

## GOVERNMENT WANTS NEW OFFICE TOWERS AT WESTWOOD SITE

**T**he Government Services Administration (GSA) has begun an environmental review of a proposed 987,000 gross square foot expansion (gsf) of the Federal Building facilities at Wilshire Boulevard and Veteran Avenue in Westwood. GSA planners will present preliminary plans for the new complex at a meeting on Thursday, May 20, 2004, from 4:30 p.m. to 7:30 p.m. in the Westwood Federal Building Cafeteria. The purpose of the meeting, which all interested WHOPA members should attend, is to make the community aware of the project and to solicit opinion regarding issues that should be analyzed in the Federally-required Environmental Impact Statement (EIS). As a Federal Agency, GSA is not required to review the project under the California Environmental Quality Act (CEQA).

According to the GSA, the new facility is needed to provide secure office space and room to grow for FBI offices and related facilities currently located in the existing 17-floor Federal Building and in other area locations. The existing Federal Building will remain on the site for use by other Federal agencies, bringing the total size of the Federal complex when completed to 1,487,000 gsf. The project includes a 1,200 car parking garage, but most of the existing 1,700 spaces will be used for the new construction. As presented, it appears that the project will fall short of the four parking spaces per thousand feet of office space commonly required by the City of Los Angeles.

In addition to a parking shortfall, the project will generate a significant increase in traffic at all Wilshire Blvd. intersections and on Veteran Avenue and Sunset Blvd. posing issues for emergency access, neighborhood mobility, and air quality. Residents who regularly experience the effects of demonstrations and disruptions at the existing Federal Building may have concerns regarding security. Apparently no consideration has been given to providing an FBI headquarters in a less densely populated area of Los Angeles. The EIS will review three alternatives: 1) no project, 2) build to lease facility somewhere in northwest Los Angeles, and 3) renovate and expanding the existing facility. The FBI has indicated that it wants to stay in Westwood.

This project is not yet funded or approved, but is included in the current GSA budget now before Congress. Additional information about the project is available from the GSA Project Manager, Mr. Javad Soltani at (415) 522-3493 or from Gregory W. Knauer, Project Manager for the consultants, Burns and McDonnell, (816) 822-3030. See page 4 for more contact information.

**Action Alert!!**

**Scoping Meeting  
New Federal Office  
Building**

**Thursday  
May 20, 2004  
4:30 pm – 7:30 pm**

**Federal Building  
Cafeteria  
11000 Wilshire  
Boulevard**

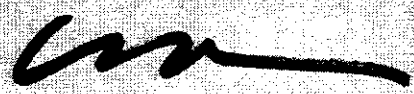
**Learn About the  
Plans**

**Tell the planners  
what you think!**

**O**ur neighborhood. Ever the same and ever changing. At our annual meeting in January we elected a new Board of Directors to guide our Association through the coming year. We welcomed two new neighbors to the Board, Larry Londre (Cashmere), and Lori Fontanes, (Dalkeith). Retired from the Board this year, but far from forgotten, is Irving Gertz, whose quarter century of dedicated service to the neighborhood continues to benefit us all. However contentious the issue, Irving brought to it counsel both unfailingly courtly and wise. At our first Board meeting, we said farewell to Bayard Maybank, who has resigned after a year of excellent service, and at the next we will bid a very sad farewell to Debbie Gendel, who is moving westward to Santa Monica Canyon.

The year began with some advantages and some challenges. Membership continues to be strong, and we continue to find support among our elected representatives for our concerns. We were pleased to hear from Supervisor Zev Yaroslavsky, the speaker for our annual meeting, that the County, at Zev's urging, has revamped its land use designations to make it more difficult for the Veterans Administration to sell or lease land for private uses. The VA's long and short term plans for land use at the Westwood site continue to be a major concern especially in tight budget times when all agencies are under pressure to realize new sources of income. Senators Barbara Boxer and Diane Feinstein, our Congressman, Rep. Henry Waxman, have been helpful. Board member Martin Kaplan (Sunset) is monitoring this issue.

