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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

65 October 6, 2026

EDWARD YEN
EXECUTIVE OFFICER

July 31, 2026

Kenneth Hahn Hall of Administration
Attn: Edward Yen , Executive Officer, Board of Supervisors
500 West Temple Street, Room 383
Los Angeles, California 90012

Honorable Members:

At the Los Angeles Board of Supervisor meeting on July 14, 2026, the Board approved to consolidate the Santa Monica General Municipal Election with Los Angeles County's Statewide General Election to be held on November 3, 2026. Enclosed for your consideration a certified copy of resolutions adding one ballot measure, and rescinding and replacing one measure. Resolution Number 11789 was adopted, and Resolution Number 11785 was rescinded and replaced by Resolution Number 11790 by the City Council of the City of Santa Monica at their special meeting of July 28, 2026.

Resolution No.11789 (CCS) : " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, A MEASURE TO AMEND CHAPTER 6.68 OF THE SANTA MONICA MUNICIPAL CODE TO MAINTAIN EXISTING TRANSIENT OCCUPANCY TAX RATES; AUTHORIZE THE CITY COUNCIL TO ESTABLISH MAJOR EVENT PERIODS WHEN THE TAX APPLIES TO LODGING PAID FOR OR OBTAINED BY CORPORATIONS AND OTHER LEGAL ENTITIES FOR STAYS OVER 30 DAYS, AND TO ADJUST THE TAX RATE DURING MAJOR EVENT PERIODS TO BETWEEN 15% TO 0%; CLARIFY THAT REFUNDS REQUIRE A NATURAL PERSON TO OCCUPY THE SAME ROOM FOR THIRTY ONE CONSECUTIVE DAYS; AND AUTHORIZE ADMINISTRATIVE REGULATIONS TO ADMNISTER THE TAX, AUTHORIZING CITY COUNCIL MEMBERS TO FILE WRITTEN ARGUMENTS FOR OR AGAINST THE MEASURE, AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE MEASURE".

The Ballot language is as follows:

MEASURE " ": Shall the measure, which maintains the existing transient occupancy tax rates; authorizes the City Council to establish Major Event Periods, as defined, when the tax applies to lodging paid for or obtained by corporate entities for stays over 30 days, and to adjust the hotel and motel tax rate for such stays; clarifies that refunds require a natural person to complete at least thirty-one consecutive days of occupancy, and authorizes administrative regulations, be adopted?

Resolution No.11785 (CCS) : ~~"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS A MEASURE TO AMEND ARTICLES XVIII AND XXIII OF THE CITY CHARTER TO REVISE REQUIREMENTS FOR OWNERS TO EVICT TENANTS FOR BREACH OF A RENTAL AGREEMENT BASED ON THE ADDITION OF NEW OCCUPANTS, REVISE PROTECTIONS FOR CERTAIN OCCUPANTS REMAINING IN A RENTAL UNIT~~

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City Council Meeting: July 28, 2026 Santa Monica, California

RESOLUTION NUMBER 11789 (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, A MEASURE TO AMEND CHAPTER 6.68 OF THE SANTA MONICA MUNICIPAL CODE TO MAINTAIN EXISTING TRANSIENT OCCUPANCY TAX RATES; AUTHORIZE THE CITY COUNCIL TO ESTABLISH MAJOR EVENT PERIODS WHEN THE TAX APPLIES TO LODGING PAID FOR OR OBTAINED BY CORPORATIONS AND OTHER LEGAL ENTITIES FOR STAYS OVER 30 DAYS, AND TO ADJUST THE TAX RATE DURING MAJOR EVENT PERIODS TO BETWEEN 15% TO 0%; CLARIFY THAT REFUNDS REQUIRE A NATURAL PERSON TO OCCUPY THE SAME ROOM FOR THIRTY ONE CONSECUTIVE DAYS; AND AUTHORIZE ADMINISTRATIVE REGULATIONS TO ADMNISTER THE TAX, AUTHORIZING CITY COUNCIL MEMBERS TO FILE WRITTEN ARGUMENTS FOR OR AGAINST THE MEASURE, AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE MEASURE

WHEREAS, on October 8, 1963, the City Council of the City of Santa Monica adopted Ordinance No. 625 (CCS), which established the City's Tax on Transients for Occupancy (the "TOT"), which has been codified in Chapter 6.68 of the Santa Monica Municipal Code; and

