Back in January, we reported the Vons grocery store had begun the process of closing down and then demolition finally began a few weeks later in March and everyone had a pretty good idea of what to expect. However, it’s safe to say that no one, or at least very few, expected four large-scale demolition and construction projects to be simultaneously undertaken, all within a two block radius of the former Vons site at 710 Broadway.

The first of the three additional projects is directly opposite the 710 Broadway site, adjacent to the entrance to the Bay Cities Italian Deli & Bakery car park, at 1527 Lincoln Blvd. The next is just around the corner and behind the Von’s site, at 711 Colorado Ave and finally the last new development is at 1430 3rd Street.

CA Supreme Court will hear Voting Rights arguments today

The fate of Santa Monica’s election system will finally reach The California Supreme Court today with oral arguments in the case of Pico Neighborhood Association et al. v. City of Santa Monica.

The case was filed by the Pico Neighborhood Association and Maria Loya, claiming that the City’s at-large voting system discriminates against Latino voters and requesting a switch to district voting. The Los Angeles Superior Court initially ruled against the City in 2018, but the decision was overturned by an appeals court in 2020, leading the

Rent Control’s Executive Director to retire after 36 year career

Tracy Condon has been at the Rent Control Board a long time. Her tenure predates the Simpsons, extends through both Bush presidencies and outlived the Soviet Union but her time working for Santa Monica renters will soon come to an end with her impending retirement. Condon has been working for the Rent Control Agency since 1987, taking on various roles throughout her career. She began as an information coordinator, became a database coordinator and decrease
The next big advance in cancer treatment could be a vaccine.

CARLA K. JOHNSON
AP Medical Writer

The next big advance in cancer treatment could be a vaccine.
After decades of limited success, scientists say research has reached a turning point, with many predicting more vaccines will be out in five years.

“We’re getting something to work. Now we need to get it to work better,” said Dr. James Gulley, who helps lead a center at the National Cancer Institute that develops immune therapies, including cancer treatment vaccines.

More than ever, scientists understand how cancer hides from the body’s immune system. Cancer vaccines, like other immunotherapies, boost the immune system to find and kill cancer cells. And some new ones use mRNA, which was developed for cancer but first used for COVID-19 vaccines.

For a vaccine to work, it needs to teach the immune system's T cells to recognize cancer as dangerous, said Dr. Nora Disis of UW Medicine’s Cancer Vaccine Institute in Seattle. Once trained, T cells can travel anywhere in the body to hunt down danger.

“If you saw an activated T cell, it almost has feet,” she said. “You can see it crawling through the blood vessels to get out into the tissues.”

Patient volunteers are crucial to the research.

Kathleen Jade, 50, learned she had breast cancer in late February, just weeks before she and her husband were to depart Seattle for an around-the-world adventure. Instead of sailing their 46-foot boat, Shadowfax, through the Great Lakes toward the St. Lawrence Seaway, she was sitting on a hospital bed awaiting her third dose of an experimental vaccine. She’s getting the vaccine to see if it will shrink her tumor before surgery.

“Even if that chance is a little bit, I felt like it’s worth it,” said Jade, who is also getting standard treatment.

Progress on treatment vaccines has been challenging. The first, Provenge, was approved in the U.S. in 2010 to treat prostate cancer that had spread. It requires processing a patient’s own immune cells in a lab and giving them back through IV. There are also treatment vaccines for early bladder cancer and advanced melanoma.

“Vaccines are probably the next big thing” in the quest to reduce cancer deaths, said Dr. Steve Lipkin, a medical geneticist at New York’s Weill Cornell Medicine, who is leading one effort funded by the National Cancer Institute. “We’re dedicating our lives to that.”

People with the inherited condition Lynch syndrome have a 60% to 80% lifetime risk of developing cancer. Recruiting them for vaccines to prevent cancer in people with precancerous lung nodules and other inherited conditions that raise cancer risk.

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See Cancer Page 4
Tenants say a 3-year ban on evictions kept them housed. Landlords say they’re drowning in debt

JANIE HAR
Associated Press

Retiree Pamela Haile has paid property taxes, insurance and other bills on a house she lets out in Oakland, but for more than three years her tenants have paid no rent thanks to one of the longest-lasting eviction bans in the country.

The eviction moratorium in the San Francisco Bay Area city expires next month and Haile can’t wait. The 69-year-old landlord said she can’t wait. The 69-year-old

The eviction moratorium expire at the end of April. In Oakland it ends July 15. Tenants must start paying rent in August in most cases, but cannot be evicted for back rent if their financial hardship was caused by the pandemic.

Moratorium backers called the bans a lifesaver that kept countless families housed and off the streets. They said low-income residents are still struggling from the pandemic and need protections from ruthless landlords.

Nationwide, eviction filings have come roaring back since the bans ended — to more than 50% higher than the pre-pandemic average in many cities, according to Princeton University’s Eviction Lab, which tracks filings in three dozen cities and 10 states.

In California’s Alameda County, filings topped 500 in May, compared to 65 in April before the ban ended. That surpassed filings that averaged in the 300s before the pandemic in 2019.

In Oakland, a city rich in Black history, some Black families who migrated from the South during World War II were able to purchase homes, despite redlining and other discriminatory practices by banks and government.

But a recession and subprime mortgage crisis followed by rapidly rising home prices and gentrification pushed out many Black residents, and homelessness escalated.

