

Google Groups

FW: Weingart Housing Project - Crocker Street

Estela Lopez <elopez@centralcityeast.org>

Oct 23, 2018 10:51 AM

Posted in group: **Clerk-PLUM-Committee****From:** Rose Park <rose@lanystyle.com>**Sent:** Tuesday, October 23, 2018 9:22 AM**To:** jose.huizar@lacity.org; paul.habib@lacity.org; shawn.kuk@lacity.org**Subject:** Weingart Housing Project - Crocker Street

Dear Councilman Jose Huizar, Chief of Staff Paul Habib, and Planning Director Shawn Kuk,

My name is Rose, and we are on 550 Crocker Street, a business directly across the proposed Weingart Housing Project.

It seems the project is already on its way to be approved. However, there were some concerns risen about the project that would affect the business owners in the vicinity. During the planning, Weingart did not approach any of the business owners about this street. For a project this size, we believe there should have been communication made with us. We were never given a chance to vocalize our concerns.

Crocker is not a wide street.

We believe there must be measures taken into consideration for our safety as well.

We have businesses where container trucks, delivery trucks, food trucks, etc. are constantly moving in and out of the area. There are a lot of cars (regular, commercial, rvs, etc.) already parked here. We would like to see a change in the parking signs to a "no parking tow away" zone around and across from the construction implemented at least during construction hours.

This way we will be able to have better traffic flow into the area, and we believe this will help minimize accidents.

Weingart proposed there will be no homeless tents propped up in front during construction and in front of the finalized building.

We are afraid, given the daily battle we are facing currently, that we won't have safe access to our building and have a heavier concentration of tents on our side. Already with the Refresh zone, we have seen more tents set up in front of our building and many times blocking our parking gate. There has been absolutely no safe access to our sidewalks. Ironically, trash and defecation levels have gone up dramatically. We were promised that there would be workers and volunteers from the Refresh zone to guide people to their direction and make sure Crocker was clean. Obviously, this was an empty promise, and the situation is worse on our side of the street.

Thus, we want to make sure there is a no tent zone immediately around and across the construction site. Without this, it poses a huge hazard for everyone that need to access the sidewalk safely especially during construction time.

Before full approval, we would like to sit with Weingart to discuss and have written into the proposal steps that would provide a safe environment for everyone affected. I am most certain the business owners will have more to add to what I have listed above.

Thank you for your time, and we truly hope you will take our concerns into consideration before the full approval of this project.

--

Rose

LANY

Samdae Enterprises, Inc.

550 Crocker Street

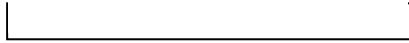
Los Angeles, CA 90013

t 213-623-6380

f 213-623-6389

www.lanystyle.com





>> LANY and www.lanystyle.com are wholly owned subsidiaries of Sam Dae Enterprises, Inc. Registered in the United States.

>> The information in this internet email is confidential and is intended solely for the addressee. Access copying or re-use of information in it by anyone else is unauthorized. Any views or opinions presented are solely those of the author and do not necessarily represent those of Sam Dae Enterprises, Inc. or any of its affiliates. If you are not the intended recipient please contact the sender.



Central City East Association

Los Angeles Downtown Industrial District
Business Improvement District

Board of Directors

October 23, 2018

Chairperson

Mark Shinbane
Ore-Cal Corporation

Vice-Chair

Matt Klein
HBK Investments

Treasurer

Dilip Bhavnani
Legendary Developments, LLC

Secretary

Ernest Doizaki
Kansas Marine

Andrew J. Bales
Union Rescue Mission

Drew Bauer
Young's Market Company

Richard Gardner
L.A. Wholesale Produce Market

Howard Klein
Ocean Beauty Seafoods

Carolyn Leslie
Atlas Capital Group LLC

Larry Rauch
Los Angeles Cold Storage

Bob Smiland
Inner City Arts

Michael Tansey
Peterson/Tansey

Chairman Emeritus
Charlie Woo
Mega toys

Executive Director

Estela Lopez

Hon. Jose Huizar, Councilmember
Council District 14
Los Angeles City Hall
200 N. Spring St. Room 465
Los Angeles, CA 90012

RE: Weingart Center Association ENV-2017-615-SCEA

Dear Councilmember Huizar,

Our comments regarding the above-referenced project are as follows:

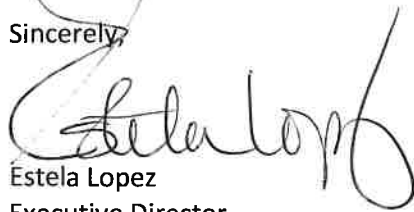
- 1) We respectfully request that SCEA approval for Sites 1 and 2 be bifurcated to allow for consideration of a 1985 Council action imposing conditions on the parcel located at 600 S. San Pedro Street (Site 2 of the above-referenced project) prohibiting residential or institutional use on that parcel. These conditions were the result of a negotiated agreement between the Central City East Association, P.W. Woo & Sons, and other parties with the Community Redevelopment Agency of Los Angeles that allowed for one year the use of that site as a temporary homeless shelter. A variance for this non-comforming use was granted with 13 conditions, including the prohibition of future use of this site for residential or institutional use. Documentation confirming this is being submitted for the record with this correspondence.
- 2) Regarding Site 1, we respectfully request that the applicant be required to work with Council District 14 and community representatives including the Downtown Industrial District BID to provide a sidewalk pedestrian lighting element not presently included in their application. The project's combined two-site, four-phase project could potentially house 1,420 residents in what is realistically one of the City's most dangerous intersections for street violence. As the applicant has stated on several occasions, future residents of their project do not own cars and are transit-dependent. This is also true of the more than 2,000 current residents of low-income housing in Central City East, which is a light manufacturing industrial zone without lighting other than utilitarian DWP poles. There is no retail component to the district, and therefore no ambient lighting. This project has the potential to make a significant difference on the sidewalks

immediately surrounding its footprint, and we ask that they be directed to do so for the safety and security of their own future residents and the surrounding community.

- 3) Regarding both Sites 1 and 2, we have been made aware by two property owners – one adjacent to Site 1 and the other across the street from Site 2 -- that their properties are used for creative uses including filming of music videos that would be significantly impacted by the project due to noise. It appears that neither of these properties were taken into consideration during the environmental study, and both owners have expressed that they have not been contacted by the applicant or their representatives.
- 4) Lastly, we ask that the applicants improve their outreach to their immediate neighbors. The applicant held one community meeting at our request in May of 2017. That was apparently their final contact with the property owners in the area. Just last week our office discovered that ten property owners within one block of the project sites had not been contacted by the applicant and were uninformed about the proposed development.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Estela Lopez". The signature is written in a cursive style with a large, looping initial "E".

Estela Lopez
Executive Director

Community Redevelopment Agency

The City
Los Angeles

384 North Spring Street
Suite 800
Los Angeles
California 90073

Telephone
Number 213 877-1888

An Affirmative Action
Equal Opportunity
Employer

Date 10/31/85

File Code

213 877 1888

Central City East Association
c/o Donald H. Steier
10880 Wilshire Blvd., Ste. 2010
Los Angeles, California 90024

VIA MESSENGER

Dear Mr. Steier:

The Community Redevelopment Agency of the City of Los Angeles hereby commits to you that it will strictly comply with the one year limit imposed on the use of its property located at 600 So. San Pedro, Los Angeles, CA, as a temporary homeless shelter. The agency has no intention whatsoever of using the property for any residential or institutional use after the one year period and is committed to prohibiting any such use of the property after the one year period.

Sincerely,



Don Cosgrove
Acting Administrator

DC:pmf

CRA
LA

- James M. Wood
- Chairman
- James P. Ayala
- Deputy Chairman
- Robert Thomas Wilson, Jr.
- Frank Rodriguez
- Robert G. Ayala
- Christopher L. Steier

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

-1-

Your **PLANNING AND ENVIRONMENT** Committee

reports as follows:

RECOMMENDATION

1. After consideration of the information prepared by the Community Redevelopment Agency regarding the housing facility at 600 South San Pedro Street, the Council CONCURS that the EIR prepared for the Central Business District is sufficient and that a supplementary EIR is not required.
2. That the variance appeal by the Central City East Association, P. W. Woo & Sons, and Mission Engraving, Inc., protestants, BE DENIED and that the attached Resolution approving the variance to permit relocation, use and maintenance of a one-story, 138-bed dormitory facility for the housing of indigent and transient persons in the M2-4 zone on a site located at 600 South San Pedro Street subject to 10 Conditions imposed by the Board of Zoning Appeals and 3 Additional Conditions BE ADOPTED.

Applicant: Community Redevelopment Agency of the City of Los Angeles
 BZA 3323
 ZC 85-1423 ZV

3. That the file be transmitted FORTHWITH to the Mayor for his appropriate action in accordance with Section 12.28A-10 of the Municipal Code, which provides that:

The Mayor shall approve or disapprove such action within 10 days of its presentation to him... If the Mayor fails to return the matter to the City Clerk within 10 days of its presentation to him, the action of the Council shall become final and conclusive.