WHEREAS, the TOT is an excise tax imposed on transients for the privilege of enjoying lodging within the City; and

WHEREAS, on November 2, 2004, the voters approved Measure N, which established a TOT rate of 14% of the total charge for room rental within the City; and

WHEREAS, on November 8, 2022, the voters approved Measure CS, which established the current TOT rate of 15% for hotels and 17% for home-shares of the total charge for room rental within the City; and

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WHEREAS, the existing 30-day limitation in the definition of "transient" was intended to benefit natural persons residing in hotels on a long-term basis, and not corporations or other legal entities that pay for, obtain, control, or hold rights to lodging for use by others; and

WHEREAS, a corporation, company, association, firm, partnership, or other legal entity is not a natural person and cannot physically occupy a room; and

WHEREAS, although not a natural person, a corporation or other legal entity may pay for, obtain, control, or hold the legal right to occupancy and may sell or transfer such use rights to others for profit; and

WHEREAS, Section 6.68.040 provides a refund mechanism for room rentals when occupancy extends for 31 or more days; and

WHEREAS, clarifying that the refund mechanism in Section 6.68.040 is limited to occupancy by the same natural person for 31 or more days is consistent with existing City practices; and

WHEREAS, during the 2028 Olympic and Paralympic Games and other similar events ("Major Event Periods"), the City expects materially increased tourism and demand for hotel accommodations in the City over an extended period of time; and

WHEREAS, the City may lose significant revenue if corporate entities take the position that the City's TOT does not apply to corporate block booking during Major Event Periods; and

WHEREAS, clarifying the TOT ordinance to require that TOT must be paid by corporations or other corporate entities during Major Event Periods, as declared by the City Council, regardless of the length of stay avoids potential disputes; and

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following measure shall be submitted to the qualified electors of the City of Santa Monica:

MEASURE " ": Shall the measure, which maintains the existing transient occupancy tax rates; authorizes the City Council to establish Major Event Periods, as defined, when the tax applies to lodging paid for or obtained by corporate entities for stays over 30 days, and to adjust the hotel and motel tax rate for such stays; clarifies that refunds require a natural person to complete at least thirty-one consecutive days of occupancy, and authorizes administrative regulations, be adopted?	YES _____ NO _____

SECTION 2. The measure shall be adopted if approved by a majority of the voters voting on the measure.

SECTION 3. That the City Clerk shall file a certified copy of this resolution with the Board of Supervisors and with the county election department of the County of Los Angeles.

SECTION 4. That the City of Santa Monica recognizes that additional costs may be incurred by the County by reason of the addition of this measure to the ballot and agrees to reimburse the County for any additional costs.

SECTION 5. The City Clerk shall transmit to the City Attorney, in accordance with applicable law, a copy of the proposed measure. The City Attorney shall prepare an impartial analysis of it, which shall not exceed 500 words in length and shall state that the measure was placed on the ballot by the City Council. The impartial analysis shall be filed

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newspaper and in each edition thereof during the day of publication. The City Clerk is authorized to give such notices and to fix such times and dates as are required by law or which are appropriate to conduct properly the election.

SECTION 8. The provisions of Resolution Numbers 11763 and 11764 are referred to and incorporated into this resolution for more particulars concerning the conduct of the General Municipal Election to be held on November 3, 2026, and in all respects the election shall be held and conducted as provided for by applicable law. The City Clerk is authorized and directed to procure and furnish any official ballots, notices, printed materials and all supplies or equipment that may be necessary in order to properly and lawfully conduct the election.

SECTION 9. Neither this Resolution nor the submission of the measure to the voters shall be construed as an admission or concession concerning the proper interpretation or application of the existing provisions of Chapter 6.68, and the City reserves all rights and authority to administer and enforce the existing provisions consistent with the City's interpretation of those provisions.

