California voters look to legalize recreational pot

BY PAUL ELIAS
Associated Press

SAN FRANCISCO — For the second time in six years, California voters will consider legalizing recreational use of marijuana.

This time, supporters of the move have much more financial backing and professional campaign help than they did in 2010. And polls show Proposition 64 with more than the 50 percent of voter support needed to pass.

Silicon Valley billionaires and wealthy backers from the already legal medicinal marijuana industry are among the top financial supporters, contributing a combined $21 million.

Opponents have raised about $2.5 million, with $1.4 million coming from Pennsylvania anti-drug crusader Julie Schauer.

California voters rejected a similar measure in 2010 after campaign leaders struggled to raise money and support for the lengthy ballot measure that was hastily written by the owner of a small medicinal marijuana store.

Four states and Washington, D.C., have legalized recreational marijuana in recent years, and 25 states currently allow medicinal pot, including California.

The drug remains illegal under federal law. People on both sides say passage of Proposition 64 would likely ignite similar movements in other states and exert significant pressure on federal authorities to reconsider the federal prohibition.

"As California goes, so does the nation," said University of California, Berkeley political science professor Alan Ross.

Proposition 64 would allow people 21 and older to legally possess up to an ounce of weed and grow six marijuana plants at home. Varying tax rates would be levied on sales, with the money deposited into the state's Marijuana Tax Fund.

The measure also would allow cities and counties to pass their own regulations and taxes.

ANASTASIA FOSTER

1. SHOULD SANTA MONICA PROVIDE MORE CITY RESOURCES TO TRANSITION HOMELESS INDIVIDUALS INTO AFFORDABLE HOUSING?

Yes. I am a strong proponent of permanent supportive housing as we transition homeless individuals into homes.

We have seen both rapid re-housing and housing-first approaches succeed, both nationally and abroad. Homelessness is a persistent problem in Santa Monica and providing additional resources to get people into housing and off the streets is mutually beneficial to both ending homelessness and our community.

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Wednesday, October 26

All-You-Can-Carry Pumpkin Patch
Who has more fun – onlookers or participants? It’s hard to tell, but everyone is sure to have a wonderful time at the patch, which features the most beautiful, round, bright orange, California grown pumpkins you can find. Costumes welcome but not required. $5 per person all you can carry - 1 trip per person. 2nd & Arizona Ave., 8:30 a.m. - 1:30 p.m. www.smgov.net/portals/farmersmarket.

总价万圣节的周末
与我们一道尽情欢度万圣节

Councilmember
GLEAM DAVIS
A strong advocate who believes in protecting neighborhoods, prioritizing education, and promoting a safe community, Gleam Davis is a proven leader. Her commitment to the Santa Monica community ensures the superior quality of emergency services by maintaining appropriate staffing levels for first responders.

Councilmember
TERRY O’DAY
Dedicated to developing solutions to pedestrian safety, traffic, and homelessness, Terry O’Day also supports Santa Monica’s police and firefighters by dedicating the resources necessary to maintain the highest level of public safety services.

Mayor
TONY VAZQUEZ
As current Mayor, Tony Vazquez approved one of the strongest minimum wage ordinances in the country, performed outstanding work in community affairs, and helped start the Breeze Bike Share program. He supports public safety, advocates responsible growth and development, and an open and transparent government.

Mayor Pro Tem
TED WINTERER
With proven leadership and a dedicated commitment to protect neighborhoods, Mayor Pro Tem Ted Winterer supports robust public safety budgets to allocate the resources to maintain the highest level of community safety. He supports locally owned businesses, maintaining our diversity by protecting low income tenants & seniors, and reducing homelessness.

Wednesday, October 26

What’s Up Westside
OUT AND ABOUT IN SANTA MONICA

Wednesday, October 26

Driver Safety Program
Sharpen your driving skills with this AARP approved half-day course
Helping Older Drivers Improve Skills, Avoid Accidents and Traffic Violations
Tuesday, November 8, 2016 • Refresher Course
WISE HealthyAging
(310) 394-9871, EXT. 455
1527 4th Street, 2nd Floor • Santa Monica, CA 90401
www.wiseandhealthaging.org

Monday, October 24

“Star Wars” STEAM Challenge
Celebrate “Star Wars Reads” with STEAM (Science, Technology, Engineering, Arts, Mathematics) challenges. Costumes encouraged. Ocean Park Branch Library, 2601 Main St., 3:30 – 4:30 p.m.

Tuesday, October 25

GED Prep Class
Get prepared to take the Social Studies subject test of the GED. Class will be held in the Annex, next to Pico Branch Library, 2201 Pico Blvd., 6 – 8 p.m.