SUMMARY

On October 22 and 29, 1985, the Planning and Environment Committee considered the appeal of Central City East Association, P. W. Woo and Sons Inc., and Mission Engraving Inc., from the action of the Board of Zoning Appeals in approving a variance to permit the relocation, use and maintenance of a one-story, 138-bed dormitory facility for the housing of indigent and transient persons in the M2-4 zone, with 52 on-site parking spaces, on a site located at 600 South San Pedro Street in the Central City Planning Area.

The Associate Zoning Administrator, by a determination dated June 13, 1985, had denied the request. This decision was appealed by the City of Los Angeles Community Redevelopment Agency (CRA) to

AMENDED BY COUNCIL ACTION November 1, 1985

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

-2-

Your PLANNING AND ENVIRONMENT Committee

reports as follows:

the Board of Zoning Appeals. By a determination dated August 27, 1985, the Board granted the appeal subject to ten conditions.

At a public hearing on October 22, 1985, your Committee heard extensive testimony supporting and opposing the variance. The Chairman of the Community Redevelopment Agency indicated that the subject request was made in order to address the extreme shortage of housing within the Central City area. This critical housing shortage has caused hundreds of persons to literally live in the street, and granting the request would provide a safe and comfortable environment for a portion of the homeless. Testimony from service providers in the Central City East area also explained the need for such a facility.

Representatives of the Central City East Association and local businessmen in the area testified in opposition to the request. Concerns were expressed regarding security and sanitation problems in the area and with the number of businesses that had relocated to other sites.

The 600 South San Pedro site is owned by the CRA. The CRA, in concert with the Skid Row Development Corporation, a non-profit service provider, has the capacity to provide and operate a shelter for the homeless. In addition, this site is centrally located for its intended population and adjacent to other social service providers who meet other essential needs of the homeless population. If such shelters are not made available to the homeless, they will be forced to seek shelter in the streets, alleys and doorways of the area.

When this matter was further considered on October 29, 1985, your Committee was informed by representatives of the Central City East Association that they would withdraw their objections to the variance provided that additional conditions were imposed to stipulate that the proposed use would be limited to one year, that upon termination of the proposed use the property would revert to light industrial use or other non-residential use compatible with the light industrial zone, and that the CRA would provide notice of the property's intended use and the site for relocation of the structure 180 days prior to the expiration of the one year period. Representative of the CRA informed the Committee that they agreed to these additional conditions.

*Amended by Council Action November 1, 1985

Council File 85-1653
BZA 3323
ZC 85-1423 ZV
CD 9

R E S O L U T I O N

BE IT RESOLVED by the Council of the City of Los Angeles as follows:

1. That the subject variance appeal by Central City East Association, P. W. Woo & Sons, and Mission Engraving, Inc., protestants, BE DENIED, and that the action of the Board of Zoning Appeals in granting a variance to permit the relocation, use and maintenance of a one-story, 138-bed dormitory facility for the housing of indigent and transient persons in the M2-4 zone on a site located at 600 South San Pedro Street BE APPROVED, subject to 10 Conditions imposed by the Board of Zoning Appeals and 3 attached Additional Conditions.

*Instead of

2. That the attached Findings, ~~in addition to~~ the Findings of the Board of Zoning Appeals BE ADOPTED as the FINDINGS of the Council.

(Note: 10 votes required to adopt Resolution)

I HEREBY certify that the foregoing resolution was adopted by the Council of the City of Los Angeles at its meeting held

NOV 1 1985

ELIAS MARTINEZ, City Clerk

By: *[Signature]*



Council File 85-165
BZA 3323
ZC 85-1423 ZV
CD 9

ADDITIONAL CONDITIONS

1. The use proposed shall be allowed on the subject parcel for a period of one year which is to run from the date of issuance of the Certificate of Occupancy for the structure for 365 calendar days. The applicant shall terminate the use of the subject parcel on or before the expiration of the one year period and remove the structure immediately after termination of the use.
2. The subject parcel, upon termination of the proposed use and removal of the involved structure, shall revert to a light industrial use or such other non-residential or non-institutional use which is compatible with the light industrial designation and consistent with the land use element of the Central City Community Plan.
3. At least 180 days prior to the expiration of the one year period described in Condition 1, hereinabove, the CRA shall notify the Executive Director of the Central City East Association and such other individual or business entities which may request notice of its proposal(s) for use of the subject property for light industrial purposes and for the specific sites for the relocation of the structure.