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11th Annual **ROSES & LEMONS AWARDS BREAKFAST 1991**

**THURSDAY APRIL 18TH
THE BILTMORE HOTEL
LOS ANGELES**

The Downtown Breakfast Club is an organization of professionals whose main purpose is to recognize, foster and encourage the orderly and planned growth of Los Angeles. The group consists of individual representatives of all the major fields of development: real estate, banking, international investment groups, architects and engineers, urban planners, investment brokers, insurance development organizations, and governmental agencies. Meeting on a bi-monthly basis, the group maintains a profile of current business activity through featured guest speakers as recruited by its members. This type of professional interface encourages and supports sound principles of developing a better quality of life for Downtown Los Angeles.

BREAKFAST

WELCOME

Lauren Meléndrez

SPECIAL GUESTS

Inner City Arts Students

GUEST SPEAKER

Gordon Dillow

PRESENTATION OF ROSE AWARDS

Elizabeth Harrison

Al Collins

Donald Battjes

Fritz Kastner

Bob Stewart

I. NEW STRUCTURES:

Fashion Institute of
Design & Merchandising
Sanwa Bank Plaza
777 Tower

III. CIVIC/PRIVATE COMMITMENT:

Good Samaritan Hospital
Seventh Street Plan
Southern California
Gas Company

II. RENOVATION:

AT&T Lobby
Kawada Hotel
New Otani Hotel

IV. PUBLIC ART PROGRAMS:

Citicorp Plaza Poet's Walk
Home Savings Metro Rail
Portal
Ronald Reagan State
Building

GOOD IDEAS (WE'D LIKE TO SEE MORE)

Downtown Housing

Metro Rail Blue Line

Small Affordable Restaurants

PRESENTATION OF CURMUDGEON OF THE YEAR AWARD

Sam Hall Kaplan

PRESENTATION OF LEMON AWARD

Howard Reback

ADJOURNMENT



Photo by JOE AKER

Breakfast Rose for Plaza

Sanwa Bank Plaza in downtown Los Angeles has been selected as the best new example of architecture and given a "Rose" by the Downtown Breakfast Club at its annual Roses and Lemons awards programs.

The 52-story Sanwa Bank, at Figueroa and Wilshire boulevards, was developed by Mitsui Fudosan (U.S.A.) Inc. and Hines Interests Ltd. The office tower was designed by A. C. Martin Associates.

Other "Roses":

Renovation: AT&T Center lobby, 611 West Sixth St., designed by William L. Pereira Associates in 1968. Mitsui Fudosan (U.S.A.) Inc. purchased the building in 1979 and recently completed an \$11-million renovation done by Reel/Grobman.

Private/Civic Commitment: Southern California Gas Co. for its decision to remain in the downtown area.

Public Art: Metrorail Portal at Home Savings of America Tower, Seventh and Figueroa, developed by Ahmanson Commercial Development. The artists were Terry Schoohoven and Patsy Norveli.

The club awarded its only "Lemon" to the City of Los Angeles agencies responsible for the buyout of the John Tuite contract.



MICHAEL EDWARDS / Los Angeles Times

Building at 3rd and Beaudry gets failing grade from panel.

Design Group Is Bearish on Stock Exchange Home

By MILES CORWIN
TIMES STAFF WRITER

If Howard Reback created a Hall of Shame for bad downtown architecture, the building at the northwest corner of 3rd Street and Beaudry Avenue would be the premier exhibit.

"This building doesn't look like a tower; it doesn't even look like a building," said Reback, who co-chairs the Downtown Breakfast Club's Lemons and Roses Awards for the best and worst of downtown architecture. "It's just a concrete box."

Many buildings have been awarded lemons during the 10 years of the contest, but this one, Reback said, is the worst. The building, which houses the Pacific Stock Exchange, consists of a multilevel parking garage with two floors of office space on top and an unfinished penthouse.

"It looks like a parking garage with an office building plopped on top," said Reback, former owner of an interior architecture firm. "Actually, that's exactly what it is."

