



The South Park Neighborhood Committee Newsletter

August/September 2021

Volume 1, Issue 7

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 South Park.

Our mission is “to seek to utilize a united voice that has strength and influence for the mutual benefit of the South Park residents. We are thrilled to now have representation and newsletter distribution from 15 residential buildings within the South Park area.

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, Board Member, Elleven
Kevin Sharkey, Board Member, EVO
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
Kitt Boodsayaskul, General Manager, Concerto Lofts
Niki Fraiser, General Manager, Elleven
Luc Sasseville, General Manager, EVO
Priscilla Naiman, Manager, Flower Streets Lofts/Grand Lofts
Francis Langlois, General Manager, Luma
Tracy Robinson, General Manager, Market Lofts
Ariana Ojeda, Community Manager, Olive Lofts
Carrie Spain, General Manager, Ritz Carlton
Monica Heredia, General Manager, Ten50

Contributing to the Newsletter: Debra Shroul and Virginia Wexler

Project and Building Development

PROPOSED HOTEL PROJECT 1130 S. HOPE UPDATE

1130 South Hope Street Project Plans Revised by Developers

By Marty Goldberg

The DLANC (Downtown Los Angeles Neighborhood Council) Planning Committee met on August 17, to consider a revised site plan for the hotel development project at 1130 South Hope Street. The South Park community learned about this agenda item with only one day notice. The proposed changes quickly were accepted by the planning committee.

An attorney representing Luma and EVO residential buildings had very limited speaking time before the committee voted to approve the proposal. The full DLANC board will consider this item at its September 14, meeting starting at 6:30 pm via Zoom. Contact pattigagan571@gmail.com for login details.

The key changes in the proposed development:

- The automated parking has been eliminated. Instead, the proposal is to provide off-site parking. The developer plans to use the surface parking lot on Hope Street immediately north of the AEG building.
- The hotel project would be 8 floors as to the previous proposal of 13 stories.
- Total hotel rooms would be 112 rooms reduced from 144 rooms.
- The total height above street level would be reduced by about 70 feet to 106 feet.
- Total square feet would be 47,000 reduced from 61,000.
- 528 square feet of ground-floor retail up from previous plan of 378 square feet.

According to Patti Gagan, a leader in the opposition for this project and a homeowner of Luma, “While these improvements are most welcome, this means they do not need special FAR (floor area ratio) approval, and so this project will be much harder to

oppose. Instead, we will develop a strategy to secure additional concessions from the developer to make the development more palatable to the adjacent residents. We still have concerns about alley congestion and noise, the appearance of the building, the proposed plan for loading and unloading of guests, proper staffing and security, and other issues.”

The South Park Business Improvement District (SPBID) meeting was held on August 25. Gagan spoke at the meeting and acknowledged and appreciated that the removal of onsite parking and the reduced capacity of the hotel project would take some pressure off the alley congestion compared to the previous proposal. However, there were still concerns about having 24-hour hotel lobby staffing and other safety issues.

Ellen Riotto, Executive Director of SPBID, said, “The Board ultimately decided that changes made to the project since the developer first presented it were significant enough to effectively address the concerns brought to the board by the neighborhood. There was discussion about the importance of diversifying the supply of hotel rooms to accommodate a more diverse market. Additionally, the difference between “long-term stay” and “select-service” was emphasized, and the group was reminded that this proposal is for a “select-service” model – NOT a long-term stay. The last important thing to point out was that the board decided to support the project with the conditions that it is staffed with a security guard 24/7 and that enhanced external lighting is considered.”

The next step regarding the project is when the full DLANC board considers the recommendation of the DLANC Planning Committee at their September 14, meeting at 6:30 pm via Zoom. Contact pattigagan571@gmail.com for login details.

SOLAR PANELS FOR EVERY ROOFTOP IN SOUTH PARK - MONOPOLY AND POLITICS - CONTINUED

By John Nilsson



Several months ago, I embarked on a quest to understand the complexities and practicalities of installing solar panels on the roof of my condominium building in the South Park Neighborhood. As this process has proceeded (slowly) some interesting concepts and conclusions are starting to become evident.