Carroll Fife, a Black city councilwoman and housing advocate, called for a housing overhaul that focuses on homes for people instead of profit for a few. She acknowledged that some people “took advantage of the moratorium,” but says most renters desperately needed the help.

Haile, the triplex owner, considers herself lucky because she was able to recoup some money through a rent-relief program. The management company said they couldn’t ask for the eviction ban.

Reached by The Associated Press, the tenant, Martha Pinzon, said at the advice of a community nonprofit she stopped paying after she lost her hotel housekeeper job during the pandemic-triggered shutdown in March 2020. Even now, she can’t afford the $1,875 monthly rent on her pay as a custodian at a homeless shelter.

Pinzon’s 19-year-old daughter, Brigitte Cortez, said the moratorium gave her mother “peace of mind” during the pandemic. She said the property management company has for years ignored their requests for repairs.

“We’ve had a lot of troubles in this house since we’ve moved in,” she said, adding that they are looking for a new place to live.

Haile says the tenants never asked for repairs.

John Williams, 62, hopes that three years of worry and stress are coming to an end.

Williams, who is part of a lawsuit against Oakland and Alameda County over the bans, said his tenant stopped paying the $1,500 monthly rent when the pandemic started. She offered no explanation while operating a storage business out of the apartment and would not cooperate so he could get money back from the city’s rent-relief program, he said.

As a Black man, Williams had experienced racial discrimination and he thought his Victorian duplex in West Oakland would be a way for him to retire and house others. He started renting to the mom with two kids in 2013.

In late 2020, he tried to sell the house, but she refused to move, and the sale fell through. In late 2021, Williams was so stressed he was hospitalized, placed on disability and could not work. He was forced to move into the unit above his tenant. It no longer felt like his house.

The tenant did not return messages from the AP left at a phone number for a business he operates.

Williams supports the purposes of the eviction ban, but wishes the city had considered landlords like him. He was about to lose his home on May 1, but was saved by a state mortgage-relief program that started accepting applications this year from landlords who reside in their duplexes and triplexes.

He plans to leave the city.

“I don’t want to be a home provider in Oakland,” he said. “This has been a really hard time.”

There is nothing natural about being forced to house and have people live in your property for over three years and not pay
- Michelle Hailey

Eviction moratoriums were put in place across the U.S. at the start of the pandemic in 2020 to prevent displacement and curb the spread of the coronavirus. Most expired long ago, but not in Oakland or neighboring San Francisco and Berkeley, all places where rents and rates of homelessness are high.

While it’s more common to see tenants converging on city halls in California to demand greater protections, in Oakland and surrounding Alameda County small-property landlords staged protests earlier this year demanding an end to the moratorium.

Many of the landlords were Black, like Haile, or Asian American, and they said the eviction bans had saddled them with debt and foreclosure worries while their tenants, who have jobs, are rent-free.

They scolded elected leaders for allowing tenants to self-certify that their inability to pay was tied to the pandemic. Unlike large corporate landlords, these small-property owners said they didn’t have the means to evict, and were eaten up by worry.

“There is nothing natural about being forced to house and have people live in your property for over three years and not pay,” said Michelle Hailey, who is also Black and owns a triplex in which she lives above her tenants stopped paying.

“In there is nothing natural, ethical or even humane about that.”

Alameda County let its moratorium expire at the end of April. In Oakland, it ends July 15. Tenants must start paying rent in August in most cases, but cannot be evicted for back rent if their financial hardship was caused by the pandemic.

Moratorium backers called the bans a lifeline that kept countless families housed and off the streets. They said low-income residents are still struggling from the pandemic and need protections from ruthless landlords.

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Williams, who is part of a lawsuit against Oakland and Alameda County over the bans, said his tenant stopped paying the $1,500 monthly rent when the pandemic started. She offered no explanation while operating a storage business out of the apartment and would not cooperate so he could get money
cancer vaccine trials has been remarkably easy, said Dr. Eduardo Vilar-Sanchez of MD Anderson Cancer Center in Houston, who is leading two government-funded studies on vaccines for Lynch-related cancers.

"Patients are jumping on this in a surprising and positive way," he said.

Drugmakers Moderna and Merck are jointly developing a personalized mRNA vaccine for patients with melanoma, with a large study to begin this year. The vaccines are customized to each patient, based on the numerous mutations in their cancer tissue. A vaccine personalized in this way can train the immune system to hunt for the cancer's mutation fingerprint and kill those cells.

But such vaccines will be expensive.

"You basically have to make every vaccine from scratch. If this wasn’t personalized, the vaccine could probably be made for pennies, just like the COVID vaccine," said Dr. Patrick Ott of Dana-Farber Cancer Institute in Boston.

The vaccines under development at UW Medicine are designed to work for many patients, not just a single patient. Tests are underway in early and advanced breast cancer, lung cancer and ovarian cancer. Some results may come as soon as next year.

Todd Pieper, 56, from suburban Seattle, is participating in testing for a vaccine intended to shrink lung cancer tumors. His cancer has spread to his brain, but he's hoping to live long enough to see his daughter graduate from nursing school next year.

"I have nothing to lose and everything to gain, either for me or for other people down the road," Pieper said of his decision to volunteer.