Wednesday, October 26

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College Application Essay Writing
Learn how college essays differ from other writing, how to choose narratives, all about the new UC Insight Questions, and see sample essays. Presented by Diana Hanson of Magellan College Counseling. Grades 11-12. 7 – 8:30 p.m., Main Library, 601 Santa Monica Blvd.

Thursday, October 27

Movie Screening:
‘The Golem’ (1920) with the Jack Curtis Dubowsky Ensemble
Kick off your Halloween weekend with this classic silent horror film, with live accompaniment by the Jack Curtis Dubowsky Ensemble performing their original score. (100 min.) 7 – 8:45 p.m. Main Library, 601 Santa Monica Blvd.

Medicare 101
Confused about Medicare? Medicare Specialist, David Schwartz will answer questions and provide information to help you make educated decisions regarding your health care. Montana Avenue Branch Library, 1704 Montana Ave, 6 – 7 p.m.

GED Prep Class
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Friday, October 28

Cinema on the Street: Halloween Edition
Family movie ("The Burbs") with an opportunity for kids to decorate pumpkins. For more information call (310) 393-6355 or visit www.down-townsm.com. 6 – 9 p.m., 1400 block of Promenade.

A Not-So-Scary Haunted House
The Virginia Avenue Park Teen Leadership Council and the Pico Branch Library Teens invite you to their haunted house! Walk through a trail of spooky and slimy activities, and end with a not-so-scary story time. Costumes encouraged. 2 – 4 p.m., Pico Branch Library, 2201 Pico Blvd.

Pico Branch House of Terror
The Virginia Avenue Park Teen Leadership Council and the Pico Branch Library Teens invite you to their haunted house! Get ready to be spooked! Costumes encouraged. 6 – 8 p.m., Pico Branch Library, 2201 Pico Blvd.

Shakespeare’s ‘Hamlet’ at the Miles Playhouse
At the local Miles Playhouse at 1130 Montana Ave, a not-to-be missed evening performance will be staged by The Colonials, an American Shakespeare company. For ticket information and reservations call 310-804-6745. Cost is $20 with $10 for students and seniors.
Essay questions:

WHY ARE YOU RUNNING FOR THE BOARD, WHAT MAKES YOU QUALIFIED TO LEAD, AND WHAT ROLE DO YOU SEE YOURSELF PLAYING ON THE DAIL IF ELECTED?

I am an appointed incumbent currently serving on the Rent Control Board. I dove straight into work on the Board ten months ago. I’ve positively affected policy for Santa Monicans in regards to Owner Occupancy review and maintenance fixes for tenants. I’ve spent the last five years educating myself on all things Rent Control in Santa Monica by helping my neighbors, by learning all of the laws and resources in order to serve on the SMRR Housing Committee, and by working with local seniors for over five years. If re-elected, I plan to finish the revised Tenants’ Rights & Responsibilities fact sheet regulation that I proposed at the October meeting of the RCB and many other projects. And I’m excited to say that through City Council’s direction, the SMRR Housing Committee helped to inform the creation of the City Attorney’s new Code Enforcement Unit, specifically designed to handle maintenance issues and construction issues. From there, we can be thought leaders and help to educate the public as to the processes that create this kind of valuable position.

WHAT IS THE MOST SIGNIFICANT THREAT TO THE STABILITY OF HOUSING FOR RENTERS, AND WHAT ARE YOUR SOLUTIONS?

Tenant harassment makes people feel insecure in their daily lives. Hinting that they want to own occupant a family member, frequent inspections of the apartment, refusal to repair necessary amenities, changing the address where checks are mailed every one months, failing to cash checks and hoping to catch tenants with insufficient funds — these are the tactics of some. I’m supportive of Council’s new staff position in Code Enforcement who can quickly ascertain violations of the Tenant Harassment Ordinance. Another problem has been building turnover to distant property owners who don’t see or know their tenants. This can lead to disruptive construction conditions around tenants in place in the new owner’s efforts to make their return match the price they paid for the building. I have worked with staff to make sure that we develop a more streamlined process, so when a building permit is issued, it more efficiently triggers a construction rent decrease petition and a check of the Means & Methods plan to protect tenants from unsafe or disruptive construction activities.

AS THERE ARE NO INCOME REQUIREMENTS FOR RENT-CONTROLLED UNITS, HOW DOES RENT CONTROL IMPACT THE AFFORDABLE HOUSING LANDSCAPE?

Rent control helps people from being displaced by keeping rents predictable and stable in over 27,000 apartments across the city. These same people might otherwise have to seek the means-tested affordable housing from CCSM or other inclusionary housing. Rent control benefits all kinds of tenants, including middle class folks who are not in a position to buy in a city with such high prices. Even the old TORCA tenant ownership plan was not necessarily affordable for most tenants to whom it was offered, and it will eventually turn almost 3,000 rent controlled units into condos, most of which are already gone and most of which were not purchased by renters. Rent control was, and continues to be a stable and vital element in the affordable housing landscape.

