
$20.00 to $45.00—Student and senior tickets are $15

https://smdp.com/events/#/details/samohi-serenade/17045918/2025-10-18T19

Check out more events at: smdp.com/events



Startups to Scaleups, The Asian Way - #LATechWeek

Thursday, October 16, 2025 , 6:00pm-9:00pm

The Braid 3435 Ocean Park Boulevard #107-85
Santa Monica, CA

Learn how to take your startup to the next level, the Asian way, at #LATechWeek - it's gonna be lit!

https://smdp.com/events/#/details/startups-to-scaleups-the-asian-way-latechweek/17082209/2025-10-16T18

Broadway Boo Bash

Saturday, October 18, 2025 , 11:00am-5:00pm

Broadway Elementary 1015 Lincoln Blvd.
Venice

Open to the community

Ticketed Games, food trucks, music & spooky fun for all ages!
Don't miss our Haunted K-Pop Mansion. Bring your family, bring your friends, and come join us for an amazing time you won't want to miss!
FREE admission.

https://smdp.com/events/#/details/broadway-boo-bash/17045139/2025-10-18T11

The Day of the Dog Festival

Sunday, October 19, 2025 , 12:00pm-5:00pm

between Ocean Park and Strand Ave Main Street, Santa Monica
(between Ocean Park and Strand Ave) Santa Monica, CA

The largest pet festival in North America returns to Santa Monica on Sunday, October 19 from 12 p.m. - 5 p.m. The Day Of The Dog Festival celebrates the extraordinary bond between humans and canines. This not-to-be-missed event is an opportunity for dog lovers and pet enthusiasts to connect with like-minded individuals, meet local and national pet-related companies, and discover the latest and greatest products from over 100 leading pet exhibitors.

https://smdp.com/events/#/details/the-day-of-the-dog-festival/16845590/2025-10-19T12



THURSDAY | OCTOBER 16

GETTING THE HOMELESS HOME

6:00 p.m. - 8:30 p.m. Jonathan Club in Santa Monica 850 Palisades Beach Rd Santa Monica. Come together with us to make a true difference. This event is about empowering people and creating pathways to end homelessness. Come together with us to make a true difference. This event is about empowering people and creating pathways to end homelessness. Visit: https://smdp.com/events/#/details/getting-the-homeless-home/16991463/2025-10-16T18

WAGS & WITCHES

6:00 p.m. - 8:00 p.m. Fairmont Miramar - Hotel & Bungalows Fairmont Miramar - Hotel & Bungalows 101 Wilshire Boulevard Santa Monica. Join us for a howling good time at our annual Wags & Witches doggy celebration! Sip on spooky Tito's Vodka cocktails, show off your most creative Halloween looks, and take part in our spirited Costume Contest with prizes for the best dressed. Grand Prize: An overnight stay at Fairmont Miramar Hotel & Bungalows. Thursday, October 16 | 6PM – 8PM | Miramar Gardens. Complimentary event for hotel guests & local community. Visit: https://smdp.com/events/#/details/wags-witches/16969433/2025-10-16T18

MONTANA BRANCH BOOK GROUP

6:00 p.m. - 7:30 p.m. Montana Branch Library 1704 Montana Ave. Santa Monica. This community-led, monthly book discussion group meets in person at 6 p.m. on the third Thursday of the month at the Montana Branch Library. This book group discusses a mix of fiction and nonfiction titles, often on topics chosen from current events. To register, email library@santamonica.gov. Visit: https://smdp.com/events/#/details/montana-branch-book-group/14818668/2025-10-16T18

FRIDAY | OCTOBER 17

DRUNK THEATRE: THE WILDEST IMPROV COMEDY SHOW!

8:00 a.m. - 5:00 p.m. Santa Monica Playhouse 1211 4th St, Santa Monica. A comedian takes five shots of whiskey in a row and tries to perform an improvised play with five sober comedians. What could go wrong?! Drunk Theatre is the entirely improvised, unpredictable, and crazy comedy show that'll kick your weekend into overdrive. Reserve your spot now as limited seating and space is available. Visit: https://smdp.com/events/#/details/drunk-theatre-the-wildest-improv-comedy-show-/15793351/2025-10-17T08