One of the first to receive the ovarian cancer vaccine in a safety study 11 years ago was Jamie Crase of nearby Mercer Island. Diagnosed with advanced ovarian cancer when she was 34, Crase thought she would die young and had made a will that bequeathed a favorite necklace to her best friend. Now 50, she has no sign of cancer and she still wears the necklace.

She doesn’t know for sure if the vaccine helped, “But I’m still here.”

The Associated Press Health and Science Department receives support from the Howard Hughes Medical Institute’s Science and Educational Media Group. The AP is solely responsible for all content.

City of Santa Monica
NOTICE INVITING BIDS

NOTICE IS HEREBY GIVEN that bids will be received by the City of Santa Monica until 3:00 p.m. on the date indicated at which time they will be opened and posted for:

BID #4443 MCO UNIFORMS

Submission Deadline is July 11, 2023 at 3:00 PM Pacific Time.

Bids must be submitted on forms supplied by the City of Santa Monica. Bid packages containing all forms, specifications, terms and conditions may be obtained on the City’s Online Vendor Portal. The website for this Notice of Inviting Bids and related documents is: OpenGov (https://secure.procurenow.com/portal/santa-monica-ca). There is no charge for bid package and specifications.

Flight canceled amid bad weather?
What you need to know about rebooking, refunds and more

ASSOCIATED PRESS

Amid peak summer travel, thousands of air travelers faced flight cancellations and delays this weekend and Monday as thunderstorms rolled in across the U.S. East Coast and Midwest.

In addition to bad weather, a technology failing also contributed to airline disruptions. The Federal Aviation Administration briefly paused operations at Washington, D.C.-area airports Sunday evening due to a problem with the communications system at a major air traffic control facility. Departures resumed after repairs were completed.

Beyond D.C., a chain of flights were also delayed or halted at other major travel hubs — including New York, Chicago and Atlanta — as thunderstorms moved across the country.

Near 3,000 U.S. flights were canceled on Saturday and Sunday combined, according to flight tracking service FlightAware, and more than 1,100 U.S. flights had been canceled as of noon ET Monday. Thousands of additional travelers experienced delays.

Staying calm — and knowing your rights — can go a long way if your flight is canceled, experts say. Here’s some of their advice for dealing with a flight cancellation:

MY FLIGHT WAS CANCELED. WHAT NEXT?

If you still want to get to your destination, most airlines will rebook you for free on the next available flight as long as it has seats, according to the U.S. Department of Transportation.

If you want to cancel the trip, you are entitled to a full refund, even if you bought non-refundable tickets. You’re also entitled to a refund of any bag fees, seat upgrades or other extras.

Kurt Ebenhoch, a consumer travel advocate and former airline executive, has stressed that travelers are eligible for a refund, not just vouchers for future travel. If you do take a voucher, make sure you inquire about blackout dates and other restrictions on its use.

CAN I ASK TO BE BOOKED ON ANOTHER AIRLINE’S FLIGHT?

Yes. Airlines aren’t required to put you on another airline’s flight, but they can, and sometimes do, according to the DOT. Jeff Klee, CEO of CheapAir.com, previously recommended researching alternate flights while you’re waiting to talk to an agent. Agents are typically under a lot of pressure when a flight is canceled, so giving them some options helps.

Ebenhoch also suggested looking for alternative airports that are close to your original destination.

IS THE AIRLINE REQUIRED TO GIVE ME A HOTEL ROOM, OR OTHER COMPENSATION?

No. As announced last month, the Biden administration is seeking to require that airlines compensate travelers and cover their meals and hotel rooms if they are stranded for reasons within the carrier’s control — but, as of now, each airline still has its own policies about providing for customers whose flights are canceled, according to the DOT.

Many airlines do offer accommodations, so you should check with their staff. The DOT also has an online dashboard that allows travelers to compare cancellation and delay policies of major carriers.

I’M FACING A LONG WAIT TO REBOOK. WHAT SHOULD I DO?

If someone in your traveling party is at a higher level in a frequent flier program, use the number reserved for that level to call the airline, Ebenhoeh said. You can also try calling an international help desk for the airline, since those agents have the ability to make changes.

HOW CAN I AVOID THIS IN THE FUTURE?

Ebenhoch said nonstop flights and morning flights are generally the most reliable if you can book them. If you’re worried about making it to the airport in time for a morning flight, he said, consider staying at a hotel connected to the airport the night before. And consider flying outside of busy dates.

Klee recommended comparing airlines’ policies on the DOT’s service dashboard. He also suggests reserving multiple flights and then canceling the ones you don’t use, as long as the airline will refund your money or convert it into a credit for a future flight.

ARE FLIGHT CANCELLATIONS TRENDING LOWER IN 2023?

Flight cancellations trended lower throughout the spring of 2023 than last year, according to data from the FAA.

Industry officials argue that carriers have fixed problems that contributed to a surge in flight cancellations and delays last summer, when 32,000 flights were mixed from June through August. Airlines have hired about 30,000 workers since then, including thousands of pilots, and they are using bigger planes to reduce flights but not the number of seats.

Still, officials warn of lingering staffing shortages, notably among key air traffic controllers. The FAA is training about 3,000 more controllers, but they won’t be ready for this summer’s travel. The agency resorted to nudging airlines to reduce flights in the New York City area this summer, and it opened 169 new flight paths over the East Coast to reduce bottlenecks.

