

Santa Monica Democratic Club

2026 City Council Candidate Questionnaire

Thank you for your interest in the Santa Monica Democratic Club endorsement. Candidates seeking the endorsement of our Club must complete and return the following questionnaire. Only registered Democrats are eligible for our consideration. Submitting this questionnaire constitutes acknowledgment that its contents are now part of the public record and may be reproduced and distributed by the Santa Monica Democratic Club.

Please send the completed questionnaire to smdemocrats@gmail.com by 11:59pm on June 8, 2026. Interview appointment times with our Executive Committee will be scheduled on a first come first served basis for the weekend of June 20/21 as the questionnaires are returned.

None of these questions shall be construed as litmus tests. There are no questions that must be answered a certain way to be considered for our endorsement.

General Information

Candidate Name: [Danny Ivanov](#)

Email Address: divanov@law.gwu.edu

Candidate's Current Occupation: [Attorney](#)

Candidate's Employer: [Hirschfeld Kraemer LLP](#)

Campaign Contact Person (if other than candidate): [Cory Allen](#) cory@mosaicpac.com and [Theresa Cruz](#) theresa@cruzcontrolconsulting.com

1. What qualifications do you bring to this office?

I am an attorney with extensive experience in solving complicated legal problems and interpreting the application of statutes, regulations, and legislation; I have invested time in our community formerly serving as VP of Political Action of this club; and I am a public servant currently serving as Chair of our Rent Control Board in which I will have completed a full 4-year term by November. During my tenure on the Rent Control Board, I have a proven track record of results taking bold steps to address unaffordability including implementing measure RC to provide much needed relief for our renters after facing the largest rent increase in decades, banning banked rent increases, and increasing the amount of money tenants can recover in disputes with their landlords to keep up with inflation for the first time since 2016. My elected experience in local government, time invested in this community, relationships with key groups and stakeholders across the City that will enable me to build winning coalitions, and legal skillset uniquely position me to be an effective councilmember that can start getting things done on day one.

2. Why are you running?

I'm running because the fundamentally American ideal of social mobility that we've come to expect – the concept that we expect to do well but we expect our kids to do better – we're losing it, and we're losing it in Santa Monica in an even more profound way than other parts of the country given how unaffordable it has become to live here. At 30, instead of thinking

about home ownership like previous generations, I find myself scraping by. I want to be a voice for my generation by being on the front lines of making the necessary long term investments that we need to begin to turn the tide on our affordability crisis.

3. What are the top issues of your campaign, and how do they differ from other candidates in this race? How do you plan to address those issues once elected?

My top priorities in this campaign are tackling our cost of living crisis with bold solutions to make Santa Monica more affordable and accessible, economic development and revitalizing our local economy, and ensuring clean / safe neighborhoods. What separates me from other candidates is that I have an actual voting record of results delivering on these issues like affordability for our community with some of the accomplishments I listed in my response to Question 1. To address these issues, I will be focused on bringing together key groups and stakeholders across our City so we can build winning coalitions to actually implement policy measures through Council. I will work with anyone, anywhere, at any time for the betterment of our City.

4. Please list all endorsements received to date (individual and organizational).

Hon. Kay Ambriz, Vice Chair-Santa Monica Rent Control Board, SMDC VP Programs
Susan Sheu, SMDC At Large Member
Michelle Grant, Chair No Kings SM
Melissa Goodman, Executive Director, Center on Reproductive Health, Law, & Policy at UCLA Law School
Naomi Goldman, Principal NLG Communications
Hon. Dr. Tom Peters, Vice Chair SMC Board of Trustees
Rana Kirkland, Former Chair SMDC D&I Committee
Brian Stedge-Stroud, Chair Santa Monica Public Safety Reform and Oversight Commission

5. How long have you lived in Santa Monica? Where else have you lived?

I have lived in Santa Monica for a little over 5 years now. I moved here in March 2021. I was born and raised in the Chicago suburbs and lived there through high school. I lived in Coral Gables, FL for 3 years while pursuing my undergraduate education triple majoring in Economics, Political Science, and History and I lived in Washington, DC for 3 years while pursuing my law degree.

6. Will you pledge to serve on City Council for your entire four year term?

Absolutely YES

7. What is your history of watching, attending, or speaking at Santa Monica City Council meetings? (If incumbent, prior to your own service.)

I have attended several Council meetings this year and several in years past. Most recently, I spoke at a Council meeting about a month ago to advocate in support of the

former Rusty's workers during the lease negotiations with California Roadhouse on the pier to ensure that any finalized terms of the lease explicitly protected the former Rusty's workers in line with the worker retention ordinance the Council passed in February.