Reback, who considers himself a "free-market advocate," does not support architectural review boards that scrutinize building plans. But some Planning Department design guidelines could have prevented a building like this, he said.

"It would help if there were more requirements for landscaping, setbacks, building materials and other features," Reback said. "Nobody wants eyesores like this in their city."

Reback walked into the building from the main entrance and began pointing out some of the structure's least impressive features. Instead of a lobby, the main entrance leads directly to a dank, underground parking level. Visitors have to walk through the garage, dodging cars, to reach the elevator, where the buildings' tenants are listed.

"Nice lobby," Reback said, rolling his eyes.

Reback walked outside and pointed to the building. Except for the top floors, there are no windows, just concrete and metal vents.

"So much of this parking is above street level mainly because it's cheaper than going underground . . . which would look a lot better."

He walked around the side of the building and toed the wall. The sides of the building are flush with the sidewalk.

"No setbacks; no landscaping. Just a cement curtain right up to the edge."

Reback rapped his knuckles on the stained concrete wall.

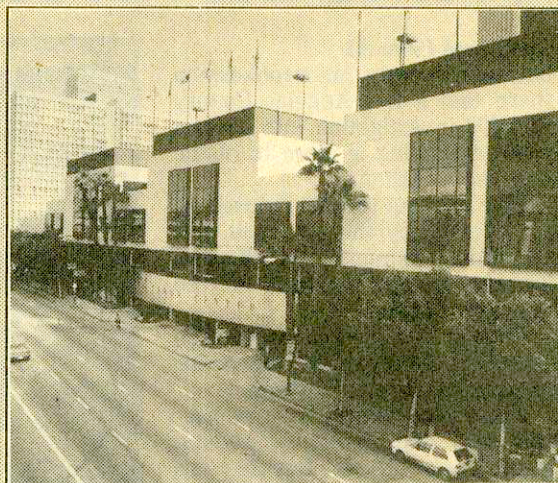
"There's a lot of decorative materials you can use that the public will find pleasing—granite, brick, ceramic. You won't find much of that here."

Even the owners acknowledge that the building is not much to look at. But, they say, it is not their fault. They purchased the structure in 1984, after it was partly constructed by a development company that had financial difficulties. If the commercial real estate market turns around, they plan to redesign the building.

The original design also called for a large, above-ground parking garage, but with more office space on top. This is still a problematic design, but the building would have had a more balanced look, they said.

"This is not what we would have designed, but by the time we took the building over . . . we had to finish up construction because we had tenants with leases scheduled to move in," said Richard Pope of Stanwill Properties, which represents the owners. "It's certainly not a showplace . . . but I don't agree that it's [the ugliest] building downtown."

L.A.'s Architectural Lemons?



Los Angeles Times

Two L.A. "lemons," according to architectural critics: The Beverly Center and World Trade Center.

A group that includes the local chapters of the American Planning Assn. and the American Institute of Architects awarded Oranges and Lemons for the best and worst architecture of the last decade in Los Angeles. The following are some of the Lemons:

- **The Gene Autry Western Heritage Museum**
4700 Western Heritage Way
- **The Beverly Center**
Beverly and La Cienega Boulevards
- **World Trade Center**
333 S. Flower St.
- **Valley State Bank**
3575 Cahuenga Blvd. West
- **Barrington Plaza**
Wilshire Boulevard and Barrington Avenue
- **UCLA Medical Complex**
Le Conte Avenue between Hilgard Avenue and Westwood Boulevard

The Downtown Breakfast Club has given Roses and Lemons for the best and worst of downtown Los Angeles architecture during the past decade. The following are some of the Lemons:

- **Bullock's Headquarters Building**
800 S. Hope St.
- **Jewelry Mart**
607 S. Hill St.
- **The base of the Bonaventure Hotel**
404 S. Hope St.
- **Guardian Bank Building**
800 S. Figueroa St.
- **The Los Angeles Mall**
In the Civic Center
- **Central Police Station**
251 East 6th St.
- **Beaudry Center I and II**
Beaudry Avenue and 3rd Street



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INNER-CITY ARTS LAUNCHES ADOPT-A-CLASS CAMPAIGN

Mitsui Manufacturers Bank Kicks-Off Campaign with \$30,000 Donation

The Inner-City Arts Adopt-A-Class Campaign kicked-off in spectacular fashion on December 2, as school district officials joined with corporate leaders and private supporters in launching the effort at the gala luncheon at Inner-City Arts.

