



# UNITED NEIGHBORHOODS OF THE HISTORIC ARLINGTON HEIGHTS, WEST ADAMS AND JEFFERSON PARK COMMUNITIES NEIGHBORHOOD COUNCIL

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## UNNC Governing Board Meeting

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Thursday, May 6, 2010  
Council District 10 Field Office  
1819 S. Western Ave.  
Los Angeles, CA 90006

### MINUTES

(approved June 3, 2010)

President Stevie Stern opened the meeting at 6:55 p.m. A quorum was present.

Members present: Brenda Bankhead, Laura Meyers, Norman Gilmore, Stevie Stern, Wesley Todd, Billie Green, John Arnold, Stephen Wallis, Betty Phillips, Moon Chung, Tae Kim, Jess Bravo, Evangela Anderson, Roy Amemiya, Andrea Dunlop.

Members absent: Gus Harris, Jr., Joyce Smith, Brian Song, Marco Giordano, Mason Bendewald, Ed Turner, Marva Maxey.

### **AGENDA**

Stevie Stern proposed that the Committee updates be amended to include an item for the Elections ad-hoc committee (ACTION).

Norman Gilmore proposed that an item be added for correcting the January 7, 2010 Governing Board minutes regarding the re-appointment of Evangela Anderson to Parks Committee Chair.

Norman Gilmore also proposed that an item be added for the review and approval of the March 4, 2010 Governing Board minutes.

Roy Amemiya moved to approve the agenda with the proposed amendments.  
Betty Phillips seconded.  
Vote: Approved unanimously.

### **PUBLIC COMMENT**

Andrea Dunlop announced that West Adams Moms are having their annual raffle for Gramercy House.

Steve Wallis announced that Harvard Heights was meeting with the ice cream truck vendors about appropriate volume levels for the truck PA systems.

On May 15<sup>th</sup> there is a Used Stuff Sale at Lafayette Square.



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Laura Meyers announced that Sunday May 23<sup>rd</sup>, from 11:00 am to 1:00pm is the WAHA annual historic preservation lunch at Vintage Hollywood. The theme will be the Beat Generation.

Saturday, June 5<sup>th</sup>, WAHA is having an art and historic houses tour.

Roy Amemiya announced that this Saturday May 8<sup>th</sup> there will be a Gun Buyback program.

Billie Green announced that CD10 is giving away car seats for babies on May 8<sup>th</sup> in front of the Sentinel Newspaper office.

## **Council District 10 Update – Albert Lord:**

Last week there was a huge clean-up on Washington Blvd from Normandie to Fairfax. Almost 200 people showed up to participate.

Jefferson Park has a cleanup coming up this Saturday, May 8<sup>th</sup>.

The Hail to the Chief exhibit is now mounted at the Nate Holden Performing Arts Center, so go see it. Free, Mon-Sat from 10am to 5pm.

The plans for a major redevelopment of the Ralph's on Crenshaw and Rodeo have been approved. It's about a \$100 million dollar project, going from 20,000 square feet to 60,000 square feet.

Anyone who wishes to support this project for "District Square" (Ralphs & Rodeo project) should send a letter to the CRA Commissioner. Sample letters are available.

Mid-Town Crossing (Pico and Rimpau) is moving forward as well. One delay was due to \$25 million in extra costs due to discovery of a water table 35 feet down which required changes to the foundation design. Also a bank that had promised financing went bankrupt.

## **3200 W Adams Blvd, Frederick Douglass High School Conditional Use Permit and safety issues:**

Dr. David Morrow, Director of the Frederick Douglass School presented to the board. He stated that the school continues to work to respond to the neighbors' concerns. In response to a question about student IDs being used to enforce school polices about arrival on campus, he said they were actively working to have the existing student IDs usable to designate which students are taking public transit, which are walking, and which are being dropped off.