LIVE MUSIC FRIDAYS AT THE SURFING FOX

6:00 p.m. - 9:00 p.m. 120 Colorado Ave Santa Monica. Erinn Alissa performs acoustic folk pop with her guitar Friday nights at The Surfing Fox. Enjoy a night of live music, tasty bites, and Foxtails! Visit: https://smdp.com/events/#/details/live-music-fridays-at-the-surfing-fox/14385252/2025-10-17T18

SATURDAY | OCTOBER 18

UC MASTER GARDENERS AT PICO FARMERS MARKET

10:00 a.m. - 12:30 p.m. Visit with the UC Master Gardeners at the Saturday Pico Farmers Market. he booth is filled with free advice on how to care for plants, how to troubleshoot a gardening problem, and much more. Free seeds and seedlings are available on a limited basis. Market attendance is subject to change based on weather and holiday. Visit: https://smdp.com/events/#/details/uc-master-gardeners-at-pico-farmers-market/16517964/2025-10-18T10

BROADWAY BOO BASH

11:00 a.m. - 5:00 p.m. Broadway Elementary 1015 Lincoln Blvd. Venice. FREE admission Open to the community. Ticketed Games, food trucks, music & spooky fun for all ages! Don't miss our Haunted K-Pop Mansion. Bring your family, bring your friends, and come join us for an amazing time you won't want to miss! Visit: https://smdp.com/events/#/details/broadway-boo-bash/17045139/2025-10-18T11

ARTISTS & FLEAS: VENICE MARKETPLACE

11:00 a.m. - 5:00 p.m. Westminster Elementary School 1010 Abbot Kinney Los Angeles. Artists & Fleas in Venice is located in the vibrant, artistic heart of Venice at the corner of Abbot Kinney and Westminster Avenue in the outdoor lot of Westminister Avenue Elementary School. Join 50+ merchants every Saturday (rain or shine!) for a fabulous lineup of art, design, food trucks and vintage. Date: Every Saturday Time: 11:00 AM - 5:00 PM Location: Westminster Elementary School - 1010 Abbot Kinney Check our website here for a list of vendors. Visit: https://smdp.com/events/#/details/artists-fleas-venice-marketplace/14548485/2025-10-18T11

2025 DÍA DE LOS MUERTOS CELEBRATION ON THE PROMENADE

2:00 p.m. - 8:00 p.m. Third Street Promenade, 1351 Third Street Promenade. The evening festivities will feature live entertainment, large-scale art, a Latinx pop-up market, community altars, kids arts and crafts, face painting and games for all ages. More information to come! Visit: https://smdp.com/events/#/details/2025-d-a-de-los-muertos-celebration-on-the-promenade/16679544/2025-10-18T14

HALLOWEEN SING-ALONG WITH LOVEBUG & ME MUSIC

3:00 p.m. - 4:30 p.m. Palisades Park, CA Ocean Avenue Santa Monica, CA 90401 Santa Monica. Join us for a family-friendly celebration full of singing, dancing, sensory play, goodies and more—where Halloween magic is in the air and sweet memories are made. The most anticipated event of the season includes an interactive concert led by our beloved Magical Music Educators, and special guest... LoveBug! Our award-winning Music Program welcomes you to a not-so-spooky Sing-Along, costume contest and fun-filled activities! $40.00 to $45.00—1st Child + 2 Adults - Siblings under 6 months: free. Visit: https://smdp.com/events/#/details/halloween-sing-along-with-lovebug-me-music/16845771/2025-10-18T15

TRUNK OR TREAT

5:00 p.m. - 7:00 p.m. The Church of Jesus Christ of Latter-day Saints 1257 Centinela Avenue Santa Monica. Games, Food, Costume Contest, and Trunk or Treat. Visit: https://smdp.com/events/#/details/trunk-or-treat/16802146/2025-10-18T17

SUNDAY | OCTOBER 19

THE WATERFRONT - SUNDAY REAL FUNDAY BRUNCH BUFFET

11:00 a.m. - 2:00 p.m. The Waterfront 205 Ocean Front Walk Venice. Enjoy a bottomless brunch buffet Sundays at The Waterfront! The Waterfront Venice is a full-service restaurant celebrating Californian cuisine with views of the Pacific Ocean. Situated between Rose and Navy on the famous Venice Beach Boardwalk, our food & beverage menus celebrate California with carefully selected seasonal produce from local farms. Visit: https://smdp.com/events/#/details/the-waterfront-sunday-real-funday-brunch-buffet/14894114/2025-10-19T11

COMMUNITY NEWS

Pier

Locals' Night Returns Oct. 16 with Pep Rally, Student Performances

The community's favorite monthly tradition returns to Santa Monica Pier on Thursday, Oct. 16, from 3:30 to 10 p.m., featuring a community pep rally with local high schools and honoring the 71st anniversary of Playland Arcade.