In a government audit published last week, the Transportation Department’s Office of Inspector General found that the FAA has made “limited efforts” to have adequate staffing at critical air traffic control facilities, noting that the agency “continues to face staffing challenges and lacks a plan to address them, which in turn poses a risk to the continuity of air traffic operations.”
Virtue signaling with right to housing proposal could backfire on California

DAN WALTERS

Virtue signaling is the bane of contemporary civic life.

Politicians, political parties, nonprofit organizations and even corporations loudly proclaim support for whatever cause is either trendy or beloved by a certain segment of the population – while lacking the ability, or often even intention, to see it prevail.

While such expressions of moral support may warm the hearts of a cause’s fervent believers, they mean little in the real world where, as the old saying goes, actions speak louder than words.

Examples of virtue signaling abound, such as a bill passed by the Legislature and signed by Gov. Gavin Newsom to create a commission to recommend reparations for Black Californians whose ancestors were enslaved.

Newsom, et al, were enthusiastic supporters of the cause when it was proposed. As he signed the 2020 legislation, Newsom said it would correct the “structural racism and bias built into and permeating throughout our democratic and economic institutions.”

However, with the commission now on the verge of making its reparation recommendations, which could be very expensive, enthusiasm has clearly waned.

Another classic example of political virtue signaling is now making its way through the Legislature – a constitutional amendment declaring that Californians have a “fundamental human right to adequate housing.”

Everyone knows that California has a chronic shortage of housing, particularly for the millions of Californians with, at best, subsistence incomes. The shortage drives up housing costs, which are the chief factor in the state’s very high rate of poverty and its equally high level of homelessness.

The proposed amendment, which passed the Assembly on a 74-0 vote last month and is now pending in the Senate, declares, “It is the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right, on a nondiscriminatory and equitable basis, with a view to progressively achieve the full realization of the right, by all appropriate means, including the adoption and amendment of legislative measures, to the maximum of available resources.”

Noble sentiments, perhaps, but how would it affect the housing crisis?

Michael Tubbs, the former mayor of Stockton who now advises Newsom on poverty-related issues, argued in a CalMatters commentary that it would force local governments to accept affordable housing projects, require tenant-friendly laws such as rent control and making evictions more difficult, and lead to more direct government investment in housing.

Perhaps it would, but not automatically. Assembly Constitutional Amendment 10 is full of the vague language that lawyers love because it requires lawsuits and judicial interpretations to have real-world meaning.

In other words, it would invite even more litigation on an issue that is already awash in contentious legalism.

DAN WALTERS

Send comments to editor@smdp.com
DeSantis unveils an aggressive immigration and border security policy that largely mirrors Trump’s

VALERIE GONZALEZ AND STEVE PEOPLES
Associated Press

Republican presidential candidate Ron DeSantis promised to end birthright citizenship, finish building the southern border wall and send U.S. forces into Mexico to combat drug cartels as part of an aggressive — and familiar — immigration policy proposal he laid out Monday in a Texas border city.

“I have listened to people in D.C. for years and years and years, going back decades — Republicans and Democrats — always chirping about this yet never actually bringing the issue to a conclusion,” DeSantis told an audience of roughly 100 people. “What we’re saying is no excuses on this.”

The DeSantis campaign has promised to release more detailed policy rollouts in the coming weeks. But in leading with immigration, DeSantis is prioritizing a divisive issue that has long been a focus of the GOP’s most conservative voters. The pro-immigrant group America’s Voice condemned DeSantis for making “invasion” references that have been used by white supremacists.

Yet voters in the political middle have warmed to more aggressive immigration policies in recent months as illegal border crossing surged. Overall, 6 in 10 adults in the U.S. disapprove of President Joe Biden’s handling of immigration, according to a recent AP-NORC poll.

Still, it may be difficult for DeSantis to separate himself on immigration from the many other Republicans seeking the 2024 presidential nomination — especially Trump, who’s the front-runner.

That didn’t stop him from trying. Speaking from a podium emblazoned with the words, “No Excuses” and “Stop the Invasion,” DeSantis noted that there were more immigrants deported in the first four years of the Obama administration than in Trump’s first term.

And while DeSantis avoided using Trump’s name during his speech, his repeated references to the unfinished border wall were nonetheless a knock on the former president. Trump tried and ultimately failed to finish a border wall along the entire 1,950-mile (3,140-kilometer) U.S.-Mexico border during his four years in office.

Before the Monday announcement, the DeSantis campaign released new merchandise bearing the words, “Build The Wall. No Excuses.”

Trump apparently watched his Republican rival’s appearance on television, describing DeSantis’ remarks as “very boring.”

“The DeSanctis speech was just a rehash of all the things I did to have the safest and strongest Border in U.S. history,” Trump wrote on social media.

Trump emphasized immigration while delivering the keynote address to hundreds of enthusiastic religious conservatives at the Faith and Freedom Coalition’s conference in Washington over the weekend. He promised to carry out “the largest domestic deportation operation on the border” and boasted about completing more than 300 miles (or 480 kilometers) of wall along the southern border during his administration while promising to build even more should he win another term.

Trump’s policies worked to constrict immigration, but the number of people crossing the U.S.-Mexico border still swelled...
Lincoln Blvd, the car park many of went to buy Christmas trees, next to Centinela Feed and Pet Supplies.