Under the Adopt-A-Class Program, sponsors can adopt a class of approximately 30 children from Utah, San Pedro and Twenty-eighth Street Elementary Schools, for \$1,500 per year. The funds provide for instruction and supplies for the children, enabling them to participate in a wide range of artistic activities.

More than 100 Inner-City Arts supporters attended as co-founder and Chairman **Irwin Jaeger** paid tribute to those whose generous gifts have helped to keep the center in operation. Singled out for special thanks was **Yutaro Hayashi**, Chairman and CEO of Mitsui Manufacturers Bank, who addressed the gathering and kicked-off the campaign with a \$30,000 contribution.



Yutaro Hayashi

Also speaking at the event were: ICA President Dr. Ada

Mermer; LAUSD School Board Members Leticia Quezada and Roberta Weintraub; Inner-City Arts Founding Sponsor Maurice "Bud" Schoenholz; and LAUSD Associate Superintendent Dr. Ruben Zacarias. Founding Sponsors Barbara Burns, Marvin Burns, Dan Goodstein, Lee Graff, Elliot Megdal, Bud Schoenholz, Robert Schwab, Steve Shapiro and Victor Weiner worked tirelessly to launch this campaign, which to-date has raised nearly \$50,000. Contributors included: the Ad-Sert Group; The Burns'; Chuck Colby; Terry Fisher; the Forman family; Lee Graff; Judith Hoyt; Lloyd Klein; Bob Shearin; and Audrey and Stanley Tendler.



Yutaro Hayashi, Bob Bates and Leticia Quezada



Irv Jaeger and Dr. Ada Mermer



Maurice Schoenholz



Dr. Ruben Zacarias



Roberta Weintraub

Inner-City Arts opened in September 1989. We need your help. Invest in a child's future and Adopt-A-Class. For more information, call Inner-City Arts, (213) 627-9621.

Mayor Bradley Visits ICA



Over the summer, Mayor Bradley visited Inner-City Arts. Bradley's area coordinator Yolanda Chavez said "members of his staff have given the Mayor excellent reports about the center, and he wants to take a look for himself."

Noted public and city officials were in attendance to greet the mayor, including: Assemblywoman Lucille Roybal-Allard; Superintendent of Schools, LAUSD, William R. Anton; and

Los Angeles Cultural Affairs Department Manager Adolfo (Al) Nodal. Pictured above: Mayor Bradley with Ninth Street student Lleny. Lleny is one of the many children who made works of art for the Mayor upon his arrival.



LAUSD Superintendent of Schools William R. Anton shown with Jose Jimenez and Ninth Street School student who is creating a sculpture for Mr. Anton.

"Being able to learn to express themselves through art and to participate in the many other creative activities available at

the center can only motivate the children and help them do well in their school work," Mr. Anton said. (Please see Visitors, page 2)

Downtown Breakfast Club Invites ICA to Participate in Annual Rose Awards Ceremony

