

EXECUTIVE COMMITTEE OFFICERS

Quintus Jett, President
Blake Lynch, Vice President
Angela Gilbert, Treasurer
Emily Reyes, Secretary

BOARD MEMBERS

Jace Dawson, At Large Rep.
Angela Gilbert, At Large Rep.
Quintus Jett, At Large Rep.
Blake Lynch, At Large Rep.
Tora Miller, Homeowner Rep.
Ernesto Ramirez, Homeowner Rep.
Jhoiey Ramirez, At Large Rep.
Emily Reyes, At Large Rep.
Alexandria Sulaimankhil, Youth Rep.
Connie Thomas, Community Interest Rep.
Julio Valdez, At Large Rep.
Richard Williams, Business Rep.
Vacant, Business Rep. (term expiring 2027)
Vacant, Education Rep. (term expiring 2027)
Vacant, At Large Rep. (term expiring 2029)



BOARD OF THE WEST ADAMS NEIGHBORHOOD COUNCIL

P.O. BOX 78474 Los Angeles, CA 90016

Email: westadamsnc@gmail.com

Website: westadamsnc.org

West Adams Neighborhood Council

Meets third Monday's each month & fourth
Monday's in February, January and June
Vineyard Recreation Center
2942 Vineyard Ave, Los Angeles, CA, 90016

DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

City Hall
200 N. Spring St. 20th Floor
Los Angeles, CA 90012
Tel: (213) 978-1551 | Toll Free: 311
Fax: (213) 978-1751
Email: empowerla@lacity.org
Website: empowerla.org

West Adams Neighborhood Council ZOOM – Land Use Committee Meeting Agenda Thursday, December 11, 2025 Starting 6:30pm

West Adams Neighborhood Council is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/7168332153?pwd=bh1e4ekndmDpTE0NIsClGhpaxMfKvg.1&omn=87932226932>

Meeting ID: 716 833 2153

Passcode: 90016

+16699006833,,7168332153#,,,,*90016# US (San Jose)

+16694449171,,7168332153#,,,,*90016# US



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West Adams Neighborhood Council
Zoom – Land Use Committee Meeting Agenda
Thursday, October 16, 2025
Starting 6:30pm

Join Zoom Meeting

<https://us02web.zoom.us/j/7168332153?pwd=bh1e4ekndmDpTE0NIsClGhpaxMfKvg.1&omn=87932226932>

AGENDA *(Please note: All items may be discussed in a different order than how they are listed on the agenda on the day of the noticed meeting. The order of business may be changed without notice).*

Area map, <https://westadamsnc.org/wp-content/uploads/West-Adams-Neighborhood-Council-Map.pdf>

1. Call Meeting to Order and Roll Call of Board Members
2. Public Comment on Non Agenda Items.
3. Old Business
 - a. Review of **Board Member and Stakeholder Member composition of WANC Land Use Committee.**
4. New Business
 - a. Discussion, feedback, and possible board recommendation for **Conditional Use Permit at the Padel Club, located at 5461 Jefferson Boulevard.** (see Appendix page 8 for **2022 WANC Development Guidelines**).

A Class 2 Conditional Use Permit pursuant to LAMC Sec. 12.24 W.1 and Chapter 1A Section 13.B.2.2, to permit the on-site sale and consumption of a full-line of alcoholic beverages in conjunction with an approximately 16,543 square foot indoor tennis club with 42 indoor seats.
 - b. Discussion of possible **Land Use virtual forum – last week of December or first week of January** - to document community input on land use matters, such as parking and abandoned properties, within WANC boundaries.

5. Adjourn



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SB 411 Updates:

If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant **to subparagraph (D), until the timed general public comment period has elapsed.**

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Department of Neighborhood Empowerment by email, NCSupport@LACity.org or by telephone 213-978-1551.



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PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

PUBLIC POSTING OF AGENDAS – WANC agendas are posted for public review as follows:

- Vineyard Recreation Center, 2942 Vineyard Ave, Los Angeles, 90016
- www.WestAdamsNC.org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (check box for West Adams Neighborhood Council) <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org
Public Access of Records

Public Access of Records - In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.WestAdamsNC.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please email: westadamsnc@gmail.com.

Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.WestAdamsNC.org

APPENDIX



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WEST ADAMS NEIGHBORHOOD COUNCIL (WANC) DEVELOPMENT GUIDELINES 2022

NEIGHBORHOOD APPROPRIATE DEVELOPMENT GUIDELINES

The West Adams Neighborhood Council (“West Adams NC”) strongly believes all new development should reflect the priorities of this community. Our priorities include equitable housing/affordability, pedestrian safety, multi-modal transportation, environmental sustainability and respectful construction. We developed the following guidelines to reflect our priorities. It is not our intention to design projects, but it is our intention to ensure new development respects our priorities. We believe all new developments should conform to these guidelines regardless of whether projects are ministerial or require discretionary approval.

When presenting to the Land Use Committee, we will use these Guidelines to direct our conversation, but that conversation may not be limited to just these Guidelines. Presenters should be prepared to respond to each item listed below. If your development has special needs that make any of our requests difficult or impossible, please come to a Land Use meeting early in your design process so we can work together to find solutions.

PEDESTRIAN ORIENTED DESIGN

1. **Ground Floor Uses.** No development shall have ground floor parking facing the primary street frontage at the property line. Ground floor street-facing uses must be active including retail, restaurant, commercial office, leasing office, community space, lobby, dwelling unit, landscaping, etc.
2. **Vehicle Access.** To maximize pedestrian safety, both ingress and egress shall be provided via an alley or a side street unless no alley or side street is available. When the Project Site is located on a corner lot, the driveway shall be located as far from an intersection as possible to avoid vehicular conflicts. Additional measures to enhance pedestrian safety at a driveway include mounting convex mirrors inside the drive aisle to increase visibility of oncoming pedestrians and continuous sidewalk paving across the driveway.
3. **Lighting and Enhanced Security.** Pedestrian scale lighting shall be provided at the street level to enhance visibility on the sidewalk. Multi-story projects should include a Blue Emergency light / call box near the entrance and in the parking area.
4. **Streetscape.** All new developments shall provide an enhanced street landscaping plan that includes, at a minimum, parkway trees. Young trees, necessarily uprooted during construction, should be replaced on a one on one or greater basis. All ground level landscaping and public area landscaping in the project should be maintained by the property manager once the project is complete.



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INCENTIVES FOR ALTERNATIVE MODES OF TRANSPORTATION

5. Transit Passes. All new developments shall purchase pre-paid transit passes for at least 6 months for all new tenants.

6. Bus Shelters. If a proposed development is located adjacent to an existing bus stop without a bus shelter, the developer shall design an area in compliance with the Bureau of Street Services requirements for bus shelters. All existing bus shelters shall be preserved. If construction activities will impact an existing bus shelter, the developer shall present a temporary plan for bus riders.

7. EV Parking 30% or more of parking spaces should be equipped with electric vehicle charging stations of 40amps each or higher.

8. Car Sharing. To minimize personal vehicle ownership, developers should explore the feasibility of on-site car sharing such as zip car or curbside car sharing.

9. Multi-modal sharing parking. Provide short-term visitor bicycle or e-scooter or fad of the era parking in front of the building.

HOUSING AFFORDABILITY AND TENANTS RIGHTS

10. Existing Tenants. If existing tenants are on-site, provide Ellis Act documentation to the Land Use Committee or timeline for proposed evictions.

11. Housing Replacement. If the Project Site is improved with dwelling units, Projects must comply with state law to replace the existing affordable housing with new affordable units. Our expectation is that any low income housing units replaced by the development be replaced by an equal or greater number of very low or extremely low housing units. This measurement of units is both in overall quantity of units and in bedrooms. We encourage developers to consider making the city mandated number of income regulated units very low income and to then dedicate an equal number of units to no more than moderate income as defined by HUD and the City.

12. Early Notification to Neighborhood Council. If the Project consists of restricted affordable units, the Developer must notify the neighborhood council 90 days prior to the units coming onto the market with information regarding how to apply so eligible local residents have an opportunity to apply for the restricted affordable units. Displaced area residents should be given first opportunity to apply for low /lower cost rental units.