Donna Jones, Chairperson of West Adams Avenues stated that she was called twice at work and was threatened at her home by a parent with children at the Frederick Douglass School. She is working with the police on this matter. She stated her belief that some parents are upset about the enforcement of the Conditional-Use-Permits.

## **EXECUTIVE COMMITTEE BUSINESS**

- Peter Hsiao of Fire Station 34 (7<sup>th</sup> Ave and Exposition) presented a funding request for the Annual Fire Service Day. It will be this Saturday, May 8<sup>th</sup> from 10:00 am to 4:00pm. The purpose is to introduce the general public to their local fire station. Estimated attendance is 250 to



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300 participants based on 350 attendees from last year. The request is for up to \$800 for food, drinks, entertainment, handouts, and giveaways for children.

UNNC previously supported this event in 2008 and 2009.

**MOTION:** Evangela Anderson moved to fund the above request for up to \$800.

Brenda Bankhead seconded.

Vote: Approved unanimously.

- B. Sylvia Lacy presented a funding request for up to \$2000 for Movies-in-the-Park at Benny Potter Park sponsored by CD10. A firm date has not been selected yet. Projected attendance is 350 to 500 people. The funding request is for Candy, Hot Dogs, Dots, Condiments, and Popcorn.

**MOTION:** Stevie Stern moved to support the above funding request for up to \$2000.

John Arnold seconded.

Vote: Approved unanimously.

- C. Billie Green presented a funding request for up to \$4,100 for UNNC T-Shirts in two colors or one color for \$3,800. The T-shirts would be given out at events, Neighborhood Block Clubs and Associations.

**MOTION:** Jess Bravo moved to fund the above request for up to \$4,100 in the green color.

Tae Kim seconded.

Vote: 14 voted in favor, none opposed, 1 briefly absent.

- D. Stevie Stern presented the updated Standing Rules for the UNNC Governing Board, which has been revised and approved by the Executive Committee.

Norman Gilmore proposed an amendment to item #8, replacing the existing text in its entirety with: "All board members or committee chairs who create an online account used for UNNC business or with the UNNC name in the user or account name must provide the administrative login information (i.e., website, username and password) to the Executive Committee within one week of account creation or upon request of the Executive Committee."

**MOTION:** John Arnold moved to adopt the Standing Rules including the amendment proposed by Norman Gilmore.

Steve Wallis seconded.

Vote: Approved unanimously.

**COMMITTEE BUSINESS**

- A. Proposed Washington Square Mixed-Use Development Project, ENV-2007-5046-EIR, Case No. CPC-2007-5048-MPR-ZC-HD-CUB-CU-ZV-ZAA-ZAD- SPR,  
Project address: 4020-4060 W. Washington Boulevard – presentation by developer, review of proposal and recommendations by Zoning & Planning committee, discussion – ACTION.

Mee Lee, a representative for the developer of the Washington Square project presented an update on Option A and B which just recently went through the Draft Environmental Impact



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Review. The comment period ended in February 2010. They are addressing comment letters, some of which were sent by UNNC and its stakeholders. The final Environmental Impact Statement will be released toward the end of May. The hearing will be toward the end of June, then the Planning Commission, then the City Council.

Members of the UNNC Planning and Zoning committee presented.

Steve Peckman stated that the committee was in favor of redevelopment, and was business friendly. Over the last two and a half years, at eight separate agenda meetings, the developer has presented at this committee. It is the view of the Planning & Zoning committee that the developer has ignored local input. The current proposal looks inward. From the community perspective, it is fortress like. Planning & Zoning asked the developer to meet with community based architects. But none of those suggestions were incorporated. The Planning and Zoning committee recommends that the UNNC Governing board strongly urge the City Planning commission to consider EIR options A and B at separate hearings. The Planning and Zoning committee also requests that UNNC hire consultants to propose alternatives to the current plan. P&Z urges the UNNC board to support the letters sent from the community with critiques of the project.