SECTION 10. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

DocuSigned by:
Heidi von Tongeln
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HEIDI VON TONGELN
City Attorney

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Way Festival, the 2027 Super Bowl, and the 2028 Los Angeles Olympic and Paralympic Games; and

WHEREAS, as global interest in staying in the City intensifies, hotel package deals have emerged to meet demand from event visitors and corporate groups seeking premium accommodations over an extended period of time; and

WHEREAS, corporations have expressed interest in block booking rooms ahead of the 2028 Olympic Games and other events; and

WHEREAS, Santa Monica Municipal Code Section 6.68.010(f) defines a "transient" as "[a]ny person who, for any period of not more than thirty days either at that person's expense or at the expense of another, obtains lodging or the use of any lodging space in any hotel as hereinafter defined, for which lodging or use of lodging space a charge is made"; and

WHEREAS, corporations have inquired whether corporate block bookings exceeding 30 days fall outside the definition of "transient" and therefore are not subject to the TOT; and

WHEREAS, "person" is broadly defined as "[a]ny individual, corporation, company, association, firm, copartnership, or any group of individuals acting as a unit"; and

WHEREAS, the existing 30-day limitation in the definition of "transient" was intended to benefit natural persons residing in hotels on a long-term basis, and not corporations or other legal entities that pay for, obtain, control, or hold rights to lodging for use by others; and

WHEREAS, a corporation, company, association, firm, partnership, or other legal

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more than 30 days is excluded from taxation under the existing provisions of Chapter 6.68; and

WHEREAS, other local jurisdictions that collect TOT, including San Francisco, have been involved in litigation over the applicability of their TOT to corporate reservations; and

WHEREAS, although the City Council intends the proposed amendments to clarify the proper application of the existing TOT, the City Council is further submitting the amendments to the voters to avoid uncertainty concerning their enforceability; and

WHEREAS, pursuant to California Elections Code Section 10403, the City Council has previously requested that the County of Los Angeles consent and agree to the consolidation of all aspects of a General Municipal Election with the Statewide General Election scheduled for Tuesday, November 3, 2026, for the purpose of electing members of the Santa Monica City Council, the Santa Monica Rent Control Board, the Santa Monica-Malibu Unified School District, and the Santa Monica Community College District.

SECTION 1. Section 6.68.010 of the Santa Monica Municipal Code is amended to read as follows (new text is shown by underlining and deleted text is shown by strikeout):

6.68.010 Definitions.

The following words and phrases, when used in this ordinance, shall, for the purpose of this Chapter, have the following respective meanings except where the context clearly indicates a different meaning:

a) **Transient.**

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e) **Director of Finance.** The Director of Finance of the City of Santa Monica.

f) **Permanent resident.** Any natural person who, as of a given date, has occupied or has had the right to occupy a room or rooms in a particular hotel, as herein defined, for the thirty consecutive days next preceding such date.

SECTION 2. Section 6.68.040 of the Santa Monica Municipal Code is amended to read as follows (new text is shown by underlining):

6.68.040 Collection; Returns for Room Rentals of Thirty-One or More Consecutive Days.

(a) Collection. On and after the effective date of this ordinance, every person receiving any payment for room rental with respect to which a tax is levied under this ordinance shall collect the amount of tax hereby imposed from the transient on whom the same is levied or from the person paying for such room rental, at the time payment for such room rental be made.

(b) Returns for Room Rentals of Thirty-One or More Consecutive Days.

(1) Eligible Returns. Except as provided in subsection (2), below, and Section 6.68.105, Exemptions, where ~~Where~~ the tax has been collected for room rental for thirty days or less and: (i) the room rental ~~occupant~~ subsequently ~~completes~~ extends beyond thirty ~~one~~ consecutive days ~~of occupancy~~; and (ii) the same natural person has occupied the room for 31 days or more, the person whose duty it is to collect said tax may return such tax to the occupant or person obligated to pay such tax.

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on transients described in Section 6.68.010(a)(2) for stays of thirty days or less, or for stays of thirty-one consecutive days or longer, to a rate between fifteen percent and zero percent. The resolution shall specify the adjusted rate, the effective beginning and ending dates of the rate adjustment, and any administrative requirements necessary to implement the reduction. The adjusted rate may apply only during all, or a portion of, the Major Event Period.

(c) A temporary rate adjustment adopted pursuant to this Section does not amend the tax rate otherwise imposed by this Chapter. Upon expiration of the temporary reduction, the otherwise applicable tax rate shall automatically resume without further action by the City Council.