After considerable urging from the neighborhood, Councilmember Jack Weiss has supported changes in the proposed Palazzo Westwood housing and retail project at Weyburn and Glendon that the Board feels will make it a better fit for Westwood Village. The current project is about the same size as a hotel project previously approved for the site and incorporates the historic Glendon Manor, one of the first buildings in Westwood Village. At this writing, the Councilman has not yet indicated if he will support demands by local businesses and homeowner groups to keep Glendon Avenue open during construction. The developer has asked to close Glendon Avenue so that he can build required project parking more cheaply. Thanks to all of you who wrote letters, made calls, posted signs and made this happen.



## NEIGHBORHOOD

### Crime Up in April

LAPD Senior Lead Officer Michael Moore reports that crime got off to a very slow start in Westwood Hills, but spiked in April. Most of the crimes reported during the past three months involved unlocked doors and windows and unlocked automobiles. Residents are urged to lock up both day and night and asked not to leave anything of value in their automobiles. Criminals who are successful in their search for items of value will return again to the same area, he said.

Two burglaries occurred on Cashmere Avenue in early April. One home was entered through an open window and the other through an unlocked garage. On April 8, a bicycle was stolen between 2 a.m. and 4 a.m. from an unlocked garage on Ophir Drive and unlocked vehicles were entered in the 100 block of Greenfield and the 200 block of Tavistock. A vehicle break-in occurred in the 11200 block of Montana in the early morning hours of April 29 and on April 1, a car was stolen from the 500 block of Sepulveda during day-time hours.

No crimes were reported during March, but in February a bicycle was taken from a carport in the 400 block of Sepul-

veda and three vehicles parked on Sepulveda during the day were targets of break-ins.

### Terrorism Threat

Law enforcement officials depend on the public to help combat crime and terrorist threats. If you observe suspicious activity anti-terrorism officials suggest that, for your safety, take no direct action but immediately call 1-877-A-THREAT (1-877- 284-7328) or in case of emergency dial 911.

Some examples of activities that could be of concern are:

1. Multiple sightings of the same suspicious person, vehicle or activity at the same location.
2. Individuals or activities that don't "fit" into the surrounding environment.
3. Individuals sitting in a parked vehicle for an extended period of time.
4. Persons sketching, taking notes, photographing or videotaping areas or buildings not normally associated with tourist activity.
5. Clothing out of place for the weather, i.e. wearing a heavy coat in hot weather.
6. Person(s) carrying unusually heavy bags or backpacks.
7. Individual(s) setting down backpacks, bags or suitcases and then walking away.
8. Trucks, vans, U-Hauls and other vehicles, improperly parked or parked in locations not normally associated with deliveries.

## Welcome to New Neighbors

WHPOA welcomes members who have joined in 2004: Robert Thayer and Sandra Smith Thayer (Homedale); Rebecca and Wilbank Roche (Tavistock), Laura L. La-Corte (Denslow); Sandra Sherman (Levering) and Ryan and Victoria O'Hara (Thurston).

## Block Party Planned

Patti and Larry Londre, Dana and Don Lumpkin, Linda Trozzolino, Susan and Bill Armistead, Margie and Peter Morgan, Asa and Steven Tucker, Bill and Evelyn Savage are planning a block party for neighbors in the Cashmere, Tilden, Denslow and Montana area. Date is Sunday, June 13, Noon to 4:30 p.m. Contact Larry at LSL@Londremarketing.

## UCLA

### Child Care Center Hearing Set

UCLA will hold a on a report analyzing impacts of a proposed addition to the existing Child Care Center on campus near the intersection of Sunset Blvd. and Veteran Ave.

The project adds space for 100 infants and preschool children in a

7,000 square foot building. The project includes a 25-space parking lot and landscaped play area. UCLA has assured the WHPOA Board that the project will be screened from Veteran Avenue and will incorporate several large trees currently on the site. The Child Care Center operates during daytime hours on weekdays only.

The full text of the draft EIR is available on the web at [www.capital.ucla.edu/ep-curr-proj.html](http://www.capital.ucla.edu/ep-curr-proj.html). Additional information may be obtained by calling Tova Lelah, (310) 206-5482. The hearing will take place at the Child Care Center beginning at 7 p.m. on May 19, 2004.

## WESTWOOD

### New Businesses and Restaurants

Steven Sann, Co-Founder of the Westwood Village Business Association reports that several high-profile retailers and restaurants are coming to Westwood Village. They include Bebe, a popular high-fashion women's boutique, which will open next fall at 1000 Westwood Blvd., the former site of the Gap and Urban Outfitters, which is opening in June at 1100 Westwood Blvd., the former Warehouse site.