Many residents, local business owners and commuters were understandably concerned that Lincoln Blvd would quickly get clogged up with heavy vehicles and trucks and while the project at 710 has instead – and very wisely – used 7th Street as a point of access and exit, that is now no longer the only site requiring heavy duty equipment. Last week, as work got underway at the 1527 Lincoln Blvd location, those heavy haul trucks were indeed quickly clogging up that busy intersection of Broadway and Lincoln Blvd.

But it doesn't end there. Naturally, given its position the 1527 Lincoln Blvd project will also require access via that busiest of automotive arteries, but earth moving vehicles now, not only regularly fill the length of 7th Street from Olympic Blvd to the Vons site, but now they also queue up along Colorado Ave, often stretching back northeast across the Avenue from Olympic Blvd to the Vons site, largely because the buildings in the air will be difficult, if not impossible, to survive first and the amount of dust and dirt that was imminent. “For me, the noise has been unbearable, non-stop jackhammers throughout the day. I'm pretty sure they're not supposed to start until 8 o'clock, but sometimes the noise starts at about 7:30 in the morning,” Bailey says.

Each of these projects is expected to take years to complete, with estimates of the earliest completion times being approximately two years. And while the expected wet winter will offer much relief, we have the summer to survive first and the amount of dust and dirt in the air will be difficult, if not impossible, to regulate.

If you are showing any signs whatsoever of respiratory difficulty as a result of being exposed to dust, you should at once consult a physician. If you have not already done so, it is advisable to be examined by a physician who is familiar with the effects of respiratory infections, especially those caused by dust. It is also advisable to be examined by a physician who is familiar with the effects of respiratory infections, especially those caused by dust.

1527 LINCOLN BLVD

While the dirt, dust and disruption of any sizable construction project is almost invariably a spectacular inconvenience, this will actually significantly improve this section of Lincoln Blvd, largely because the buildings on this site had been disused for some time.

Directly facing both the 710 Broadway/ Vons site and new NMS Lincoln Santa Monica Apartments, this will be a five-story edifice featuring 114 studio, one, two, and three-bedroom residences atop 8,840 square feet of ground-floor commercial space and subterranean parking for 100 vehicles. The project from Cypress Equity Investments will include eight on-site affordable units, but none of these four projects are part of the Builder’s Remedy.

Designed by Ottinger Architects, the exterior will be of a contemporary design, composed of wood panels, fiber cement panels, metal and plaster, with the two structures interconnected by a rooftop deck, with courtyard spaces located at street level.

According to a city Architectural Review Board staff report from October of last year, “The contemporary design is conceived as solid forms with punched openings, recessed balconies, chamfers, and cuts that give the project a sculptural quality.”

“The linear court extends from Lincoln Boulevard to the rear alley, breaking the building facade along Lincoln Boulevard provides movement to the building, and the screen at the south facade enhances this sensibility within a lighter framework.”

DIRT, DUST AND DISRUPTION

While the Santa Monica of tomorrow might look nice and bright, the city of today is a little bit dusty as many residents currently living in apartments around the Lincoln/Broadway intersection and along 7th Street face constant construction work throughout the day.

Lawrence Elliot, who lives on 7th Street and works from home says that despite his best efforts, dust is still getting into his apartment. “A lot of the trucks are not covered, so the dirt gets out. And then they have the machines come in to clean, but they don’t really clean, they just push the dust off to the side.”

Elliot suffers from chronic obstructive pulmonary disease and he says, “Most of the time I have an air filter on and my windows closed, but it’s starting to get warm now. And there’s the noise. The noise level is another huge problem.”

Another resident of the area, Adrian Bailey says that he received no notification of any kind from council regarding the scale of disruption that was imminent. “For me, the noise has been unbearable, non-stop jackhammers throughout the day. I’m pretty sure they’re not supposed to start until 8 o’clock, but sometimes the noise starts at about 7:30 in the morning,” Bailey says.

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petition mediator and then was promoted to the position of Public Information Manager, which she held for 13 years. In 2007, she was selected as the Executive Director of the Agency, responsible for managing its day-to-day operations, including budget development, personnel management, contract oversight, and research for the Rent Control Board.

Her career was lauded and her retirement lamented by local landlord and attorney Michael Millman who said she has been an unbelievable, amazing, irreplaceable feature in the landscape of Santa Monica rental housing for a very long time.

He said she was a compassionate but stalwart defender of tenants who always treated everyone with respect.

“If you have a big issue that’s very important to owners and tenants, she’ll arrange a meeting, you may not have gotten any success at that meeting, but she always had the courage to sit in and staff that meeting,” he said.

He compared her to a fine diamond and said she will succeed wherever she goes next.

“I’m going to miss the fact that you are genuinely dropped dead, absolutely a nice, charming, decent person to everybody, to everybody, including people that provide housing,” he said.

According to the Board, Condon’s career has spanned several significant efforts. She processed increase petitions to assist owners of more than 1,000 earthquake-damaged buildings in repairing units and providing housing for tenants. She also played a role in implementing state-mandated changes that allowed owners of over 20,000 units to increase rents to market rates upon vacancy. She has worked to improve the Board’s technology implementation and coordinated with other cities on compensation for tenants impacted by construction.