SECTION 4. Section 6.68.105 of the Santa Monica Municipal Code is amended to read as follows:

6.68.105 **Additional Exemptions and Administrative Regulations.**

(a) Notwithstanding any other provision of this Chapter, the Director of Finance, or designee, may establish and administer an exemption from the tax for room rental associated with occupancy by a natural person who has occupied or had the right to occupy a room or rooms in a particular hotel for at least thirty-one consecutive days, when any portion of the room rental is paid by a person other than a natural person and the occupancy is necessitated by:

(1) displacement from a residence caused by fire, natural disaster, or other casualty;

(2) extended medical treatment; or

(3) other comparable circumstances beyond the natural person's control; or

(4) other grounds approved by the Director of Finance.

(b) The Director of Finance may adopt administrative regulations, rules, or require supporting documentation, to implement the provisions of this Chapter including, authorizing the return,

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Adopted and approved this 28th day of July, 2026.

DocuSigned by:
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Caroline Torosis, Mayor

I, Denise Anderson-Warren, Interim City Clerk of the City of Santa Monica, do hereby certify that Resolution No. 11789 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 28th day of July, 2026, by the following vote:

AYES: Councilmembers Negrete, Hall, Raskin, Snell, Zernitskaya, Mayor Pro Tem Zwick, Mayor Torosis

NOES: None

ABSENT: None

ATTEST:

DocuSigned by:
E2F85B056A714C3...
Denise Anderson-Warren, Interim City Clerk

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City Council Meeting: July 28, 2026 Santa Monica, California

RESOLUTION NUMBER 11790 (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS A MEASURE TO AMEND ARTICLE XXIII OF THE CITY CHARTER TO EXPAND JUST CAUSE EVICTION PROTECTIONS TO SINGLE-UNIT DWELLINGS, AND MODIFY REQUIREMENTS FOR GOOD FAITH OWNER MOVE IN EVICTIONS FROM NON-RENT CONTROLLED RENTAL UNITS

WHEREAS, the City's Rental Control Law (Article XVIII of the City Charter, also referenced as "RCCA") and the City's Housing Policies Law (Article XXIII of the City Charter, also referenced as "HPCA") prohibit evictions of tenants except as enumerated in the law, generally excluding only tenants renting single-unit dwellings and condominiums; and

WHEREAS, the HPCA permits owners to evict tenants based on the owner's good faith intent to occupy the unit or have a qualified family member occupy the unit, subject to certain limitations to ensure tenants are not unfairly displaced for this reason; and

WHEREAS, Article XVIII, Section 1806(a)(8) was amended by Measure RC in 2022 to further regulate owner move in evictions from rent controlled rental units to ensure that owner move in evictions are not used to circumvent just cause requirements, but the same amendments were not made to Article XXIII, Section 2304(a)(8); and

WHEREAS, in order to align the HPCA with the RCCA so that the same just cause protections would apply to controlled and non-controlled units, the City Council has considered expanding the HPCA to extend just cause for eviction protections to cover single-unit dwellings and condominiums; and

WHEREAS, there are a growing and significant number of single-unit dwellings and condominiums being used for residential rentals in the City; and

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to reimburse the County for any additional costs.

SECTION 4. The City Clerk shall transmit to the City Attorney, in accordance with applicable law, a copy of the proposed measure. The City Attorney shall prepare an impartial analysis of the measure, which shall not exceed 500 words in length. The impartial analysis for each measure shall be filed by the date set by the City Clerk for the filing of primary arguments. In accordance with applicable law, not less than 10 calendar days before the City Clerk submits the official election materials for printing, the City Clerk shall make a copy of all applicable elections materials available for public examination in the City Clerk's office.

SECTION 5. The City Council authorizes its members, as follows, to file written arguments for or against the measure described above and which is contained in Exhibit 1 to this Resolution, which Exhibit is incorporated by reference herein:

FOR: Councilmembers Raskin, Snell

AGAINST:_____

All written arguments filed by any person in favor of or against the measure, including any rebuttal arguments, shall be accompanied by the names and signatures of the persons submitting the argument as required by applicable law, and any names, signatures, and arguments may be filed until the time and date fixed by the City Clerk in accordance with applicable law, after which no change may be submitted to the City Clerk unless permitted by law.

SECTION 6. The City Clerk shall cause the text of the measure, which is contained in Exhibit 1, together with the City Attorney impartial analysis, and any arguments for or against the measure, as well as any rebuttals, to be mailed to all qualified voters with the sample ballots. In addition to other notices and publications required by law, the City

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Exhibit 1

Section 2302(a) and (h) of Article XXIII of the City Charter shall be amended to read as follows:

2302 **Definitions.**

The following words or phrases as used in this Article shall have the following meanings:

(a) Nonrentcontrolled rental units.