Derek Japha, a local architect, and Erik Bronson of West Adams Heritage described in great detail how the proposed options are not compatible with the historic resources and the community. (Statements attached.) PowerPoint slides showing height incompatibility along Washington Boulevard were shown.

**MOTION:** John Arnold moved to adopt the motion proposed by the Planning and Zoning committee as follows: That the UNNC Governing Board REJECT and NOT APPROVE both Option A and Option B as proposed, and that the Governing Board support the critiques and responses to the Draft EIR that were submitted by community stakeholders. Further, the Committee recommends that the UNNC Governing Board strongly encourages the developer to create a project that is compatible with the Community Plan, the West Adams-Baldwin Hills-Leimert Park Community Design Overlay, and the character of the neighborhood. And further, that it be compatible with the Washington Boulevard Vision that was approved by the UNNC Governing Board. The wording of the Washington Boulevard Vision Statement is expressly included in this motion by reference. (attached)

Steve Wallis seconded.

Laura Meyers confirmed that the developer's proposed plan violates the transitional height limits of the existing community plan.

Numerous board members and stakeholders commented that the design needs to be fixed to be compatible with the neighborhood.

Jess Bravo departed.

John Arnold stated his professional opinion that the developer could achieve their square footage and profit objectives and satisfy the community with a redesign. John Arnold implores the developer to put the parking underground.

Evangela Anderson departed.



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Moon Chung stated that he was a close friend of the owner of the land at Washington Square and explained that he has not attended planning committee hearings and community meetings because he feels conflicted.

Vote: 11 in favor, 1 opposed, 1 abstention.

B. Election Ad-Hoc

**MOTION:** Stevie Stern moved that the UNNC Board request Spanish and Korean translation for the election from the city clerk.

Laura Meyers seconded.

Vote: Approved unanimously.

## **APPROVAL OF MINUTES**

The minutes for March 4, 2010 Governing Board meeting were presented by Norman Gilmore for review and approval.

**MOTION:** Roy Amemiya moved to approve the minutes as presented.

Steve Wallis seconded.

Vote: 11 in favor, none opposed, 2 abstentions.

The minutes for the April 4, 2010 Governing Board meeting were presented by Norman Gilmore for review and approval.

**MOTION:** Billie Green moved to approve the minutes as presented.

Wesley Todd seconded.

Vote: 9 in favor, none opposed, 4 abstentions.

**MOTION:** Stevie Stern moved that we amend the January 7, 2010 minutes to show that Evangela Anderson should have been listed as continuing as Chair of the Parks Committee.

Billie Green seconded.

Vote: Approved unanimously.

## **TREASURER'S REPORT**

**MOTION:** Laura Meyers moved that the board approve the Treasurer's report, including the US Bank statement for April 21, 2010.

John Arnold seconded.

Vote: Approved unanimously.

## **PRESIDENT'S UPDATE**

Billie Green agreed to order the food for the May meeting.



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## ANNOUNCEMENTS

None.

Meeting adjourned at 10:03 p.m.

Respectfully submitted,  
Norman Gilmore  
UNNC Secretary  
June 3, 2010

Attachments:

1. UNNC Standing Rules
2. Washington Boulevard Vision Statement
3. Statement on Washington Square by Derek Japha
4. Statement on Washington Square by Eric Bronson for West Adams Heritage Association
5. Sample letter endorsing the District Square Project (Ralphs at Rodeo and Crenshaw)
6. Sample letter endorsing the Mid-Town Crossing Project (Lowes at Pico and Rimpau)



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## **WASHINGTON BOULEVARD VISION STATEMENT:**

The UNNC Governing Board has previously adopted a “Vision Statement” for Washington Boulevard (and all of our community’s commercial corridors), which envisions in part a *“pedestrian-friendly, transit-friendly, green, sustainable, livable urban village that is sensitive to historic preservation.”*

To implement that vision for Washington Boulevard, the UNNC Governing Board has also adopted a motion to implement a Specific Plan that includes but is not limited to the following elements:

- 1) Pedestrian orientation
- 2) Transit friendliness
- 3) A Design Review Board
- 4) Mixed use (including live-work) zoning
- 5) Creation of a neighborhood district with neighborhood-serving businesses
- 6) Elimination of conflicts between current zoning and uses
- 7) Elimination of nuisance uses
- 8) Designated common parking
- 9) Sensitivity to historic preservation as appropriate (both in terms of the Corridor’s existing fabric of 1920s commercial buildings and/or older residences on the corridor as well as the historic housing adjacent to it)
- 10) Inclusionary zoning.

4. STANDING COMMITTEES:

- a. Economic Development
  - 1. Interface with business stakeholders
  - 2. Beautification and improving our business corridors
  
- b. Outreach Committee
  - 1. Outreach to community
  - 2. Not interface with City Departments
  - 3. Publicize what we've done as a Neighborhood Council
  - 4. Outreach to public regarding committees
  
- c. Planning & Zoning Committee
  - 1. Deal with land use issues
  - 2. Interface with developers and community regarding new development
  - 3. Historic Preservation issues (until such time that there is someone interested and qualified to chair a Historic Preservation Committee)
  
- d. Public Safety
  - 1. Deal with nuisance and blight
  - 2. Disaster preparedness
  - 3. Interface with LAPD and LAFD
  
- e. Public Works
  - 1. Concerned with issues such as pot holes, sidewalks, crosswalks, traffic safety
  - 2. Interface with Department of Public Works and Department of Transportation
  
- f. Recreation and Parks
  - 1. Include LAUSD recreation spaces
  - 2. Include greening (pocket parks, medians)
  - 3. Interface with neighboring recreational centers and sports leagues for activities for UNNC youth
  - 4. To think beyond the City's Parks and Recreation Department
  - 5. Interface with Department of Recreation and Parks
  
- g. Youth Committee
  - 1. Deals with issues as concerns youth in our community



5. How Standing Committees Work:

- a. Standing Committees shall work on issues and projects raised by its members, stakeholders, referred by the Executive Committee or Governing Board, or special projects that the committee identifies as falling under its mission
- b. Each Standing Committee shall meet monthly in a public place on a regular standing meeting night
- c. Each Standing Committee shall draw up a Mission Statement to be approved by the Governing Board
- d. Standing Committees shall submit agendas to the Executive Committee by a prearranged schedule so that the agenda can be posted at least 72 hours in advance of meetings
- e. Minutes shall be taken at each meeting
- f. UNNC will maintain email lists for all committees
- g. The appointment of Committee Chairpersons is not limited to only Governing Board members; any interested stakeholder may serve as a Committee Chair

6. STANDING COMMITTEE CHAIRPERSONS

- a. All Committee Chairpersons agree to agenda their meetings and supply the Exec Committee with a copy of the agenda the week before the date of the meeting so that the agenda can be noticed in the community.
- b. All Committee Chairpersons agree to supply the Exec Committee with updates on contact information of their committee members and participants in committee activities for UNNC outreach purposes.
- c. Each year, Committee Chairs are voted on by the Governing Board for a one year term
- d. Committee chairpersons shall keep records of sign-in sheets, agendas and minutes
- e. Any committee correspondence, flyers, any written materials, etc., shall be approved by two of the UNNC officers
- f. Chairpersons shall do due diligence in outreaching for committee members
- g. Chairpersons shall promote contact-building for UNNC email list
- h. Committee chairpersons shall prepare agendas for meetings in a timely manner so that it can be posted at our posting locations and sent out by email
- i. Committee chairpersons shall attend Executive Committee and Governing Board meetings as needed
- j. Committee chairpersons shall give 72-hour notice to Resident Representative Governing Board members when an issue

particular to that member's region is on that committee's agenda

7. Committee Membership

- a. Any Stakeholder who is in attendance of the Standing Committee meeting shall have a vote at that meeting
- b. Elected Resident Region Representative Governing Board members shall make themselves available to attend committee meetings as issues pertaining to their region arise; it is also that board member's responsibility to outreach to their region stakeholders to notify them of the issue and the committee meeting
- c. At Large Governing Board members shall choose a Standing Committee to become a participating member and regular attendee of, especially pertaining to their area of interest and designation on the board.

