



The South Park Neighborhood Committee Newsletter

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The South Park Neighborhood Committee

is a volunteer group of caring South Park residents that takes pride in our community. We wish to be part of a positive influence for all the residents of SouthPark. Our mission is “to seek to utilize a united voice that has strength and influence for the mutual benefit of the South Park residents.”

This is our fourth monthly newsletter. A special shout out to Debra Shrout who proofs and edits each of the articles submitted and to John Nilsson who produces and lays out the entire newsletter. We are fortunate to have such talented people in our community. We hope you find it informative and of value.

We sincerely appreciate your input and comments. The best way to contact the committee is via email at Southparkneighborhoodcommittee@gmail.com.

South Park Committee Members:

Marty Goldberg (Elleven)
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Contributing to the Newsletter and Committee Support Group: Julie Brosterman, Joyce Fried, Laura Novak, Marc Schector, Debra Shrout, Laura Wang, and Virginia Wexman.

Project and Building Development

PROPOSED HOTEL PROJECT 1130 S. Hope

DLANC Board Votes Against Support for the 1130 South Hope Street Project

By Marty Goldberg

The motion to support the 1130 South Hope Street hotel project was defeated at the Downtown Neighborhood Los Angeles Council (DLANC) board meeting held virtually on April 13th.

The 1130 South Hope Street project is a new construction 11-story 61,310 square foot hotel, consisting of 144 guest rooms, 378 square feet of ground-floor retail space, and 56 on-site parking spaces.

The motion before DLANC, agenda item #17ii, stated: The DLANC Board shall submit a letter of support for the Applicant's request in Planning Case No. ZA-2020-3656-TDR-ZAA-RDPA-RDP-SPR. Support is conditioned on the following: (a) Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction; (b) Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours; (c) impacts to adjacent properties during construction are minimized to the greatest extent feasible; (d) Developer works with residents of neighboring buildings to reduce visual impacts; (e) all mechanical

equipment at the rooftop is concealed to prevent visual obstructions and enclosed to prevent noise from impacting neighboring properties; (f) 24-hour security is implemented at the street level; (g) ground floor windows retain transparency at all times to allow for eyes on the street and pedestrian safety. The motion was defeated on a vote of 7 NO, 5 YES, and 3 abstentions.



HOPE STREET FRONTAGE

There continues to be a significant group of passionate South Park residents that withstood a 5-hour long DLANC meeting to voice their concerns for this project. Largely they cited noise issues, alley traffic, shade issues, and lack of benefits to the neighborhood. This is a setback for the developer, and it is uncertain what their next course of action may be.

The defeat of the motion by the DLANC board follows a similar decision the previous month by the South Park Business Improvement District (SPBID) Board.

The letters of non-support from DLANC and SPBID are not necessary to get building approvals from LA City Planners, but it is helpful. Updates will be provided when known.

PROPOSED DEVELOPMENT AT 12TH AND SOUTH GRAND

By: Marty Goldberg

City Century LLC, the American subsidiary of Shenglong Group, is seeking approvals for two projects in the 1200 block of South Grand. According to Urbanize LA, which provides commercial real estate development coverage in LA, the first project is at 1201 South Grand Avenue. The current structure would be razed to make way for a 40-story, 461-foot apartment tower containing 312 studio, one-, two-, and three-bedroom apartments above a 7,100 square feet of ground-floor retail space and a 359-car garage. The developer's website names the project "Arris."

The project, according to a construction timeline included with the environmental report, is expected to be built over a period of 33-months beginning sometime in 2022.

The second project by City Century in the South Park neighborhood is a smaller 21-story tower named "Vara" which would replace a nearby parking lot at 1233 South Grand Avenue and would include 161 apartments, parking, and ground-floor retail.

SOLAR PANELS FOR EVERY ROOF TOP IN SOUTH PARK - THE NEXT STEPS

By John Nilsson

It's undeniable that the time has come to consider installation of clean energy sources wherever possible and practical in our fight against climate change. While it would initially seem simple to install solar panels on every roof in our community, there are actually daunting challenges in achieving this goal.

HOW DO WE FINANCE THIS EFFORT? While the cost of producing solar panels has fallen dramatically over the last few years, it's still quite an expensive consideration to purchase and install the panels and the necessary wiring systems to get the solar power to our toasters - and to store excess power for use when the sun doesn't shine. Recently one of the financial methods successfully employed in California is the "People Power Solar Coop" where groups of interested people form a cooperative that invests a fixed amount of capital sufficient to install the Solar systems necessary to supply power to each coop member at the cost to produce without markup. Participation by the local public utility – in our case LADWP – is not necessary unless the Coop desires to enter into an agreement with the utility for sale of any excess electric power generated. The cost of Coop energy from units attached to your roof is a good deal less than that of the utility company because its free of the transportation costs associated with large central power plants which often contributes 2/3 to the total of your power bill. The initial capital investment is returned to each Coop



contributor over time through dividends. All system management and billing are handled by the Co-op. This procedure has found acceptance by local governmental regulators and precludes the need for debt financing, and there is a viable legal system for creation of these Coops and the administration of electricity distribution already set up and functioning in California through People Power Coops. It makes logical sense to pursue this Coop model.