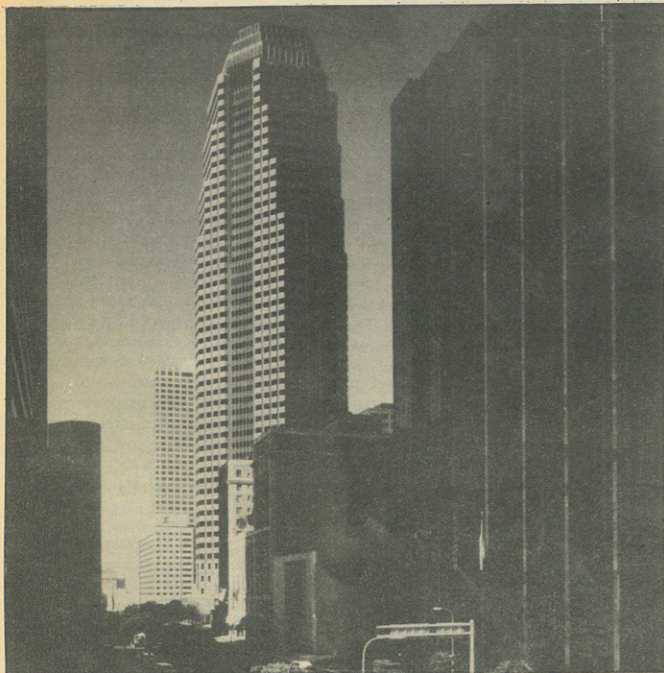
Inner-City Arts will conduct a children's version of the Rose Awards Ceremony at the Downtown Breakfast Club's annual Rose and Lemon Awards Breakfast, April 18, at the Biltmore Hotel.

Using watercolors donated by Standard Brands Paints, children painted pictures of their favorite sites in the downtown area. The best paintings will be presented in a slide show at the breakfast. Ten of the children will attend the breakfast; two of them will narrate the show. In addition, five children will create ceramic Rose Awards to be given, along with the Breakfast Club's Awards, to the annual winners.

"This is a perfect opportunity for real estate development professionals to learn first-hand from the actual residents of the downtown area, about the quality of life in the neighborhood, what's good, what's needed, and what needs improvement," said Lauren Melendrez, chairman. "The report from the children will be the quintessential challenge to the Downtown Breakfast Club members," she quipped.

Last year Inner-City Arts received the Club's award for Civic/Private Commitment. The Downtown Breakfast Club is a group of some 30 professionals, primarily in real estate and related businesses, working towards the betterment of downtown.

REAL ESTATE



Sanwa Bank Plaza: Cited as this year's best real estate project

Tokyo Rose: Japanese subsidiary honored for downtown highrise

BY MICHAEL STREMFEL

town business executives, has not bestowed

Mitsui Fudosan (USA) Inc. was the big winner last week at the Downtown Breakfast Club's annual Roses and Lemon awards program, which recognizes the year's best and worst real estate projects in downtown Los Angeles.

Mitsui Fudosan's Sanwa Bank Plaza, the first U.S. highrise to be developed from scratch by a Japanese company, took top prize as the best new structure. The \$200 million, 52-story tower — commonly referred to as Wilshire at Figurea — is owned by Mitsui Fudosan (USA) Inc., but was developed on a for-fee basis by Gerald D. Hines Interests Ltd.

Mitsui Fudosan and Reel/Grobman jointly won a Rose Award for an \$11 million lobby renovation at Mitsui Fudosan's AT&T Center building at 611 W. Sixth St. Mitsui bought that 23-year-old building in 1979, and subsequently hired Reel/Grobman to undertake the lobby renovation.

Another Rose recipient was Southern California Gas Co., winning in the "Private/Civic Commitment" category for its decision to remain in downtown. The utility plans to relocate to a brand new \$350 million downtown skyscraper in June.

The final Rose, in the "Public Art" category, went to artists Terry Schoonhoven and Patsy Norveli for their work on the Metro Rail portal at the Home Savings of America Tower. The portal was developed by Ahmanson Commercial Development.

This year's Lemon Award went to all those City of Los Angeles agencies responsible for the \$1.7 million buyout of John Tuitt's contract. Tuitt was administrator of the Community Redevelopment Agency.

It marked the first time the Lemon Award was not presented to a structure, and prompted further questions about what appears to be a continuing reluctance on the part of the Downtown Breakfast Club to upset private developers.