Campaign Finance

1. How much money have you raised for your campaign to date? **\$18,566**
2. How much do you intend to raise by Election Day 2026? **\$60-80k**
3. Candidates for local office often choose not to take campaign contributions from particular types of organizations or industries who are out of step with their own values. Are there any such sources from which you would decline donations? If so, which?

I will not accept donations from individuals or organizations that do not align with my values, such as anti-labor groups that harm our workers, oil & gas companies that harm our environment, and Big Pharma that price gouges our consumers.

Party / Activism

1. How long have you been a registered Democrat? Have you ever been registered as a member of another political party, or as Decline To State? If so, which party and why?

I have been a registered Democrat since I turned 18 in 2014. I was registered to vote by my AP Government teacher my senior year of high school so that I could vote in Illinois during the midterm general election in 2014. I have never been registered as a member of any other political party or declined to state because I have been a proud Democrat ever since I was old enough to participate in civic life.

2. What is your experience with political activism? Have you ever volunteered or worked for a political campaign other than your own, and if so, in what capacity were you involved?

My experience in political activism for the Democratic Party runs deep. I have been politically active everywhere that I have lived. In Illinois, I worked as a field organizer for several state senate campaigns and volunteered for JB Pritzker's campaign for Governor. In Florida, during my undergraduate years, I was a member of the University of Miami's College Democrats chapter and volunteered for Hillary Clinton's Presidential campaign in 2016 by both canvassing and phone banking. In Washington, DC, I interned at the Democratic National Committee throughout law school where my primary responsibility was putting together briefings for former DNC chair Tom Perez. Since living in Santa Monica, I have canvassed for the SMDC's endorsed local candidates both in the 2022 and 2024 cycles and canvassed for congressional candidates SMDC endorsed in partnership with the Westside Dem HQ in Palmdale (Christy Smith) and Orange County.

3. Which political candidates and/or ballot measures have you endorsed or supported publicly in the past? Please list as many as possible, *especially where you endorsed during a contested primary.*

In 2022, I endorsed Rick Chavez Zbur for Assembly in the contested primary against Louis Abramson in AD-51.

In 2022, I publicly supported and canvassed for CC candidates Caroline Torosis and Jesse Zwick.

In 2022, I publicly supported local measures GS and RC.

In 2024, I endorsed and canvassed for CC candidates Ellis Raskin, Barry Snell, Natalya Zernitskaya, and Dan Hall.

In 2024, I endorsed the Justice for Renters Ballot Measure (Yes on 33 campaign) in my capacity as Chair of the Rent Control Board.

This year, I have endorsed Sion Roy for State Senate in the contested primary for Senate District 24.

This year, I have endorsed the Parcel Tax for our schools in my capacity as Chair of the Rent Control Board.

4. Have you ever signed for or publicly supported efforts to recall a public official from office? If so, please list the name(s) of the officials and why you felt they should be recalled.

NO. In fact, I canvassed against the recall effort of Governor Newsom in 2021.

5. Please list any organizations with which you are a member, including any leadership position you have held in each organization.

Santa Monica Democratic Club, Member (Former VP of Political Action)

Santa Monicans for Renters Rights, Member

Stonewall Democrats, Member

Westside Young Democrats, Member

6. Please confirm that you have read the latest version of the California Democratic Party Platform, as found below. List any items in the CDP Platform with which you disagree.
<https://cadem.org/wp-content/uploads/2026/02/CDP-Platform-2026-FINAL-Platform-Adopted-2.22.26.pdf>

I confirm that I have read the CDP platform and I agree with the vast majority of its principals. My one area of disagreement is on Page 39, Line 2: "Encourage the continued use of independent redistricting commissions to draw districts"

Republicans all across the country are engaging in unprecedented mid-decade redistricting through the state legislature in places like Texas, North Carolina, Florida, Missouri, etc. They are not even taking it to the voters, they are just doing it unilaterally. I am thrilled that CA voters passed Prop 50 and appalled at a recent VA Supreme Court decision to declare unconstitutional similar efforts in VA. The point is that until there is a national Gerrymandering ban (like Democrats in Congress previously proposed through HR 1), we cannot continue to bring a knife to a gun fight. Republicans across the country are ruthlessly redrawing districts and gutting the Voting Rights Act across the South to add more seats. We cannot unilaterally disarm. We have to fight fire with fire. So until gerrymandering is a relic of the past, we cannot support independent redistricting commissions.

City Governance

1. What is your brief assessment of how the City Council has functioned over the past few years?

Since the progressive majority won in the 2024 cycle, I believe council meetings have been running more smoothly with greater civility and members coming to meetings prepared and briefed. My one criticism is that staff reports sometimes come out very late, sometimes even on the day before a meeting. I understand that there are constraints on staff time and resources, but I'd like to see a greater focus on staff reports coming out more promptly so that the public can be more engaged in the process.