Presented by Pacific Park and Playland Arcade, this "Third Thursday at the Pier" event unites the local community with free, family-friendly programming including live music, student performances, car club displays, interactive booths and beachside dancing.

> "Locals' Night is our way of saying: the Pier belongs to the people"
>
> - Jim Harris, executive director and historian of Santa Monica Pier

The main stage, hosted by Santa Monica High School's ASB student leaders, will feature performances from 4-9:30 p.m. Highlights include Santa Monica High Jazz Combo, St. Monica Prep and Elementary student performances, and the Santa Monica High Pep Squad. Guest speaker Tony Todd, featured in the recent Netflix Charlie Sheen documentary, will recognize the homecoming court and present a ceremonial check to the Santa Monica Education Foundation.

Evening performances include Westside Crew from 7-8 p.m. and La Compañia closing with Latin soul from 8:30-9:30 p.m.

The main parking deck will showcase a Classic Car Club display, DJ Devil-Los spinning nostalgic vibes, Santa Monica Clubs booths and Paint:Lab creative activities from 5-8 p.m.

Carousel activities from 3:30-5 p.m. include Books & Cookies Musical Story Time and a Heal the Bay Education Station, plus interactive booths from Playland Arcade and other organizations.

Playland Arcade's 71st anniversary will be celebrated throughout the night with throwback games, tokens and surprises. The SM Pier Corp Donation Flash Match will benefit the Santa Monica Education Foundation, doubling donations to support local students.

"Locals' Night is our way of saying: the Pier belongs to the people," said Jim Harris, executive director and historian of Santa Monica Pier. "Whether you're a student cheering for your school, a neighbor stopping by after work, or someone who grew up playing games at Playland Arcade, this is your moment."

Free tickets are available at: https://www.eventbrite.com/e/locals-night-at-the-santa-monica-pier-tickets-1035331714027

EDITED BY SMDP STAFF



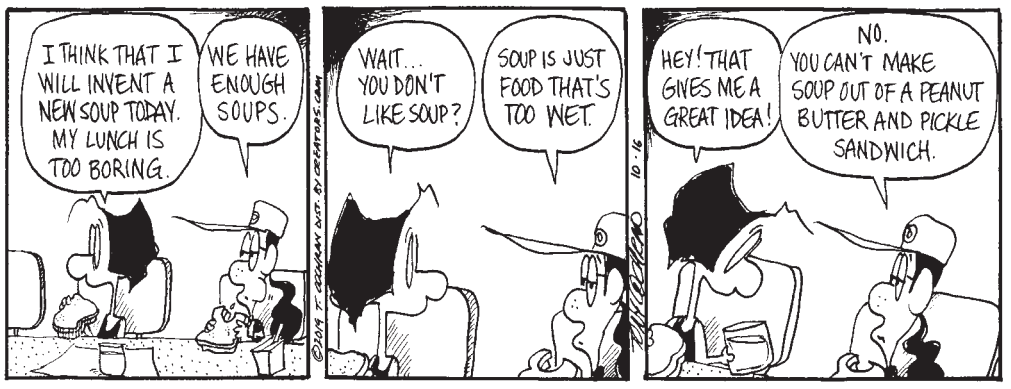
Courtesy photo

EVENT: 'Third Thursday at the Pier' event unites the local community with free, family-friendly programming including live music, student performances, car club displays, interactive booths and beachside dancing.