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GOLDEN-GEALE
FROM PAGE 1

tenant harassment complaints processed by staff in the past year, 30 involved complaints about owner conduct that did not implicatethe THO (The Housing Officer). This means there were only 15 tenant complaints investigated out of more than 27,000 con-
trolled rental units in an entire year. Following the investigations only a couple of these complaints ended up in charges being filed against the owner. So the perception and political rhetoric is completely out of sync with reality.

3. LANDLORDS OFTEN TALK ABOUT TENANTS VIOLATING RENT CONTROL RULES. HOW SIGNIFICANT A PROBLEM IS ABUSE BY TENANTS AND WHAT CAN THE RCB TO DO ENFORCE THE RULES?

Santa Monica has a double standard when it comes to rent overcharges and Airbnb. Many tenants have roommates pay-
ing more than the legal maximum allowable rent and the Rent Board conveniently ignores this practice. Tenants are permitted to sublet for fun and profit using platforms like Airbnb and HomeAway. I was aware while apartment owners are forbidden from doing so even though they have to pay for the extra wear and tear, including water use.

4. WHAT ROLE SHOULD THE RENT CONTROL BOARD PLAY IN ENCOURAGING RENTERS TO PARTICIPATE IN CITYWIDE PROGRAMS LIKE TRAFFIC MITIGATION OR SUSTAINABILITY?

Traffic engineering is a utopian pipedream of our city fathers and mothers. Gridlock is the result of their overdevelop-
ment policies and intentional transforma-
tion of our beachside city into a regional commercial hub.

5. WHAT CAN BE DONE TO STREAMLINE CONSUMER MEDIATION PROCESSES AND PROCEDURES AT THE RCB?

I was responsible for making the Rent Board follow its own regulations after they took 351 days to complete a hearing process that was supposed to be completed in no more than 90 days. A Rent Board hearing on the new rules are now finalized within the 90-day require-
ment. There has been a snowball effect of continually passing new, often unneeded regulations which add to the workload and give the Rent Board employees extra tasks to complete and to write about in their lengthy yearly reports. These tasks and reports are designed to validate their $5-million-dollar project that was supposed to be completed in no more than 90 days.

6. WHO SHOULD BEAR THE BRUNT OF FINES OR PENALTIES UNDER RENT CONTROL LAWS.

If you are referring to earthquake retrofitting, I would say follow LA, they have done the research for this and since we will most likely be using their retrofitting standards, I suggest we also use their policy regarding ten-
tag financial participation as well.

7. WHAT CAN THE RENT BOARD DO ENFORCE THE RULES?

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tag financial participation as well.

8. SHOULD A HOMEOWNER OR NON-RENTER CARE ABOUT THE STATUS OF RENT CONTROL IN THE CITY?

Renters vote for whomever SMRR endorses with little understanding or concern for their overdevelopment and non-
rent control agenda. Thus, homeowners and non-tenants have no voice and are held hostage to SMRR's social engineering.

Minnie, to Douglas Park where we all bark at the ducks and tur-}

Election

4 WEDNESDAY, OCTOBER 26, 2016

GOLDEN-GEALE
FROM PAGE 1

9. WHAT IS THE LONGEST AND SHORTEST LENGTH OF TIME YOU'VE KEPT A HOUSEPLANT ALIVE?

My Nike Air Jordan Sneakers. I clock over 10,000 steps on my Fitbit every day along with my two cute Chihuahuas. I am an honor-
ary Millennial!

Essay Questions

WHY ARE YOU RUNNING FOR THE BOARD, WHAT MAKES YOU QUALIFIED TO LEAD, AND WHAT ROLE DO YOU SEE YOURSELF PLAYING ON THE DAIL IF ELECTED?

SEE GOLDEN-GEALE PAGE 6
2. TENANT HARASSMENT IS A PERENNIAL TOPIC IN SANTA MONICA. HOW WOULD YOU DESCRIBE THE SCALE OF THE PROBLEM?

As our economy continues to recover and the drive to take advantage of vacancy decontrol and to speculate increases, tenants are increasingly vulnerable. Without careful policy to balance the protections of renters against the rights of landlords, I expect harassment will continue to grow, particularly during periods of economic growth. As a Rent Control Board member, I will utilize my skills in consumer protection to promote more mutually beneficial relationships between tenants and landlords, thereby mitigating incentives for illegal harassment.

3. LANDLORDS OFTEN TALK ABOUT TENANTS VIOLATING RENT CONTROL RULES. HOW SIGNIFICANT A PROBLEM IS ABUSE BY TENANTS AND WHAT CAN THE RCB TO DO ENFORCE THE RULES?