She has also worked with the elected representatives on several political campaigns including voter approved measures requiring owners to provide eviction notices to the Rent Control Agency, extending eviction protections to renters in non-controlled units, establishing a fair determination of annual rent increases, and enabling owners to pass on a portion of their annual registration fee to tenants.

Condon confirmed she plans to retire by the end of the year and hopes a successor can be hired in time for the two to overlap for several weeks.

“I don’t have any major plans but I’ll be spending more time in Michigan with my soon-to-be 91 year old mother,” she said.

The Rent Control Board discussed her impending retirement at their June 8 meeting and will establish a subcommittee to work with her on the recruitment process. The subcommittee would be responsible for selecting an executive recruiter, preparing a brochure with job requirements, and providing periodic reports to the board as they evaluate candidates.

“CVRA
FROM PAGE 1

The plaintiffs to take the case to the California Supreme Court.

To prove vote dilution under the California Voting Rights Act (CVRA), the plaintiffs must demonstrate that a protected class, such as race, is unable to influence an election due to being overwhelmed by the majority.

The plaintiffs proposed dividing the city into districts, which would result in a Pico neighborhood with approximately 30% Latino population compared to the citywide average of 14%. However, this would not establish a Latino majority, leading the appeals court to support the City’s current at-large voting system.

The Supreme Court agreed to review during his time in office before dropping during the COVID-19 pandemic.

And his policies caused clogs in the system that led to massive overcrowding: the immigration court case backlog alone grew from roughly 500,000 in June 2016 to 1.3 million cases by the end of 2020. There were massive human rights concerns, too, particularly with the Remain in Mexico program and the separation of children from their families at the border.

In his plan, DeSantis is embracing many of the same policies.

Like Trump, DeSantis vowed to end the practice, as outlined in the Constitution, that grants citizenship to all babies born on U.S. soil. The 14th Amendment states: “All persons born or naturalized in the United States, and subject to the jurisdiction thereof, are citizens of the United States and the State wherein they reside.”

DeSantis promises to end the United States’ so-called catch-and-release policy, which currently allows for the release of immigrants in the country illegally until their court dates. That’s as federal immigration authorities have the money for just 30,000 beds, making it impossible to detain everyone who is arrested.

DeSantis also wants to reinstitute the Remain in Mexico policy to make asylum-seekers wait in Mexico for hearings in U.S. immigration court. Such a plan would need Mexico’s approval.

He’s calling for closing the “Flores loophole,” which, among other things, requires families to generally be released from custody in 20 days. It is part of a federal court order, so it’s unclear how he could close it if elected.

DeSantis is also promising to use military force against drug cartels if necessary. He would also “reserve the right to operate across the border to secure our territory from Mexican cartel activities,” according to the plan, which also calls for the U.S. Navy and the Coast Guard to block precursor chemicals from entering Mexican ports if “the Mexican government won’t stop cartel drug manufacturing.”

“We will use every bit of leverage at our disposal against both Mexico and every power at our disposal against the cartels,” he told his audience in Eagle Pass. “If they are trying to move product into this country and they are killing our people, you don’t only have the right, you have a responsibility to fight back.”

DeSantis’ plan says little about the millions of immigrants already living in the country illegally, aside from promising to deport those who have overstayed their visas. Deporting immigrants already living in the country illegally until their court dates. That money can only come from the California Rental Control Agency, extending eviction

RENT
FROM PAGE 1

the case with a focus on establishing the benchmark for proving vote dilution under the CVRA. It also upheld the Court of Appeal’s ruling that the plaintiffs failed to prove discrimination in violation of the equal protection clause.

This year, the court is averaging a ruling on cases two to three months after oral arguments.

The hearing is entirely remote but the public will have access to oral argument via live-streaming on the Supreme Court website (https://supreme.courts.ca.gov/) and the California Courts Newsroom (https://newsroom.courts.ca.gov/). The day’s session begins at 10 a.m. and the Santa Monica case is the second of two scheduled for the day.

IMMIGRATION
FROM PAGE 6

such people has been a challenge that has eluded authorities for decades.

The Florida governor spoke publicly about the key elements of his plan for the first time in an essay, an area where surrounding farms and sparsely populated towns topped Texas’ Rio Grande Valley in arrests during parts of last year.

Groups of dozens, sometimes hundreds of people, waded through the river’s shallow water to surrender to Border Patrol agents in the sprawling town of warehouses and decaying houses. Mission: Border Hope, a migrant aid group, moved to a large warehouse last year to help arrange bus travel to San Antonio for up to 1,000 people a day who were released with orders to report to immigration court or an immigration office.

In September, the small border city made international headlines when nine people drowned in their attempt to swim through the Rio Grande.

While the area leans Democratic, some in the audience on Monday spoke of new conservative momentum. One teacher in the audience noted that local schools are forced to lock down at times when law enforcement chases immigrants attempting to evade detection. Several mothers in the crowd also said they have lost children to fentanyl overdoses.

DeSantis was supportive of one audience member who suggested that the “invasion” at the border constituted an “act of war.”

“I think the state of Texas has the right to declare an invasion,” DeSantis told the man. “You’re going to see as president under Article 2 of the Constitution, you have a responsibility and a duty to protect the country. We are going to do that and we are going to do that robustly.”

Peoples reported from New York. Associated Press writers Elliot Spagat in San Diego, Will Weissert and Colleen Long in Washington, and Jill Colvin in New York contributed to this report.

