



The South Park Neighborhood Committee Newsletter

November/December 2021

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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 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”.

This Newsletter is distributed electronically from many of the South Park residential buildings. If you would like a copy sent monthly to you directly, pls email us at Southparkneighborhoodcommittee@gmail.com.

In addition, if you live or work in the South Park Neighborhood, and you would like to know what local events are happening and to positively interact with your community, we invite you to join our Facebook Group, called “South Park Insider.”

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 Fraizer, 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 Shrout and Virginia Wexler
Photography: John Nilsson

Project and Building Development

UPDATE: 1130 S. HOPE STREET PROJECT

Project Gets Conditional Approval from City of Los Angeles

By Marty Goldberg

On November 17, 2021, Los Angeles Department of City Planning Office issued a letter to the applicants **CONDITIONALLY APPROVING** a Site Plan Review for a new 112 guest room hotel with 528 square-feet of ground floor retail uses at 1130 South Hope Street. The approval is subject to specific terms and conditions. The ones of most relevant to the residents of South Park include:

1. **Pedestrian Connectivity and Access.** Provide direct and clearly identifiable path of travel for pedestrians from Hope Street using landscaping, special paving, or otherwise well marked pedestrian walkways.
2. **Vehicular Access.** Vehicular access shall be limited to two (2) existing alleys that can be accessed via Hope Street and 12th Street.
3. **Rooftop Screening.** All mechanical equipment on the roof shall be fully screened from view of any abutting properties and the public right-of-way.
4. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped.

The project involves a new eight-story, 106-foot-high limited service hotel inclusive of 112 guest rooms and 528 square-feet of ground-floor commercial retail space along Hope Street. The proposed floor area is 46,741 square feet. The ground floor features a lobby/reception area, along with other hotel amenities including a conference room, business center, vending machine room, trash and recycling, loading area, common restrooms, and an elevator lobby.

The guest rooms are evenly distributed 16 rooms per floor across seven floors. At this time, there is no proposal for a restaurant, bar, on-site food or beverage service, or mini bars within the guestrooms. New landscaping is proposed along the ground floor and roof deck. Ground floor landscape will include approximately eight (8) Pygmy Date Palms and shrubs, while the rooftop includes approximately twenty-three (23) King Palms and a variety of shrubs.

The building features a roof deck with substantial guest amenity spaces, including multiple lounge areas with barbecue and dining spaces, and two exercise areas. The entire roof is designated for passive lounge activity and no rooftop bar/lounge or other food and beverage outlet is proposed. The basement level features an additional lounge area and fitness room for exclusive use by hotel guests. The guest rooms average 340 square-feet in size. All rooms feature a private bathroom and wet bar as a convenience to the guests, with a mini refrigerator, microwave, coffee maker, and other limited-service convenience amenities. No cooktop burners or ovens are proposed.

California Hospital's New Patient Care Tower Rises to Meet LA's Needs

By Debra J. Shrout

Dignity Health – California Hospital Medical Center has been a part of downtown since its founding in 1887. By 1902, the hospital was the largest, best equipped physician owned hospital west of Chicago.

Today California Hospital continues the tradition of providing state-of-the-art care with the addition of a new tower to open in early 2023. “Today, as hospitals play an ever-larger role in the overall wellness and stability of their communities, California Hospital is again responding to the diverse priorities of a changing city,” said Alina Moran, Hospital President. The new addition will not only meet the future needs of Los Angeles and downtown but will advance the medical care and treatment provided to patients and serve as an access point to an array of wellness programs for the wider community.

The new 4-story tower adds approximately 145,000 square feet to the existing hospital with a floor devoted to emergency and trauma care, two floors for mother and baby care, and an additional floor for future expansion. Because California Hospital serves as one of only 15 trauma centers in LA County, the design of the building is not only earthquake proof but includes its own water supply, sewer storage, and generator fuel capacity for 72-hours of emergency service in the event of a catastrophe.

California Hospital typically sees more than 70,000 emergency visits—including 2,000 trauma visits—a year and has outgrown its current space. The emergency area will expand from the current 12,000 square feet of space to just under 29,000 square feet. The emergency floor will provide 51% more capacity with 47 emergency exam rooms and 6 trauma rooms. Every bed will be in private room.

California Hospital delivers almost 3,000 babies annually with more than 500 newborns spending time in the neonatal intensive care unit. The new space for mother and baby features three C-section surgical suites and 76 beds – 24 for neonatal intensive care, 28 post-partum, 12



antepartum, and 12 for labor, delivery and recovery – all in private rooms. It will also have a specially designed water-birthing suite, one of only a few in the county.

The new tower features a courtyard with visual and natural light and a Healing Garden.