In my time mediating landlord-tenant cases, I have seen tenant tactics to take advantage of landlords and avoid just eviction. It is hard to gauge the significance of the problem, particularly because the power imbalance of property ownership versus tenancy tends to empower landlords. However, the problem does exist and judicial recourse is available.

4. WHAT ROLE SHOULD THE RENT CONTROL BOARD PLAY IN ENCOURAGING RENTERS TO PARTICIPATE IN CITYWIDE PROGRAMS LIKE TRAFFIC MITIGATION OR SUSTAINABILITY?

The RCB has a robust education and outreach program that reaches all of our landlords and tenants under rent control multiple times per year through seminars and workshops. The Board has also received a presentation from City sustainability experts on solar power and water conservation. We should continue to leverage these resources to promote traffic mitigation and sustainability programs to our audience.

5. WHAT CAN BE DONE TO STREAMLINE PROCESSES AND PROCEDURES AT THE RCB?

The RCB is a great information resource, but some of their online interface is outdated. In addition to providing phone analysts, providing online access to analysts via webchat and increased information regarding units, publication of buyout information, relocation fees andrecision rights will further empower tenants. This is something that I have successfully implemented at the County level. Lastly, I think creating online forms to submit petitions for rent decreases and appeals will expedite tenant applications and appeals.

6. WHO SHOULD BEAR THE BRUNT OF FINES OR FEES ASSOCIATED WITH SUSTAINABILITY UPGRADES?

Sustainability upgrades often serve the greater good of the citizenry, and thus I support government subsidy programs on the local and state levels to assist landlords in making energy efficient improvements and earthquake retrofitting. If the sustainability improvements are done to improve a property and increase its value, a landlord should largely be responsible for the cost.

7. WHY SHOULD A HOMEOWNER OR NON-RENT CONTROLLED HOUSING OWNERS CARE ABOUT THE STATUS OF RENT CONTROL IN THE CITY?

I am a homeowner who cares deeply about preserving and protecting our rent-controlled housing stock because I believe that long-term tenants play a vital role in our community. Those who have contributed to the great city that we have today should be afforded peace and protection in their homes. Additionally, I believe that rent con-

8. HOBBIES?

I love hiking with my husband and my dog, Penny. Giving back to my alma mater, UCLA, as a Board member of UCLA Women in Philanthropy and as the Chair of the West Los Angeles Chancellor’s Society; following NHL hockey; and team trivia at our local restaurants and bars around the city. We are so lucky to live here.

9. WHAT IS THE LONGEST AND SHORTEST LENGTH OF TIME YOU’VE KEPT A HOUSEPLANT ALIVE?

Longest – our succulent garden, and our amaryllises that we have had for four years, which blooms every winter. Shortest – our basil plant that we forgot to water lasted less than one week.

10. HOW DOES THE RCB PROVIDE PROTECTIONS AND VALUE TO THE INCREASING NUMBER OF TENANTS WHO HAVE MOVED IN UNDER VACANCY DECONTROL PRICES?

Rent increase limitations imposed by the general adjustment (GA) provide tenants under vacancy decontrol the security and stability of being subject to fair but limited rent increases. Additionally, the RCB provides and publishes information for all rent-controlled properties, and informs landlords about the maximum allowable rent that may be collected for any given unit subject to rent control.

11. HOW HAVE YOU BEEN INVOLVED IN THE SANTA MONICA COMMUNITY IN NON-ELECTION YEARS?

I have served the residents of Santa Monica over the last four years as a consumer protection attorney for Los Angeles County. I have enacted and supported policies that promote a fair and vibrant marketplace. I have personally worked in the community by mediating and supervising the mediation of thousands of Unlawful Detainer cases where we helped tenants avoid eviction and come to an agreement with their landlord to remain in their unit.

12. WHY IS RENT CONTROL A FUNDAMENTALLY FAIR WAY TO MANAGE THE CITY’S LIMITED HOUSING STOCK?

Rent control levels the playing field for tenants. Not only does it provide an oversight mechanism for units under rent control, but it also ensures that landlord cannot evict a tenant just because they don’t like them or want to re-rent the unit out at a higher price. Santa Monica needs to protect its tenants from unduly high rents, and rent control is one way tenants can be afforded protection. Rent control slows the rate of rent increases for tenants who remain in place during periods of rapid housing inflation.

13. WHERE DO YOU STAND ON THE LOCAL BALLOT MEASURES (GS, GSH, LV, SM AND V)?

GS and GSH – Support. I support increasing our supply of affordable housing and improving our public schools.
SM – Support. I have been passionate about government accountability my entire life and I believe the prohibition against kickbacks should be expanded.
LV – Support. I support improving access to affordable education.
V – No position. I support the concept of taking our City’s biggest development projects to a public vote. I would like to see more information about measure LV’s practical impact on our rent-controlled housing stock and potential Ellis activity.