8. All board members or committee chairs who create an online account used for UNNC business or with the UNNC name in the user or account name must provide the administrative login information (i.e., website, username and password) to the Executive Committee within one week of account creation or upon request of the Executive Committee.



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- 10) Inclusionary zoning.

## MEMORANDUM

FROM: DEREK JAPHA (TEXT APPROVED BY JOHN ARNOLD AND MICHELE McDONOUGH)  
TO: SYLVIA LACY AND KINAMI BLACK  
DATE: 05/04/10

During last year, several meetings were held between a representative of the Developer and a group of architects and professional designers living in the community, including John Arnold, Michele McDonough, Marco Giordano, Martin Weil and myself. Not every one attended every meeting, and one member of the group is now deceased. These included a meeting in July 2009, and on at least one other occasion when the developer was not present

The group was formed after Option A - the tower option - was presented to a well-attended UNNC Planning and Zoning Committee meeting February 2009, where it was not well received by the community members present. Many of the people above attended this meeting and provided input. One outcome of this meeting was the formation of the group, and the discussion at the meetings between the developer's representative and the group concentrated mainly on Option B, the lower rise option, which was presented as a possible alternative to Option A.

The meetings made clear that the group wants to see the site redeveloped, and unanimously supports the principle of a mixed use project, but wants the project to be appropriate for the neighborhood. This means appropriate in scale; height; massing; site development pattern; relationship to surrounding streets, buildings and residential areas; arrangement of publicly accessible spaces and uses; pedestrian orientation; type of shops; type of living units; and architectural language and materials. The group thought that neither of the proposed schemes is appropriate in terms of many of these, and expressed this to the developer's representative. All of these are issues identified in the City's General Planning Framework and the Community Plan as relevant to achieving contextual fit, and preserving and enhancing neighborhood identity.

In particular, the concerns expressed to the developer's representative pertained to:

- the bulk and massing of the projects. This is a complex issue, and the group was not unanimous as to how to address the various problems identified. Some members thought that the projects were over-scaled in absolute terms – probably too high, with too much floor area, for reasonable relationships to the surroundings to be created. Others thought that if the built area was disposed differently on the site, and other design modifications were made, then problems arising from the current massing could perhaps be addressed. It was suggested to the developer that if the parking were to be moved underground, this would make it much easier to sort out the scale relationships to the surrounding buildings and streets, improve the street façade on 10<sup>th</sup> Avenue, improve the relationship to existing development to the south, and to create a better plaza. It was also suggested that height could be increased in places in the lot interior, permitting less height along the boundaries, subject, obviously to maintaining a reasonable relationship to the church.
- the pedestrian orientation of the projects; At the first presentation of the tower scheme to the UNNC Planning and Zoning Committee, the developer's architect suggested to the community that the developer saw the neighborhood as threatening and undesirable, and therefore the design concept was to make an inward oriented project that turned its back on the surroundings. Architectural

manifestations of this approach include 2-story walls of parking garage at the street fronts; retail entrances that face the internal plaza, not the street; a pedestrian approach focused on the plaza, and not the public sidewalks; and shopping-mall-like vehicular access. While the rhetoric has changed, in many ways the initial core concept remains. As the Community Plan and General Planning Framework make clear, good pedestrian orientation in commercial areas is achieved by having entrances to commercial from the street at regular intervals. Big box stores don't give this.