1. The preliminary proposal for installation of an optimum solar panel system on our building roof determined that while only 5.21% of our building's total electricity needs would be provided by the system, cumulative savings from the solar panels would pay for installation of the system in only 4.9 years. In addition, total savings in our electric billings over the projected 25 year period would exceed \$500,000! This is a significant savings that makes further consideration of the designed system's feasible.
2. The preliminary proposal projects significant benefit from state and federal tax incentives yielding approximately \$67,600 in cost returns during the first year of installation. We are currently verifying the availability of these tax incentives as they are a significant factor in the project's feasibility.
3. Financial considerations aside, the solar panel installation is projected to yield a reduction of 78,880 kwh per year from the electric grid. This is "free energy" that is not a result of carbon emission in its production. This clean electricity should be more than enough to provide for the yearly needs of the projected population of electric automobiles parked in the building's parking structure.

Summary: There are still a lot of unanswered questions. However, preliminary results indicate further consideration is warranted. In the long run, the go-no go decision will hinge on many factors, not the least of which is the continuing efforts of California electric utility companies to pass laws that make rooftop solar impractical.

To be continued....

GOINGS ON AND ABOUT SOUTH PARK..

California Congressman Jimmy Gomez Talks with South Park Residents

By Marty Goldberg

On July 10th, the South Park BID (Business Improvement District) co-hosted a coffee and snack event to meet our Congressman Jimmy Gomez (CA-34) at South Park Commons. The informal event was attended by about 30 residents who had an opportunity to hear the Congressman talk about his love of DTLA, challenges within Congress, and answer all questions posed to him.

He said his focus is much more about needs vs. wants. He was proud to be involved with 2 bills of legislation which included the CARES (Coronavirus Aid, Relief, and Economic Security) Act to financially assist businesses during the pandemic sending stimulus money to people and support for small businesses. He was also very proud of his co-sponsoring the Child Tax Credit (part of the American Rescue Plan) designed to help cut poverty by issuing \$250-\$300 per child, per month in federal payments for lower income groups.

Gomez talked about the need for DTLA to have more affordable housing. Even though he acknowledged that on the Federal level different decisions are made for the future of L.A., his wife works for the L.A. Mayor's office and believes the city needs reforms and change. He believes we need our own health department and maybe L.A. County should become part of L.A. City Health.

Some of his short quips and advice included:

- “Democracy is hard, participation is important.”
- “Best way to effect change is to be in the ear of your city councilman.”
- “Think Butch Cassidy, when he is about to jump off the cliff, deal with one thing at a time.”
- Democracy works when we all participate. Protect it. It is not a guaranteed thing.”
- When locked in the Capitol on Jan. 6, “felt for a split-second democracy was done.”
- “People in both parties want to do the right thing.”
- “Can lose democracy first then liberties after.”
- “Push back against lies and misinformation.”



California Gubernatorial Recall Election September 14, 2021

Every registered voter should have received a ballot in the mail for the California Governor Recall Election. The deadline to submit your mail ballot is September 14, either by mail, drop box, or at a voting center. Registered voters can also choose to vote in person. See information below. If you did not receive a mailed ballot, you can request a replacement ballot by calling the Los Angeles County Clerk/Registrar-Recorder's office at (562) 466-1323.

How to Return your Vote-By-Mail Ballot

- By mail, remember no postage is necessary
- In person at any Vote by Mail Drop Box location
- At any Vote Center in L.A. County

If your ballot is postmarked by Election Day and received within 7 days (EC, § 1605(d).) by our Department, we will process, verify, and count that ballot.

How to Vote In-Person

Safe and accessible in-person voting will be available in this election beginning Saturday, Sept. 4. Days and Hours

- September 4-September 13: 10 AM - 7 PM
- Election Day, September 14: 7 AM - 8 PM

FIND A VOTE CENTER -

<https://locator.lavote.net/locations/vc?id=4278&culture=en>

How to Track your Ballot

Receive personalized text messages, emails, and/or automated voice messages on your Vote by Mail ballot by subscribing to Where's My Ballot. This is a free service available to all registered voters that gives you updated information on where your ballot is and when you can expect to receive it.

SUBSCRIBE TO WHERE'S MY BALLOT

Check if Your Ballot was Received and Counted. Voters can confirm that their ballot was received and tallied through the Vote by Mail Status Tool at

https://www.lavote.net/av_inquiry

South Park Scene

Arizona State University Opens the Doors of the Historic Herald Examiner Building

By Marty Goldberg

The historic Herald Examiner building at 1111 South Broadway opened on August 16, with Arizona State University starting their fall session with over 100 students enrolled in onsite classes and other programs in the newly restored historic building.