SUSTAINABILITY AND GREENER LIVING

13. Native Landscaping. Native landscaping is strongly supported and recommended (not just drought tolerant or "California friendly" plants). A list of easy to use, common sense options for your landscaping needs can be obtained through contact



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with the City of LA Urban Forestry Division.

14.Existing Street Trees. Preserving existing mature trees is a priority even when they are non-native. These trees must be protected / fenced at the start of construction. Please consult City of LA Urban Forestry Division.

15.Green Buildings The purpose of the California Green Building Code (CALGreen) is to improve public health, safety, and general welfare through enhanced design and construction of buildings, using concepts which reduce negative impact, and promote principles which have a positive environmental impact and encourage sustainable construction practices.

The Los Angeles Green Building Code (LAGBC) is based on the 2013 California Green Building Standards Code that was developed and mandated by the State to attain consistency among the various jurisdictions within the State, reduce the building's energy and water use, reduce waste, and reduce the carbon footprint. Please provide information regarding how your proposed development will take steps conserve energy or improve water efficiency.

COMMUNITY AMENITIES

16.Arts Development Fees. For projects with commercial, hotel or warehouse / industrial uses, Developer shall present a plan to do a Developer-Led Project in lieu of the "paid-in fee" option to guarantee the funds get utilized in the West Adams NC area.

CONSTRUCTION

17. Security. Developer shall secure the property before and after demolition with, at a minimum, fencing secured in ground. Security cameras and on-site security officers are encouraged.

18.Crews and Subcontractors The developer shall make strong, verifiable efforts to hire 20% or their workforce from the West Adams NC area. The developer will also make a strong effort to include minority owned, women-owned enterprise, or disadvantaged business enterprises in participation in the project.

19.Neighbors The developer will take utmost effort to not impinge on the property rights of the project neighbors. Dust and noise abatement protocols shall be required by the Developer. Retaining walls, contiguous walls, overhanging access all need to be brought before the Land Use Committee and the property owners adjacent to the project must be informed of planned efforts to limit construction related issues.



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20. Graffiti and Refuse Removal. Developer shall also ensure prompt removal of graffiti or large refuse items and maintain the site before and after beginning of construction. Construction refuse is not allowed outside the site construction fencing. Landscaping outside the construction fencing shall be maintained by the developer during construction to maintain a safe and visually pleasing neighborhood.

21. Pest Control. All buildings being demolished shall tent and have a plan developed for pest control treatment to deter pests from invading adjacent properties prior to demolition. This applies to Project Sites with and without existing buildings.

22. Construction Parking. Developer shall coordinate off-site parking for construction workers prior to completion of the Project's on-site parking garage so that construction vehicles do not block on-street parking or alley access from residents of adjacent buildings. Construction workers are not to be allowed to park on residential streets except for 30 minutes to load tools and small amounts of construction supplies. Large construction vehicles required for deliveries in residential areas shall be staged on commercial streets and brought onsite briefly, to offload. Construction materials may not be stored outside the construction fencing in residential areas.

23. Flaggers. Provide flaggers for traffic safety during construction activities that requires large construction vehicles to be on the street.

24. Hauling. If exporting earth is a part of construction, developer must limit hauling until after 9 AM on residential streets. If Project Site is located on a residential street, haul routes should use shortest route from Project Site to major commercial boulevard to access freeway. Haul trucks should stack on the commercial boulevard instead of on residential streets.

25. Sidewalks. On commercial streets, developer shall make best efforts to keep sidewalks open to pedestrians during construction at all times, if necessary, with a canopy. If sidewalks must be temporarily closed, developer shall place redirecting signs for pedestrians at the nearest signalized intersections. On residential streets, developers shall keep sidewalks open outside of construction hours.

26. Alley Resurfacing. Developer shall resurface that portion of the alley that is immediately adjacent to the Project's property lines. Additionally, the Applicant will seek consensus from adjacent property owners to resurface the entire alleyway.

27. Communication with the immediate adjacent community. Developer shall present a communication program to advise the neighborhood council, surrounding neighbors and other interested parties of upcoming construction milestones including demolition, excavation, and construction. For example, post a visible sign on-site with a rendering and proposed construction dates, lawn