Increased capacity, a better flow, private rooms, and state-of-the-art design will deliver an improved space for patients and medical staff. Helping people lead more healthy, productive, and fulfilling lives is a goal of California Hospital. For more information about the new tower, check out the California Hospital website

<https://www.supportcaliforniahospital.org/what-we-support/chmc-new-tower>.



Photos: Debra Shrout



WOW! DTLA Made the List of Top Coolest Neighborhoods in the World:

Time Out's full list of 40 coolest neighborhoods

1. Esquerra de l'Eixample, Barcelona
2. **Downtown, Los Angeles** (Does this make South Park Cooler than Barcelona?)
3. Sham Shui Po, Hong Kong
4. Bedford-Stuyvesant, New York
5. Yarraville, Melbourne
6. Wedding, Berlin
7. Shaanxi Bei Lu/Kangding Lu, Shanghai
8. Dennistoun, Glasgow
9. Haut-Marais, Paris
10. Marrickville, Sydney
11. Verdun, Montreal
12. Kalamaja, Tallinn
13. Hannam-dong, Seoul
14. Bonfim, Porto
15. Ghosttown, Oakland
16. Chula-Samyan, Bangkok
17. Alvalade, Lisbon
18. Noord, Amsterdam
19. Centro, São Paulo
20. Holešovice, Prague
21. Lavapiés, Madrid
22. Opebi, Lagos
23. Narvarte, Mexico City
24. Uptown, Chicago
25. Little Five Points, Atlanta
26. Wynwood, Miami
27. Phibsboro, Dublin
28. Nørrebro, Copenhagen
29. Bugis, Singapore
30. Gongguan, Taipei
31. Soho, London
32. Binh Tanh, Ho Chi Minh City
33. Melville, Johannesburg
34. Kabutocho, Tokyo
35. Porta Venezia, Milan
36. Taman Paramount, Kuala Lumpur
37. Allston, Boston
38. Bandra West, Mumbai
39. Arnavutköy, Istanbul
40. Banjar Nagi, Ubud



Transportation

Local and State Transportation Updates

By Virginia Wexman

de Leon Initiatives: Our City Councilman Kevin de Leon has proposed a few new transit-related ordinances that would affect our community.

- **Better Bus Stops:** This ordinance proposes to add amenities to bus stops. “While [Downtown] has many bus lines,” de Leon stated, “many do not have benches, lighting, or shade—elements that have been shown to increase bus ridership.”

What’s in it for South Park? Many South Parkers—even those with cars—often opt for public transit as a more convenient, safe, and environmentally friendly way to get around. More bus stop amenities will make such choices more tempting.

- **Bike Lanes:** In another gesture towards

to move with the speed of traffic and can more safely share a vehicle travel lane,” said de Leon.

What’s in it for South Park? More and better bike lanes will benefit not only South Park bikers but those who order deliveries that come via bicycle.

- **Street Closures:** de Leon is calling for a study to determine the feasibility of closing off some streets to cars in Bunker Hill, the Arts District, and the Historic Core. Such a policy seeks to make these streets more inviting to other modes of transit such as biking, walking, and buses.

What’s in it for South Park? More closed streets will lead to slower traffic—and fewer drivers in DTLA.

- **Street Racing** has become more widespread since the pandemic began. Grand and Olive between 11th and Venice Boulevard has been a popular location for such events. In response Governor Newsom signed a law (AB 3), which will allow courts to temporarily suspend the driver’s licenses of people convicted of engaging in or abetting street racing.

The City Council went further by commissioning a study of the feasibility of traffic calming measures like speed humps or rumble strips. The Council is also studying the possibility of fining or jailing anyone involved in arranging or participating in street racing. Councilwoman Monica Rodriguez, one of the proposers of the latter ordinance, advised that it “will be a deterrent to those who attend street racing and street takeover events as spectators. Without spectators, the events lose their appeal.”



his DTLA constituents, de Leon has proposed adding dedicated bike lanes to the uphill portions of downtown streets. “Doing this would allow cyclists to have a dedicated lane when they are going uphill, usually when they are going slower and require dedicated space, and *sharrows* [bike lanes shared with cars] when they are more likely

What’s in it for South Park? Evidently, bus drivers object to speed bumps or rumble strips on Grand or Olive, so the best deterrents we can hope for would be more stop lights and more arrests in our neighborhood.

Grand Av and Olive St Bus Priority Lanes Project



***Priority Bus Lanes on Grand and Olive:** These lanes were installed on Olive between 2nd and Pico and on Grand between Hope Place and Pico in early November. They give buses priority between 7am and 7pm on weekdays. Metro claims this improvement will improve speed and reliability along these routes. Metro also plans to launch a pilot program that will add new amenities such as real-time information displays and lighting at several bus stops along these same routes.

What's in it for South Park? Faster, more reliable service will encourage so-called "choice" bus riders in South Park to take advantage of this option.