2. What changes, if any, would you support to make Santa Monica's system of government more democratic, representative, transparent, or effective? Please discuss any structural or governance reforms you would be interested in exploring.

I would support the creation of an independent ethics commission that is empowered to provide independent oversight of potential ethical violations. I would also be interested in exploring mechanisms such as public financing and higher wages for elected officials with the goal in mind of enabling individuals from diverse socioeconomic levels to be able to afford to serve and get involved in local government.

3. How can Santa Monica better collaborate with neighboring cities and LA County on regional challenges such as homelessness, housing, and transportation?

There are progressive majorities on council in neighboring cities like West Hollywood and Culver City. Our goals are largely aligned so our Council should be working with them collaboratively on regional targets on issues like homelessness, housing, and transportation. More broadly, we should work on bringing together a coalition of our City, County, State Partners and our business community (like the SM Chamber of Commerce) together to work toward a reasonable target goal we can achieve to reduce homelessness (whether its reducing homelessness by 10 percent or 15 percent by 2030, etc.) and drafting a framework together with compassionate and humane solutions so that we're doing it in a way that our City can be proud of.

4. How do you assess Santa Monica's current approach to public input on legislative advocacy, and communication with residents on major policy decisions? What specific steps would you take to strengthen public trust, transparency, and accountability in City decision-making?

There is always room for more transparency. It is always helpful when councilmembers provide direct to camera breakdowns on what is on the agenda at council meetings and what is set to be voted on. Whenever possible and legally permissible, I would advocate that any programs funded by Council or initiatives implemented provide data on how money is being spent, key deadlines, results achieved, etc. When the public can track and see how their tax dollars are being spent as well as the results / direct benefits those dollars are providing to the community, the public will have greater buy-in and trust in our

local institutions.

5. City policies often succeed or fail at the implementation stage. Please describe a specific example from your own experience of how you would ensure a major City initiative is effectively executed once adopted.

Similar to my answer above to Question #4, it is important that any City policy, program, initiative, once implemented, have specific, concrete benchmarks for measures of success that can be tracked. It would then be important that once the policy is implemented with those metrics to be tracked, the City Department that is in charge of implementation should come to council meetings to provide updates in intervals that make sense (whether its quarterly, semi-annually, annually, etc.) so that that the Council can check in on progress and see if the metrics are on track to be met. This way, if there are any bottlenecks, the Council can ask questions in real time and discuss potential amendments that can be passed to get the program back on track before it fails. I have specific experience on this on the Rent Control Board, where we receive an Annual Report on all agency business and City data relevant to the agency as well as quarterly budget reports so we can identify any problems that need to be addressed in real time before its too late.

Justice, Equity, Diversity & Inclusion

1. In light of increasing federal threats to democratic institutions and civil liberties, what role should local governments like Santa Monica play in protecting democratic norms and residents' rights?

When this perverse federal administration is on the attack (which it often is against California specifically), there are several concrete steps that local governments like our City should take to fight back: 1. Litigation in the Courts. Where appropriate, we should join any lawsuits that CA AG Rob Bonta brings against the Trump administration either as a party or with an amicus brief in support. 2. Legislation with our partners in Sacramento. Where appropriate, we should work with our partners in the state legislature on legislation to respond to the federal government. The unmasking bill (No Secret Police Act SB 627) by Scott Weiner and Sasha Renee Perez in response to ICE raids comes to mind. 3. Where appropriate, the City should facilitate rallies and protests so our residents can make their voices heard and make clear their opposition to what the administration is doing. Several successful No Kings protests in Santa Monica come to mind.

2. What role should the City play in supporting and uplifting Black communities in Santa Monica, addressing past inequities, and ensuring that Black residents continue to have a meaningful presence and voice in the City's future?

The City has taken some great strides in recent years with the Black Apology and settlement with the family of Silas White in the Ebony Beach Club case. But we can and should do more. We should look at the recommendations of the California Reparations Task Force to see what can be implemented in our City. These recommendations include not just direct cash benefits but things like tuition assistance, grants to black-owned businesses, right to return, and compensation for historical redlining and

property seizure from eminent domain. We should also be taking steps to make sure that individuals and families that were displaced by the Civic Center and I-10 freeway have priority on our affordable housing waitlists. In general, we need to be laser focused on affordability and cost of living issues so that we can make Santa Monica a more accessible and inclusive community for everyone.

3. In what ways can/should the City of Santa Monica protect its immigrant communities from federal enforcement raids in our community?