HOW DO WE GET GOVERNMENTAL ENTITIES TO ENDORSE? Initial efforts by the public to install private solar systems have met with significant misunderstanding and intransigence at the city and state government level. Until recently, with the change in political temperament regarding the significant advantages of solar panel electricity production, it's been easy for government officials to fail to seriously consider the giant advantages of renewable energy to their constituencies - and to their own political future. As we all know, the climate has changed – both actually and politically. With the combined local and national push toward the goal of

100% renewable energy by 2045, governmental entities can now see the future. The importance of public/private partnership in regard to renewable energy systems has become a political imperative. While there is still a significant challenge in getting things done, I am confident that the time is right to work with the LA City Council in obtaining their blessing in this endeavor.

HOW DO WE GET LADWP TO ENDORSE OUR EFFORTS? This may be the biggest challenge we will face. Over the years, governmental entities have granted monopoly status to Public Utilities in return for the Utilities taking on the responsibility of construction and operating huge power plants as well as supplying the power infrastructure necessary to bring the electrical power to our homes and business. This monopoly status is guarded jealously by utility providers. While there are no laws that state we must obtain power only from utility companies, utility providers, including LADWP have often inhibited the innate ability of the public to circumvent their monopolies and to strengthen their positions as sole providers of energy through vague requirements and unreasonable rate policies. Recent advances in renewable energy systems have made it perfectly clear that the old way of providing electricity through giant distant utility owned plants that create and distribute electricity from dirty carbon-based resources is vastly more expensive and inefficient than local renewable energy sources. With help from the politicians and prodding by you and me, the strangle hold of LADWP is loosening. They see the inevitable and are paying attention.

THE NEXT STEPS: In the coming months the efforts to bring the concept of local re-

newable energy to reality in our South Park neighborhood will include: 1.) investigate the feasibility of forming a Solar Energy Coop that would first incorporate South Park residential and commercial entities who have a preliminary interest. The goal here would be to find a critical mass of South Park Properties that would form a South Park Electrical Grid. 2.) We would embark on a campaign to identify the governmental and political assets to whom we need to promote our idea and obtain approvals. 3.) Form a partnership with these governmental assets that will provide the strength necessary to convince LADWP and other controlling entities to work with us in the formation of a neighborhood electrical coop that can function in consort with and not in competition with them.

The time is right to consider a South Park renewable energy grid. I am becoming more and more convinced we can successfully achieve this goal. If so, we will be adding immeasurably to the effort to achieve 100% renewable energy for California over the next 10 to 15 years.

Recently, Patagonia has produced and distributed an excellent video on the People's Energy Coop Movement in Europe. You can view this presentation by clicking on this link:

<https://youtu.be/75A9WGxoUn8>

We can start a local movement here in South Park that can be the vehicle for major change in how electric power is produced and distributed in Los Angeles! I am wide open to your comments and assistance in this program. Please contact me at dtlanow@gmail.com with input.

Transportation in South Park, Part 2: Public Transit

By Virginia Wexman



South Park may have the most public transit options of any area of LA. In addition to the Pico Metro stop for the A Line (Blue) and the E Line (Expo), dozens of buses traverse our neighborhood. When the Downtown Connector opens in 2022, South Park residents will enjoy quick and easy access to neighborhoods to the north and east of us as well as to the west. The 1.9-mile alignment will serve Little Tokyo, the Arts District, Civic Center, The Historic Core, Broadway, Grand Avenue, Bunker Hill, Flower Street and the Financial District.

Public Transit Controversies

- Metro Light Rail
 - * Safety: The Light Rail station at Pico and Flower - the only at-grade station in Downtown LA - was built in 1990, before the Staples Center or LA Live existed, so there was no thought about the late-night crowds (some intoxicated) who would be crowding into the station, not to mention the cars that cross the tracks getting to and from the nearby parking lots. In 2018 the South Park BID added fencing on the Flower side of the station, but the location still lacks crossing gates at 12th and at Pico, which could prevent many of the accidents that now occur. Metro is currently considering various plans to upgrade the station, but all would involve considerable expense.

* Train Speed. Between Pico and Washington Boulevard, the A Line (Blue) and the E Line (Expo) share a track. At 17th and Flower, an east-bound entrance to the #10 freeway allows cars to pass in front of the trains, often causing delays of up to 13 minutes. Similar train delays frequently occur at the busy junction at Washington Boulevard.

- Bus benches lacking:
 - o Olive and 11th (70, 71, 76, 79, 96)
 - o Olive and Olympic (14, 70, 71, 76, 78, 79, 96)
 - o Figueroa and Pico
- Bus Connections to USC. Many South Park residents study or work at USC, yet public transit connections to the campus do not fully reflect their needs. While the E Line (Expo) has 3 stops at USC, bus service could be improved.
 - * 38 Bus: travels along Jefferson (the north border of USC) to Broadway and Venice Boulevard but continues up to 7th only after 9pm.
 - * Dash A bus and 81 bus: there is no stop at 11th and Flower, even though these buses pass by that corner and several large residential buildings are located nearby.

