

Lawndale Tribune

AND LAWNDALE NEWS

The Weekly Newspaper of Lawndale

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Los Angeles Sailor Reaches Milestone for Enlisted Women on Submarines



Chief Culinary Specialist Dominique Saavedra, assigned to USS Michigan, is pinned with her enlisted submarine qualification during a ceremony at Puget Sound Naval Shipyard on Aug. 2. Saavedra, is the first female enlisted Sailor to earn the silver dolphins. U.S. Navy photo by Chief Mass Communication Specialist Kenneth G. Takada.

Lawndale, Developer Grapple With New Expansion

By Haleemon Anderson

With critical deadlines looming, a proposed retail development at Hawthorne and Manhattan Beach boulevards took center stage at this week's City Council meeting.

The sale and redevelopment of the 1.37-acre space is currently under the direction of the Arroyo Seco Development Group, since December 2015. The developer is charged with delivering a letter of intent from a restaurant by the September 3 deadline. The council has made it clear that it expects a family style, sit-down restaurant, although no specific vendor was mandated.

Representatives of Arroyo Seco were on hand Monday to update the council. Steve Boss, principal representative, said the agency is in the midst of an aggressive tenant search. Boss said at least 20 restaurants have expressed interest and of those, eight are sit-down venues.

"There is plenty of tenant interest," said Boss. Nevertheless, Boss explained the complications involved in nailing down the particulars of this deal. He said site-planning options are heavily dependent on what vendors require to take up tenancy. And, inevitably, the councils' specifications must take precedent.

The council has envisioned the location as an attractive gathering place with outdoor seating, and modern architecture. Boss said the south-west corner space is in a population dense area and its location is a strength. But bringing in a "synergistic tenant mix" is the challenge.

He explained that the trend in dining is toward "fast-casual." These kinds of eateries can be more cost effective rent-wise, than large, sit-down spaces because of their quick turnover potential. He asked the council to remain patient and open-minded as he and his team continue to vet prospects.

"We are going to lock up the best tenant proposal we can," said Boss. "We absolutely want to deliver what the city and residents want."

Mayor Robert Pullen-Miles confirmed that, beyond the family restaurant, none of the other specifics are set in stone. He said there is precedent for modification to the original plan.

"Hotels in this area have a 98-percent occupancy rate," said Pullen-Miles, speaking

about high-volume special events. "We may want to re-think a hotel." Pullen-Miles, as well as other council members have been vocal about the revenue potential of the NFL franchise coming to Inglewood. That deal finalized just several months ago.

When an agreed upon plan is reached, the city will sell the property to Arroyo Seco, who will develop the property to the agreed upon specifications. Lawndale stands to benefit from property and sales taxes from retail tenants in the new space, but not from the property sale.

That's because the sales revenue will need to be returned to the state, in a somewhat unwieldy formula that amounts to a payback for past redevelopment funding. The state dissolved redevelopment agencies a few years ago, replacing them with "successor agencies" and creating a new revenue platform.

City Manager Steve Mandoki explained that the Council acts as the successor agency, handling the business of the dissolved redevelopment agency and dealing with financial matters related to dissolution and other prior redevelopment matters.

Several community members expressed misgivings with the project. Steve Koonz was especially concerned about conflict with another nearby community fixture. "Where is the loyalty to Spires," he said, referring to the long-standing family eatery, just across the corner from the proposed development.

Another resident, Monica, suggested Arroyo Seco may not have a good pulse on the youth market. "What millennials really want is activities," she said. "You should be developing something recreational." She also pointed out that youth like to frequent specialty restaurants, with more of a trendy appeal.

Councilman Jim Osborne brushed aside suggestions from the audience that the council acted without input, saying, "The Council held a community meeting and the room was packed. A sit-down family restaurant—that was the consensus."

Two local developers also made comments before the council, seeking clarification on the RFP process. One asked for clarity on why his group was not chosen, saying his offer was in line with the appraised value of the location.

The other developer said his company was still interested in the project and is prepared to buy the property outright.

Mandoki, in prepared notes, indicated three finalists, Arroyo Seco along with Festival and Frontier, were interviewed by staff. Arroyo Seco was selected by the Successor Agency. The company has an exclusive negotiations agreement (ENA) with Lawndale which expires in November.

In the bi-monthly safety report, Lieutenant John Hoking reported an officer was injured and a suspect shot after the suspect crashed a car head-on into the officer's service vehicle. The suspect was injured when the officer fired at him as he attempted to get away. The investigation is ongoing.

On August 3 a man was arrested for vehicle theft. The man was refused an oil change on a car the proprietor believed stolen. The suspect attempted to get away by stealing another car on the premises.

The council agreed to continue two items, regarding park development fees and the city's license agreement with the farmer's market, until next meeting. The remaining eleven Consent items were passed with unanimous approval.

Public hearing was opened on two agenda items. Lawndale's congestion management program (CMP) report was confirmed and approved unanimously. The city's disaster and local hazard mitigation plans met with public comments requesting plans specific to Lawndale.

Mayor Robert Pullen-Miles asked if a hand-sized emergency-preparedness guide could be developed for the community. Councilman Jim Osborne said that self-reliance is key in being prepared, adding that stock-piling water and food and keeping supplies refilled is vital.

The Council took action to enhance Veteran's Day observances in the city, approving funding for a provisional installation on the library lawn to honor local veterans on the upcoming November 11 holiday. The \$6500 budget was approved unanimously and will cover staffing, licensing agreements, and memorabilia and supplies for the recognition event.