Whenever ICE or any federal agency engages in unconstitutional violations to target our immigrant communities, our City must fight back with litigation in the Courts either as a party when appropriate or as an intervenor as the City has done in the Vasquez Perdomo v. Noem case. Our elected officials need to be vocal in communicating to our immigrant communities what their rights are and what to do in the event of an ICE raid such as earlier this year when there was a raid at a car wash in the Pico neighborhood. This Club has done an excellent job in that regard explaining the use of “red cards” and how to use them to assert one’s constitutional rights. Otherwise, I agree with the SMPD’s stance not to engage in civil immigration enforcement and the stance our City has taken to not cooperate with federal immigration enforcement, unless done so under SB 54 in the event an individual has been arrested for criminal activity.

4. What role should the City Council play in addressing historical inequities and ongoing concerns about displacement, economic opportunity, and community investment in the Pico Neighborhood?

We need to be just as focused in attracting business investment to our Pico neighborhood as we are in our Downtown and Promenade. There also needs to be a greater emphasis on urban greening with a more equitable distribution of tree canopies and green spaces across all of our neighborhoods. As we continue to build more housing, we have to make sure we’re not displacing / doing it at the expense of Pico residents. Specifically, in the near term as we implement SB 79, we should be directing density toward our downtown and commercial corridors to stave off any displacement concerns in Pico. Lastly, to make sure that our lower income communities are stable, we have to expand our emergency rental assistance programs, expand our POD program (both eligibility and the amount of assistance participants can qualify for), and expand our right to counsel program. We can do this by leveraging our Measure GS dollars.

5. What role should the City of Santa Monica play in protecting and supporting LGBTQ+ residents, particularly at a time of increasing political and legal attacks on LGBTQ+ rights nationally?

As the only member of the LGBTQ+ community in this race, this issue is deeply personal to me. We have to make sure that we’re not just advocating for the LGBTQ+ community once a year during Pride month but every month. To do that, the City should be partnering with LGBTQ+ organizations like the Los Angeles LGBT Center and Equality

California in their statewide advocacy on issues like increased funding for LGBTQ+ community centers, expanding access to PrEP, and gender affirming care. We should also be encouraging our local employers to ensure that comprehensive gender-affirming care and access to PrEP is included in all employee health benefit programs and that staff undergo LGBTQ+ inclusion training.

6. What specific initiatives to increase diversity and promote inclusion among City staff are you interested in pursuing, and how will you work with the City Manager to implement these policies?

We have to make a deliberate effort to recruit diverse staff members at all levels of City government as well as expanding mentorship, fellowship, and paid internship opportunities for Samohi and SMC students from under-resourced backgrounds.

Economic Development

1. Beyond housing, what should the City do to address cost of living and support a sustainable local economy, including small businesses and workers?

In the immediate term, we have to stabilize our long term tenants by expanding our emergency rental assistance programs, expand our POD program (both eligibility and the cash assistance participants can qualify for), expand our right to counsel program, strengthen / enforce tenant protections, and enforce our short term rental law so we are preserving our housing stock for our residents and not tourists. In the long term, yes we have to build more housing so that we can bend the curve on our affordability crisis. But I view this as an economic development issue as well because if you build more housing in our downtown core, you're naturally going to generate more foot traffic to then patronize our small businesses. In addition, we need to be attracting business investment to our City that creates good paying jobs that actually keep up with inflation with great benefits. When it comes to new construction and development in our City, we have to support project labor agreements with strong labor protections and wages / benefits for our workers.

2. What specific strategies would you pursue in the next four years to address commercial vacancies and support the long-term vitality of Downtown Santa Monica?

Our businesses are getting bogged down with bureaucratic red tape through the permitting process as well as simple conversions like outdoor dining that get caught up in red tape like years of studies, hearings, committee meetings, commission reviews, etc. To create a vibrant local economy and revitalize our downtown core, we have to modernize and streamline the amount of time the permitting process makes its way through city staff, pass the economic development provisions of the amended AB 1740 to cut the aforementioned red tape, and simplify our outdoor dining program through reduced fees. Further, we have to attract retailers to our business districts through tax incentives that people actually want to go to. This will attract both locals and tourists. With respect to the Promenade specifically, let's expand outdoor dining, partner with fine arts programs at SMC for music events, attract interactive experiences to "activate" the

promenade (recent successes like the jazz fest come to mind), and upzone to build more housing downtown so we generate more foot traffic to patronize our businesses.

3. What is your assessment of Santa Monica's Entertainment Zone program thus far? Has it been successful in supporting economic activity and Downtown vitality, and would you support expanding the program to additional areas of the City? If so, where? Why or why not?

It has been a little more than a year since we passed the Entertainment Zone so I would be curious to see the data to see what's working and what's not and see if it makes sense to expand what's working. In general, I think the Entertainment Zone has helped the Promenade but it hasn't been as successful as hoped because only a limited amount of businesses on the Promenade actually participate in the program. I would absolutely be open to supporting an Entertainment Zone on Main Street. There are so many bars there and it typically attracts a bit of a younger crowd which I think would make it more conducive to a successful entertainment zone. Whenever we have an entertainment zone on Main Street for a limited time like the Mainopoly event, it seems to be a success. Before moving to make it permanent, we have to get buy in from local businesses on Main Street so they understand how this would actually be good for their bottom line.