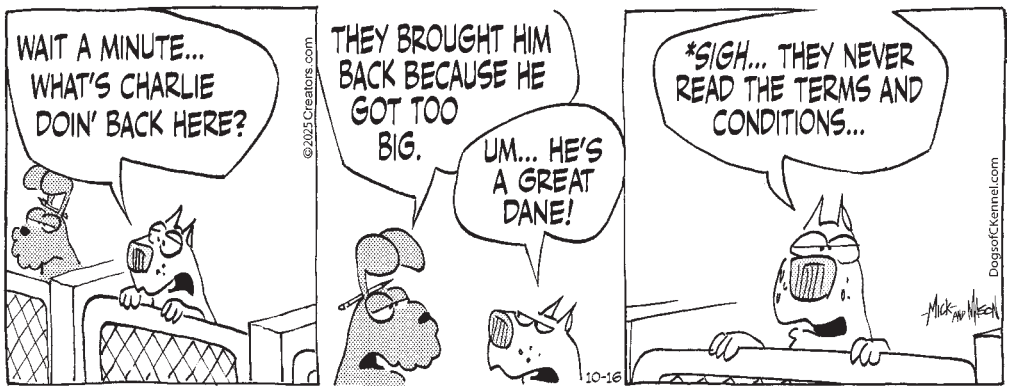
Agnes

By TONY COCHRAN



Dogs of C-Kennel

By MICK & MASON MASTROIANNI & JOHNNY HART



Zack Hill

By JOHN DEERING & JOHN NEWCOMBE



Heathcliff

By PETER GALLAGHER



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 20 letters left over. They spell out the alternative theme of the puzzle. © australianwordgames.com.au 6730

Map of Adelaide

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

Aging	East	Marino	Soil
Arts	Fair	Mile End	St Kilda
Bowden	Gawler	Moana	St Morris
Breeze	Glandore	Pinera	Sturt
Cafes	Glenalta	Regency	Thorngate
Calm	Grange	Park	Town hall
Cavan	Hove	Ridleyton	Vista
Chidda	Keswick	Ripen	Walks
Cosy	Largs Bay	Show	Woodville
Draper	Malbec	Skye	

SOLUTIONS TO YESTERDAY'S WORDS PUZZLE.
Accountant appointment

Covering the city by the bay since 2001.
To advertise, email cindy@smdp.com or call 310.458.7737
smdp Santa Monica Daily Press

TODAY'S BIRTHDAY (Oct. 16)

Welcome to your Year of Supreme Timing. It looks like luck to others, but your jackpot comes from working quietly in the background, putting together your plans, theories or products. You're always listening, aware and ready with the brilliant move. More highlights: You're fiercely and tenderly loved. Family thrives because of your support. A financial breakthrough comes, too. Taurus and Virgo adore you. Your lucky numbers are: 4, 17, 25, 39 and 50.

HOROSCOPES

ARIES (March 21-April 19). Comparisons can shrink the soul. Stop measuring and start accumulating wins. Did you grow, learn, soften or strengthen? Each win builds on the last and soon you're elevated, standing on this mountain of wins, seeing things from a more empowering perspective.

TAURUS (April 20-May 20). When no one sees you, become your own witness. Write, sing, photograph or speak into a recorder. The act of noticing yourself will inspire your becoming. And yes, you'll draw others close, too, but oddly you'll feel like you need them less than you did.

GEMINI (May 21-June 21). People offer things you're not the least bit interested in, but you don't have to say no; just say yes to something else. "I'm doing my project that day" feels better than rejecting someone's idea.

CANCER (June 22-July 22). Admiration feels tangled with envy, but envy is just admiration denied sunlight. Let it grow into inspiration. Their victory is proof that the door you want to open really does exist.

LEO (July 23-Aug. 22). A tiny generosity returns with interest. You don't have to rescue everyone; but your small kindnesses thread the world with delight. Give what fits your capacity, and ordinary moments turn into secret treasures.

VIRGO (Aug. 23-Sept. 22). You're quick to notice what needs doing. Today you'll fill in a gap. It does take a little work, and you'll just dive in and do it. What seems minor in the moment strengthens the whole structure.

LIBRA (Sept. 23-Oct. 23). When you're not growing through travel and experiences, you're doing it through introspection. Self-reflection, emotional honesty, confronting fears or old beliefs, recognizing hidden talents and truths - all show you the treasure inside you.

SCORPIO (Oct. 24-Nov. 21). A good system is one you can work well. An excellent system is one that works well without you. You'll prove your leadership prowess by setting up thorough, efficient and elegant systems.

SAGITTARIUS (Nov. 22-Dec. 21). You've become more than competent in a certain skillset, and you're really at the beginning of what you can do with this. It's time to look into the various ways you can take this to the next level. You've got talent that could be paying you.

CAPRICORN (Dec. 22-Jan. 19). Someone's encouragement and belief in you helped you feel strong, allowing you to do the things you needed to do to grow strength, purpose and self-direction. Now you'll be the scaffolding for another. Feels so good to give back.