The Lawndale City Council will hold its next meeting on Tuesday, September 6 as the first Monday of the month falls on Labor Day. •

Weekend Forecast

Friday

Sunny
72°/63°



Saturday

Sunny
73°/64°



Sunday

Sunny
75°/65°



PETSPETS **Pets** PETSPETS

Purrrfect Companions



KITTEN RESCUE'S
8TH ANNUAL

FUR BALL
AT THE
SKIRBALL

SEPTEMBER 10TH
2016
6:00 PM

SKIRBALL CULTURAL CENTER
AHMANSON HALL.
2701 NORTH SEPULVEDA BOULEVARD
LOS ANGELES, CALIFORNIA 90049



Edith

Make a purr-fect match when you adopt a new feline friend. Want to find your purr-fect match online? Check out the "kitten cam" in our nursery at <http://explore.org/live-cams/player/kitten-rescue-cam>.

Get ready for the 8th Annual "FurBall, at the Skirball" on Sept. 10! This fabulous evening includes an elegant plant-based dinner, open bar, celebrity guests, entertainment, silent auction, awards, and lots of fun surprises! For more information on tickets or to donate auction items, please visit our website www.kittenrescue.org.

Lucy is a super sweet, adorable kitten. She loves to sit next to you and purr. Lucy enjoys playing with all sorts of toys including feathers, balls and track balls. Wrestling and running around with other cats is one of her favorite activities. After Lucy is worn out, she'll come sleep with you and show off her belly so that you will rub it. With her energetic personality, she definitely needs to be in a home with other kitties.

Lorelai was discovered on the loading dock of a grocery store with her mother and four siblings when she was four weeks old. She is a lovely tortie kitten with a strikingly beautiful face, and is sweet and playful too! Lorelai would love to be adopted with one of her siblings; a brown tabby brother, a black brother, an orange tabby sister or a buff tabby sister. Lorelai is a mini version of their tortie mom who is very sweet and also available for adoption. There is a mellow dog and other cats in her foster household and Lorelai co-exists nicely with everyone.

Piper is about as sweet and petite as they come. She is super friendly and affectionate, and gets along great with other cats and children. Her previous owner never took great care of her, and she got pregnant at

just four months old. He got divorced and decided he didn't want poor Piper anymore, so he kicked her out onto the street (where lots of coyotes live)! Piper is a tiny girl weighing only 7 pounds full grown. People say she looks like a cute little kitten and we expect she will look like a little kitten for the rest of her life.

Gabriel was found as a stray on the street when he followed neighborhood children home. He is a very sweet, friendly, affectionate young cat. At some point, Gabriel must have been part of someone's family because he loves the comfort and security of the indoors and affection of humans. He is very clean, uses the little box always and is respectful of house rules. Gabe is a couch potato most of the day, but has a playful and curious side to him. He wants to socialize with other cats and needs practice doing so with a confident cat friend.

Yes, **Edith** and her five siblings were named after the Downtown Abbey characters. Edith is puzzled why she was named after the loser sister. Edith is the bomb. She is sassy, independent and outgoing, and also a big love. Edith especially loves men that wear Aramis; she could nuzzle in their arms for hours. She can be a bit of a flirt and just really loves people and enjoys being held and loved. Edith is the only one of her siblings that fell in love with the dog in their foster home. She is still learning and growing, so if you want a lot of love and adventure, check her out.

Cora is a tiny girl with a big heart. She was a bottle fed "Kitten Rescue Nursery" baby along with her five amazing siblings. Her foster mom says that made them extra special and lovey. Cora is very curious and loves to play with her brothers and sisters.

Her favorite playtime activity is chasing a ball through the great box tunnel that came in the mail from Amazon. Of course this activity is most fun when her brother and sister play with her. She also likes climbing to the highest safe spot she can find to rest, so Cora likes to imagine she is a tree dweller. At her age, Cora needs to be adopted with her brother Matthew or sister Edith or into a home with another young cat.

Matthew love, love, loves people and has been told that he is the most lovey of his siblings. He likes to play, run, jump and do all the normal things a little boy does,



Gabriel



Cora



Lucy

but his favorite thing to do is to climb up in your arms and be held. Please stroke his cheeks, the top of his head, ears and nose, Matthew will then love you forever. This also usually makes him fall asleep, where he will be happy to stay for quite a while. He also enjoys when you play together with toys...feathers, balls, and any other toys you want to buy him. So if you want a lover boy kitty, he's your man (or for now your boy).

These cats and kittens are available for adoption through Kitten Rescue, one of the largest cat rescue groups in Southern California. All of our kitties are spayed/neutered, microchipped, tested for FeLV and FIV, dewormed and current on their vaccinations. For additional information and to see our other kitties, please check our website www.kittenrescue.org or email us at mail@kittenrescue.org. Your tax deductible donations for the rescue and care of our cats and kittens can be made through our website or by sending a check payable to Kitten Rescue, 914 Westwood Blvd. #583, Los Angeles, CA 90024.



Matthew

On Saturdays, we have adoptions from noon to 3:30 p.m. in Westchester at 8655 Lincoln Blvd. just south of Manchester Ave. and also in Mar Vista at 3860 Centinela Ave, just south of Venice Boulevard. Our website lists additional adoption sites and directions to each location. •

*Be kind. Save a life,
Support animal rescue.*