



The South Park Neighborhood Association Newsletter

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Project and Building Development

Appeal Continued to April 26 for 1130 South Hope Street Proposed Hotel By Marty Goldberg

The scheduled PUBLIC HEARING for an appeal of the development of 1130 S. Hope Street proposed hotel project was rescheduled for April 26 by the Central Area Planning Commission from March 8 as a minimum of 16-day advance notice to the public is required. We are currently unsure if the meeting will be via Zoom or in person. Further details will be relayed prior to the meeting.

It is crucial to show the Planning Commission the resolve and support of the South Park neighborhood to block or delay this unwanted project by writing the commission and speaking at or attending the April 26th meeting.

Luma and EVO's attorney filed an appeal in November 2021 to stop the approval of building the proposed hotel on the small parcel south of Luma, North of EVO and west of Elleven. Detailed arguments stated in the filed documents identify the 6 reasons why our community is against this project. A summary of the appeal points is below:

Appeal Point #1: The Appellant contends that the developer has not provided any traffic or parking study to evaluate the alley, driveway, or queuing.

Appeal Point #2: The appellants contend an 8-story blank wall will provide no visual interest for the Luma residents and will create an echo and significantly increase noise in the alley.

Appeal Point #3: The Appellants contend that the City should consider alleged shade/shadow impacts on the neighboring open spaces and pool area at EVO and Luma buildings.

Appeal Point #4: The Appellants contend the project will cause noise on the open rooftop and ground level valet areas that will be audible from the multiple adjacent residences across the 20-foot alley and that the Noise Study does not properly evaluate the operation and construction of the hotel and adjacent residents.

Appeal Point #5: The Appellants contend the project does not comply with a setback.

Appeal Point #6: The Appellants assert that the Project does not comply with the Downtown Design Guidelines requirement to minimize neighbor impacts, and that mechanical equipment and lighting must be located away from residential uses.

Previously, DLANC (Downtown Los Angeles Neighborhood Council) and SPBID (South Park Business Improvement District) made recommendations to approve the proposed project, however many neighbors are still upset and wish to continue the fight to stop or alter this previously recommended project.

In the most recent documents, the developer is now stating they will have 23 parking spaces. In the previous designs they indicated only 6 parking spaces. This just magnifies the concerns with the alley and street congestion. The other major concern is the noise of construction. Can you imagine jack hammers pounding for hours each day for one year or longer? The noise reverberating off the neighboring buildings could be intense.

Let your voice be heard!

Transportation

Recommended Improvements for 2028 Olympics

By Virginia Wexman

I am on the Olympic Community Advisory Committee sponsored by the Los Angeles Department of Public Works, and we are charged with recommending improvements to transportation around LA Live and USC in anticipation of the 2028 Olympic Games. My recommendations affecting the South Park area thus far are as follows:

Cars

- **Scofflaw Drivers:** Step up enforcement of laws against speeding, noisy mufflers, and illegal parking. Make use of cameras and other detection mechanisms where appropriate.
- **Congestion Pricing:** Activate Metro's current proposal to implement a congestion pricing model either by charging drivers on freeways surrounding DTLA or by placing a cordon around the central city that would charge a fee to drive there.
- **Electric Car Rental:** Publicize the availability of Blink/Blue LA electric car rental locations at Hope and Pico and Hope and 8th.

