



# News

WESTCHESTER TOWN CENTER

## SUMMER

### IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [11thdistrict.com](http://11thdistrict.com)



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

### YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## Westchester Sunday Farmers' Market Continues to Pick Up Steam

From Fresh Fruit and Veggies to Prepared Food, the Market Held Every Sunday in the Historic Westchester Triangle is *The Place to Be*

Held every Sunday on 89th Street in the Westchester's Historic Downtown Triangle, Westchester Farmers' Market brings together over 50 of the region's best farmers, ranchers, specialty growers, food purveyors, and artisans each and every week.

Sponsored by Westchester Vitalization and Westchester Town Center's BID, the market helps support the community, with net

proceeds of the farmers' market's non-profit going back into the neighborhood to support local holiday events, youth and family organizations, beautification projects and more. Certified by the California Agriculture department, all growers are local to California and sell the products they grow. Additionally, the market's food purveyors are local and family-owned. Produce varies with the seasons as do the food purveyors rotating with the trends and availabilities, but enjoy the changes with the seasons from sweet corn, peaches and cherries in the summertime to winter's bounty with persimmons, squash and gorgeous root veggies to browsing the market's nursery during planting season for the very best in vibrant potted flowers and herbs.



The market also offers a range of kids' activities from the kids train, kids crafts, balloon art, and face painting. The market also works with its weekly exhibitors to engage kids in additional activities as it relates to their particular organization and with Westchester's local community garden doing specialized planting demos for kids, health and wellness exhibits, hands-on farm-to-table cooking classes and more.

"This is an incredible asset for our community, and I hope everyone makes a point of coming out to see how great this market is," said Don Duckworth, Executive Director of the Westchester Town Center BID.

Be sure to follow Westchester Farmers Market on Facebook or Instagram for weekly updates.

## What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

## Westchester Town Center BID Board of Directors

**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director



## CIM Expected to Open Complex Mid-2018, Spur New Activity

The success of “Silicon Beach” continues to spur demand for local housing, including in Westchester’s Central Business District. Construction is well underway by CIM Group on a new five-story residential complex on Sepulveda Eastway.

The project will featuring 137 residential units, 213 below-grade parking spaces and nearly 15,000 square feet of open space.

The proposed development is rising from a triangular site at the southeast corner of Sepulveda Eastway and La Tijera Boulevard. The approximately one-acre property, designated 8740 La Tijera Boulevard, will have a mix of studio, one-bedroom and two-bedroom

units priced at market rates ranging from about \$1,700 to \$2,400 per month.

The developer made a number of design revisions to address concerns of those in the adjacent single-family residential neighborhood behind the project. CIM redesigned balconies that could have faced into backyards to instead face into courtyards within the project. It also pushed the building itself as far away from the existing homes as possible and added a 10-foot wide strip of land behind the complex with cypress trees that would function as a landscape buffer.

“We think this is an important project. It’s well designed, and it will be a benefit to our business community,” said Donald Duckworth, executive director of the Westchester Town Center BID. “The addition of new residents to the area will enliven Westchester’s downtown, provide a 24-hour presence in the area and reinvigorate many of our shops and restaurants.”

Duckworth said the addition of new residents will spur pedestrian traffic and support a wide array of existing and future businesses in the area, including the Sunday Westchester Farmers Market held in the Westchester Triangle and the Drollinger Properties proposed bookstore on 89th Street.