HOUSING
FROM PAGE 5

The most bothersome aspect of ACA 10, however, is its assumption – as Tubbs suggested – that state and local governments have the innate inability to solve California’s housing dilemma. They don’t.

Building enough housing requires, above all, lots of money, much more than the governments can muster on their own. That money can only come from private investors who must be persuaded that building homes and apartments in California will be reasonably profitable.

Officialsdom’s most important role is reducing the bureaucratic hassle and costs of such investment, as Newsom and the Legislature have sought to do through streamlining legislation.

ACA 10 is not only virtual signaling but sends the wrong message to potential housing investors that California could make development even more difficult and potentially less profitable.

TRACY CONDON
Courtesy photo

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**PUZZLES**

**SOLUTIONS TO YESTERDAY’S SUDOKU**

**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.

**ACROSS 1 Prickly desert plants 57 Clock radio 58 Reason 65 Motion picture 66 PRING 67 Wild animal’s den 68 Unlocks 69 Cola or ginger ale 70 Small whirlpool 71 Too-studious ones 72 Mark 73 Snare 74 Jump 75 Dough 76 Loudness 77 Classics 78 Mother Nature 79 Nature’s gift 80 Dark horse 81 Newt 82 Bird 83 Snare 84 Fish 85 Tackle 86 Ache 87 Banjo 88 Bide 89 Music 90 Song 91 Tack 92 Ache 93 Banjo 94 Bide 95 Clock radio 96 Reps 97 Tea sense 98 Yrs 99 Sofas 100 Dusts 102 Electric blanket 104 Tutor role 105 Sonar 106 Ear 107 Net 108 Omaha 109 Sec 110 Scam 111 Night table 112 Taxi 113 Okra 114 Untill 115 Epic feet 116 Roof 117 Mess 118 Free 119 Newt

**SOLUTIONS TO YESTERDAY’S CROSSWORD**

**Newsday Crossword**

**SWEET C-FOOD by Billie Truitt**

Edited by Stanley Newman
www.stanxwords.com

ACROSS 1 Gator’s cousin 18 Aviation prefix for dynamic 19 Young male horse 20 Jogger’s pace 21 Pay no attention to 22 Cinnamon or ginger 23 Anti-fur org.

**SWEET C-FOOD**

8 Metal in barbells 9 Arctic plain 10 Height above sea level: Abbr. 11 Bakery dessert with orange veggie pieces 12 Force out 13 Epic tales 15 Signals “yes” with one’s head 16 Round toys on strings 17 Moistens, as a turkey 18 “Scram!” 19 “mater (school you went to) 20 Egg yolk 21 Small ceramic container 22 Hot dog topping made from pickles 23 Shoe bottoms 24 Weighty book

**TODAY’S BIRTHDAY (June 27)**

**HOROSCOPES**

ARIES (March 21-April 19). There will be opportunities to react to compliments. “In order to keep a true perspective on one’s importance, everyone should have a dog that worships him and a cat that will ignore him.” — Derek Bruce

TAURUS (April 20-May 20). Ideally, a comfort zone is ever-expanding. This way, you can be comfortable in many different situations, and life becomes more varied and exciting. Welcome the unknown. Make friends with fear.

GEMINI (May 21-June 21). Today, life is like grammar rules. You don’t need to delve into the technicalities of why something is wrong to recognize that it sounds weird or doesn’t flow well. If something seems off, don’t work harder. Just go another direction entirely.

CANCER (June 22-July 22). Someone will take the best of what you taught them and improve upon it. You’ll be proud to see the usefuleof the tools you’ve shared. It will be a sight to know your contribution helps others take on the challenges of life with grace.

LEO (July 23-Aug. 22). Whenever feasible, address matters face to face and up close. It is in close proximity that misunderstandings are resolved, where facial expressions can be accurately interpreted and where intentions can be genuinely felt.

VIRGO (Aug. 23-Sept. 22). You know who you want to be, and the universe is giving you the training ground to grow into the role. The task at hand may be difficult, but they’ll never see it in your performance. You’ll demonstrate confidence and ease.

LIBRA (Sept. 23-Oct. 23). The more people try to impress, the less impressive the effect. But those who quietly embody an attitude of success will capture your attention and keep you watching and wondering about the rest of the story.

SCORPIO (Oct. 24-Nov. 21). Feelings are not wrong or right. Like weather or landscape, they just are. An emotion that you associate with immaturity may in fact have more wisdom and intelligence coursing through it than the logical mind could ever drum up.

SAGITTARIUS (Nov. 22-Dec. 21). You feel a bond with the global community and the onus to help those who do not have such a strong connection. You’ll reach out in the spirit of inclusiveness, and the gesture will alleviate someone’s loneliness.

CAPRICORN (Dec. 22-Jan. 19). J.R.R. Tolkien suggested, “It’s a dangerous business going out your door.” However, it is now possible to find more danger — and excitement — from the comfort of your couch. You’ll love what you learn today.

AQUARIUS (Jan. 20-Feb. 18). You will be remarkably dedicated, provided the obstacles are cleared from your schedule. Given the time and opportunity, you will practice, improve and repeat until it’s effortless to create the result you desire.

PISCES (Feb. 19-March 20). When people are not listening, it’s tempting to get louder and talk more. Do the opposite. By getting quieter and talking less, you learn the details and depth of a situation and grow more powerful for the knowledge.