Public Transit

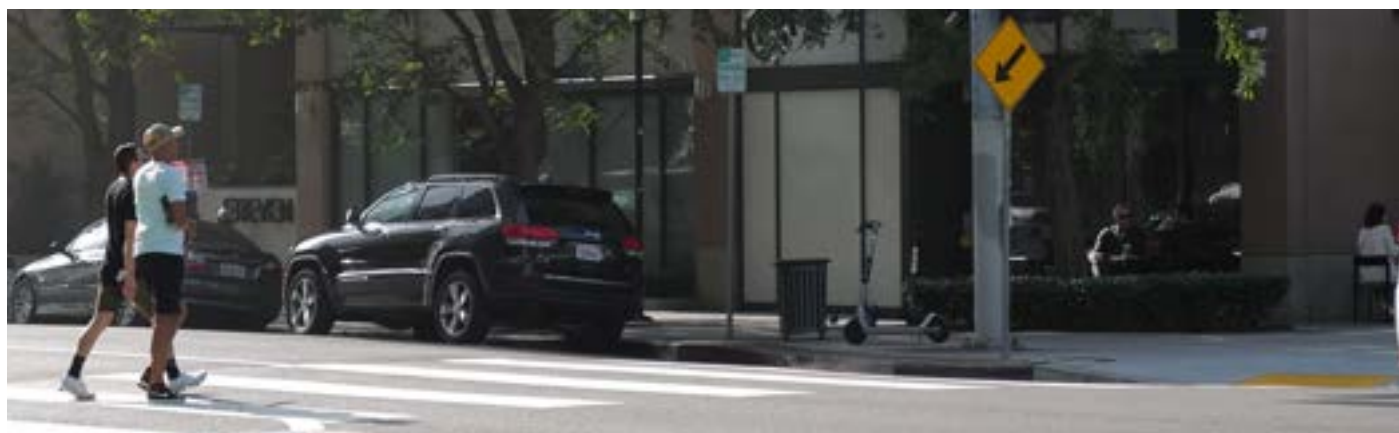
- **Fares:** Make all public transit free.
- **Pico Metro Station:** Move the Pico Metro station underground. If such a project proves not to be feasible, add a barrier gate at Pico to protect pedestrians who must cross the tracks to access the Metro when exiting the Crypto.com Arena or LA Live.
- **Bus Benches:** Add bus benches at:
 - Northwest corner of Figueroa and 12th
 - Southwest corner of Figueroa and 12th
 - Northwest corner of Figueroa and Pico
 - Southeast corner of Figueroa and Pico
 - Northwest corner of Flower and 11th
 - Southwest corner of Flower and Olympic
- **Microtransit**
- **Scooter Corrals:** Create corrals for storing scooters so they are not left to litter the streets.
- **Protected Bike Lanes:** Install curbs to protect all bike lanes.

- Metrobikes: Publicize the availability of Metrobike rentals at
 - o Grand and 14th
 - o 12th and Hill
 - o Pico and Flower (also has electric bikes)
 - o Hope and 11th
 - o Grand and Olympic (also has electric bikes)
 - o Hope and Olympic
 - o 11th and Figueroa

Walking

- Walk/Wait Lights: Adjust walk lights to increase the time allowed for pedestrians to cross Figueroa at both 12th and Pico.
- Street Crossings:
 - o Add mid-block street crossings with flashing red lights on both Grand and Olive between Olympic and 12th.
 - o Raise all crosswalks four inches as New York is doing.
- Wayfaring: Install pixilated images in convenient locations to provide neighborhood directions to visitors via their smartphones.
- Streetlights
 - o Upgrade streetlights to create bright lights mounted on two wings, one to illuminate the road, the other to illuminate the sidewalks.
 - o Add streetlights to the south side of Olympic between Hill and Olive.
- Stop Lights: Un-coordinate stop lights on Grand and Olive between Olympic and Venice to discourage speeding along these streets.
- Sidewalks: Repair all sidewalks in the surrounding areas.
- Street Trees: Ficus trees are unsuitable as street trees; their roots tear up the sidewalks and their foliage obscure the streetlights. Such trees should be replaced with more appropriate species and relocated to parks or similar areas.

I would appreciate any further suggestions South Parkers may want to make. Send your thoughts to vwexman@uic.edu.



South Park Community Happenings



“Welcoming Intellectual Space” in South Park

By Debra ShROUT

Does the first amendment still protect free speech? I wanted to know that answer. So, I attended the discussion at the Herald-Examiner Building on Broadway at 11th Street on February 24. The event was hosted by Zocolo Public Square, a non-profit started in 2003 by Arizona State University (ASU). The summary answer to the question was, “The First Amendment protects you. The First Amendment also protects your enemies.” In other words, for me to have free speech, my “enemies” also must have free speech.

What about the “crying fire in a crowded theater” example that has been a part of the freedom of speech debate I heard growing up. First, we must remember to include “falsely” crying fire. Second, inflammatory speech is protected under the First Amendment unless that speech “incites or produces lawless action and is likely to incite or produce such action” (1969 *Brandenburg v. Ohio*). In other words, the statement must be false and produce lawless or harmful action which means there is a limit on freedom of speech.

I thoroughly enjoyed listening to legal scholars Jody David Armout, USC, and Eugene Volokh, UCLA, along with attorney Jean-Paul Jassy, and L. Batts, Jr., dean of ASU Cronkite School, with Carla Hall, editorial writer from the LA Times, serving as the moderator.

