

SANTA MONICA LATE NEWS

Crystal Balls Make Things Crystal Clear

Surely, they could see this coming. Fortunetellers will soon be allowed to bring their crystal balls back to Ocean Front Walk after the City Council enacted an ordinance to expand the areas where they may operate.

The activity had been restricted to the Santa Monica Pier, but the council, facing concerns about First Amendment protections, agreed to allow fortune-tellers, tarot card readers, and possibly psychic people to practice on Ocean Front Walk, Lincoln Blvd. and Santa Monica Blvd.

The California Supreme Court recently ruled that fortune telling was protected and could not be prohibited by the government. The psychics probably predicted that ruling, too.

L.A. Marathon to End in Santa Monica

No doubt (whatsoever) they also predicted that the 2010 Los Angeles Marathon will end at the intersection of Ocean Avenue and Santa Monica Blvd.

The Marathon, which will celebrate its 25th year, will start at Dodger Stadium, wind its way toward the Pacific Ocean, enter-

ing Santa Monica at 26th Street and San Vicente Blvd., then head west to Ocean Avenue.

The council had to revise an ordinance in order to permit a marathon to be held in the city. The post-race festivities will be held in the parking lot immediately north of the Santa Monica Pier.

SMCC Construction Projects to Cost \$295 Million

Santa Monica City College is in the process of spending some of the \$295 million approved by voters as Measure AA, which will be assessed on their property tax bills for construction projects.

About a dozen construction projects will be completed on three different campuses. They include the expansion of the library, the new Liberal Arts and Sciences Building, and the nearly completed consolidated Student Services Center on the main campus.

Other projects are slated for the Performing Arts and Academy of Entertainment Campus, and the Technology Campus.

Meeting Announcement

Lainy Parry / Bill Dawson - Meeting Moderator
Legal Questions Answered
State Legislative Report
Rent Control/Owner Education

Santa Monica Mini Trade Show
November 23 • 7:00 P.M.

No Meeting In December - Happy Holidays

Colorado Center Comm. Rm. - 2500 Broadway - Across from Helen's Cycle Shop
Street Parking and Validated Parking in the Building

For more info. call Mona at 310-820-7651 ext. 601

Under the Dome **A Game of Political Chicken**

*By Steve Carlson,
Sacramento Lobbyist*

As this is being written, the time for the Governor to sign or veto the 700 or so bills sent to him at the end of the Legislative Session had just passed. It was a period fraught with drama and frayed emotions. Up until Sunday, October 11, the last day for him to act on bills, the Governor was threatening mass vetoes if a deal on water policy was not reached.

At the very last minute, citing good-faith effort and progress, the Governor took action vetoing a little less than half the bills on his desk, a number of which we had been following. The legislature is now back in Special Session to deal with water and the recommendations of the Commission on the 21st Century Economy

The Commission's report was issued in late September, but though the Governor praised it, most observers believe it is DOA in the Legislature. It does not contain any reference to a split-roll tax, but its most controversial proposal is to phase out the state sales tax and replace it with a Business Net Receipts Tax (BNRT). It also lowers some income tax rates. Both the left and the right, business and labor, attacked it voraciously. It is highly unlikely the package will be approved by the Legislature. We will be keeping our eye on bills in the Special Session lest someone tries to slip a fast one in, but it is likely only measures with broad consensus

support will be acted on.

Final Actions on Key Bills

SB 183 (Lowenthal) – Carbon monoxide devices. As reported last month, in a real surprise, this measure, which was vetoed last year, was suddenly shelved right at the end of the session as it awaited final approval...It can be taken up again next session.

AB 1186 (Blumenfield) – Non-residential parking cash-out program. With amendments to assure that the language of the bill does not give employees



access to lease information, we removed our opposition. Vetoed.

AB 530 (Krekorian) – UDs. Removes sunset date, geographical limits, allowing City Attorneys to intervene where controlled substances and firearms are present. Support. Signed by Governor.

AB 568 (Lieu) – UDs. Counterfeit goods. Allows City Attorneys to initiate UDs if counterfeit goods are present. Got amendment so applies only to non-residential. Support. Signed by Governor.

AB 49 (Feuer) – Mandate to reduce urban per capita water use. Could have resulted in costly and unworkable mandates on property owners. AAGLA was part of the Water Conference Committee that failed to reach agreement.

SB 407 (Padilla) – Low-flow plumbing devices. We were neutral on the measure, which ran into some opposition late in the session when the author refused to amend the bill to provide a “safe harbor” of 20 years for owners who install low-flow devices pursuant to local or state law. Signed by Governor.

SB 290 (Leno) – Permanent 60-day notices to vacate when tenants in place over a year. We are opposing the bill unless amended with a sunset date of three years or less. Signed by Governor.

SB 120 (Lowenthal) – Obligations to tenants placed on successors of interest as a result of foreclosure. Signed by Governor.