AQUARIUS (Jan. 20-Feb. 18). Your "service first" approach will have beneficial outcomes. You know what you want. But helping and giving what's useful comes first to you. You earn trust and loyalty. Glory through humility is the paradox shimmering through your success.

PISCES (Feb. 19-March 20). You're looking at the same scene as everyone else, but from your angle it's art, magic or comedy. You bring perspective no one else can - especially when you're well-rested, and on the other side of a stressful episode, with the wisdom of objectivity to share.

SOLUTIONS TO YESTERDAY'S CROSSWORD

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

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

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

Newsday Crossword

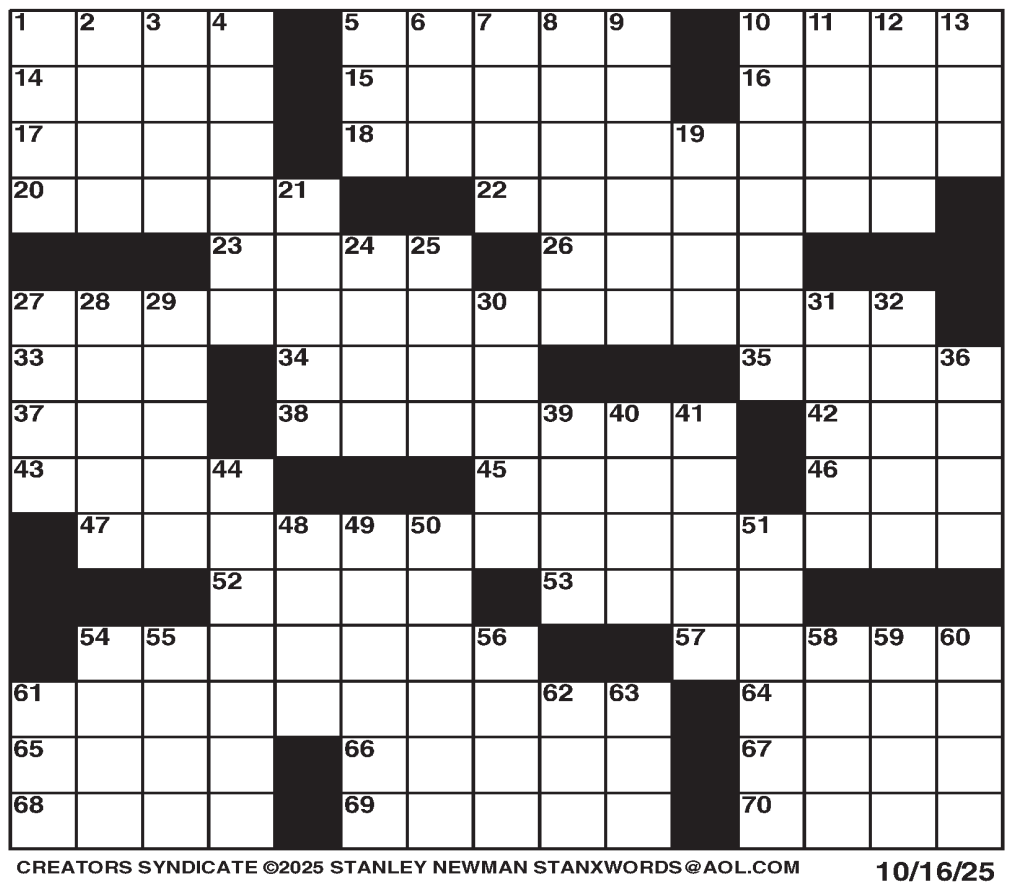
RESTRAINING ORDERS by Winston Emmons
Edited by Stanley Newman
www.stanxwords.com

ACROSS

1 LG tech
5 Silly people
10 Lose luster
14 Haleakala National Park locale
15 "Be strong, dude" encouragement
16 Attention-getter
17 Billfold fill
18 Restraining order
20 Alexandra nickname
22 SUV ancestors
23 Eventually yields
26 It's on the house
27 Restraining order
33 Sense starter
34 Shakespeare sneaky soldier
35 Courtroom drama shout
37 Requirements
38 Friars Club's "Top Box Office Name of the Century"
42 "I'll pass"
43 Greenlit
45 Apt rhyme for "secure"
46 "Sold out" letters
47 Restraining order
52 Claudius successor
53 Marquis de __
54 Weeping
57 Plug-in transportation
61 Restraining order
64 Relaxed run
65 What hydrogen hasn't
66 Oscar actress Marisa
67 Errand runner
68 Columbia Pictures owner
69 Captain Hook look
70 Wood smoother