One of the purposes of Zocalo, “at a time when our country’s public sphere is narrow and polarized, Zócalo seeks to be a welcoming intellectual space where individuals and communities can tackle fundamental questions in an accessible, nonpartisan, and broad-minded spirit. We are committed to translating ideas to broad audiences and to engaging a new, young, and diverse generation in the public square.” That may be a mouthful, but it does explain the purpose of providing these community events.

Zocalo is partnering with the LA Times, other educational, cultural, and philanthropic institutions to present free public events. And it is right here in South Park. For me, it is a short 4-block walk. If you don’t want to attend in person, you can join online. The advantage of in-person was the food truck located on Broadway and free refreshments afterwards with a chance to engage in discussion.

Interested??? The next event is “How Do Homelands Cross Borders?” on Wednesday, March 16, at 7 pm at the Soraya in Northridge BUT also available online. The event will be moderated by Gustavo Arellano, columnist at the LA Times. One question to be discussed is “how do people who are separated from their homelands reinvent cultural practices in their new communities?” A timely discussion as we watch nightly the situation in Ukraine. Panelist will be Ragamala Dance artistic directors, choreographers, and principal dancers Raneer Ramaswamy and Aparna Ramaswamy, writer and Science Fiction Poetry Association president Bryan Thao Worra, and USC Institute of Armenian Studies director Shushan Karapetian. To register, click here:



<https://www.zocalopublicsquare.org/event/how-homelands-cross-borders/>

City of Los Angeles 311 Call Center System

By John Nilsson

I'm certain you've seen something on the streets of LA that you think needs attention? One little known but extremely valuable service offered by the City of LA is the 311 Call Center – a number that every South Park resident should know about and use often.

The LA311 Call Center provides access to general city and government related information and services, and it is immediately available to anyone by:

1. Simply calling 311 on your telephone
2. Access the website - MyLA311
3. Download and use the app – MyLA311 (via the Apple App Store)

Through the 311 Call Center or App you can access city services such as:

- Bulky items pickup
- Illegal dumping pickup
- Street and sidewalk repairs needed
- Report homeless encampments
- Pickup electronic waste
- Graffiti removal
- Incomplete construction or city services
- Dead animal removal
- Animal complaints and violations
- Emergency animal services
- Streetlight issues

And a host of other general services and complaints



You can easily understand the benefits of MyLA311 by clicking on this link: <https://www.lacity.org/myla311>

Download the MyLA311 mobile app today!

Police Report on Post-Super Bowl Gathering in South Park

By Debra Shrout

Captain Elaine Morales, Los Angeles Police Department (LAPD) Public Safety, summarized the damage in South Park by the crowds that gathered to celebrate the LA Rams' Super Bowl win – 16 buildings were graffitied, one building was broken into and items were stolen, and 2 Metro buses were disabled. Morales' report was presented at the South Park Business Improvement District (SPBID) Board of Directors Meeting on February 23.

Morales said that captains were brought in from other areas to help with deployment although the overall command stayed with local captains. Morales said the strategy was to move the crowds east and southeast from LA Live. Morales said she felt the LAPD did a good job, but there is always more that can be done. She asked for suggestions. Board member Terry Rubinroit suggested that the scooters be disabled as they were causing many problems. If residents have suggestions for the LAPD, please send any thoughts to southparkneighborhoodcommittee@gmail.com. The comments will be forwarded to Morales and shared in the April newsletter.

Other agenda items at the SPBID Board meeting:

- A letter of support for a proposed development at 1111 South Hill Street passed. The development, Sky Trees by Crown Group, is a 40-story extended stay hotel and condominium project. The proposal includes 2 restaurants on the ground floor and 2 parking levels underground and 3 above-ground with a green wall covering the parking podium. A start date for construction is 2023.
- An update on the construction of the Moxy Hotel at Figueroa and Pico was presented. The hotel expects to open in early Fall. Moxy Hotels is owned by Marriott. The Moxy concept is playful, affordable, and stylish.
- The next board meeting is scheduled for April 27, from 10 – 12 pm as a hybrid meeting (in person and on Zoom). Check www.southpark.la for more information. All residents are invited to attend SPBID Board meetings.