Housing / Development

1. How would you describe the housing affordability crisis (or crises) facing Santa Monica and the region, and what do you see as their primary causes?

I view this as a supply issue. From an economic perspective, we simply are not building enough housing to keep up with demand thus creating a housing shortage and driving up prices which is why we need to be focused on building new housing at all income levels. Also, there are so many restrictions / barriers placed on new construction including onerous parking requirements and minimum lot sizes that increase the cost of construction thus translating to higher rents. We are also facing additional headwinds from the federal government due to the tariffs implemented on construction materials raising input costs further driving up the cost of construction.

2. In what specific ways has Santa Monica succeeded or fallen short in addressing housing affordability and homelessness, and what policy approaches would you prioritize to address these challenges?

I think this Council has taken some really great strides recently including passing single stair reform as well as expanding the off site affordable housing pilot program to address housing affordability but there is still so much more work that needs to be done. To increase production of housing at all income levels, we have to get rid of onerous parking requirements and minimum lot sizes so we can reduce constructions costs by making it cheaper to build per square foot, translating to more affordable rents; upzone and build where it makes sense, allowing for higher-density development in our downtown and commercial corridors; and legalize different forms of housing like duplexes and fourplexes to spur development of "Missing Middle Housing." When it comes to affordable housing specifically, we have to leverage our city owned land at

sites like 4th/5th and Arizona where we are not subject to inclusionary zoning limits. On development where we are subject to inclusionary zoning limits, we have to leverage public financing like our Measure GS dollars to encourage private sector investment by working with developers and instilling confidence that the projects will pencil out. I would also seek to expand the off site affordable housing pilot program. To adequately address our homelessness crisis, we have to implement a dual track strategy focused on both prevention and intervention. With respect to prevention, we have to expand our emergency rental assistance programs, expand our POD program (both eligibility and the amount of assistance participants can qualify for), expand our right to counsel program, and expand our diversion programs including STEP Court and SaMo Bridge so that we can get to individuals before they are caught up in the cycle of the criminal justice system. As for the intervention piece, we have to invest in transitional and permanent supportive housing with wraparound services (mental health, substance abuse treatment, job training, etc.)—and we can do it by leveraging public financing with our county, state, and regional partners like project homekey funding. Lastly, let's bring together a coalition of our City, County, State Partners and our business community together to work toward a reasonable target goal we can achieve (whether its reducing homelessness by 10 percent or 15 percent by 2030, etc.) and let's do it with compassionate and humane solutions so that we're doing it in a way that our city can be proud of.

3. Which state or regional policies or legislative approaches do you view as most relevant to addressing housing affordability and housing production in Santa Monica, and why?

Policy tools like inclusionary zoning, density bonuses, upzoning, etc. that are focused on increasing the number of units built are very important but cannot be the only focus. Policy tools at the state or regional level that are geared toward increasing the number of units built must also be coupled with policies like Measure GS that create a dedicated funding stream to then fund the expansion of emergency rental assistance programs and right to counsel programs. To address housing unaffordability and production, there needs to be a concurrent, dual track focus on both increasing the number of housing units built at all income levels and stabilizing our most vulnerable rent-burdened residents.

4. In considering state-mandated housing requirements, what is your philosophy on how and where new housing should be constructed, and how should authority be balanced between state and local control? Do you believe Santa Monica should accommodate substantially more housing growth over the next decade? Why or why not?

I want the primary focus of new housing construction to be in our downtown and along our commercial corridors because as I have previously stated this is an economic development issue as well. If you build more housing downtown and along our commercial corridors, you're naturally going to generate more foot traffic to patronize our businesses. In other words, let's build where it makes sense. There needs to be a balance between state and local control. Not every housing bill that comes out of Sacramento is necessarily good for Santa Monica specifically. If a state housing bill is good for our City, let's work with our legislative partners in Sacramento to get it passed and implemented. If it's not, let's work with our legislative partners to seek carve outs to

blunt any impact on our City or allow our City the flexibility to develop an alternative plan. YES, this is a supply issue. We have to be prepared to accommodate substantially more housing growth at all income levels including affordable over the next decade to bring rents down.

5. Did you support SB 79 before it included any protections for existing rent-controlled housing and its tenants? Why or why not? Do you believe the anti-displacement provisions of SB 79 as adopted go far enough? Why or why not? Do you believe Santa Monica ought to implement greater protections for existing rent-controlled units and their tenants than SB 79 provides? Why or why not?