The Herald Examiner building had been vacant, other than for some limited filming, since the Los Angeles newspaper with the same name ceased its publication in 1989. The building originally was designed by renowned architect Julia Morgan on behalf of William Randolph Hearst and opened in 1914.

The Georgetown Company and other investors (including the Hearst Corporation, and University Realty, an arm of ASU Enterprise Partners) bought the controlling interest of the building in 2015. They have leased about 85,000 of the almost 100,000-foot space to Arizona State University.

In January 2019, The Georgetown Company received bridge financing to redevelop the property for \$56.4 million. According to Rick Naimark, Associate Vice-President for Program Development Planning for ASU, “ASU also invested an additional \$40 million into the project as tenant enhancements. ASU’s lease extends to 35 years including renewal options.”



The challenge of the restoration of the Herald Examiner project was to keep its historic design yet incorporate modern technology. With oversight from conservancy consultants, the developers were successful at restoring the exterior and the lobby of the original Herald Examiner building. They even kept the iconic, dented copper banisters, a result of angry employees banging on them with bats during a lengthy newspaper

strike in the 1960’s and 70’s. The Georgetown Company, Gensler Architects, and MATT Construction as the general contractor were extremely successful in designing and building a state-of-the-art learning center with presentation halls, small breakout spaces, and acoustically appealing production rooms.

“ASU has a huge online presence and adding the ASU California Center allows ASU



to scale up by adding multiple locations. L.A. is a global city and having a presence here makes a lot of sense,” Naimark acknowledged. ASU expects to offer degree programs through its Walter Cronkite School of Journalism, Herberger Institute for Design and the Arts, and its Sidney Poitier New American Film School. ASU has already partnered with the L.A. Times, Los Angeles County Museum of Art (LACMA), and are in discussions with other L.A. and global industries that offer high-demand jobs and internships.

According to Naimark, ASU and its education philosophy are different from others. “Where most universities are exclusive and limit student enrollment, ASU measures its success on whom it includes and how they succeed. We create learning environments for many students wanting higher education, which results in better jobs and ultimately their succeeding economically. ASU offers high school college prep classes; we connect with students at junior colleges. We want to connect with the local community and offer research resources that could help the community solve important issues.”

Naimark added, “There are currently more than 600,000 people aged 18-25 in the Los Angeles area who have completed high school and are not currently being served by the colleges and universities based in California. More than 36,000 of them reside within seven miles of downtown Los Angeles. ASU is trying to connect with them as we offer education opportunities to a global market.”

ASU and the Herald Examiner building are a wonderful enhancement to the South Park neighborhood. I enjoyed talking with Rick Naimark and was rewarded with an extensive tour of the building. I anxiously await to learn what restaurant will occupy the ground floor’s large northwest corner. I really appreciated the full original restoration of its Spanish Colonial Revival and Mission Revival Architecture with its blue and yellow tiled domes. The building is open weekdays although some student areas may be restricted to visitors. In the future, there will be many events open to the public. I encourage you to visit the exquisite Herald Examiner building lobby with its intricate tiled floors, hand-painted tiles, high ceilings, and ornate grandeur. Their doors are now open and regular tours will be scheduled and available to the public.



<https://california.asu.edu>

Community Feedback

From Leticia:

Hi there. I am a homeowner in Elleven. I believe that Joella Hopkins is no longer a staff member of CD14. She served as CD14 DTLA Director & Strategic Media until December 2020. You can find the full list of DeLeon's current staff Below. Helen Amelga is the main point of contact for DTLA.

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Sean Starkey | Legislative Deputy
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Pete Brown
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Eden Trevino
Digital Director
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Thank you, Leticia!

From Thea:

First off--many thanks for organizing this committee. As a relatively new resident of South Park I am heartened by how engaged the residents of this corner of Downtown are.

I'm reaching out today in response to your first newsletter. As a cyclist, I'm a bit concerned about the updates shared in the Safety and Welfare section and would love to hear additional information on the issues that have been raised about bikes and scooters on the sidewalk. My concerns with the issue, as presented in the newsletter, are detailed below:

1. Cyclist / Scooter Rider Safety - As I'm sure you're aware, cycling and walking in the street can still be scary in DTLA and more broadly in LA. Sometimes, in order to protect ourselves from aggressive or aloof car drivers, cyclists must utilize the sidewalk as a matter of survival. I'm concerned that the focus of the Neighborhood Committee on scooters and bikes on sidewalks is distracting us from exploring safe and innovative in-street solutions for everyone that could build off of South Park's multi-modal character.