Who Owns the Curb

By Virginia Wexman



Space at the curb has become valuable real estate, claimed by many competing interests. That was the message at this year's Curbivore Conference, held on March 4 in the South Park parking lot at the corner of Flower and 11th. This gathering of civic leaders and delivery start-ups mapped an emerging

urban landscape in which outdoor restaurants, food trucks, food carts, delivery robots, bicyclists, scooter-ists, buses, and ride-share vehicles are all vying for curbside space once reserved primarily for parking.

Conference participants addressed a range of issues raised by this new configuration of life at the curb and posed various strategies for addressing it. As Seleta Reynolds, General Manager of the Los Angeles Department of Transportation, put it, "We're trying to create an ecosystem of services" that will re-envision the curb as a neighborhood community hub. It was generally agreed that the pandemic had hastened this transition by accelerating ongoing trends such as delivery services and outdoor dining.

Any plan to re-imagine life at the curb must address the needs of a range of players including municipalities, businesses, and the public. Take street vendors, for instance.



As LA Taco journalist Janette Viilafana reported at the conference, there are now an estimated 10,000 street vendors in LA, but only 162 of them have permits. To make more of these small businesses legal, the licensing process must be made easier and cheaper; as of now it takes several years and \$400 to get a permit.

Another problem concerns food trucks. Where should they park? UCLA parking guru Donald Shoup suggests that food trucks could use space at the perimeter of parking lots. “Los Angeles is pockmarked with parking lots,” he notes. And though the robots and mini-vehicles that enable many of these changes at the curb promise to ease pollution and traffic congestion, municipalities must step up to supply a charging infrastructure to support them.

Finally, consumers must be educated in how to take advantage of a range of new opportunities that this new curb life offers. How do you pay to buy food from a robot? Re-imagine life at the curb.

Farmer’s Market Returns to 9th and Main

By Debra Shrout

A Farmers Market launches on Wednesday, March 9, from 10 am to 2 pm at 9th Street and Main in the Fashion District at the newly re-opened California Market Center (CMC). The Farmers Market will operate every Wednesday regardless of weather.

Seasonal organic and sustainable fruits, vegetables, and more will be available. Support local farmers by shopping the Farmers Market weekly. In addition to shopping, you are welcome to hang out and enjoy the music and the space.

CMC has undergone a \$170 million redevelopment project which included the plaza area where the Farmers Market calls home.

24/7 Crisis Response Team Proposed for Downtown LA

By Debra ShROUT

Restoring bicycle patrols, increasing foot beat officers' presence, and creating an unarmed 24/7 crisis response program dedicated to Downtown LA is the proposal from Central City Association (CCA - a downtown LA advocacy organization since 1924). On February 23, at the kick-off rally at Sol Agave at LA Live hosted by CCA and sponsored by AEG, attendees were asked to sign the petition in support. The petition is online at www.safedtla.org.

The CCA website, states "It is time for proactive, proven solutions that meet our community's safety and wellness needs." Statistics from last year on the website include – compared with 2019 data there has been a 47% increase in burglaries, 100% increase in car thefts, 47% increase in homicides, and in 2020 there were 13,000 calls for mental health support. The CCA is asking for downtown residents to sign the online petition to restore bicycle patrols, increase foot beat officers, and create an unarmed crisis response team dedicated to DTLA.

At the kick-off rally, residents and small business owners were able to discuss safety issues in downtown. Marie Rumsey, who is heading up the initiative at Central City Association, talked about the proposal and the petition. Rumsey said that future rallies will be scheduled to inform residents and build support for their proposal. Check out www.safedtla.org and sign the petition to support a safer DTLA including a 24/7 team to respond to those on the street experiencing mental health issues.



South Park Scene

Food Delivery is QUICKER with QWQER

By Marty Goldberg

Have you found yourself needing some food delivered to your apartment, like now? Are you too tired to venture out for something to eat? Fed up with Instacart messing up your order? Don't like to pay a delivery fee? If you answered yes to any of the above, QWQER (pronounced quicker) FOOD online app may be the solution.



The El Segundo based company has opened a grocery and dry goods location on Hope and 11th Street and state they will deliver orders within 15-45 minutes to the residents in South Park (all DTLA for that matter). They have been operating for several years but have just opened their doors with a soft opening in South Park in mid-January 2022.