The club, which is comprised of down-

its once-controversial Lemon Award on a private development project since 1987, when the Lemon went to Goldrich & Kest Industries for its Promenade Towers parking structure.

When the Roses and Lemons Award program was initiated in 1981, the Downtown Breakfast Club publicly announced all its numerous Lemon Award "nominees," many of which were privately owned development projects.

A few years ago, however, the group suddenly ceased public disclosure of its Lemon nominees, and began only announcing a single Lemon Award winner.

Dick Lewis, a public relations executive and member of the Downtown Breakfast Club, said he did not know why the club has stopped announcing its Lemon nominees, but insisted the decision was not made to placate developers.

For the past four years, however, the Downtown Breakfast Club has avoided presenting its Lemon Award to a private development. Instead it has gone to a public project, which is unlikely to draw ire from downtown developers.

Lewis adamantly denied the club is playing it safe by throwing its annual Lemon at a target that's not likely to return the fire.

"I've been a member of this organization for 10 years and I've never heard anything like that (avoiding private developer Lemon Awards) in my life," he said. "That would undermine our whole purpose."

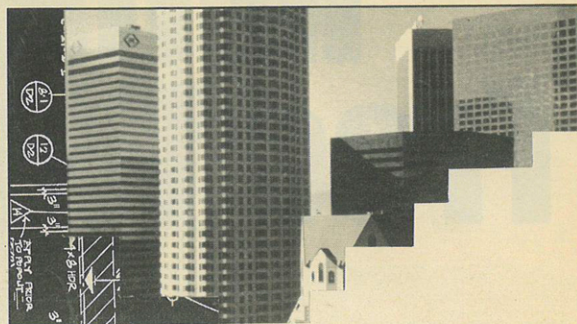
Meanwhile, this year's "Curmudgeon of the Year" award went to downtown lobbyist and L.A. Police Commissioner Dan Garcia for "his ongoing pithy observations of the city's entitlement process. Such observations have helped to illuminate as well as berate, when necessary, the mindless procedures that frequently prevail in such matters," stated club Chairwoman Lauren Melendrez.

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DOWNTOWN NEWS



One of the lobbies of Mitsui Fudosan (America) Inc.'s Rose-winning Sanwa Bank Plaza.

photo by Aldo Pansieri

Everything Comes Up Roses for Mitsui Fudosan

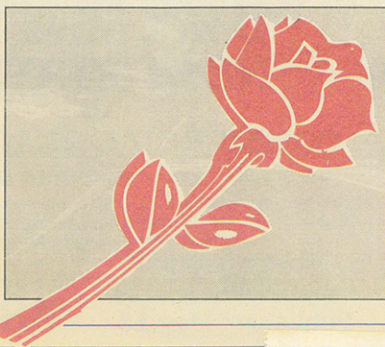
Developers Garner Breakfast Club Rose Awards for Two Downtown Buildings

by Max Kvidera

Last Thursday was a rosy day for Okitami Komada.

Komada, president and chief executive officer of Mitsui Fudosan (USA) Inc., carried away red roses for winning two awards at last week's Roses and Lemon Awards from the Downtown Breakfast Club at the Biltmore Hotel.

Mitsui Fudosan was honored for Best New



Structure for its Sanwa Bank Plaza and Best Renovation for the lobby in the AT&T Center, which it co-owns with Dai-ichi Seimei America.

"This is a great surprise for me," Komada said. "I was just happy for us to be nominated."

Sanwa Bank Plaza, formerly the Figueroa at Wilshire Tower, carries the name of its anchor tenant of some 200,000

Continued on page 9

City in the Dark About Leasing

Departments Need Space, Hit Red Tape

by Ron Galperin

Employees at the city's new Housing Preservation and Production Department are demanding a new home.

"We want a decent space," said department general manager Gary Squier. He described the department's current accommodations at Sixth and Spring streets as "substandard."

