



The South Park Neighborhood Committee Newsletter

June 2021

Volume 1, Issue 5

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 is our fifth monthly newsletter. We hope you have enjoyed the articles and photos thus far. We sincerely appreciate your input and comments. The best way to contact the committee is via email at SouthParkNeighborhoodCommittee@gmail.com

We are pleased to announce that Carrie Spain, representing Ritz-Carlton Residences, has joined the Neighborhood Committee. Ellen Riotto, executive director of the South Park Business Improvement District (SPBID), also attends the Neighborhood Committee meetings. Meetings are held on the first Tuesday of each month.

South Park Committee Members:

Marty Goldberg (Elleven)

John Nilsson (Ten50)

Michael Ourieff (Luma)

Kevin Sharkey (EVO)

Monica Heredia, General Manager Ten50

Francis Langlois, General Manager Luma

Luc Sasseville, General Manager EVO

Carrie Spain, General Manager Ritz-Carlton Residences

Sheridan Thompson, General Manager Elleven

Contributing to the newsletter and Committee Support Group: Julie Brosterman, Joyce Fried, Patrick Neal, Laura Novak, Marc Schector, Debra Shrou, Laura Wang, and Virginia Wexman.

Project and Building Development

PROPOSED HOTEL PROJECT 1130 S. HOPE UPDATE

By Martin Goldberg

Both the South Park Business Improvement District (SPBID) and Downtown Los Angeles Neighborhood Council (DLANC) have voted against a letter of support for the submitted plans for a hotel development at 1130 South Hope Street.

According to Patti Gagan, leading an ad hoc committee of South Park residents against the current hotel's development plan, "The next action will be a Determination by the Planning Department's Zoning Administrator. As of now, the developer has not submitted complete plans and documents for the Zoning Administrator's review. Once the documents are provided, the Zoning Administrator will schedule a hearing which will be an important period for community involvement and activism.

"It will be important to have voices from beyond our three immediate buildings (Luma, Elleven and EVO) to speak out against the project. Any additional voices from TEN50 and Aven, for example, will be welcome," said Gagan.

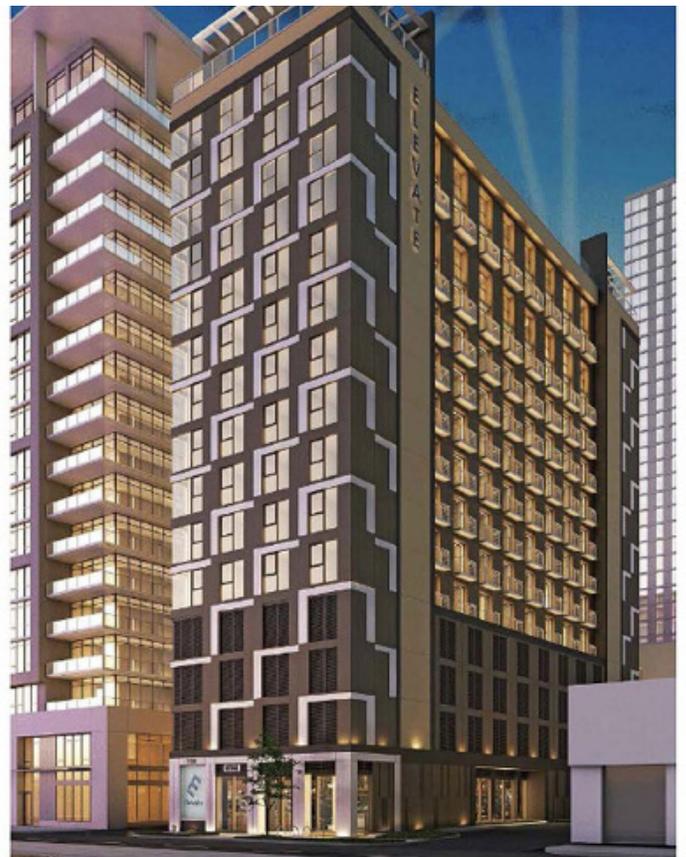
According to lacity.org website, "the Department of City Planning is charged with the responsibility of preparing, maintaining and implementing a General Plan for the development of the City of Los Angeles. The General Plan consists of the Framework Element, which provides overall guidance for the future of the City and other citywide elements including State mandated elements such as the Transportation, Housing, Open Space and Land Use Elements."