They currently have a limited selection, such as cereal, canned sodas, Red Bull, cat food, bottled water, condiments, snack foods, dairy products, and some cold cuts. According to the Store Manager, Luis Gonzales, they are planning to add more items pending demand and requests from the neighborhood. Unfortunately, they will not be offering alcohol. They are currently open Monday thru Friday from 8 am to 8 pm, and eventually will be open 7 days a week.

All orders need to be placed from the QWQER FOODS APP. The price quoted on the site is the final price. Any specials offers or discounts appear as “the price.” There are no delivery or service charges added to the order. If an item is temporarily unavailable, the app will fade the item and not allow you to order it. Your items are pulled from the small warehouse and delivered by a few dedicated bikes or e-bike delivery personnel. Gozales says, “they are here to serve you.” Make your life easier and avoid headaches and save time. I say, simple and quick, that is the QWQER way. Download the app and give it a try!

Balzac Café Des Arts Blending Coffee, Art, Culture in Our South Park Neighborhood

By Marty Goldberg

A unique concept of blending Brazilian coffee, art gallery, and enjoying conversation all in one comfortable setting has emerged at Balzac Café Des Arts at 310 West Olympic Boulevard, east of Olive Avenue. I had the pleasure to talk with its co-owner, Moh Kent, over a flavorful cappuccino the other day.



Moh, a resident of South Park, is a personable and talented man that came from investment banking to pursue his dream of opening a neighborhood café. His passions include classical music, literature (thus the name Balzac), mathematics, and art. He was born and raised in Morocco and lived in Paris, London, and New York. He has a deep affection for neighborhood bakeries and cafes where they know your name and what you like to eat and drink.

He and his wife, Fatima, live in South Park and together opened Balzac Café in the Bloc in December 2020. They had leased the Olympic location 2 years prior but due to major obstacles (such as their original contractor dying from COVID-19 and license delays from the L.A. city) were only able to have a soft opening at the end of December 2021. Due to ongoing labor challenges, they are currently open Monday thru Friday from 8:30 am to 2:30 pm. Moh eventually expects to be open 7 days a week from 8:00 am to 5:00 pm. He also is planning to expand the menu from coffees, juices, teas, specialty drinks, and pastries to include sweet and savory crepes.

On the walls of Café Balzac are works of art by Richard Bell, a talented local artist living in DTLA. Moh advised that Richard frequents the café and is happy to discuss his art. Moh said he plans to change the display every few months with other local artists.

Moh loves talking to people. He believes his neighborhood café can replicate his experience of cafes in Morocco - a place where people sit and talk with friends. A place where newcomers and those overwhelmed by the size of Los Angeles can feel comfortable to meet neighbors.

Moh and Fatima derive a lot of pleasure from their adorable 2-year-old daughter, but as many of us, they too have experienced many hardships and negativity during the past 2 years. Moh's message to the residents of South Park, "Go out, talk to each other, have fun, love one another." I believe Café Balzac des Arts has the perfect recipe for us to embrace the positives that we seek in our neighborhood.



South Park Committee Members:

Marty Goldberg, Board Member, Concerto and Elleven
Michael Ourieff, Board Member, Luma
John Nilsson, Board Member, Ten50
Chris Diaz, Manager, Aven
Candice Warren, Manager, 916 Georgia
Marcus Hamm, Property Manager, Axis on 12
Luke Banham, General Manager, Circa L.A.
Noah Vanaman, Business Manager, City Lights on Fig
Joydawn Jackson, General Manager, Concerto Lofts
Niki Frazier, General Manager, Elleven Lofts
Luc Sasseville, General Manager, EVO South
Priscilla Naiman, Manager, Flower Streets Lofts/Grand Lofts
Francis Langlois, General Manager, Luma Lofts
Tracy Robinson, General Manager, Market Lofts
Ariana Ojeda, Community Manager, Olive Lofts
Carrie Spain, General Manager, Ritz Carlton Residences
Monica Heredia, General Manager, Ten50

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Virginia Wexman
Photography and Production: John Nilsson

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Carmela Fuccio Aksalic, SP Business Owner
Wendy Brugette, SP Homeowner
Marty Goldberg, SP Homeowner
Priscilla Naiman, SP owner and SP Business Owner
Michael Ourieff, SP Homeowner
John Nilsson, SP Homeowner
Lauren Pyles, SP Resident
Debra Shrou, SP Resident
Cristina Ward, SP Business owner
Virginia Wexman, SP Homeowner