

WAPAC report to Altadena Town Council, April 21, 2009

At the WAPAC meeting of March 23, 2009, the board discussed moving forward to Phase 2 of the project. Mr. Bill Johnson, representing LA County Redevelopment Commission, reported that Developer of Phase 1 (Dorn Platz) was in default of provisions of the Disposition and Development Agreement. He stated that the time period of one year provided to “cure” the default had lapsed months ago. This explains why the project is running well over two years behind schedule. However, besides one building that has not even been started, the rest of Phase One is almost done: West Altadena now has several thriving businesses, including Super King market, 24-hour fitness, Panda Express, Matt’s Pharmacy, and now Bill’s Chicken in the Bag to Go. Bank of America has not yet completed tenant improvements needed to open.

Mr. Ray Carlisle of Altadena Lincoln Crossing LLC reported that despite the current downturn, Altadena has the economic strength to attract investment, and that he is confident a new developer will step as necessary. He stated emphatically we do not need to feel “grateful” for *whatever* developer we can get: the success at 24-Hour Fitness and Super King speaks for itself and is our best advertisement. Developers want to come here because the community has abundantly demonstrated that this is a place where money is to be made by well-run businesses offering the right goods and services.

I would like to back up his point by noting that a new supermarket is opening up on the former site of Jack’s Apple Market on Fair Oaks. Many improvements already made, including taking out the ugly fence, landscaping parking lot, and completely redoing of interior — by Ranch Market. Fresh and Easy is also looking to come here. Businesses are waking up to the fact that there are 43,000 people in Altadena, and most of us would prefer to spend our money here when we have viable shopping choices.

Respectfully submitted,  
Michele Zack