DOWN

1 Doc blocs
2 CNN reporter Bash
3 MLK Day follower
4 Hindu trinity member
5 Company with a van line
6 Perrier product
7 Sinus specialists, for short
8 Specialty thread
9 *Sleepless in Seattle* director
10 Momentous
11 Shout from a ship
12 Mars, to Marc Antony
13 Fire dept. employee
19 Slangy suffix
21 Auspices
24 Language like Laotian
25 Where 46-Across is seen
27 Prefix meaning "within"
28 Secluded spots
29 Earliest stage
30 "Me too!"
31 Kitchen knife brand
32 A generous disposition
36 Oxford, for instance
39 Throw away
40 Tomato for paste
41 What hitchhikers hope to hitch
44 Comforting comment
48 Quick look
49 Genetic observations
50 Seuss elephant
51 Honey source
54 __-European languages
55 Day divider
56 To a degree
58 Concert hall number
59 Abacus parts
60 Minimal choreography
61 Flattens on a canvas
62 Finder's reward
63 Spruce cousin



CREATORS SYNDICATE ©2025 STANLEY NEWMAN STANXWORDS@AOL.COM

10/16/25

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

AROUND TOWN

FROM PAGE 4

WHAT TO EAT & DRINK?

Sunset Jazz & Pizza Night at The Lobster: Featuring Sonrisa Puerto Rican Rum, enjoy an extended happy hour with their unique Fiery Spiny Lobster Pizza. This event promises complimentary rum sips, $8 mojitos, and live music. We will fill up, so come early and grab your spot or bar stool. Thursday, Oct. 16, 6 - 9p.m. 1602 Ocean Ave. instagram.com/thelobstersm

Wags & Witches at Fairmont Miramar Hotel: Join a howling good time sipping on spooky cocktails, showing off your most creative Halloween looks, and taking part in a spirited costume contest with prizes for the best dressed. Thursday, Oct. 16, 6 - 8p.m., 101 Wilshire Blvd. https://www.fairmont-miramar.com/explore/event-calendar/#!/e/wags-witches-with-wags-walks-07f1cd11

Sipasana Yoga & Wine: Come join us for a rejuvenating day of yoga in the park led by Sipasana founder Katherine Moore, followed by an indoor wine tasting at AJA Vineyards. Sunday, Oct. 19, https://www.instagram.com/p/DO88SK0iSgl/

Oktoberfest at the Fairmont Bungalows: At this beachside biergarten bash, guests can revel in the lively spirit of Germany's most famous festival while sipping Paulaner and Hofbräuhaus beers and feasting on authentic Bavarian fare such as artisanal bratwurst, warm pretzels, delicate apple strudel, live bands, traditional Polka tunes, classic folk games with cash prizes, and more. Friday, Oct. 17 – Sunday, Oct. 19, 101 Wilshire Blvd. https://www.fairmont-miramar.com/explore/event-calendar/#!/e/oktoberfest-at-the-miramar-285a74cc

Dost Feast Diwali Dinner: Celebrate the spice of life at a festive five-course Diwali dinner, all about planting friendships and sharing stories. Saturday, Oct. 18, Venice partiful.com/e/ENCI9anEGFcYnQrzjI44

Off the Hook SaMo Seafood Festival: This ocean-inspired tasting event brings together the city's top chefs and restaurants to showcase their favorite underwater ingredients. Attendees will enjoy seafood tastings, beer gardens, wine tastings, live music, oyster shucking and eating competitions, games, and more fun in the sun with the Pacific Ocean as the backdrop. $75 for GA and $150 for VIP Sunday, Oct. 19, Santa Monica Pier https://offthehookseafoodfest.com

Esters Wine Shop & Oyster Bar Drink The Cellar Event: Life is short, let's drink the cellar. Come share some of the wines we've been dying to open with great food and great company. Executive Chef Wesley Barden is making a 4-course dinner including caviar and foie gras. Kathryn and Randall are opening cellar bottles to pair. Wednesday, Oct. 22, 6:30p.m., 1314 7th St. https://resy.com/cities/los-angeles-ca/venues/esters-wine-shop-and-bar/events/drink-the-cellar-2025-10-15

