

SANTA MONICA REPORT



A PUBLICATION OF THE APARTMENT ASSOCIATION OF GREATER LOS ANGELES

12012 WILSHIRE BLVD., WEST LOS ANGELES, CALIFORNIA 90025 - PH. 310-820-7651 EXT. 601 EDITOR: KEVIN B. POSTEMA

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ISSUE 3



SANTA MONICA NEWS



School District to Place Property Tax Measure on Ballot

Facing what it estimates to be a \$14.5 million deficit, the Santa Monica-Malibu Unified School District (SMMUSD) is placing another parcel tax measure before voters in a special mail-in ballot election set for May 25.

If approved by two-thirds of the voters, it will add an additional \$198 per year to your property tax bill, which SMMUSD estimates will raise an additional \$5.7 million annually.

Property owners already pay two assessments to SMM-USD, including a parcel tax of \$346. They also pay local Santa Monica College assessments, a clean

beach tax, and a storm water tax.

The board spent nearly \$61,500 to survey residents to see if they would vote for an additional



AAGLA Director Don Dennis attends recent SM Meeting

parcel tax. The survey results showed support for the \$198 parcel tax was below that needed to

pass it. Nevertheless, the board is putting it on the ballot.

The board also voted to reduce district staff by 92 employees, which includes teachers, nurses and counselors.

However, board members said that would be the worst-case scenario. The number could be reduced if the teachers' union ratifies a labor agreement on furloughs, and it could be reduced further still if the new parcel tax is approved by voters.

In early March, the board will reconvene to finalize the number of employees who will be laid off, and then notify those affected by mid-March.

A representative of the teachers' union said the board's decision was premature, and based on conservative budget assumptions. They expressed disappointment that no administrative positions were being targeted.

The final number could also be adjusted if employees decide to retire or quit.

Annenberg Beach House has too Many Vacancies

Since the Annenberg Community Beach House opened in April of 2009, revenues for

Continued on page 3

Meeting Announcement

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

March Meetings

Security, Security, Security

Mon., Mar. 29, 2010 • 7:00 P.M.

April Meeting • Mon., April. 26, 2010

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

Under the Dome They Just Can't Help Themselves

By Steve Carlson,
Sacramento Lobbyist

The last day to introduce new bills for the 2010 session was February 19. As I now write this article, just a few days later, most of my lobbyist colleagues and I, who had been commenting on how few new bills had been introduced, saw over 1,300 bills introduced toward the end of the process in this, the second and last year of the biennial session.

We are slogging through the bills to see what gems we have to deal with this session and will report in detail next month. In some encouraging news, our preliminary review did not reveal any frontal assaults on Costa-Hawkins, or other "life threatening" bills.

Of course, the budget still dominates many conversations, but nothing takes even a close second to the buzz around the political maneuvering in an election year in this era of term limits.

Redistricting

February 12 was the last day for citizens to apply to be on the Redistricting Commission that will redraw legislative districts after the 2010 census. Of course, even that is politicized as opponents of Prop. 11 (the initiative that created the commission) are saying the applicant pool is not diverse enough. About 30,000 folks applied to be on the commission.

Statewide Races

The Republican side of the Governor's race began to heat up as Meg Whitman and Steve Poizner began pouring their personal fortunes into the campaign

with the gloves coming off the campaign rhetoric. Former Governor Jerry Brown found himself alone on the Dem side with the withdrawal of S.F. Mayor Gavin Newsom from the race. On a positive note, Newsom vetoed an ordinance that would have extended just cause eviction to pre-1995 (Costa-Hawkins) units that are exempt under the local new construction exemption.

Capitol drama centered around the appointment by Schwarzenegger of Santa Barbara Republican Abel Maldonado as Lieutenant Governor to fill the remaining term of John Garamendi, who is now in Congress. Although confirmed by the Senate, he failed to win confirmation in the Assembly, getting only eight Democratic votes out of their 51. The Governor has renominated him starting another 90 day clock. This is a very ugly process. Many Dems believe Maldonado will get a leg up in the Lieutenant Governor's race this fall. Many Reps oppose him because he was the deciding vote on the budget last year.

In more term-limits musical chairs, Assemblyman Kevin De Leon (D-L.A.) will be running for Gil Cedillo's State Senate seat and Cedillo will run for De Leon's Assembly seat, at least for the two years he has left under term limits.

In other races, there are no less than seven candidates for the Dem nomination for AG, three of whom are Democratic Assemblymembers.

Finally, John Perez (D-L.A.) took over as Assembly Speaker on March 1.

One bill left over from last year of interest is SB 518 (Lowenthal), which is about parking. See future issues for details on that.

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Mona's Musings Security, Security, Security

By Mona Begum,
Westside Office Manager

Our February meeting was held at the Montana Avenue Branch of the SM Public Library as we temporarily relocated the meeting last month.

This month's meeting will be held on Monday, March 29, 2010, at 7:00 p.m., and we will be back at our usual location, the Colorado Center Community Room.

The March meeting will focus on security issues, and will

feature AAGLA Board Member Arnie Corlin with his video surveillance tapes (these are fascinating), and representatives from both the SMPD and the SMFD.

We'll also have a guest who will describe a new free vacancy listing web site. And we will also have a local attorney on hand to discuss legal issues and answer questions. Of course,

Walt Zambas also will offer money-saving tips to our members.

When you attend our Santa Monica meetings, you also have a chance to win a \$300 gift certificate, generously donated by Carlson's Appliances, located at 1342 5th Street in Santa Monica. So, in addition to all the informa-

tion you can gather at the meeting, you have a chance to win something nice.

Our April Santa Monica Meeting will be held on Monday, April 26, 2010, at 7:00 p.m.

The Santa Monica Meeting is held in the Colorado Center Community Room, located at 2500 Broadway Avenue in Santa Monica. The meeting room is just across the street from Helen's Cycle Shop. Street and validated parking in the building are available.

And don't forget that we are here to help. Give us a call at 310-820-7651, or drop by the Westside office. We can provide all the AAGLA forms and low-cost tenant screening you need.

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private events at the new facility have been nearly \$800,000 less than projected, raising concerns about the business plan used for the facility.

Private events at the facility were intended to subsidize the operating expenses for the facility, keeping public admission fees to the facility low on days it is open to the general public.

The city had planned to spend \$1.3 million in operating expenses this fiscal year, but the decrease in revenue means that it will need to contribute another \$400,000. Due to lower than expected operating expenses, the city will not need to contribute the full \$800,000 shortfall.

The Annenberg Foundation donated \$27.5 million for redeveloping the facility at 415 Pacific Coast Highway, which was

once the home William Randolph Hearst and built for actress Marion Davies. Later, the site operated as the Sand and Sea Club, but was closed due to damage after the 1994 Northridge earthquake.

The city plans to take the extra \$400,000 needed from its \$8-million beach fund, which is funded from beach parking lot fees.

One Councilmember, and some staff at city hall, downplayed the deficit, and some indicated they were not certain whether revenues will meet target numbers in the coming year.

At least one Councilmember described the revenue reduction as a troubling number that, if it continues, will require the city to look at alternative methods for operating the facility.

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