14. DO YOU OWN A MODE OF TRANSPORT THAT DOES NOT REQUIRE AN ENGINE? IF SO, WHAT IS IT AND HOW OFTEN DO YOU USE IT?

TO TOROSIS FROM PAGE 1
GOLDEN-GEALE
FROM PAGE 4

I am running for rent control board as an outcumbent who can provide some fresh ideas designed to benefit both renters and owners. While we all know that rent control is here to stay, so why not talk about something else for a change!

How about my top – tenant ownership plan – a plan that would allow renters to purchase their units if an owner is willing to sell and they can make a deal that works for both of them.

In the 1980’s, there was a program called TORCA, which was a huge success for all concerned.

All the renters who did not purchase their units, continued to be protected under rent control.

Tenants who did purchase their units and eventually sold them, averaged a 1,000% profit on their down payments!

Ownership is stronger than rent control – owners can never be ellised!

Ownership is rent control on steroids!!!

WHAT IS THE MOST SIGNIFICANT THREAT TO THE STABILITY OF HOUSING FOR RENTERS AND WHAT ARE YOUR SOLUTIONS?

Overly stringent rent controls motivate owners to exit the rental business and the tenants lose their homes. Rent control laws should seek a balance between reasonable tenant protections and fair outcomes for owners. SMRR uses rent control as a political weapon, not as a sensible social policy. The cure for their lust for power has not been discovered.

Prioritizing condo and commercial development at the expense of badly needed rental housing is a major contributor to the shortage of affordable housing.

This is a further example of more unintended consequences in a world of good intentions! SMRR has taken affordable ownership possibilities off the table from programs like TORCA. The stability offered by affordable home ownership strongly trumps that offered by the provisional benefit of cheap rent.

AS THERE ARE NO INCOME REQUIREMENTS FOR RENT CONTROLLED UNITS, HOW DOES RENT CONTROL IMPACT THE AFFORDABLE HOUSING LANDSCAPE?

As market rents have risen many tenants have implemented their own solution to affordability by sharing their units with others. In contrast, older low-rent controlled units are occupied by fewer persons per unit resulting in an underutilization of the housing stock. Bargain rents encourage affluent tenants that otherwise might purchase homes and move on to remain in place longer making their units unavailable for new tenants to share on an affordable basis.

Rent control has provided SMRR a hall pass to implement any development policies of their choosing. These policies have resulted in excessive condo and commercial development instead of badly needed rental housing.

His group contributed $890,000 to the campaign to defeat Proposition 64.

Backers counter that Proposition 64 includes measures to protect small farmers and will further regulate a growing industry that is still largely illegal.

However, some medical marijuana advocates fear the supply of pot for patients could be threatened if Proposition 64 passes because of new regulations on growers.

Several law enforcement agencies have donated a combined $250,000 to defeat the measure, and U.S. Sen. Dianne Feinstein announced her opposition in July.

The 62-page ballot measure was crafted by political professionals and has the backing of many elected officials, including Lt. Gov. Gavin Newsom, a Democrat who is running for governor in 2018. Gov. Jerry Brown said he’s close to announcing his position.

Napster founder and early Facebook investor Sean Parker has contributed nearly $9 million to the legalization effort, which has also attracted sizable contributions from an organization backed by billionaire George Soros and another supported by Weedmaps, which rates pot stores through the state.

Most of the money would be spent on substance abuse education and treatment. Some would go to repair damage done to the environment by illegal marijuana growers. Funds would also be allocated to train police to detect when people are driving under the influence of pot.

California’s nonpartisan Legislative Analyst’s Office estimated that state could collect up to $1 billion in taxes a year.

"It's a huge deal and it's long overdue," said Kevin Sabet, co-founder of the California-based nonprofit group Smart Approaches to Marijuana.

PROP 64
FROM PAGE 1

Monday, October 31, 2016, 5:00pm - 8:00pm
PAL Youth Center at 1401 Olympic Blvd.
Family Fun, Costumes, Tricks, Treats & More!

THANK YOU FOR YOUR SUPPORT

Santa Monica Goldengale Eisen, The stability offered by affordable housing is a major contributor to the shortage of affordable housing.

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Family Fun, Costumes, Tricks, Treats & More!
CHURCH COLLABORATION

WHAT ARE YOUR SOLUTIONS?

THE STABILITY OF HOUSING FOR RENTERS AND WHAT IS THE MOST SIGNIFICANT THREAT TO ESSAY QUESTIONS

WHY ARE YOU RUNNING FOR THE BOARD, AND WHAT ROLE DO YOU SEE YOURSELF PLAYING ON THE DAIS IF ELECTED?