The universe inside you is as vast and complicated as the one outside of you. You go into this solar return with a profound sense of boundlessness. A program you work will have rewards involving health, wealth and an overall sense of self-control. More highlights: A cash-out, fresh and renewing attractions and an investment in which you triple your money. Virgo and Sagittarius adore you. Your lucky numbers are: 8, 2, 20, 1 and 18.
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 18 letters left over. They spell out the alternative theme of the puzzle.

**Market day**

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

Arts

Dresses

Jams

Quilt

Atlas

Earrings

Jeans

Shoes

Axes

Eggs

Junk

Skis

Bike

Farmers

Kettle

Slices

Cage

Find

Kittens

Soap

Cash

Fish

Knives

Spend

Chai

Flute

Lawnmower

Stamps

Cheap

Food

Metal

Tacky

Chutney

Fruit

Pets

Teas

Community

Games

Pies

Tools

Confectionery

Hats

Plants

Craft

Herbs

Pony rides

SOLUTIONS TO YESTERDAY’S WORDS PUZZLE.
Too many gutter balls
TUESDAY | JUNE 27

TUESDAY TALES: A TRAVELING STORYTIME - CROWN ACT STORYTIME
A storytelling event celebrating the 4th anniversary of the Crown Act, which prohibits discrimination based on hair style, type and texture. Ages 2-5.
Limited space. Pico Branch Library, 2201 Pico Blvd 10:30 - 11 a.m.

CITY COUNCIL MEETING
City Hall 1685 Main Street. 5:30 p.m. start time.

WEDNESDAY | JUNE 28

THE L.A. ZOO GOES TO THE LIBRARY
Join the L.A. Zoo this summer as we find ways to discover the local wildlife that lives in Griffith Park and learn about the unique story of your Los Angeles Zoo. Venice - Abbot Kinney Memorial Branch Library 501 S. Venice Boulevard Venice.

SUMMER READING PROGRAM: DANCE TO EXPRESS YOUR STORY
Everyone gets to dance! Dancer Teresa smith gets kids and families moving and grooving to music from around the world. Free tickets available at 2 p.m. For Families. Limited space. Main Library, 601 Santa Monica Blvd.

THE GREAT BRITISH BAKING SHOW’S CRYSTELLE PEREIRA COOKING DEMO & BOOK SIGNING AT THE GOURMANDISE SCHOOL

FRIDAY | JUNE 30

COMING OUT WEST: LGBTQ+ ELDERS SHARE THEIR STORIES
Santa Monica History Museum and The Outwords Archive present an exhibition of oral histories, ephemera and historical objects from LGBTQ+ elders with ties to Los Angeles and the Santa Monica Bay area. Santa Monica History Museum 1350 7th Street 11 a.m. - 5 p.m.

SATURDAY | JULY 1

POSITIVE PARENTING: BEHAVIORAL STRUGGLES IN CHILDREN
Pico Branch Library, 2201 Pico Blvd. 10:30 - 11:30 a.m. United Mental health Promoters presents this free, confidential and educational conversation for parents, grandparents and caregivers. UMHP aims to reduce the stigma associated with mental illness by increasing awareness, removing barriers, engaging families with children and improving timely access to culturally- and linguistically-appropriate resources. A light breakfast is served and childcare provided. To register, email library@ santamonic.gov or call (310) 458-8600.

INDEPENDENCE DAY CELEBRATION AT SANTA MONICA COLLEGE
SMC’s Independence Day Celebration—the biggest, most sensational patriotic event on the Westside! Bring your family and friends to SMC for a star-spangled salute to our nation’s independence. Come early, picnics on the lawn, enjoy continuous entertainment and special exhibits (with plenty of refreshments available for purchase), and cap off the evening with a spectacular fireworks salute to America. Santa Monica College 1900 Pico Blvd. Santa Monica, CA 90405 https://www.smc.edu/calendar/index.php?event-details/349216e1e8d84118-a128-e065a36a397

SUNDAY | JULY 2

DAPPER DAY SOCIAL
Calling all vintage buffs! Legendary LA event producers Dapper Day will host an afternoon at the Santa Monica Place full of vintage fun: music, refreshments, vintage shopping, and more!

For help submitting an event, contact us at 310-458-7737 or submit to events@smdp.com

WEATHER

TUESDAY, JUNE 27, 2023

Patchy fog before 11am. Otherwise, cloudy through mid morning, then gradual clearing, with a high near 70.

Surf conditions: SSW swell continues to slowly build and will be a fairly small day, it will also be an improvement from prior days. New SSW swell slowly builds all day. Wind will be lightest in the AM but even the PM doesn't look too bad.

Weed-Thu look like the biggest and best days of the week. Weak side/offshore (E-ESE wind) should mean generally clean conditions in the morning and even the PM onshores look pretty mellow. SSW swell builds to a peak, touch of NW mixes in.

DAILY LOTTERY

Despite every effort 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 website at http://www.calottery.com

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SUNDAY, JULY 1, 2023

GATES OPEN 5 P.M. | FIREWORKS AT 9 P.M.

$5 PARKING ENTER AT PICO BLVD. & 17TH ST.

LIVE MUSIC BY WESTSIDE CREW

WWW.SMC.EDU/CELEBRATEAMERICA

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