2. Over policing of the public right away - It's not explicitly illegal to bike or scooter on the sidewalk per LAMC 56.15. For this reason, I'm concerned that pursuing what the South Park Neighborhood Committee has presented will result in over-policing of our public space. In order to improve the transportation ecosystem in DTLA, I think we should avoid measures that criminalize users of alternative transportation and instead focus on infrastructure improvements that will make moving through the city more safe for all.

3. Visual clutter - I'm concerned that the proposed solution of additional signage will only create visual clutter and blight. I'm skeptical that signs will solve the issue that is presented and may only be damaged, thereby creating visual blight in the neighborhood.

Many thanks for reading. As a South Park resident, I only aim to ensure that your effort is truly representative of all residents. I look forward to discussing further

Thank you, Thea

Thank you, Thea, for your positive comments and shared opinion. We do appreciate your concern and welfare for all residents of South Park. As you have cited LAMC 56.15, I have included herewith for further discussion: (See Next Page)

LAMC 56.15

1. No person shall ride, operate or use a bicycle, unicycle, skateboard, cart, wagon, wheelchair, roller skates, or any other device moved exclusively by human power, on a sidewalk, bikeway or boardwalk in a willful or wanton disregard for the safety of persons or property

2. No person shall ride, operate or use a bicycle or unicycle on Ocean Front Walk between Marine Street and Via Marina within the City of Los Angeles, except that bicycle or unicycle riding shall be permitted along the bicycle path adjacent to Ocean Front Walk between Marine Street and Washington Boulevard.

3. No person shall operate on a beach bicycle path, or on an area of a beach which is set aside for bicycle or unicycle use, any bicycle or tricycle which provides for side-by-side seating thereon or which has affixed thereto any attachment or appendage which protrudes from the side of the bicycle or tricycle and is used or designed to carry another person or persons thereon.

4. For the purposes of this section motorized bicycles as defined by Section 406 of the California Vehicle Code shall be included within the terms “motor vehicle” as defined in Section 415 of the Vehicle Code and as used in Section 21663 of the Vehicle Code.

Thea, I agree with your assessment that it is not illegal to ride a bicycle on the sidewalk while riding in a safe manner. However, scooters would be classified as a motorized bicycle and thus be included as a “motor vehicle.”

Section 21663 states clearly:

Section 21663.

Except as expressly permitted pursuant to this code, including Sections 21100.4 and 21114.5, no person shall operate or move a motor vehicle upon a sidewalk except as may be necessary to enter or leave adjacent property.

Kind regards, Marty

Dear Neighbors,

You are invited to a social + good deeds service event by a newly formed South Park neighbor group (South Park Owners and Residents Club) on Sunday, September 12, at 9 am at Sandast Leather, 1205 South Hill Street (corner of 12th and Hill).

My idea for the group was to bring residents in South Park together once a month to meet their fellow neighbors and build a community focused on making South Park stronger and a better neighborhood for residents and small business owners. We rarely know people outside our building, and sometimes not even many in our building. Working on common projects to better the neighborhood seemed like a good idea.

Starting at 9 am on September 12, Chris, of the Flower Lofts and a coffee brewing hobbyist, will be brewing coffee. Laura, of Luma Lofts and baker extraordinaire, will bring home baked cookies. Following the social time, all are invited to join the South Park BID Clean Team to help clean up a section of the South Park neighborhood.

RSVP for the September 12, at Chris's email:

chris@sandast.com

The group will meet the second Sunday of each month (Second Sunday Social and Service Event) at 9 am. Each month will feature social time and a project to better the neighborhood. For more information, you can contact me at chris@sandast.com or drop by Sandast Leather at 1205 South Hill.

If you have suggestions on what this volunteer group of residents might do to make the neighborhood more attractive, send your ideas to chris@sandast.com.

Hope to see you September 12,
Chris Pak

Job opening at ASU California Center at the Herald Examiner Building

Hope this email finds you well. We are excited about the write up in the upcoming newsletter, thank you for taking an interest in our institution. I am reaching out today because we are trying to hire a Front Desk Receptionist for our lobby and were wondering if you could suggest a place for us to publicize the job opening so that it reaches folks within our community? Any guidance would be greatly appreciated!

Thank you,

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