



AARON DONALD GETS A RAISE
Rams make their star defensive tackle the highest-paid non-quarterback in the league with a reworked contract, giving him \$95 million over the next three seasons. **SPORTS**

Rams defensive tackle Aaron Donald celebrates after sacking Cincinnati quarterback Joe Burrow late in the fourth quarter of Super Bowl LVI on Feb. 13.
DAVID CRANE — STAFF PHOTOGRAPHER

DAILY NEWS

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LOS ANGELES

L.A. COUNTY

Primary election has many key races

Lots of seats are up for grabs today in the region

From staff reports

Today is primary voting day and, while primaries don't have the pomp and circumstance of a general election, there are key races in Los Angeles County that will define power for years to come.

There also will be other races where the results will set the table for the general election in November.

Take the L.A. mayoral race, where voters will determine executive power in the city. Same in Long Beach, where the race to fill the mayor's post is only upstaged by the race in which the current mayor and an area Assemblywoman are running for Congress.

PRIMARY » PAGE 8

REAL ESTATE

170 projects in pipeline as downtown L.A. rushes to build

By Kevin Smith
kvsmith@sng.com

Downtown Los Angeles occupies just 1.4% of the city's footprint, but it accounts for a significant portion of the city's residential, office, hotel and retail development, with more than 170 projects on the way, according to a recent report.

The DTLA 2022: Outlook and Insights analysis, compiled by the city's Downtown Center Business Improvement District, shows the downtown area houses 47% of the city's 40 million square feet of office space and 19% of its job base.

It also contains 17% of L.A.'s 4.3 million residents.

DOWNTOWN » PAGE 5

CORONAVIRUS

Pandemic's infection toll keeps rising in the region



RICH PEDRONCELLI — AP

INSIDE: 14,000 new cases push Los Angeles County past 3 million in total since 2020. **PAGE A3**



SARAH REINGEWIRTZ — STAFF PHOTOGRAPHER

Many of the events at the Summit of the Americas this week will be held at the Los Angeles Convention Center. The summit ends Friday.

No-shows: The decision by Obrador and other leaders shows political rifts in the Americas



Biden



Manuel López Obrador

By Elliot Spagat, Joshua Goodman and Chris Megerian
The Associated Press

LOS ANGELES » Mexican President Andrés Manuel López Obrador confirmed Monday that he will skip the Summit of the Americas in Los Angeles, dealing a blow to U.S. efforts to rally governments to work together to address surging migration in the hemisphere.

López Obrador had been leading a chorus of mostly leftist leaders pushing the U.S. to invite Cuba, Nicaragua and Venezuela to the gathering taking place

SUMMIT » PAGE 7

Highlights: Main events begin Wednesday, with some related forums on agenda for today

From staff and news service reports

The Summit of the Americas opened Monday in Los Angeles, the first time a U.S. city has hosted the event since 1994 when the inaugural conference was in Miami, and representatives from the Western Hemisphere are starting to arrive.

The conference convenes every three or four years and is expected to address issues including immigration, climate and the COVID-19 pandemic. The summit will run through Friday with a focus on "Building a Sustainable, Resilient and Inclusive Future."

L.A. » PAGE 7



DAVID CRANE — STAFF PHOTOGRAPHER

Los Angeles Mayor Eric Garcetti attends the dedication of the "Wings of Mexico" at the Griffith Observatory on Monday.

WORLD WAR II REMEMBERED

Ukraine invasion looms large on anniversary of D-Day

By Sylvie Corbet and Jeff Schaeffer
The Associated Press

COLLEVILLE-SUR-MER, FRANCE » Joy and sadness in acute doses poured out Monday on the beaches of Normandy.

As several dozen D-Day veterans — all in their 90s — set

foot on the sands that claimed so many colleagues, they are thankful for the gratitude and friendliness of the French toward those who landed here June 6, 1944. The sadness comes as they think of their fallen comrades and of another battle now being waged in Europe: the war in Ukraine.

As a bright sun rose Monday over the wide band of sand at Omaha Beach, U.S. D-Day veteran Charles Shay expressed thoughts for his comrades who died here 78 years ago.

"I have never forgotten them and I know that their spirits are here," he told The Associated Press.

The 98-year-old Penobscot Native American from Indian Island, Maine, took part in a sage-burning ceremony near the beach in Saint-Laurent-sur-Mer. Shay, who now lives in Normandy, was a 19-year-old U.S. Army medic when he landed on Omaha Beach on June 6, 1944.

D-DAY » PAGE 8

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COURTESY OF MACFARLANE PARTNERS

A rendering envisions Angels Landing, a \$1.6 billion, twin-tower luxury hotel project that's part of a building boom in downtown L.A., where more than 170 projects are planned.

Downtown

FROM PAGE 1

million square feet of retail space and 18% of the city’s 44,500 hotel rooms.