Updates on State Transit Laws Described in October Newsletter

Signed into Law by Governor

- AB 43: Enables lowered speed limits.
- AB 773: Enables reduced speed limits on some city streets.
- AB 917: Permits video cameras on bus lanes

Vetoed by Governor

- AB 122: Would have eliminated mandatory bike safety stops
- AB 1147: Would have supported active transit modes with projects like bike lanes
- AB 1238: Would have decriminalized jaywalking

South Park Business Improvement District Has New Board Members and Officers

By Debra J. Shrout

Three new board members and two new officers to manage the South Park Business Improvement District (SPBID) were elected October 27, 2021. The SPBID is primarily known for the crews in the green shirts who patrol on bikes and Segways, sweep the streets, and truck off the trash. The SPBID also markets the district and sponsors activities in South Park such as the Sounds of South Park, Friday evenings in South Park Commons.

The Board elected Chris DeMoulin, Comikaze Entertainment, Inc. an organizer of Convention Center Events including LA Comic Con and a resident of Malibu; Michael Fischer, The Georgetown Company, developer of the Herald Examiner Building, and a resident of West Hollywood; and Priscilla Naiman, Partners Community Management, manager at Grand and Flower Lofts, and a South Park resident to three-year terms on the Board.

They replace Terri Toennies, LA Auto Show; Bob Buente, 1010 Development Corp.; and Andrea Borgen Abdailah, of now shuttered Barcito. Toennies had been serving as vice president and Buente as treasurer. Toennies' and Buente's terms had expired, and Abdailah resigned since she no longer lived or represented property in the district.

The Board elected Alex Brideau, of LA United Methodist Church and a South Park resident, as vice president and Dave Gordon,



Suncoast Ventures a premier developer, as treasurer. Gordon will continue as Planning and Infrastructure Committee Chair and Lee Zeidman, AEG (LA Live and Staples Center), will continue as District Identity and Marketing Committee Chair.

Continuing on the Board will be Daniel Taban, Jade Enterprises with headquarters at 888 Figueroa, chair; Channing Henry, Alma Development & Advisory (Proper Hotel); Patrick Caster, California Hospital Medical Center; Paul Keller, Mack Real Estate Group with projects such as Aven and Wren in South Park; Terry Rubinroit, South Park resident; Tom Shrout, South Park resident; and Faye Washington, YMCA Greater Los Angeles.

South Park property owners or their representatives are eligible for board memberships. Nomination and applications are solicited in the late summer.

The Board also adopted its 2022 budget of \$3,178,995 of which 67 percent will be allocated to the “clean and safe” mission of SPBID. The Board also renewed its contract with Block By Block which provides the Clean and Safe services to the District.

In other business, the Board heard a report from CBIZ Infrastructure Advisory Group on its effort to advance the undergrounding of the Pico Station. The SPBID had retained the group to explore possible financing options that would advance the building of the new station which is currently years off on Metro’s rail priorities.



South Park Scene



South Park Pharmacy+Marketplace & Café

It is no secret that 2020 and 2021 have presented many challenges to South Park businesses. South Park Pharmacy+Marketplace & Café is a good example. Following a protracted opening process punctuated by many frustrating delays, the business opened on Dec. 19, 2020 right at the height of the Covid-19 outbreak. And, as if that wasn't enough, soon after their grand opening the revelers celebrating last season's Dodger Championship win closely followed by the celebrants of the Laker's win, severely damaged the exterior of the business and vandalized its interior. Despite these unpleasantities the business has persevered and continues to establish itself as a valuable contributor to the South Park neighborhood.

South Park Pharmacy+Marketplace and Café is your one-stop-shop for all your pharmaceutical & daily needs. They provide monthly automatic refills, private consultations, medication therapy management, and compounding pharmacy. There are a vast array of over-the-counter products from medications, homeopathic remedies, and daily personal care for all ages. You can find an eclectic variety of snacks, pantry goods, and pre-packaged sandwiches, wraps, and salads. plus great gifts in their boutique section from candles, soaps, papyrus greeting cards, and more!

They are also seeing steady growth in their Café where they offer great hand pressed custom coffee drinks and fresh pastries provided early on Monday, Wednesday and Friday mornings by the Farm Shop – a mid-city bakery and concessioner.

In addition, they are excited to offer drop-in wine tasting parties every Friday and Saturday evenings between 6:00 pm and 10:00 pm. Currently they are featuring Italian wine varietals. If you find something you like, they can fill your order from their extensive wine stocks!



Located in the ground level
of the AVEN Building

1120 S. Grand Ave.
213-745-5000

Hours of operation are
9:00 AM to 8:30 PM.