The Zoning Administration Division is located at 200 North Spring Street 7th Floor, Los Angeles 90012. The Interim Chief Zoning Administrator is Lisa Weber and Sr. City Planner is Jon Foreman.

Gagan advises, "We do have an attorney who is assisting us. We are monitoring this status and will reach out to our list when it's time to fight like hell. For now, we're all just glad there isn't much activity. No news is good news, we hope!"

To be added to the communications update list against this pending development at 1130 South Hope Street, please email Gagan at

pattigagan571@gmail.com.



HOPE STREET FRONTAGE

1045 S. OLIVE ST. TAKES A STEP CLOSER TO REALITY

By: John Nilsson



Crescent Heights Development, an experienced national developer, has recently received approval from the Los Angeles City Planning Commission to proceed with their proposed 70-story residential housing project at 1045 South Olive Street on the northwest corner of 11th and South Olive Streets in the South Park Neighborhood. “We’re 30% there!” stated a representative of the developer shortly after the unanimous approval. The project can now proceed with Los Angeles City Council approvals, plan checks, and permitting, a process that will probably take at least two years to complete.

The project has suffered several years of delays while the developer and the city worked out details on required city benefits. According to the staff report, the developer will be making a contribution of around \$10,600,000 to the Los Angeles Affordable Housing Trust Fund in lieu of on-site affordable housing units and an additional \$10,800,000 in on-site public improvements. An additional \$200,000 is earmarked to the South Park Business Improvement District for the construction of

a pocket park and a dog run in the neighborhood.

New York based ODA Architecture has designed the building which has been received with some local excitement due to its plant-heavy rooftop terrace and a series of terraces along the height of the tower featuring balconies and public spaces. The proposed tower is a 70-story structure with 790 studio, one-, two-, and three-bedroom rental apartments above 12,504 square feet of ground floor retail space and an 891-car garage. All rental units will be “market rate.” The tower will rise 810 feet and will be the 4th tallest structure in Los Angeles (if built today). When fully occupied, 1045 South Olive will double the current population count on the block.

If planning efforts continue on schedule, final approvals should be granted within 2 years. Construction on the site could possibly begin in 2023-24 with eventual completion sometime around 2028. It is estimated that the project could generate over \$800,000,000 in economic impact.

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

By John Nilsson

Why are there not a lot more solar panels on individual roofs in California?

The cost of solar technology and the production of solar electricity has fallen 90% over the last 10 years. It is certainly not an economic or technical reason. The lack of solar systems lies in the words “Monopoly” and “Politics”.

Utility providers have been granted monopoly status over the production of electricity for years because of the massive public investment of building infrastructure and the conveyance of electric power to our plugs. Utility energy monopolies were and are un-American. However they were necessary in the past to get the job done. Utility companies have been working under a cost+ model for almost a century. That is, they are charged with constructing large generating plants and moving the product over long distances. For this effort they are protected from competition by law and receive a guaranteed profit (normally 10%) over the cost of production. This a pretty sweet deal and each of us is paying big for it.

Because solar technology offers a way to put the production of electric power directly in the hands of the consumer, these utility company executives are seeing their cream puff industry about to die out from under them. Who will need their



product when each of us can draw our electricity directly off our roofs? Everyone who applies to put solar panels on their roof is a “departing load”. Enough departing loads means big trouble to the monopoly utility model so Utilities are fighting back hard.

These companies have enormous cash resources (thanks to us being a captive marketplace) and these cash resources fund huge lobbying budgets. It is estimated Utilities are some of the biggest investors in lobbying nationally and most likely the biggest spenders on lobbying on the state level. They are literally using the money we pay them in excess fees to write laws against us which prop up their monopoly power business and limit or destroy efforts to promote localized solar energy production.

An example of this is California State Assembly Bill AB1139 currently making its way through the California State Assembly. This bill has been written by the power utilities and promoted by a couple of State Assembly shills in San Diego. The bill is

laser targeted to kill the solar power business in California just as a similar bill demolished the solar industry in Nevada.