I have committed my adult life to ensuring that government is transparent and accountable to the people it serves. I strongly support Santa Monica’s rent control law, and as an attorney who has worked in government and consumer protection, I have seen attempts to derogate tenants’ rights firsthand. Tenants’ rights deserve to be protected, and both landlord and tenants should be entitled to fair and reasonable rent controls. I am here to ensure that all residents are entitled to stability, safety, privacy, dignity and peace in their homes. I see myself playing the role of a thought leader on the dais if elected. I will bring my experience making policy and serving commissions at the County level to promote an efficient and dynamic relationship with staff and the public. Throughout my professional career, I have been able to build consensus among many divergent viewpoints and will be able to bring these skills to listen to members of the community, staff and commissioners.

WHAT IS THE MOST SIGNIFICANT THREAT TO THE STABILITY OF HOUSING FOR RENTERS AND WHAT ARE YOU RUNNING FOR THE BOARD, AND WHAT ROLE DO YOU SEE YOURSELF PLAYING ON THE DAIS IF ELECTED?

As our economy continues to recover and re-rent it grows, tenants are most vulnerable. Tenants pay the bill for property ownership; however, they are afforded none of the benefits of home ownership such as equity, stability and the ability to plan for fixed costs into the future. Therefore, over the next two to four years, I would work to accomplish goals promoting increased tenant stability. Vacancy decontrol incentivizes harassment and unfair evictions. On the state level, I would lobby for an amendment to Costa-Hawkins to limit the amount of rent-increase upon vacancy. Additionally, I would work to adopt and enforce laws to stop new forms of harassment, including harassment by negligence of basic maintenance issues and intentional vacancies used to target holdout tenants.

ADDITIONALLY, THE RCB MUST PROTECT THE RIGHTS OF EXISTING TENANTS, INCLUDING SECTION 8 AND MOBILE HOME TENANTS, AND PRESERVE AND INCREASE THE SUPPLY OF AFFORDABLE HOUSING.

I am looking forward to the results of the Ellis study, which I hope will provide us valuable insight into why landlords use the Ellis Act. Using the results of the study, I would work collaboratively with City leaders to support progressive laws that help preserve our rent controlled housing stock through zoning and anti-speculation measures, while also improving our existing ordinances. I am particularly interested in revising our local laws to enhance Ellis relocation benefits to the extent possible.

Finally, I have seen firsthand the positive implications of an effective and robust education and outreach program. I will work with Rent Control Board staff to ensure that we are leveraging all of our contacts, working on an integrated service delivery approach to outreach, and effectively utilizing new forms of technology to reach out to and educate landlords and tenants.

AS THERE ARE NO INCOME REQUIREMENTS FOR RENT CONTROLLED UNITS, HOW DOES RENT CONTROL IMPACT THE AFFORDABLE HOUSING LANDSCAPE?

Santa Monica’s inclusionary zoning and affordable housing production program requires means testing to qualify for certain income restricted and subsidized units. Unlike those programs, the purpose of rent control is somewhat different, albeit related — to promote stability and security for all renters. While affordable housing production is part of that puzzle piece, rent control provides a broad impact on renters — it ensures that if they can afford their units at current rates, they should be able to maintain their tenancies for years and decades to come.

Currently, to afford anything larger than a one-bedroom unit in Santa Monica, one must earn over $100,000 per year (RCB 2015 Consolidated Annual Report). The middle class and young professionals who move to Santa Monica or who live in Santa Monica are afforded the stability of home ownership under rent control, and thus can plan for the future and invest in our community. Additionally, everyone deserves peace and dignity in their homes, and seniors, particularly those on a fixed income, need to be afforded protections to age in place. Without Rent Control, there would be almost no stability for these populations, and with our affordable housing stock on the decline, many of them would be forced out of the city they call home.

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1320 2nd Street, LLC is accepting applications for qualified personnel for the construction of the mixed use apartment building in Santa Monica.

Resumes can be submitted via mail to 12121 Wilshire Boulevard, Suite 720 Los Angeles, CA 90025 Attn: Jobs at 1320 2nd Street.
Tis the Reason

The holidays won’t be in full swing for several more weeks, give or take, but if you’re unwrapping your annual excuse now that seasonal festivities are the reason for your weight gain, you should know that science backs you up.

A survey published in the New England Journal of Medicine of nearly 3,000 people in countries as diverse as the U.S., Japan and Germany found that holiday weight gain is fairly universal. We may eat different goodies (nobody eats Aunt Joyce’s fruitcake), but the results are the same. Survey participants in all three countries reported gaining more weight in the 10 days after Christmas compared to the 10 days before.