We invite readers to respond: which of these issues are the biggest concern to you, and what do you suggest can be done to alleviate the controversy? Other issues concerning cars? Make your viewpoint heard by writing a letter to the editor of this newsletter at southparkneighborhoodcommittee@gmail.com.



South Park Scene



Kai's Table Opening Soon

11th and Hope Street

By Marty Goldberg

I am strolling by the former location of the Stanton Restaurant and before that Bottle Rock and notice a new bright colored mural touting Kai's Table. As I snap a digital image, a gentleman pulls up and starts unloading his car with outdoor plants. Being a gregarious neighbor, I inquire if he is associated with this restaurant or just delivering the plants? He smiles and tells me he is "Kai."

Kai is excited about his new venue and is hoping to have a soft opening for South Park residents by end of May. I read the inscription on the front door and ask, "what is globally inspired comfort food?" He calmly explains that he is a chef and has travelled to such places as Morocco, Egypt, Italy, Mexico and soon to Jamaica. He brings back culinary comfort food recipes from around the world. The menu will also include Southern-style and American comfort foods. From his website:

“At Kai’s Table we’re inspired by some of the best chefs and restaurants around the world. We love to explore new places, cuisines, aesthetics and bring them back with our own unique touches.”

The website identifies the Executive Chef/owner as Norman Kai Lee, but to me it is clear he is to be called “Kai.” I asked Kai if this was his first restaurant. He laughed and says this is his 7th, however, this is his first going solo as all the others he had partners. Kai is from NY and has some restaurants there. He says he came to LA as “the quality of life is much better here.” He currently lives in “The Marina,” but he wants to move to DTLA so he can walk to work.

At Kaistable.com, Kai shares his philosophy on food. “Kai’s Table is a new restaurant concept focused on getting back to basics. Enjoying quality food with the people that matter. Food that not only awakens the senses but elevates the mood and inspires connection. We’ve thought through every detail, hand-picked every ingredient, and scoured the globe for the best flavors we could find. So whether you come sit at our table, or invite us to yours, what you’ll get is a memorable, provoking, flavor-filled experience you won’t soon forget.”

I personally have fond memories of the other restaurants on 11th and Hope. After talking to Kai and browsing the website, I am hoping Kai’s Table could be a permanent fixture in South Park at a high trafficked intersection at 1091 S Hope Street.

Community Feedback

Email response from the city of LA regarding the scooter signs

Adriana (Adriana Velazquez, Field Deputy for 14th District, Council member Kevin deLeon) and I met with LA DOT (Los Angeles Department of Transportation) just now regarding “No Scooters on the Sidewalk” signs.

Unfortunately, since scooters are prohibited on the sidewalk throughout Los Angeles, posting “No Scooters on the Sidewalk” signage in certain geographic areas is not something that LA DOT is allowed to do. We understand your safety concerns about scooters on the sidewalk and appreciate you reaching out to our council office to address this concern.

Please let me know if you would like to discuss this further.

Best,

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CITIZEN RESPONSE TO CHRISTOPHER ANTONELLI

Dear Mr. Antonelli:

Thank you for your response to our neighborhood’s concern about Scooter misuse and the installation of signs to keep Scooters off the Sidewalks.

Frankly, we are looking for a more specific response on this issue. We enact laws for the public good that must be enforced, and then we spend all of our time arguing about how and who is to enforce them. If I am correct in understanding that your office is responsible for enforcing this law, by your vague response you are telling us your office is abdicating this responsibility. I'm happy that you understand our safety concerns, believe me. But understanding is not enforcing and it's not protection.

If you and Mr. DeLeon are not going to take steps to enforce this law, then it is your responsibility to assign and disclose to us someone who will. It would seem to me that an arrangement with the Police Department (who is tasked with writing tickets for this violation) placing several foot patrol officers on several corners in South Park on periodic weekends and writing a few \$200 tickets to these yahoo violaters would soon solve the problem.

Respectfully, what might ***you*** suggest to move forward and solve this issue?

John Nilsson
South Park Neighborhood Committee

RACING ON GRAND

In response to Teresa's concern (and probably many others) about noisy cars I was thinking about a mid-block crosswalk on Grand Ave between Olympic Blvd. and 11th street. It will definitely bring down speeding on the block and reduce the car noise. There is a mid-block crosswalk on Grand Ave by Whole Foods between 7th and 8th streets. It's much less noisy there.

What if we can initiate a mid-block crosswalk installment on the block between Olympic Blvd. and 11th? There are two residential buildings on the east side of the block (Ten50, where I live and 1000 Grand by Windsor), and a large parking lot on the west side that is used by the residents of 1000 Grand and others. I'm sure all of the residents are not happy with the noise too.
Does anyone know how this can be done?

Best,
Andre

Thank you, Andre, for your feedback and wonderful suggestion. The committee will discuss and explore options on how we may get the city to enact a mid-block crosswalk. Enjoy your weekend.

Regards, Marty