- their relationship to Washington Blvd. Washington Blvd has a distinctive development footprint – buildings follow the line of the street and define it. Neither project does this. Both projects have undesirable setbacks and inappropriate suburban landscaping (terminology from LA City plans).
- their relationship to the housing area to the south; The relationship of commercial development or new multifamily housing to existing single and double storey housing is addressed in various sections of the City's Zoning Code, and the General Planning Framework and Community Plan. These all establish the requirement that there should be carefully designed transitions between new development and existing housing areas. The idea is to avoid a solid vertical wall of new construction adjacent to much lower, older housing. Generally this is achieved by stepping upper floors back, which neither project does, and it was pointed out to the developer that the relationships were unsatisfactory, particularly since as designed, a number of the floors are parking, which never results in friendly facades. Stepping back would probably mean reduced floor area, unless the parking or some of the parking were placed underground
- the proposed types of living units; The comment was made that the loft type apartments may encourage a quick turnover of occupants rather than a stable community.

RE: WASHINGTON SQUARE MIXED-USE DEVELOPMENT PROJECT  
/ ENV-2007-5046-EIR (4020-4060 Washington Blvd., LA 90018 / West  
Adams-Baldwin Hills-Leimert Community Plan)

Spoken Comments on the Washington Square Project's DEIR  
For the May 06, 2010 / UNNC Public Hearing (3-4 minutes)

Councilmembers,

The West Adams Heritage Association opposes to this Project as it is currently designed and proposed for very reasons. This Project's scale and massing does not comply with any of the established community design standards, nor does it offer a quality design in the neighborhood context, and it creates serious negative impacts to historic resources. We have already made extensive comments to the Project's Draft Environmental Impact Report as to the failures of this Projects' design, in both their proposed Option-A and Option-B, as well was the proffered Project Alternatives.

WAHA is especially concerned about this Project's impacts on the existing historic resources. These historic resources include both the onsite Googie-Style Restaurant (on eof the Stan's Kite Restaurants) and the westerly adjacent St. Paul's Catholic Church.

The California Environmental Quality Act provides for protections of historic resources and legally requires mitigations for significant, unavoidable negative impacts to those historic resources. The Project's Draft EIR failed in adequately addressing this issue. The Draft EIR erroneously concluded that the Googie Style, Stan's Kite Restaurant was not a significant historic resource and thereby dismissed any substantive discussion of the building.

The Projects' Draft EIR did however acknowledge that St. Paul's Catholic Church is a significant historic resource and with a highly visible skyline silhouette. The abutting 1964 historic shopping center, by renowned architects Stiles and Robert Clements, does very little to negatively impact the visual dominance of this community landmark because of it low-rise 22-foot high two-story profile. The architects deliberately designed their shopping center to be subservient to presence of St. Paul's.

The developer's Project however lacks any sensitivity of the adjacent historic church and its design in fact aggressively dominates the site. The

Project is massive in its' scale. Its' buildings range in height from 68-feet to 205-feet. It will cause significant negative impacts to both context of the historic Washington Boulevard streetscape and the scenic vista views of St. Paul's from the surrounding community.

People have been marking their travels against this landmark milestone vista for generations. It has served as the beacon on the hill since 1936. The new view of St. Paul's from the east will be totally obscured and the view from the west will find the landmark St Paul's skyline silhouette lost against an 18-story glass wall.

The California Environmental Quality Act requires that EIRs identify and address project alternatives in order for decision-makers to have before them a range of reasonable alternatives that enable decision-makers to make informed decisions. The decisions must be fact based and, the alternatives analysis, at its underlying goal, must help guide the decision-makers to adopt alternatives that reduce the projects impacts while fulfilling some, but not all, of the project objectives.

The Project's Draft EIR does not analyze a Project design that incorporates the existing low-rise historic Googie Style Stan's Kite restaurant. The Project's Draft EIR does not offer a reasonable Project Alternative that would allow for the public view of St. Paul's iconic skyline silhouette.