NO. I didn't think it had sufficient anti-displacement protections in place and would have opened the door to vulnerable rent control tenants being displaced. But I supported the amended SB 79 once the anti-displacement protections that SMRR lobbied for got into the bill thanks to Assemblymember Matt Haney because I think it was a good compromise that balanced the needed interests to increase housing production while protecting vulnerable tenants from being displaced. I do believe that the adopted anti-displacement protections in SB 79 coupled with the local anti-displacement protections we already have locally here in Santa Monica and those in SB 330 are strong but of course there is always room to do more. If we as a City can go even further to provide greater protections I would absolutely support that.

6. What do you see as the mission or purpose of Rent Control in a city where 70% of the population are renters?

As a renter in a rent-controlled unit myself and Chair of the Rent Control Board, this is also an issue that is deeply personal to me. Rent Control allows our seniors and those on fixed incomes to age in place with dignity. It provides our young families and young professionals some stability to be able to put down roots in our community and save for home ownership one day if they so choose. Rent Control is the single greatest tool that we have to make our City accessible to all and not just a select wealthy few. I am proud of my record on the Rent Control Board to protect and expand rent control and fight back against any efforts to weaken rent control back in 2022.

7. What role should tenant protections, such as eviction protections for nonpayment of rent or right to counsel for tenants facing eviction, play in the city's overall housing strategy? Do you favor expansion of the newly adopted right to counsel program, and if so, how would you fund such an expansion?

These tools should be front and center as I have mentioned several times previously in some other answers. YES. I absolutely support the expansion of our Right to Counsel program and we can fund it by using our Measure GS dollars.

8. Based on results from the first few years of implementation, do you believe that 2022's Measure GS should be amended? If so, how and why?

I would only be open to amending Measure GS if we can find an alternative dedicated funding stream for affordable housing. As of now, I'm not aware of one.

9. Are you committed to using the public land identified in the existing Housing Element to generate the number of deed-restricted affordable housing units identified? How else do you believe the City should create below market-rate housing in Santa Monica?

YES. In addition to leveraging our city-owned land where we are not subject to inclusionary zoning limits, on development where we are subject to inclusionary zoning limits, we have to leverage public financing like our Measure GS dollars to encourage private sector investment by maximizing the amount of affordable units built while working with developers to instill confidence that the projects will pencil out. I would look to expand the off-site affordable pilot program to make more projects eligible. We also need to be replenishing our Housing Trust Fund when we can.

10. Do you support an expansion of Santa Monica's ongoing financial assistance program to additional severely rent-burdened and/or rent-burdened households? If so, to whom would you expand the program and how would you finance the expansion?

YES. The Council just passed this measure at the last council meeting on May 26th and I was thrilled to see that it was a unanimous 7-0 vote. It was funded by Measure GS dollars and I think it's a great use of those dollars.

Public Safety

1. How would you assess public safety and quality of life in Santa Monica today? What specific trends concern you most, and where do you see progress?

We have made some progress on public safety especially in our downtown core in recent years but there is still so much work that needs to be done. I applaud investments from the realignment plan to set up a SMPD substation downtown and to increase patrols / visibility in our parking garages and promenade. However, we are not doing enough on homelessness as our SAMOSHEL model only has capacity for about 60 beds. That is not even a drop in the bucket for what we need to meaningfully address the homelessness crisis so we need to find a way to scale up our approach and move toward permanent supportive housing with wraparound services. Further, I am very concerned about the amount of businesses that continue to close and the amount of vacant storefronts along our promenade and our boulevards like Wilshire. I worry that it creates a perception of disorder in our downtown that discourages businesses to invest and tourists to visit.

2. What specific steps should be taken in the next two years to improve public safety in Santa Monica? If additional funding is required, how should it be allocated across policing, unarmed response, and prevention programs? What metrics should the City use to evaluate success?

I have a holistic approach to public safety. On the front end, yes, we need to make sure that our police department is fully funded so that SMPD is able to be fully staffed and fill vacancies as needed. But we can't just stop there. More police alone is not the answer. We have to do more. On the back end, we have to make long term

investments in non-violence programs, after school programs, mental health programs, etc. Both of these steps require additional funding and need to be done simultaneously. Keeping in mind the budget constraints that we have, we have to make sure SMPD has the tools it needs to succeed in the short term while also making the long term investments we need.

Environment & Climate

1. What steps should Santa Monica take in the next four years to prepare for climate impacts such as extreme heat, wildfire smoke, and sea level rise?

In late 2025, the City Council approved our City's Local Hazard Mitigation Plan (LHMP). The LHMP lays out a preparedness plan for natural disasters like wildfires and earthquakes with concrete goals and priorities to be achieved over the next five years until the LHMP needs to be updated in 2031. We need to make sure we're following the preparedness plan laid out in the LHMP. This includes coordinating with relevant City Departments, regional government partners (LA City and County Offices of Emergency management), local educational institutions (SMC), local hospitals, and non-profits on an emergency preparedness plan in the event disaster strikes.