Red Car Winemaker Dinner at Local Kitchen: Red Car Winemaker Tanner Scheer will guide you through a specially curated Taste of Fall Winemaker dinner thoughtfully paired with Red Car Wines. $125 per person includes 4 course menu & wine pairing. Thursday, Oct. 23, 1736 Ocean Park Blvd. https://localkitchenandwinebar.com/red-car-winemaker-dinner/

Not No Bar Listing on The Infatuation's "The Most Fun Dinner Spots In LA" List: "A night at No Bar Bar is frenetic and a bit lawless. Walk into this pizzeria-cocktail bar from the Dudley Market people in Santa Monica and you'll find dates smooshed up against the bar and groups packed into booths. On Friday and Saturday nights, you'll probably have to wait in line for a little bit while DJs spin throwback Euro disco over the hi-fi. A spacious table is never a guarantee, but the reward is excellent tiki-inspired cocktails and bubbly-crusted pizza that goes toe-to-toe with the best on the Westside." 2424 Main St. https://www.theinfatuation.com/los-angeles/guides/the-most-fun-dinner-spots-in-la

Further Afield: Yelp's Carn-Evil which benefits the local nonprofit ONEgeneration Adult Daycare & Childcare: LA's foodie community will gather for an unforgettable evening featuring 50+ local businesses. Guests will enjoy spooky bites, creative cocktails, and entertainment that's sure to thrill, all for a great cause! The event is free to attend (with a suggested donation) and open to anyone 21+ with a Yelp profile. Wednesday, Oct. 22, Van Nuys https://faire-handshake.my.canva.site/carn-evil/

Looking Ahead: LA Wine & Food Festival (11/7-9)

If there's something you think is worth highlighting, you can reach out directly to me at sean@smdp.com. Let me know if you have any feedback on Around Town: Day of the Dog, Dia de Los Muertos, & Off the Hook Seafood Festivals!

LET US KNOW YOUR OPINION

Santa Monica Daily Press editor@smdp.com

CIVIC CENTER

FROM PAGE 1

of us, that were confidential, that we weren't allowed to take with us, which was another issue."

Council Member Dan Hall expressed similar frustration with the partnership's progress. "My doubts are because it has been several extensions and several deadlines missed," Hall said. "We still have not been shown any actual plans beyond these nice renderings."

RPG disputed the criticism saying it had responded to all requests for information from the Council and that the process required more time due to the complex nature of the work. They said their various members had a long track record of successfully reviving entertainment venues and that the mission was personal as many of them had a history of working locally.

The failed negotiations are another setback for the property that has fallen into disrepair due to high rehabilitation costs and seismic retrofit requirements.

City Manager Oliver Chi, who has overseen multiple exclusive negotiation processes in his career, told the council he had never seen a six-month negotiation period yield so little substantive information about project financing.

"We haven't received anything from RPG related to financial, business pro forma details," Chi said during the meeting.

Despite the setback, public support for the project remained strong. Dozens of written comments urged the council to grant RPG's requested six-month extension.

"This is one of our last and biggest opportunities to revitalize downtown and bring back the economic prosperity our city so critically needs," wrote resident Judy Rosenberg in public comments. "We cannot afford to let this transformative project slip away due to an insufficient timeline."

Council members Barry Snell, Ellis Raskin and Mayor Lana Negrete voted to grant a shorter three-month extension, arguing the project deserved more time given its complexity and potential community benefits.

But the majority sided with ending exclusive negotiations to allow broader market exploration.

Under the council's directive, city staff will now conduct a comprehensive analysis of the Civic site's highest and best use, examining options both with current constraints such as historic preservation requirements and without limitations that would allow complete redevelopment.

The decision does not preclude RPG from continuing to develop their proposal or participating in future competitive processes, but removes their exclusive negotiating rights to the prime downtown property.

The 72-year-old Civic Auditorium, which opened in 1958 and hosted legendary performers including The Beatles and Bob Dylan, was designated a historic landmark in 2002. The venue has remained largely vacant since closing for safety concerns in June 2013.

City staff indicated that a new competitive process to identify potential developers and uses for the site could begin within several months, pending completion of the highest-and-best-use analysis.

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