The West Adams Heritage Association is not opposed to and would be supportive of a mixed-use development on this site that is sensitive to the existing historic resources and affirms the neighborhood character and context by providing:

- A Project design that incorporates the Googie Style historic structure and develops a pedestrian friendly Washington Boulevard streetscape.
- A Project design that is subservient to the iconic St. Paul's skyline silhouette.
- A Project design that features quality architecture that complies with recognized community standards.

May 10, 2010

Mr. Calvin E. Hollis  
Interim Chief Executive Officer  
Community Redevelopment Agency/Los Angeles  
354 S. Spring Street, Suite 800  
Los Angeles, CA 90013

Dear Mr. Hollis:

**RE: District Square  
3650-3670 S. Crenshaw Boulevard, Los Angeles, CA 90016**

This letter is to express my support for M. and A. Gabee Inc. and their proposal to develop an approximately 296,567 square-foot retail shopping center with Target, a state-of-the-art Ralph's Supermarket, sit-down restaurants, and other amenities at the southeast corner of Crenshaw Boulevard and Rodeo Road.

The proposed District Square project will provide a much-needed upgrade in retail, shopping, and restaurants in the Mid-City Recovery Redevelopment Project Area in Mid Los Angeles. The site is appropriately located in a vibrant urban neighborhood near single-family and multi-family neighborhoods, as well as one block from the intersection of the Crenshaw Corridor and Exposition light rail lines, to serve the needs of families and the community who are often forced to travel to adjacent cities for their shopping needs.

The new proposed development will reuse an underutilized parcel of land that currently contains a dilapidated Ralph's Supermarket, Rite-Aid, and a small strip mall of commercial businesses including the well-known Cameo Cleaners. District Square will preserve the legacy of Cameo Cleaners in the community, while providing a variety of upgrades in dining and shopping experiences. This project will also bring in a state-of-the-art Ralph's Supermarket that will not only upgrade the store, doubling in size, but will also bring in better quality produce and a supermarket experience similar to the Ralph's in downtown Los Angeles.

Once again, I wholeheartedly support M. and A. Gabee Inc.'s proposal to CRA/LA for funding on behalf of the District Square project. The development, which will help address an important need in the local community related to retail, shopping, and dining amenities, will allow families a safe, decent, affordable place to shop so that they can successfully participate in their local community.

Sincerely,



May 10, 2010

Mr. Calvin E. Hollis  
Interim Chief Executive Officer  
Community Redevelopment Agency/Los Angeles  
354 S. Spring Street, Suite 800  
Los Angeles, CA 90013

Dear Mr. Hollis:

**RE: Midtown Crossings  
4550 W. Pico Boulevard, Los Angeles, CA 90019**

This letter is to express my support for CIM/Pico LP and their proposal to develop an approximately 330,000 square-foot retail shopping center with a Lowe's home improvement store and approximately 160,000 square feet of additional retail at the corner of Pico Boulevard and San Vicente Boulevard.

The proposed Midtown Crossings project will provide a much-needed upgrade in retail and shopping in the Mid-City Recovery Redevelopment Project Area in Mid Los Angeles. The site is appropriately located in a vibrant urban neighborhood near single-family and multi-family neighborhoods, as well as integrated with the Metro bus transfer station, to serve the needs of families and the community who are often forced to travel to adjacent communities for their shopping needs.

The new proposed development will reuse a blighted vacant parcel of land that has been unused for many years. Midtown Crossings will redevelop and maximize the use of the parcel, while providing a variety of upgrades in shopping experiences. This project will also bring in a Lowe's home improvement store, the first in the City of Los Angeles south of Mulholland Drive.

Once again, I wholeheartedly support the CIM/Pico LP proposal to CRA/LA for funding on behalf of the Midtown Crossings project. The development, which will help address an important need in the local community related to retail and shopping amenities, will allow families a safe, decent, affordable place to shop so that they can successfully participate in their local community.

Sincerely,