The two advantages of localized solar power are dramatically lower cost to the consumer and the ability to sell excess power produced by solar panels back to the grid. You should not be surprised to learn the two main provisions of the bill, wrapped up in flowery legalese are 1.) proposing a \$70 per month surcharge on any home having a solar system, and 2.) slashing the credit for extra solar power sent to the grid by 80%. There is a strong chance this bill will pass.

Question: If in poll after poll, fully 90% of the US population is in favor of localized solar energy and politicians are firmly on the “100% Renewable Energy by 2045” bandwagon, how do bills like this one succeed? It is due to big bucks and politicians who talk one game and practice another. It is because there is not a national system of laws and policies that requires State Utility Commissions to change their ways and start backing, instead of doing everything in their power to kill, local electricity production. If encouraging, and not inhibiting local solar energy could become a reality, the cost of massive production plants using carbon fuels and long-distance transmission lines (fully 2/3's of the cost of electricity production) could be a thing of the past. Until then, we have hard work ahead of us.

What is the next step in our quest to put solar panels on every rooftop in South Park?

Over the next 30 days, I have the goal of determining the cost of installation

of solar panels and storage batteries sufficient to provide electric power to all 149 units and their respective electric vehicles on the roof of my condominium building.

This should be “illuminating”.

Meanwhile, if you want to learn more about the mountains and valleys of localized electricity production, I'd suggest:

www.FreeingEnergy.com

The Freeing Energy Podcast on Apple Podcast and Google Podcasts

www.SolarRights.org

www.SolarUnitedNeighbors.org

ilsr.org

Institute for Local Self Reliance

<https://www.30millionSolarHomes.org>



TRANSPORTATION IN SOUTH PARK, PART 3: MICROTRANSIT

By Virginia Wexman

As recently as ten years ago microtransit would have been just a footnote in any discussion of transportation in Los Angeles. Today, however, bicycles, scooters, and skateboards have become ubiquitous in our city. Again, South Park is arguably at the center of Los Angeles' microtransit landscape. Our flat terrain and the dense grouping of professional, cultural, and shopping destinations make microtransit modes an attractive option for many people who live and visit here.

Microtransit Modes

Bikes: Bike lanes on Figueroa, Grand, and Olive make for easy cycling around our neighborhood. Those on Grand and Olive are separated from traffic by parking, and those on Figueroa are bordered by bollards.

Bike Resources

Metrobike rental centers

Grand and 14th

12th and Hill

Pico and Flower (also has electric bikes)

Hope and 11th

Grand and Olympic (also has electric bikes)

Hope and Olympic

9th and Broadway

11th and Figueroa

Bike shops

Just Ride, 1626 S. Hill

Rapid Cycle, 1245 S. Hope

Scooters: Scooter companies operating in South Park include:

Scooter Dynasty, 515 W. Pico (sales)

Lime

Bird

Lyft

Skateboards: The Convention Center Park, with its wide swathe of concrete, is a favorite place for both bikers and skateboarders to practice their skills.

Microtransit Controversies:

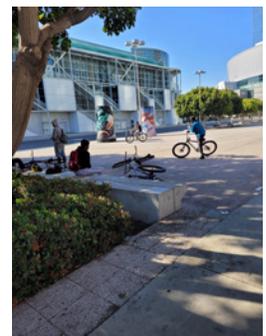
Riding on sidewalks. Though it's illegal to ride scooters on the sidewalk, this law is routinely flouted. This practice puts pedestrians, including children, and pets at unnecessary risk of injury, and yet scooter riders feel immune from punishment because the law is rarely, if ever, enforced. Several solutions to this problem have been suggested, including requiring licenses for all such scooter vehicles, which could allow the identity of riders to be traced.

The City of Los Angeles does allow skateboarding and biking on sidewalks as long as the riders yield to pedestrians. Is the ordinance enforced? Some neighborhoods in Los Angeles County either ban sidewalk use or prohibit it in districts. What would work best in downtown L.A.?

The city of Los Angeles also has an ordinance that “no person shall ride, operate or use a bicycle, unicycle, skateboard, cart, wagon, wheelchair, roller skate 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.” Is this enforced? How else could we manage our sidewalks?