AB 473 (Blumenfield) – Multi-family recycling mandate. Late amendments create several possible exemptions from the requirements. Neutral. Vetoed, again.

SB 1020 (Emmerson) – State compliance dates for pool anti-entrapment devices. Signed by Governor.

AB 1160 (Fong) – Translation of contracts. Signed by Governor.

SB 242 (Yee) – Prohibits language prohibitions in the workplace, so to speak. Amendments to the bill remove or reduce the possibility that this could result in having to provide leases in languages other than English. Vetoed.

Stay tuned.

Mona's Musings
Santa Monica Mini Trade Show
– November 23

*By Mona Begum,
 Westside Office Manager*

I hope you were able to attend the event we co-sponsored with the Santa Monica City Attorney's Office, the Santa Monica Rent Control Board, Action Apartment Association, and the Legal Aid Foundation of Los Angeles: Finding Common Ground In Changing Times, and we hope you found time to go to our our 13th Annual Trade Show, held on the same day in Studio City.

It marked the 30th anniversary of Santa Monica Rent Control and brought together local apartment owners, tenants and the City of Santa Monica for this first of its kind meeting.

We had a great turnout – about

130 people. The Annenburg Community Beach House is a beautiful site. It features glass walls for spectacular views.

L.A. County Supervisor Zev Yaroslavsky was the special guest speaker. City Attorney Marsha Moutrie, Santa Monica Mayor Ken Genser, and AAGLA President Bill Dawson also spoke.

Peter Robinson, who is on the faculty at Pepperdine University, gave a great presentation on how to resolve conflicts.

AAGLA, the Action Apartment Association, the City Attorney's Office, the Rent Control Board, the Santa Monica Fire Department, and the Legal Aid Foundation all had booths at the event.

In another vein, this month's Santa Monica meeting on Monday, November 23, 2009, at 7:00 p.m., will include our annual holiday party and Mini Trade Show. It will give you an opportunity to meet with

different vendors listed below and see their products in a small setting. Plus you get to have some tasty food. See you there.

**MINI TRADE SHOW
 EXHIBITOR LIST**

Composting Systems
EpoxyGreen Design Center
FormLA's Money-Saving Lawns
HWINC - Money-Saving Tankless Water Heaters
JP Morgan Chase
Sunaire - Solar Attic Fans & Solatube Skylite Upgrades
Wright Way Painting - Environmental Paints & Wood Finishes

Why doesn't your broker offer STATE FARM®?

A broker can't match the personal service your small business can get from a State Farm agent. Talk to me today.




David B Rosenberg, Agent
 Insurance Lic. #: 0618319
 1205 Wilshire Blvd
 Santa Monica, CA 90403
 Bus: 310-458-3400



LIKE A GOOD NEIGHBOR, STATE FARM IS THERE:
 Providing Insurance and Financial Services

State Farm • Home Office: Bloomington, IL
 P068024 07/06

**V
 I
 S
 I
 T
 W
 W
 W
 .
 A
 A
 G
 L
 A
 .
 O
 R
 G**

SAFE GAS SERVICES, INC 
 Plumbing, Rooter, Retrofitting services at discount prices Lic#926398

COMMERCIAL & RESIDENTIAL

Discount Plumbing • Rooter Services
Earthquake Valve Installation

Enviro-Safe Plumbing

QUALITY, RELIABLE SERVICE YOU CAN TRUST


Trained & Authorized Installer of:

- ASSI Gas Safety Valve
- Rannai Tankless Water Heater
- Water Conservation & Filtration.

Earthquake Safety Special: Gas Safety Valve \$299.00

Tankless Water Heater as low as \$975.00*

Summer Special \$69 Rooter Service



310-664-8777 • 1-877- SAFE-002

*After rebates, call office for details



The Apartment Association Of Greater Los Angeles
 12012 Wilshire Blvd.
 West Los Angeles, CA 90025

PRE-SORTED
 STANDARD
 U.S. POSTAGE
PAID
 LOS ANGELES, CA
 PERMIT NO. 199

CFP
**COPIER, FAX & PRINTER
 SERVICE & SALES**

**NEW AND
 REFURBISHED EQUIPMENT
 GIVE US A CALL!!!**

562.696.7105 OR 877.696.7105
 VISIT OUR WEBSITE WWW.CFPSERVICE.HOMESTEAD.COM

Hours 9am - 5pm M-F
 Sat 10am - 2pm



Member of the Apartment Association

contact@sullivan-dituri.com

Call Joseph E. Fitzsimons or William T. Dawson

Tel: 310.453.3341 / Fax: 310.453.3346

Santa Monica CA 90403

2111 Wilshire Blvd

"Serving the Apartment Industry Since 1962"

SULLIVAN - DITURI COMPANY

PROPERTY MANAGEMENT PROPERTIES FOR SALE COMMERCIAL LEASE RENTALS