“Downtown Los Angeles is the primary hub of commercial activity for Los Angeles, and the most significant job center in the region,” the report said. “It is also a diverse collection of thriving urban neighborhoods, and a popular destination with national and global recognition.”

Brian Saenger, president & CEO of The Ratkovich Co., and his company have developed several office projects in the area over the years.

“I’m more optimistic than I was before about the recovery and resurgence of downtown,” he said. “Being an office dweller, I wasn’t sure what the future would look like based on the number of people I see coming downtown and frequenting restaurants near my office.”

A key Ratkovich project in the city’s core is 800 Wilshire, a 16-story, mixed-use development with 220,000 square feet of commercial and conventional-style offices housed in a striking glass exterior.

Saenger said the COVID-19 pandemic has accelerated a trend that was already underway in the office sector, with more remote work and hybrid scheduling.

“There is a whole spectrum of what will happen with office space,” he said. “It will be everything from businesses bringing employees back to the office full-time, to employees not going back at all. It will depend on how companies feel they have to handle those needs.”

Ratkovich offices have remained open throughout the health crisis, although they haven’t all been fully staffed.

“We’ve been flexible,” Saenger said. “There is some hybrid scheduling.”

Like other major urban centers across the U.S., downtown L.A. was heavily impacted by stay-at-home orders and other health restrictions during the height of the pandemic, with trips to the downtown area dropping dramatically as a result.

But 2021 saw a substantial recovery in visitation, the report said, with the residential sector bouncing back stronger than ever and the hospitality sector regaining much of its losses.

Downtown L.A.’s residential occupancy rate for the fourth quarter of 2021 was 94%, up from 88% a year earlier, and the average rental rate was \$2,759 per unit, compared with \$2,400 in the fourth quarter of 2020.

The office vacancy rate was 20%, up from about 16% a year earlier. Retail vacancy fell to 6% from 7% in the fourth quarter of 2020, and hotel occupancy stood



COURTESY OF THE GRAND L.A.

The Grand L.A., a mixed-use development designed by Frank Gehry with 400 residences, a hotel and retail space, is set to open this year.

at 54%, up from 40% during the fourth quarter of 2020.

Planning to stay

Early in the pandemic, there were nationwide fears of a residential exodus from downtown areas. But the study shows residents living downtown are mostly committed to staying put.

Twenty-five percent plan to remain 10 or more years, 40% plan to stay another three to 10 years, 26% plan to stay one to two years, and 9% expect to stay less than a year.

“Our surveys over the past decade have shown our residents to be passionate about living downtown and being part of the DTLA community,” the study said.

Numerous projects

A slew of residential projects — many with a retail component — is underway. “We are currently tracking 43 projects under construction and 130 projects that are in the planning process,” said Nick Griffin, executive director of the Downtown Center Business Improvement District.

The Grand L.A., an ambitious project designed by renowned architect Frank Gehry, is close to opening. The mixed-use development will include a 45-story resi-

dential tower with 400 residences (including 89 new units of affordable housing); a 28-story, 305-room hotel; 12,000 square feet of meeting rooms and facilities; and 164,000 square feet of retail space, including restaurants and shopping spanning three levels of landscaped, open terraces.

“The hotel is taking reservations for June, and leasing for the residential units will begin this summer,” Griffin said. “The Grand really embodies where we see downtown going. We feel it’s a harbinger of what we’ll see in the coming years.”

Angels Landing, a \$1.6 billion, twin-tower luxury hotel project being built in L.A.’s Bunker Hill neighborhood, is also in the pipeline and scheduled to be completed in 2027. The development by MacFarlane Partners and fellow developer Don Peebles will span more than 1.2 million square feet, with city-view condominiums and apartments, retail shops and restaurants. The complex will also include Angels Landing Plaza, a modern, pedestrian-centered urban plaza close to transit.

“Our goal is to have it completed before the 2028 Olympics,” Peebles said. “The entitlements are done

and we’re in the design phase.”

Ato, a seven-story, mixed-use development in the heart of Little Tokyo, is expected to finish by year’s end. The Etco Homes building will include 77 studio, one-bedroom and two-bedroom flats; 2,500 square feet of retail space; a rooftop pool and lounge; an outdoor theater; and a fitness center.

“The residential building boom in downtown Los Angeles has spurred a modern renaissance in Little Tokyo,” Etco President Afshin Etebar said in a statement. “It’s attracting homebuyers seeking an energetic urban environment in this historically Japanese neighborhood.”

Construction is also underway on Alloy — a 35-story project at 520 Mateo St. with 475 live/work apartments, 105,000 square feet of offices, more than 18,000 square feet of ground-floor commercial space and a 650-car garage. The building is being developed by Carmel Partners.

“The number of projects that are either proposed or under construction in downtown L.A. is pretty significant,” Griffin said. “We see a steady flow in the coming years.”



COURTESY OF THE RATKOVICH CO.

A rendering shows 800 Wilshire, which includes 220,000 square feet of commercial and conventional-style offices housed in a striking glass exterior.