Scooters littering the streets. Some feel that installing scooter corrals in designated areas would be a better way to manage scooter pick-ups and drop-offs.

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



PROPER HOTEL AT 11TH AND BROADWAY SET TO OPEN JULY 1.

By Marty Goldberg

Recently, I had a fun opportunity to get a private “hard hat” tour of the 148-room Proper Hotel across from the Herald Examiner Building and Hoxton Hotel, located at 1100 South Broadway, which is set to open July 1. Workers and inspectors were working diligently in preparation for its grand opening next month. The project took 2 ½ years to complete.

The Proper Hotel is a luxury boutique hotel that utilized the creative vision of designer Kelly Wearstler to carry the building’s past glory forward. She looked to Downtown Los Angeles as her muse, soulfully blending past and present into a sensory, residential environment of deep, warm color and feel.

The Proper Hotel includes two destination restaurants in partnership with James Beard Award-winning L.A. chef Suzanne Goin and Caroline Styne, also scheduled to open July 1. Caldo Verde, on the lobby-level, will seat 200 persons with 26 outside.

Cora Cora is the rooftop restaurant which includes 162-seats with an unobstructed 360-degree view and a rooftop bar. The dining options will highlight old culinary cultures - Spanish to Moorish, Portuguese to Mexican - in the vegetable driven market fare, small plates, and esoteric wines.

The hotel will also have a library-lounge and a speakeasy, named Dalia. And, I got a sneak peak of the unique suites, one that has a swimming pool and one with a basketball court. Wow!

The original Proper building was built by Curtlett and Beelman in Italian Romanesque Revival Style and opened in 1926 as a Gentleman's Club. Later it became a YWCA, and it was also The Case Hotel.

According to Stephane LaCroix, the Proper's General Manager, and a man with impressive credentials, energy, and enthusiasm, "the biggest challenge to building this hotel was working with the Los Angeles Historical Society. They wanted to make sure we got it right." The vibe is 1920's Los Angeles luxury with elements of Spanish, Portuguese, Mexican, and Moroccan design. I am excited to report that the Proper Hotel got it right and the benefits for the residences of the South Park Community will be immense.

Photos: The Ingalls



Community Feedback

Worried Oceanwide Project to be a Ghost Building

I was hoping that there might be some information regarding the Oceanwide project that is across the street from the Staples Center. I would hate to see that this stalled project will end up being a ghost building in our neighborhood. Is there any information that the South Park neighborhood community has on this project?

Yahoo Man

Hi Yahoo Man,

Unfortunately for our South Park neighborhood, the Oceanwide project sits dormant. Thank you for your feedback! The South Park Neighborhood Committee will plan to research and advise what the future holds for this project. Stay tuned!

Uncertain of the 1130 Hope Street Project Vote

For the life of me, I couldn't make sense of the newsletter story. Did the no vote help or hurt the builder's chances of approval? When will the city make the final determination? What is the committee's plans going forward? Who can we contact to keep up-to-date on the start date?

Thanks, Richard W (Luma)

Hi Richard,

Thx for reaching out. The "no" vote at DLANC is definitely a positive. It means that DLANC has voted not to endorse the project. DLANC pretty much approves all projects in South Park, so this is definitely a "win" for opponents. The only thing better is for DLANC to vote to "oppose" it. DLANC is only an advisory committee and ultimately the city's Planning and Land Use Management Department will be the official agency to approve or deny the project.

I am copying Patti on this email as she is representing a group of residents opposing this project. She too resides in Luma and sends out project updates and upcoming public meetings regarding the Hope Street project.

May Newsletter Very Impressive

Wonderful job with the newsletter. Very impressed with the investigation involved with the article about People Power Solar Corp - good luck with that - talk about fighting City Hall. I think Kai owes Marty a free meal - great shout-out to all the neighbors....

Margaret

Thank you, Margaret, for your comments. Happy you are enjoying the South Park Neighborhood Newsletter.

Please give a hearty welcome to a new member of our neighborhood!

The All-Electric Bus has finally arrived in South Park and DTLA.