On the plus side (negative really), folks said they shed half of the weight gain shortly after the holidays concluded, though the remaining poundage tended to linger until summer or later.

Word Up!

souppbone
1. Baseball slang, a pitcher’s throwing arm.
2. A bone used for making soup or broth.

Solutions to Yesterday’s Sudoku

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column, and 3x3 block. Use logic and process of elimination to solve the puzzle.

BILKS ALPS ELMS AREN REAP NOEL SANER DELI DOSE ENDEAVOR ASAP PER ERNEST CHEESE SPRIC HORN RAKE PEGAN ASIDE CIA ERODE RECIR HERD ENDS RITES RUDEST TIDIER CAT EDEN ENDOWMENTS RING MAUI OPERA SOIL OPEN SEOU EMMY RATS TENET

Newspad Day Crossword

Across
1. Fine sprays
6. Potato, informally
10. Droops
14. Lauder of cosmetics
15. Dog in Oz
16. “That’s correct”
17. Paying close attention
18. Actor Alda
19. Taj Mahal city
20. Hold nothing back
23. Yellowstone grazer
25. Tip of a shoe
29. Tavern mugful
31. Permissible actions
34. Sunburn soother
35. Border on
37. Handball or hockey
39. Spoil a surprise
42. Adversary
43. In addition
44. Spoil a surprise
45. “Absolutely”
46. Skin opening
48. Threatening phrase
50. Do tailoring
51. Sign of a theater hit
52. Yak and yak
56. Neck of the woods
62. Pennsylvania port
63. Exodus peak
64. Fabric fuzz
65. Make angry

Down
1. Brunch, for one
2. Emerald ___ (Ireland)
3. Editor’s direction
4. Actress Hatcher
5. Small sofa
6. Piece of celery
7. Opinion survey
8. Four Corners state
9. Contribute to a cause
10. Phase of a project
11. Golden Fleece vessel
12. Wise advisor
13. 5 Down, for example
21. Islamic Almighty
22. Of the Vikings
25. Shrewd
26. Drop ___ to (write)
27. Travels all over
28. Be abundant
29. “Taps”
30. Incoming flight data: Abbr.
31. Carpentry peg
32. Face-to-face exams
33. Panache
36. Chicago NFLer
38. Top of the head
40. Universal blood donor
41. Oscar actress
42. Julianna
47. Deed holders
49. Cooks, as chestnuts
50. Play hockey
51. Piece of paper
52. “Tail” story
53. Diva’s solo
54. Telescope part
56. Former Attorney General Holder
56. Fodder storage place
57. Reduce, with “down”
58. In the past
59. Counterfeit
60. Symbol of aggression
**DAILY FIRE LOG**

The Santa Monica Fire Department responded to 27 calls for service on Oct. 24. HERE IS A SAMPLING OF THOSE CALLS, CHOSEN BY THE SANTA MONICA DAILY PRESS STAFF:

- Trash/ Dumpster Fire 600 block of Broadway 12:10 a.m.
- EMS 800 block of Palisades Beach Rd 12:14 a.m.
- EMS 700 block of Pico 12:15 a.m.
- Trash/ Dumpster Fire 1600 block of Lincoln 1:06 a.m.
- Automatic alarm 2500 block of Pico 3:07 a.m.
- EMS Main/ Colorado 4:35 a.m.
- EMS 2400 block of Arizona 5:15 a.m.

**EMS 2100 block of Ocean 7:31 a.m.**
**EMS 2000 block of San Vicente 8:25 a.m.**
**EMS 1200 block of Pico 8:35 a.m.**
**EMS 1700 block of Main 9:29 a.m.**
**EMS Lincoln/ I-10 10:11 a.m.**
**EMS 1300 block of 15th 10:21 a.m.**
**EMS 1400 block of 23rd 10:56 a.m.**
**EMS 19th/ Santa Monica 10:56 a.m.**
**EMS 1800 block of Stewart 12:21 p.m.**
**Automatic alarm 1000 block of 4th 12:47 p.m.**
**Wires down 2400 block of 20th 12:48 p.m.**
**EMS 2000 block of Delaware 12:8 p.m.**
**EMS 1800 block of Euclid 2:50 p.m.**
**EMS 1900 block of Stewart 3:41 p.m.**
**Elevator rescue 1800 block of Ocean 4:15 p.m.**
**EMS 1600 block of Ocean 7:48 p.m.**
**EMS 22nd/ Arizona 7:58 p.m.**
**EMS 2400 block of Wilshire 8:07 p.m.**

**YOUR OPINION MATTERS! SEND YOUR LETTERS TO** • Santa Monica Daily Press • Attn. Editor: • 1640 5th Street, Suite 218 • Santa Monica, CA 90401 • editor@smdp.com