We also have to make sure we're meeting our targets under the City's Sustainable City Plan and Climate Action and Adaptation Plans by investing in renewable energy sources, designing sustainably by increasing the amount of LEED certified buildings citywide, expanding our electric vehicle infrastructure, and expanding our tree canopy and community garden programs.

2. What specific ideas do you envision for the future of the Santa Monica Airport land after its closure, and how can the City more broadly preserve and expand its green spaces?

I am committed to making sure that we get the airport closed by December 31, 2028 per the terms of Measure LC. The aviation industry is going to make well-funded efforts to delay or stop closure of the airport. Let's make sure we're united in beating back those efforts, getting the airport closed, and then let's have a community conversation on what comes next. That does not mean that a park proposal, housing proposals, or revenue generating ideas cannot be part of the conversation in the future. Regardless, any proposed plans will take years to come to fruition even after closure. There is no reason to bind ourselves to any litmus tests now. Let's keep our eye on the ball and not put the cart before the horse. In terms of preserving and expanding our green spaces in general, we have to be focused on urban greening by providing for an equitable distribution of green spaces and tree canopies across all of our neighborhoods.

3. Do you support the [Club's resolution](#) calling for a citywide ban of artificial turf on locally owned public land?

YES

4. What are the most significant environmental justice issues in Santa Monica, and how will you address them?

Climate change and the resulting negative effects like extreme heat and drought caused by the burning of fossil fuels and greenhouse gas emissions is one of the single biggest environmental threats we face because it can have devastating effects on the US economy if unaddressed, especially the Western region of the US because we are more prone to drought. We need to drastically cut our City's carbon emissions to meet our targets under the City's Sustainable City Plan and Climate Action and Adaptation Plans and we need to build safe and inclusive streets where bicyclists and pedestrians are free from traffic violence by expanding our protected bike lane infrastructure. We've made great progress in recent years with safety projects on Ocean, Broadway, and Colorado. Let's do more and fill the gaps. We must make our City more walkable and bikeable to reduce vehicle use.

Mobility

1. Which methods of transportation do you personally use to get around Santa Monica, and how do your transportation habits inform your policy positions?

I personally either walk or drive. I live in DTSM so I am very frequently walking around on Ocean Avenue, the promenade, and all around DTSM on a daily basis. Because I am very frequently walking all around our downtown, investing in pedestrian safety through steps like cross walk and signage modernization, sidewalk repair, safety barrier installation, diverters, enhanced lighting, etc; daylighting; curb extensions to shorten pedestrian crossing distance and reduce vehicle turning speed are very important to me.

2. Should Santa Monica encourage more pedestrian-only streets like the Third Street Promenade? If so, on which streets would you consider this?

YES. I think some portion of Main Street would make sense. In order to get support from the community for this kind of project, we would need to get buy in from local businesses there first by convincing them that such a proposal would increase foot traffic in the area and would be good for their business.

3. What changes should be made to promote safety for bike riders, pedestrians, and other alternate modes of transportation?

We have to be fully committed to implementing the Vision Zero Model. This includes simple capital improvements like cross walk and signage modernization, sidewalk repair, safety barrier installation, diverters, enhanced lighting, etc; daylighting; curb extensions to shorten pedestrian crossing distance and reduce vehicle turning speed; and expanding our protected bike lane infrastructure. In general, I always believe in consulting experts so I will be guided by policy recommendations from the National Association of City Transportation Officials ("NACTO") to continue the City's focus on pedestrian and bike safety. If we take these steps to make our residents feel safe, we will get buy in from the community to make active mobility like walking and biking not just "policies" but a part of our City's "culture."

4. Do you support additional Metro rail lines being built in Santa Monica, and if so, which potential projects would you support?

YES. I support additional Metro rail lines in Santa Monica. I would love to see projects that promote more connectivity between our westside communities and LAX.

5. Should shared mobility devices (eg, scooters, e-bikes, self-driving cars) be encouraged or discouraged in Santa Monica?

With respect to scooters and e-bikes, yes encouraged. We have to use every tool at our disposal to get people out of cars and alternative mobility providers like scooters and e-bikes are one such tool. But at the same time, we have to make sure we expand our protected bike lane infrastructure so that people don't use them on our sidewalks and create more public bike parking so that they don't get dumped blocking our sidewalks. With respect to self driving cars like Waymo, I am concerned about safety incidents like an incident where a child was struck near Grant elementary earlier this year. I am also concerned about the Waymo charging station near Euclid that was making noise at all hours of the night and being a nuisance to residents in that area. If self driving cars are here to stay, we have to make sure they are heavily regulated.