Getting that new space, however, has turned into a controversy involving the City Council, City Administrative Officer (CAO), the Department of General Services and a long list of anxious building owners in the city's historic core.

The housing department's request for 35,000 square feet comes at a time when the city is evaluating its

Continued on page 11

Next Stop: Chinatown

Station for Proposed Light Rail Line Would Move to Heart of Neighborhood

by Steven Wolf

Commuters from Pasadena were overjoyed last year when the Los Angeles County Transportation Commission (LACTC) approved funding for a light rail line to connect Pasadena with Union Station.

Community leaders in Chinatown, however, were crestfallen. In an attempt to cut costs, the line was routed to bypass Chinatown for the most part.

The so-called China-

town station would have been in the "cornfield" site, a large, empty plot of land east of North Broadway, far from the bustling neighborhood of neon signs and restaurants and dingy tenements.

It wouldn't have served Chinatown at all.

Stung by previous municipal schemes, community leaders in Chinatown experienced a painful déjà vu as they feared their neighborhood would get excluded from

Continued on page 7

Flag Drops on Taxis

Shuttles, Mini-Buses, 'Bandit' Cabs Threaten Many Drivers' Livelihood

by Dave McCombs

Myron Shulberg drives 18 hours a day. Much if not most of his time at the wheel is spent waiting behind other cabs to pick up fares at the Downtown Hilton Hotel & Towers.

He frequently dozes.

"I sleep less than four hours a night," says the 57-year-old immigrant from Riga, Latvia. "The rest of the time, I live in my cab. My wife packs sandwiches, so I can eat and sleep while I wait for fares."

Is Shulberg, who asked that his real name not be used, growing rich from his long hours? Hardly.

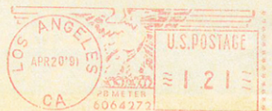
As an independent contractor, he pays \$80 a day to lease the cab. Typically, he collects about \$150 in fares and tips, leaving \$70 (less fuel costs) for a very long day.

Shulberg's story rings familiar to many taxi drivers Downtown. They wonder if declining conditions in

Continued on page 6

Stegman & Kastner, Inc.
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first class



PAGE 17 PLAZA PULSE CENTER



Okitami Komada of Mitsui Fudosan collects one of two Roses from Inner-City Arts students Brian Bones and Rosa Manzo at Downtown Breakfast Club gathering.



Terry Schoonhoven's mural at the Home Savings Metro Rail portal.

Day of Lemon and Roses

square feet.

The 52-story building was designed by David C. Martin of Albert C. Martin & Associates. General contractor was Swinerton & Walberg Co. and co-developer with Mitsui Fudosan was Gerald D. Hines Interests.

"If you haven't been in this lobby, I recommend it," said Elizabeth Harrison, Downtown Breakfast

drenched, latticed twin lobbies, which some nonetheless say resemble a cavernous shopping mall.

Sanwa Bank Plaza won the top Rose over 777 Tower at Citicorp Plaza and the Fashion Institute of Design and Merchandising's (FIDM) building in South Park.

The Cesar Pelli-designed 777 Tower, which had its grand opening

gles, triangles and Mickey Mouse ears," a reference to the curved windows on the roofline.

AT&T Center's new marble and granite lobby was part of an estimated \$11 million renovation completed last year by Reel/Grobman.

Other Rose nominees were the transformation of a turn-of-the-century hotel into the Kawada Hotel on Hill Street and the \$15 million renovation of the New Otani Hotel in Little Tokyo.

Southern California Gas Co.'s decision to keep its headquarters Downtown won the prize for Best Civic/Private Commitment.

SoCalGas' 1987 decision to hop to the Gas Company Tower this summer followed years of analysis and comparison shopping. The utility found the move would save money and cause fewer dislocation headaches for its 2,000 headquarters employees.

Also nominated were the reconstruction plan along Seventh Street and Good Samaritan Hospital's intensive-care unit.

Top Rose for Best Art in a Public Place went to the MetroRail entrance portal at Home Savings of

America at Seventh and Figueroa.