Director-screenwriter-actor (and comic book collector) Kevin Smith is

opening Jay & Silent Bob's Secret Stash (named for two of his film characters) at 1045 Westwood Blvd., formerly Ritz Camera. The store will feature comic books, collectibles, movie memorabilia, and pop culture items.

Restaurateur Leo Pratt, owner of the popular Versailles restaurant chain, plans to open the Cuban Bistro at 10935 Weyburn Ave., the long vacant site of Hamburger Hamlet. The menu will feature classic Cuban cuisine. Pratt hopes to have a full bar offering mojitos and margaritas, and possibly live music.

Wiggum's Roadhouse opens at 1037 Broxton Ave., formerly Madison's Neighborhood Grill, offering a family-friendly menu of burgers, pizza, sandwiches, salads, and ribs.

The W Hotel, 930 Hilgard Ave., will unveil a new restaurant, Ludo at the W, after Labor Day. Named for Executive Chef Ludovic Lefebvre (former chef at L'Orangerie), Ludo will feature an innovative French-Asian fusion menu. A new poolside restaurant and Rande Gerber's new Whiskey Blue lounge will be added. The W also plans to unveil its new Bliss Spa in late 2004.

### Residential Hotel

Developer Kam Hekmat, owner of Center

West, has received preliminary Design Review approval for a mixed-use project on the former Lindbrook Avenue site of Flax Art Supplies designed by architect Stefanos Polyzoides, the project includes a 46-room limited-service residential hotel built over ground-level retail and subterranean parking. Ground-breaking is expected later this year.

### Free Parking

Thanks to the efforts of Councilmember Weiss, the Village will finally offer two-hour free parking beginning this summer in the city's Broxton Parking Garage, 1036 Broxton Ave., 8 a.m. to 6 p.m. seven days a week. Free parking is currently one hour.

## TRAFFIC

### Speed Bumps: Are they the Answer?

Have you ever wished your street had speed humps or something to slow the traffic down? Westwood Hills is plagued with commuter cut through traffic in the morning and evening due to its proximity to the 405 Freeway, UCLA, Westwood and other business centers. Those with long commutes are looking to shave minutes off their commute wherever they can. Speed limits and

courtesy seem to be a thing of the past. Little relief seems possible other than restricting the hours for right or left turn on to local residential street or installing speed humps.

Your street might qualify to meet the Department of Transportation's guidelines for speed humps. First, streets must be designated as a local or collector street. Westwood Hills streets are all considered local streets with the exception of Montana (collector), Veteran (secondary highway), Sepulveda (major highway), and Sunset (major highway).

In order to keep speed limits at the lowest possible posting of 25 or 30 mph, WHPOA board members have wisely worked hard to keep streets designated as local or collector streets even though the traffic volume of cars per day exceeds the threshold.

Hills and/or curves on streets factor into the qualification process. Streets can't have a grade greater than 7%. Also, there must be 150 feet of visibility from any curve to the placement of a speed bump. In addition, there is a policy that streets that serve bus routes or emergency vehicles shouldn't have speed humps.

If the Department of Transportation feels, that your street qualifies, it will have Neighborhood Traffic Management engineers draw up a diagram

with the proposed placement of any speed humps. Speed humps are what are most commonly used on residential streets with a grade of 0 - 4%, these are designed to slow traffic to 15 mph. If multiple speed humps are needed for a block they are usually placed 150 to 300 feet apart.

Neighborhood Traffic Management engineers will provide a diagram of recommended speed hump placement on the block and an official speed hump petition form to a volunteer block representative to circulate. To move forward, 75% of the street's homeowners must agree to the placement of speed humps on the street, as a method for slowing traffic.

Some neighborhoods in West LA that currently have speed humps placed on their streets report that the speed humps add a new noise pattern to the traffic: "slow down-brake, bump-bump, then accelerate". Also, Dept. of Transportation reports that only 85% - 90% of cars slow for speed humps.

Separate studies are under way for Cashmere north and south of Montana. If you and your neighbors are interested in speed humps and feel your street meets all the criteria, please contact Debbie Nussbaum, WHPOA Traffic Committee (310) 476-4342.

—Debbie Nussbaum

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