

#8 #9

JUSTIFICATION OF APPEAL TO CITY COUNCIL

PROJECT NAME: CRENSHAW MALL MASTER PLAN

CASE NOS.: CPC-2015-4398-GPA-ZC-HD-ZAD-CU, ENV-2012-1962-EIR & CPC-2016-3681-DA

APPELLANTS: EXPO COMMUNITIES UNITED; KIM YERGAN

JUNE 5, 2018

I RELOCATED TO LOS ANGELES FROM CHICAGO IN 1982. I HAVE LIVED IN THE CRENSHAW COMMUNITY FOR SOME 35 YEARS. I HAVE MOSTLY SHOPPED AT THE CRENSHAW MALL AND HAVE HAD MOST OF MY NEEDS MET AT REASONABLE PRICES, WHILE I WAS WORKING.

AS A RETIRED SENIOR ON FIXED INCOME, AS ARE MANY OTHER SENIORS IN THE COMMUNITY, THE PROPOSED REDEVELOPMENT OF THE CRENSHAW MALL WITH NEARLY 1,000 HIGH PRICED APARTMENTS IS SURELY INTENDED TO DISPLACE MYSELF AND MANY OF THE AFRICAN AMERICAN RESIDENTS WHO CURRENTLY LIVE IN THE COMMUNITY WHO FOR DECADES HAVE BEEN MARGINALIZED, DISINVESTED, DISENFRANCHISED AND LACKED JOB OPPORTUNITIES WHEN THE WHITE FOLK RAN LIKE ROACHES WHEN THE LIGHTS WERE TURNED ON SOME 60 YEARS AGO.

AKA CAPRI URBAN BALDWIN

CAPRI CAPITAL PARTNERS' PLANS TO ADD APARTMENTS, CONDOS, OFFICE & AND A HOTEL TO THE CRENSHAW MALL WILL MOSTLY BENEFIT THOSE NEW "FOLKS" WHO COME IN THE COMMUNITY. WITH HIGH PRICE HOUSING COMES HIGH PRICE RETAIL.

THIS MEGA DEVELOPMENT IS UNAFFORDABLE FOR ME ON MY FIXED INCOME AND MY HOUSING COST AT MORE THAN 50% OF MY INCOME. NO MORE SHOPPING AT THE CRENSHAW MALL FOR ME AND MANY OTHER SENIORS IN THE COMMUNITY.

THE UNAFFORDABLE PRICES OF THE PROPOSED PROJECT IS NOT LIMITED TO THE MALL. THE VALUES OF THE RENTS AND HOMES ARE ALREADY UNAFFORDABLE IN SOME CASES IN THE COMMUNITY. HAD I NOT PURCHASED MY 2 BEDROOM UNDER 1,000 SF HOME IN 2002 IN ANGELES MESA I COULD NOT AFFORD IT TODAY, IT HAS INCREASED IN VALUE BY A FACTOR OF 4 (AS IS). A 2 BEDROOM RENTAL IS AVERAGING \$2500.00 A MONTH.

THIS AND OTHER DEVELOPMENTS IN THE COMMUNITY IS A STRATEGY TO TAKE BACK OR RECLAIM THE CRENSHAW COMMUNITY THAT WAS ABANDONED AND NEGLECTED BY WHITES, MAJOR RETAILERS, BANKS, INSURANCE CO, INVESTMENTS, ETC. WHEN BLACKS MOVED IN THE COMMUNITY.

AKA CAPRI URBAN BALDWIN

IT DOESN'T MATTER TO CAPRI CAPITAL PARTNERS THAT THIS PROJECT WILL ADVERSELY IMPACT A COMMUNITY THAT HAS STRUGGLED TO HOLD ON TO IT'S BEAUTY AND QUALITY OF LIFE AND CULTURE REGARDLESS OF THE ENVIRONMENTAL AND ECONOMICAL NEGLECT IMPOSED ON IT FOR DECADES. AND THE PARTNERS IN CAPRI CAPITAL PARTNERS IS THE CITY OF LOS ANGELES PLANNING COUNCIL, ET AL.

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THE FINANCIAL CRISIS OF 2009 WAS A MAJOR BLOW TO ME AND OTHERS IN COMMUNITY ESPECIALLY THE SENIOR POPULATION WHEN HOME VALUES DROPPED LIKE A TON OF BRICKS. MANY LOST THERE HOMES. AND NOW CAPRI WITH THEIR CRENSHAW MALL REDEVELOPMENT PROJECT HAVE COME TO ASK THE CITY OF LOS ANGELES TO HELP DISPLACE AND EXCLUDE THE REST OF US WITH THEIR HIGH RISES AND HIGH PRICES.

THIS PROJECT BELIES THE CITY'S GENERAL PLAN AND THE WEST ADAMS - BALDWIN HILLS - LEIMERT COMMUNITY PLAN AND DISREGARDS THE AFFORDABILITY OF IT'S CURRENT RESIDENTIAL MAKE UP ESPECIALLY IT'S SENIOR POPULATION AND THIS IS WHY CAPRI CAPITAL PARTNERS' REDEVELOPMENT PLANS, AS PRESENTED, FOR THE BALDWIN HILLS CRENSHAW PLAZA SHOULD NOT BE APPROVED. go FORWARD.

KIM YERGAN
MEMBER, PCS MULTIPURPOSE SENIOR CENTER, PARK MESA HEIGHTS COMMUNITY COUNCIL AND
CRENSHAW SUBWAY COALITION

Date: 06/05/2018

Submitted in PLUM Committee

Council File No: 17-0872 # 17-0872-51

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Comm. from Appellant Yergan