**DAILY POLICE LOG**

The Santa Monica Police Department responded to 377 calls for service Oct. 24. HERE IS A SAMPLING OF THOSE CALLS, CHOSEN BY THE SANTA MONICA DAILY PRESS STAFF:

- Fire 7th/ Broadway 12:08 a.m.
- Auto burglary 500 block of Alta 12:10 a.m.
- Hit and run PCH/ California Incline 12:14 a.m.
- Traffic collision 500 block of PCH 12:20 a.m.
- Grand theft auto 3300 block of Virginia 2:13 a.m.
- Trespassing 1400 block of Ocean 4:13 a.m.
- Audible burglar alarm 1700 block of Ocean 4:13 a.m.
- Drunk driving Centinela/ I-10 5:28 a.m.
- Encampment 1700 block of 19th 5:32 a.m.
- Trespassing 1400 block of 2nd 6:25 a.m.

**THEM THEY FOLLOW MY SCOUNDREL**

**Heathcliff**

By PETER GALLAGHER

**Strange Brew**

By JOHN DEERING

**Agnes**

By TONY COCHRAN

**Dogs of C-Kennel**

By MICK & MASON MASTROIANNI & JOHNNY HART

**Zack Hill**

By JOHN DEERING & JOHN NEWCOMBE

**TODAY’S BIRTHDAY (Oct. 26)**

No matter how thoroughly you plan it out, your year will be dotted by exhilarating and unpredictable circumstances. Next month something lovely, shiny and new will replace what breaks. Love will inspire your creativity and stimulate your desire for personal accomplishment. Bonus money in February and August. Sagittarius and Gemini adore you. Your lucky numbers are: 1, 4, 30, 15 and 50.

**ARIES (March 21-April 19)**

There are so many explanations of things that are crude, mean and unintelligible that when you land on an explanation that is simple, clear and enchanting it will not only answer a question; it will begin a path.

**TAURUS (April 20-May 20)**

You pretty much learned the thing: took the test; got the grade. Now what’s the next step? You pretty much learned the thing: took the test; got the grade. Now what’s the next step? You pretty much learned the thing: took the test; got the grade. Now what’s the next step?

**GEMINI (May 21-June 21)**

Your life will be better because you strive to live as fully as you could. In the current so-called reality without taking it so seriously as to believe it to be the only reality there is. The Dealer Moon

**CANCER (June 22-July 22)**

There are so many explanations of things that are crude, mean and unintelligible that when you land on an explanation that is simple, clear and enchanting it will not only answer a question; it will begin a path.

**LEO (July 23-Aug. 22)**

No matter how thoroughly you plan it out, your year will be dotted by exhilarating and unpredictable circumstances. Next month something lovely, shiny and new will replace what breaks. Love will inspire your creativity and stimulate your desire for personal accomplishment. Bonus money in February and August. Sagittarius and Gemini adore you. Your lucky numbers are: 1, 4, 30, 15 and 50.

**LIBRA (Sept. 23-Oct. 22)**

Which way would you take this if money were no object? That’s the way you need to move it today, as a few things are likely to happen. First, it won’t cost as much as you thought. Second, benefactors will volunteer.

**SCORPION (Oct. 24-Nov. 21)**

Finish what’s on your list, celebrate and then rest. The celebration doesn’t have to be anything big; a small ritual will do. Don’t skip that part, because it’s as important to the cycle as work or rest.

**SAGITTARIUS (Nov. 22-Dec. 21)**

There are many forms of self-sabotage to be alert to and to stamp out before they have a chance to foul you. In fact, starting too many projects at once is a form of procrastination, as it delays the completion of all goals.

**CAPRICORN (Dec. 22-Jan. 19)**

Today you’ll get valuable external feedback and you’ll have the chance to make a course correction that leads to spiritual riches. This is the kind of wealth that can never be taken away.

**AQUARIUS (Jan. 20-Feb. 18)**

Once again it’s time to veer off of what you’ve been taught. This isn’t disobedience so much as an expression of your individuality. You can’t leave your footprint on this earth if you walk in another person’s tracks.

**PISCES (Feb. 19-March 20)**

You want to grow quickly through an awkward beginning stage of learning. In this way you’re like a child trying to act older than his or her years. There’s no pressure to do too much too fast. Savor the innocence.

**DO YOU HAVE COMMUNITY NEWS?**

Submit news releases to editor@smdp.com or by fax at (310) 576-9913

**smdp.com Santa Monica Daily Press**

office (310) 458-7737
If you own a Condo or Townhome… Why work with any other Realtor?

<table>
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<th>Address</th>
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<th>Beds/Baths</th>
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“Measure LV risks the public’s safety and is too extreme.”

Matt Rice, President, Santa Monica Police Officers Assn.

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NOVEMBER 8

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