All residential rental units in the City of Santa Monica except those units that are subject to rent control pursuant to Article XVIII of this Charter ~~or are single-family homes~~.

. . .

~~**(h) Single-family home.**~~

~~A property that has been developed with only one dwelling and any lawful accessory structures, or a lawfully created condominium, stock cooperative or similar unit that is part of a larger residential structure or complex.~~

Section 2304(a)(8)(iv) and 2304(a)(8)(v) of Article XXIII of the City Charter shall be amended to read as follows:

2304 **Just cause eviction—Notices to cease.**

(a) No landlord shall take action to terminate any tenancy in a noncontrolled rental unit including, but not limited, to making a demand for possession of a rental unit, threatening to terminate a tenancy, serving any notice to quit or other eviction notice or bringing any action to recover possession or be granted recovery of possession of a controlled rental unit except on one of the following grounds:

. . .

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Adopted and approved this 28th day of July, 2026.

DocuSigned by:
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Caroline Torosis, Mayor

I, Denise Anderson-Warren, Interim City Clerk of the City of Santa Monica, do hereby certify that Resolution No. 11790 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 28th day of July, 2026, by the following vote:

AYES: Councilmembers Zernitskaya, Snell, Hall, Negrete, Mayor Torosis

NOES: Councilmember Raskin

ABSENT: Mayor Pro Tem Zwick

ATTEST:

DocuSigned by:
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Denise Anderson-Warren, Interim City Clerk

City Council Meeting: July 14, 2026 Santa Monica, California

RESOLUTION NUMBER 11782 (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA SUBMITTING TO THE VOTERS AN INITIATIVE MEASURE TO ADD CHAPTER 2.74 TO THE SANTA MONICA MUNICIPAL CODE TO ESTABLISH A CITY COLLECTED SPECIAL PARCEL TAX OF $495 PER PARCEL OF TAXABLE REAL PROPERTY LOCATED WITHIN THE CITY OF SANTA MONICA FOR FUNDING THE SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

WHEREAS, on May 29, 2026, the City of Santa Monica ("City") received a petition to submit to the voters an Initiative Measure Establishing a Parcel Tax Collected by the City of Santa Monica for funding for the Santa Monica-Malibu Unified School District; and,

WHEREAS, California Elections Code Section 9215 authorizes the governing body of a city to place proposed initiative ballot measures on the ballot; and

WHEREAS, on May 29, 2026, the city transmitted the petition to the Los Angeles County Registrar-Recorder for signature verification; and

WHEREAS, on June 9, 2026, the City Council adopted Resolution Number 11763 (CCS) calling for and giving notice of a General Municipal Election on November 3, 2026; and

WHEREAS, pursuant to California Elections Code Section 10403, on June 9, 2026, the City Council adopted Resolution Number 11764 (CCS) requesting that the County of Los Angeles consent and agree to the consolidation of all aspects of a General Municipal Election with the Statewide General Election to be held on Tuesday, November 3, 2026, for the purpose of electing members of the Santa Monica City Council, the Santa Monica Rent Control Board, the Santa Monica-Malibu Unified School District Board of

SECTION 3. The City Clerk shall file a certified copy of this resolution with the Board of Supervisors and with the county election department of the County of Los Angeles.

SECTION 4. The City recognizes that additional costs may be incurred by the County by reason of the addition of this Measure to the ballot and agrees to reimburse the County for any additional costs.

SECTION 5. The City Clerk shall transmit to the City Attorney, in accordance with Elections Code Section 9280, a copy of this Measure. The City Attorney shall prepare an Impartial Analysis of the Measure, which shall not exceed 500 words in length. The Impartial Analysis shall be filed by the date set by the City Clerk for the filing of primary arguments. In accordance with Santa Monica Municipal Code section 11.04.190 and California Elections Code Section 9295, not less than 10 calendar days before the City Clerk submits the official election materials for printing, the City Clerk shall make a copy of all applicable election materials available for public examination in the City Clerk's Office.