*Nice people and
great neighbors!*



Award-winning Chef and Restaurateur Bring Portuguese Cuisine to South Park

By Marty Goldberg



Photo Credit: Ray Katchatorian

James Beard Foundation award-winner Chef Suzanne Goin and business partner Caroline Styne, have opened two restaurants at the recently restored Proper Hotel at the corner of 11th Street and Broadway. Cara Cara is the rooftop restaurant, and Caldo Verde is located in the lobby of the hotel. Herewith, are their response to several questions relevant to South Park residents.

1. What was the driving force for you to open Cara Cara and Caldo Verde in DTLA and specifically the South Park area?

SG: Caroline and I are both native Angelenos and always looked to DTLA about what it possibly could be, and it's exciting to see that spark coming back to life.

2. The cooking is Portuguese which is a refreshing change - how did you discover your love for this cuisine?

SG: When I first came to see the rundown building it felt very Old World, Iberian, and Mediterranean. I felt as though I was transported somewhere else. I've had many chance encounters with Portuguese people and cuisine over the years. I was in Portugal as a teen with family but more importantly, I lived on the East coast for five years and worked with one Portuguese chef and a restaurant owner. I was immersed in this Portuguese/American culture and fell in love with the food which is simple, yet vibrant and full flavored with emphasis on local ingredients. But I also love the Portuguese spirit which is humble and unpretentious with a joie de vivre. They love food and wine and time around the table, just like I do.

3. Caroline is the wine expert of the team. Are there any Portuguese wines on the wine list? or Port?

CS: The wine list is really fun because it is comprised of wines mainly from the Iberian Peninsula and Portugal, with a small sprinkling of wines from California. We have wines from throughout Portugal including Vinho Verde Duoro, Dao, and Porto. We also have a variety of sherries from Jerez and Madeiras. All of the wines on the list are from small, boutique producers so there is a lot to discover.

4. How are you facing the challenges of staffing in these times? Have you implemented any technology like QR code menus or payment systems?

The challenges of staffing are debilitating. (I learned that they are not using QR Codes or payment systems.)

5. What's your favorite dish on the menu?

SG: My favorite dish on the menu is, no surprise, the Caldo Verde! This dish is really emblematic of how I feel about the cuisine at Caldo Verde—it's inspired by old-world traditional flavors but uses beautiful local ingredients from the California coast—like the rock crabs harvested in Santa Barbara. Whereas the traditional Caldo Verde is a very simple peasant soup of potato, kale and linquiça, our version is decadent and bright while still being uber satisfying and fun to eat. I also love the communal aspect of this dish.

6. What are the desired experiences you hope that the residents of South Park will have after dining at both Cara Cara and Caldo Verde?

SG: I hope that Caldo Verde will be the new sophisticated neighborhood restaurant for South Park the way our first restaurant Lucques was for West Hollywood. The space is so beautiful and inviting—I hope locals will look to us as a refuge from the daily hustle and bustle where they feel welcomed and can hide away for a few hours with great service and tasty satisfying cuisine. For Cara Cara, I expect it to be the wow factor rooftop to celebrate lazy afternoons, early evenings, and cozy dinners with an incredible view where you feel like you are floating in the city lights. I imagine dining on the roof will just reinforce all the reasons the South Park crowd decided to live downtown.

Photo Credit: Dylan + Jeni



Community Feedback

From Arizona State University at the Herald Examiner Building:

We would love to have community members register and attend this event.

<https://www.zocalopublicsquare.org/event/how-do-we-begin-again/>

The screenshot shows the Zócalo Public Square website. At the top, there's a navigation bar with 'SECTIONS' and social media icons. The main header features the 'Zócalo PUBLIC SQUARE' logo. Below this, the event title 'HOW DO WE BEGIN AGAIN?' is prominently displayed. A large photo shows four speakers: Bamby Salcedo, Gustavo Arellano, Fabian Debora, and Annette L. Stanton. To the right of the photo are buttons for 'REGISTER' and 'ADD TO CALENDAR'. Below the photo, there's a 'FEATURED SPEAKERS' section with circular portraits and names of the speakers. A 'LOCATION' section provides the address: 'ASU California Center at the Herald Examiner, 1311 S Broadway, Los Angeles, CA 90015'. A 'MAP IT' section includes a map and links for 'GO METRO' and 'PRINT'. The main text area contains an introductory paragraph about the event's purpose and a list of featured speakers. At the bottom, there's a 'RELATED CONTENT' section with links to various articles and a footer with a copyright notice and a privacy policy link.

Ad hoc Committee is making progress:

In conjunction with the South Park Neighborhood Committee, an Ad hoc group has been created to facilitate the following objectives.

- Develop a formal Board of Directors
- Enhance positive communication and interaction amongst South Park residents and businesses
- Create and manage an interactive events calendar
- Identify and implement new activities for the benefit of the South Park residence community.

If you have interest to join this ad hoc committee, please contact Marty Goldberg at Southparkneighborhoodcommittee@gmail.com.