Terry Schoonhoven spent eight months lying on scaffolding painting the ceiling mural, "The City Above," which depicts scenes of Los Angeles and its people. Patsy Noveli created etched glass windows at the entrance.

Citicorp Plaza's Poets Walk and the art program at the Ronald Reagan State Building on Spring Street were the other nominees.

Good Ideas

Club member Robert Stewart, a principal in the design firm of Stewart/Romberger, under the

"Good Ideas We'd Like to See More of" category, praised Downtown housing projects at California Plaza, the Metropolitan and Del Prado; the Blue Line transit; and small, inexpensive restaurants, including the Central City Cafe, Cafe Vignes and Boyd Street Grill, formerly Cocola.

Dan Garcia, former president of the Planning Commission, president of the Police Commission and a lawyer at Munger, Tolles & Olson, received Curmudgeon of the Year award.

Referring to the racial turmoil that has emerged in the aftermath of the police beating of Rodney King, gruff-spoken Garcia said he "accepted the award in the spirit of collegiality and good spirit, which this city needs now maybe more than ever."

Reback said the award honors a person "who hates hypocrisy and pretense and is willing to say it out loud."

The only recipients who didn't appear to accept their award were those receiving the Lemon—city officials who were responsible for orchestrating the controversial \$765,000 buyout of the Community Redevelopment Agency's former Chief Administrator, John Tuite.

Young Roses

Not to be outdone by the adults, elementary-



Dan Garcia accepts Curmudgeon of the Year Rose.

grade students associated with Inner City Arts provided their own version of what would make Downtown rosy for them.

Ten students from Ninth Street, Twentieth, San Pedro and Utah elementary schools attended the event.

Rosa Manzo, a sixth-grader at Ninth Street Elementary, told the audience of more than 450 that she "would like to see Disneyland or something

like Disneyland in my neighborhood."

Brian Bones, a fifth-grader at Ninth Street, said he would like a safe place to ride his bike.

"Some of the things I would like in my neighborhood are: no more crimes, a place to work and a hospital in case I get sick."

Award winners also received ceramic Rose plaques created by five students.

Downtown Breakfast Club Rose Winners

Sanwa Bank Plaza.....	Best New Structure
AT&T Center.....	Best Renovation
Southern California.....	Best Private/Civic
Gas Co.	Commitment
Metro Rail Portal.....	Best Public Art
at Home Savings	

Club member and vice president of development for Catellus Development Corp., who presented the award.

"They have a pianist and it makes you feel like you're in Nordstrom's," she said about the retailer that is known for pianists playing in its stores.

Doorpensons at Sanwa Bank Plaza open the doors leading to the sun-

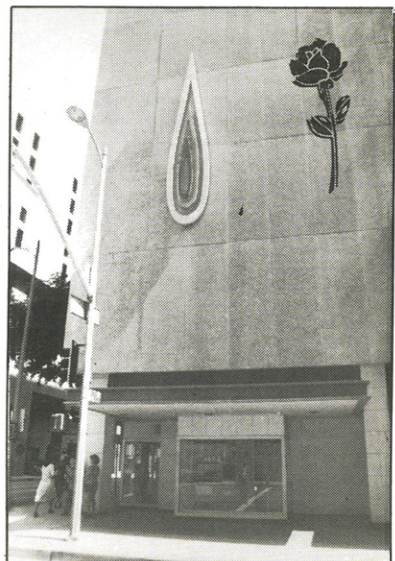
last week, has garnered high praise in architecture and design circles.

FIDM's fun structure stands in marked contrast to the Federal Reserve Bank's impenetrable fortress across Grand.

The building also came in for some ribbing from Club member Howard Reback, director of real estate services for Bailes & Associates, who said it contains "squares, rectan-



AT&T Center's lobby remodeling earned Rose for Best Renovation.



Southern California Gas Co. will leave its home of almost 70 years to move to Gas Company Tower.