SECTION 6. The City Council authorizes its members, as follows, to file written arguments against the Measure described above and which is contained in Exhibit 1 to this Resolution, which Exhibit is incorporated by reference herein:

AGAINST: _____

All written Arguments filed by any person in favor of or against any Measure, including any Rebuttal Arguments, shall be accompanied by the names and signatures of the persons submitting the Arguments as required by applicable law, and any names, signatures, and Arguments may be filed until the time and date fixed by the City Clerk in

EXHIBIT 1
TEXT OF INITIATIVE MEASURE

access to school facilities after school hours. Excellent public schools attract quality businesses to the community, increase property values, generate local tax revenues, help to deter criminal activity, reduce community problems such as poverty, drug use, and teen pregnancy, and help improve the overall quality of life in Santa Monica. In addition, the School District regularly makes its facilities available for after-hours community use, including its auditoriums, gymnasiums, playing fields, and classrooms. All of these community benefits, and more, will provide a substantial beneficial return on the City's investment in local public schools as enabled and required by this Measure.

(e) The loss of ongoing City funding that has been provided by the MFUA since 2005 would be devastating to the School District. The People of the City can counter the potential loss of MFUA funding, as well as ongoing and severe State funding shortfalls and Federal cutbacks on education spending, by adding this local Parcel Tax to maintain reliable City funding of its public schools and protect high-quality education in the School District. All revenue from this local Parcel Tax will stay in the School District and cannot be taken away by the Federal, State, County, or City government.

(f) The People additionally find that by providing funding for education through a Parcel Tax, this Measure will free up existing City revenues for other important City priorities, such as addressing public safety, fire prevention, 911 emergency response services, homelessness, libraries, and parks.

(g) The People intend that the funds raised herein shall be transferred by the City to the School District, to be spent at the discretion of the School District's Board of Education in accordance with this Measure's purpose as described herein, and subject to independent financial oversight.

SECTION 3. LEGAL AUTHORITY.

This Measure and the Parcel Tax authorized herein are adopted pursuant to the People's reserved power of initiative, along with the provisions and authority contained in the California Constitution and statutory and case law implementing and making specific the People's reserved initiative powers.

SECTION 4. AMENDMENT TO MUNICIPAL CODE.

Article 2 of the Santa Monica Municipal Code is amended by adding Chapter 2.74, Parcel Tax for the benefit of Santa Monica's public schools, to read as follows:

//

//

(g) An exemption ("501(c)(3) Exemption") from the Parcel Tax will be made available annually to any non-profit organization with 501(c)(3) status that owns a beneficial interest in a parcel located in the City and that applies for such exemption.

(h) An exemption ("Affordable Housing Exemption") from the Parcel Tax will be made available annually to any 100 percent Affordable Housing Development Project that applies for such exemption. The Affordable Housing Development Project must be either residential only or a mixed-use development with at least two-thirds of its square footage designated for residential use. All of the residential units in any development, including a mixed-use development, with the exception of a manager's unit, must be affordable to low-income households under State and Federal laws defining low-income households.

(i) Real property owned by a religious organization or school ("Religious Organizations and Schools Exemption") that is exempt from property taxes under California law is exempt from this Parcel Tax.

(j) The Director of the City's Finance Department, or if no such Director exists, then the City Manager or their designee, shall adopt and publish guidelines governing the application process for seeking one of the above-referenced exemptions, including the deadline for filing an exemption application and the application form(s).

(k) This Parcel Tax is a property tax, and qualified property owners shall be entitled to the benefits of the Senior Citizens and Disabled Property Tax Postponement Law (California Revenue and Taxation Code Section 20581 et seq.), as provided by law.

2.74.020 LEVY AND COLLECTION.

(a) The proceeds of the Parcel Tax, including penalties and interest earned on such revenue, shall be deposited into the City's General Fund. The Parcel Tax proceeds collected each fiscal year, together with any interest and any penalties thereon, shall be transferred from the City's General Fund promptly and in full to the School District or successor to the School District serving students attending public schools in the City.

(b) The Parcel Tax revenue will not be credited against any other City funds already provided to the School District and shall be in addition to, and not a replacement of, any funds the City otherwise provides to the School District, including any funds provided according to existing agreements or in accordance with prior measures regarding City funding for the School District and public education, including Measures Y/YY (2010), Measures GS/GSH (2016), and Measure GS (2022), with the sole exception of the existing MFUA which expires on June 30, 2027.

(c) The City shall, with every disbursement made pursuant to this Chapter, require the School District to verify in writing that it will use the funds only for the purposes set forth in Section 2.74.030(a), and that funds will not be used for administrator salaries, land acquisition, or capital improvements such as construction of new buildings.