6. Should the overall amount of street parking in Santa Monica be reduced in order to encourage other modes of transportation?

YES. Getting people out of cars and reducing vehicle use needs to be a focus and will require collaboration with County and regional partners. If we invest in pedestrian safety by implementing Vision Zero and invest in bike safety, we will be successful in reducing the reliance on cars.

Ballot Measures

1. Do you support the California Billionaire Tax Act, which would impose a one-time emergency 5% tax on those worth more than \$1B? Why or why not?

NO. I have concerns that this policy could have the unintended consequence of hollowing out our tax base. If we pursue a wealth tax as a policy tool, I believe it needs to be done at the federal level not the state level.

2. Do you support the state ballot measure which would require voters to present government-issued identification when casting ballots? Why or why not?

NO. California's elections are already secure. Elections officials verify voter identity at every stage of the process — at registration, at check-in, and during ballot processing. Voters' signatures are verified on every mail ballot. It's a solution in search of a problem and would only create barriers making it harder to vote that would disproportionately affect our most vulnerable communities especially in rural parts of the state.

3. Do you support the proposed state taxpayer initiative which would limit the ability of local governments to raise revenue through certain taxes and fees including real estate transfer taxes? Why or why not?

NO. It does not make any sense for statewide voters to retroactively invalidate the decisions of local communities that have already been put into place. Here in Santa Monica, this would be a cynical backdoor attempt to overturn Measure GS and would make it significantly harder to pass and implement the proposed parcel tax to fund SMMUSD.

4. Do you support the proposed parcel tax to fund SMMUSD? Why or why not?

YES. We need to make sure we have a dedicated funding stream to support our public schools and this will help shore up our City's finances. I have already endorsed it in my capacity as Chair of the Rent Control Board and have coordinated with the campaign to help canvassers access my apartment building.

5. Do you support the proposed ballot measure which would set aside 25% of the airport land for 3000 units of affordable housing, in addition to the remainder which would become a Great Park? Why or why not?

NO I do not support it for the reasons I outlined in Question #2 under the Environment and Climate Section. Let's focus on getting the airport closed and then having a community conversation on what comes next once it's closed.

Additional Questions

1. Do you support Medicare For All single-payer healthcare? If so, do you support AB1900 (Kalra) specifically?

YES I support universal health coverage under a Medicare for All single payer approach. But to me implementation is key. The approach that I favor is a bill that was introduced back in 2019 by former Senator Sherrod Brown (D-Ohio) that would lower the medicare eligibility age to 55, then eventually to 45 after a certain amount of years, then to 35 etc and so on. I think this kind of phased in approach over time is the best and most immediate way to improve our health care system and expand universal coverage through a Medicare for All approach.

2. Do you support closure of Santa Monica Airport as scheduled, or are you open to continued aviation use beyond 2028?

YES. I am committed to making sure that we get the airport closed by December 31, 2028 per the terms of Measure LC.

3. Why should union workers in Santa Monica, especially those in the hospitality industry, trust that you will fight for their jobs?

Many union workers come from immigrant families or are immigrants themselves. I share their values. Some of my parents' first jobs working at minimum wage when they immigrated to this country included working at Burger King, a care facility, and delivering groceries. I will always advocate for strong wages and benefits just as I did for the former Rusty's workers during lease negotiations with California Roadhouse.

4. If elected, how would you attempt to interact with the Santa Monica Democratic Club and other political organizations to ensure community buy-in on new proposals?

As the former VP of Political Action, I know firsthand how important SMDC's role is in keeping our community informed on new policy proposals happening at the state and local level. If elected, I will always be available to come to meetings to discuss what the council has been working on or to serve on any panels when appropriate to discuss policy. I would do the same with other organizations in the community like SMRR, Santa Monica Forward, etc.

5. What is the most important topic that was left off of this questionnaire?

The questionnaire did not ask what candidates plan to do to get our City's budget and finances back on track. Our City's fiscal health needs to be a focus because all the policies that candidates in this race advocate to expand, implement, etc. will end up just being empty promises if we don't have the money to actually fund those policy proposals. To get our fiscal house back in order, we need to lobby for AB 218 reform in Sacramento regarding the statute of limitations for civil lawsuits related to childhood sexual assault, pass the parcel tax, and be laser focused on economic development and business investment to get our sales tax and transient occupancy tax revenues back to prepandemic levels. My budget priorities will always include replenishing the housing trust fund and the expansion of emergency rental assistance programs because if we have to make tough decisions to tighten our belts budget wise, I will never do it at the expense of our most vulnerable.

6. Please describe whether and how you used generative AI tools in preparing your responses. If elected, how would you use these tools in governance, if at all?

I have never used any AI tool for any purpose (work, campaign, or personal). If elected, I do not plan on using AI in any capacity.