2.74.040. OVERSIGHT.

(a) Within 90 days of the effective date of this Chapter, the City shall request that the School District's Board of Education establish an oversight structure for the money received through this Parcel Tax. This requirement shall be satisfied if the Board of Education expands the authority of the School District's existing Financial Oversight Committee to include oversight of the tax revenue collected through this Parcel Tax.

(b) If the School District does not provide a structure for oversight of the money received through this Parcel Tax prior to the first July 1 following its effective date, then the City shall establish a City oversight committee to oversee use of the Parcel Tax revenues, including ensuring that such revenues are used in accordance with this Chapter's purposes as provided in Section 2.74.030(a).

(c) Starting with the first operative year of this Chapter, the School District shall obtain a performance audit by an independent third-party auditor to evaluate annual expenditures and assure accountability of the proper disbursement of the Parcel Tax proceeds in accordance with the stated purpose of this Chapter. The performance audit shall comply with established governmental standards for performance audits.

2.74.050. SUPPLEMENT TO EXISTING FUNDING.

In adopting this Parcel Tax, the People choose to provide financial resources to complement, and not supplant, existing City, County, State, Federal, and other funding for the School District, with the sole exception of funding provided by the existing MFUA which expires on June 30, 2027. The People additionally find that this Parcel Tax is necessary to ensure continued adequate funding of the School District due to the City's ongoing fiscal distress. Therefore, in enacting this Chapter, it is the intent of the People of the City that any funds allocated to the School District pursuant to this Chapter shall be in addition to, and not a replacement of, any funds the City otherwise provides to the School District, including any funds provided according to existing agreements, except for the existing MFUA, or in accordance with prior measures regarding City funding for the School District and public education, including Measures Y/YY (2010), Measures GS/GSH (2016), and Measure GS (2022) with the sole exception of the existing MFUA which expires on June 30, 2027.

SECTION 6. EFFECTIVE DATE.

This Measure shall become effective on the earliest possible legal date.

SECTION 7. MUNICIPAL AFFAIRS.

The People of the City hereby declare that providing funding to the School District through a parcel tax for the purposes set forth in this Measure constitutes a municipal affair. The People of the City hereby further declare their desire for this Measure to coexist with any similar tax measures adopted at the City, County, State, or Federal levels.

SECTION 8. CONFLICTING MEASURES.

The People of the City find and declare that the provisions of the Measure relating to a parcel tax for education may conflict with one or more provisions of other initiative measures. It is the intent of the People that if this Measure receives a greater number of affirmative votes than a conflicting measure at the same election, this Measure shall prevail in its entirety over the conflicting measure.

SECTION 9. LEGAL DEFENSE.

(a) If approved by a simple majority of voters, and thereafter challenged in a court of competent jurisdiction, the City shall defend this Measure in such court of competent jurisdiction. The People of the City, by approving this Measure by a simple majority of voters, hereby declare that the proponent(s) and the official committee sponsoring the Measure have a direct and personal stake in defending the Measure from constitutional or statutory challenges to the Measure's validity or implementation.

(b) In the event of a legal challenge to the validity of this Measure, the Measure's proponent(s) or the official committee sponsoring the Measure may intervene to defend the validity of the Measure in light of their interests in ensuring that the Measure can be implemented and enforced as intended by the Measure's proponents. In the event the City fails to defend this Measure, or the City fails to appeal an adverse judgment against this Measure, in whole or in part, in any court of competent jurisdiction, the Measure's proponent(s) or the official committee sponsoring the Measure shall be entitled to assert his, her, or their direct personal stake by defending the Measure's validity and implementation in any court of competent jurisdiction, and shall be empowered by the People through this Measure to act as agents of the People of the City. The City shall indemnify the proponent(s) for reasonable attorneys' fees.

Adopted and approved this 14th day of July, 2026.

Caroline Torosis, Mayor

I, Denise Anderson-Warren, Interim City Clerk of the City of Santa Monica, do hereby certify that Resolution No. 11782 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 14th day of July, 2026, by the following vote:

AYES: Councilmembers Negrete, Hall, Raskin, Snell, Zernitskaya, Mayor Pro Tem Zwick, Mayor Torosis

NOES: None

ABSENT: None

ATTEST:

Denise Anderson-Warren, Interim City Clerk