



**WILSHIRE CENTER
KOREATOWN
NEIGHBORHOOD COUNCIL**



Thursday, September 1, 2022 – 6:30 pm
Special Joint Planning & Land Use Management
and Beautification & Sustainability Committees

Special Meeting · 특별 회의 · Reunión Especial · বিশেষ সভা

Pio Pico Library, 694 S Oxford Ave, Los Angeles, CA 90005

IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THIS WCKNC MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

MEETING CONDUCTED VIA TELECONFERENCE/TELEPHONE ZOOM

WEBINAR ONLINE OR BY TELEPHONE:

Meeting ID: 831 3858 4230

Passcode: 119669

[Zoom Webinar Link](#)

To Join, Dial (669) 900-6833 and enter Meeting ID and Password/Passcode

COMMITTEE JURISDICTION

WCKNC Bylaws VII.1.E: "...the committee reviews, invites public input, reports on, and makes recommendations to the Board on land use, planning and housing issues affecting the WCKNC community."

AB 361 UPDATES:

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing

www.wcknc.la 424-341-0378

(Voicemail Only)

Reach Out to Us!

Reach out to the committee chair with your questions or comments:

Katelyn Scanlan
kscanlan.wcknc@gmail.com

or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Mailing Address:

4001 Wilshire Blvd, #F400

Los Angeles CA 90010

AGENDA

I. Welcoming remarks

A. Call to Order & Land Acknowledgement

As we gather to meet on the unceded land of the Chumash, Tongva, and Kizh peoples, I ask you to join me in acknowledging these communities, generations past, present, and future, as well as the exclusions, erasures, and injustices suffered, upon which our committee, NC, City, and institutions are founded. This acknowledgement demonstrates our commitment to better understand and to begin to work to dismantle the ongoing legacies of settler colonialism.

B. Roll call

C. Chair Report

D. Appointment of meeting minute taker. (Writer(s) for letters addressed to Los Angeles Director of Planning for this Meeting's Agenda. Items will be assigned on a case-by-case basis based on Committee member capacity and availability.)

II. General public comment on non-agendized items

- A. Comments from the public on non-agenda items within the committee's jurisdiction (up to 2 minutes per speaker). Dial *9 or use the Raise Hand option on your screen.

III. Administrative Items

- A. Discussion and Possible Action to Approve [April 04/21/2022 PLUM Special Meeting Minutes](#)

- B. Committee member reports on [tracked motions](#) pending in City Council committees:

1. Planning & Land Use Management - **Katelyn & Lynn (helping)**
2. Housing - **Arun**
3. NC PlanCheck and Urban Forestry
4. Any additional City Council Committee(s) which this Committee feels might be useful or pertinent to watch for relevant motions and council files that affect our community and

stakeholders: Other agencies/groups which still need attention: General Plan, Cultural Heritage Commission, Cultural Historic Preservation Overlay Zone.

Note: HPOZ may no longer be sufficient to protect some historic resources due to legislation moving through California State legislative committees and thus National Registration may be necessary in the future.

- C. Reports on entitlements in Wilshire Center - Koreatown assigned to committee members for tracking purposes. [Reference: WCKNC Early Planning Notification Report Tracker](#) and [Map](#)
 - 1. Conditional Use Permits (To dispense Alcohol) → **Katelyn** (*temporary as only the Cmte Chair is receiving the ENS early notifications as no one else yet has the access to the Google workspace email - or any sort of universal PLUM email*) see [Reference: WCKNC Early Planning Notification Report Tracker](#)
 - 2. Residential Developments → **Elizabeth**

IV. Presentations

- A. BID & Jamison Properties Joint Item Follow-Up:
 - 1. Discussion and possible action to draft a meeting invitation letter addressed to the Wilshire Center Business Improvement District (WC-BID); Jamison Services, Inc.; Los Angeles Urban Forestry; and Building and Safety to discuss complaints of safety issues and neglect and improper care for street trees at - but not limited to - the following addresses: 427-433 S. Normandie Ave. and 760 S. Serrano Ave.
 - 2. Discussion and possible action to draft a meeting invitation letter addressed to the Wilshire Center Business Improvement District and Jamison Services, Inc. to discuss complaints of tree removals at - but not limited to - 3440 Wilshire Blvd. (Central Plaza).
- B. Discussion and possible action regarding a change in the previously presented plan for the relocation of the USPS post office at 3751 W 6th St. and an update on the requested parkway greenspace project.
- C. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a proposed 6-story hotel with 95 guest rooms, approximately 129,675 sq in total floor area, including commercial space for a sit-down restaurant, guest-only bars, and three levels of subterranean parking on a 20,528 sq site at 3216 W. 8th St. (Case No. [CPC-2018-1511-ZC-ZAA-CU-CUB-SPR](#))

- D. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction of a new 38-unit condominium project, located in the R3-1 zone. (Case No. [TT-82080-CN](#)) at 321 S. Oxford Ave. 90020
- E. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the demolition of the existing on-site structures (including a duplex) and construction of a new 35-unit, 66'1" tall residential building utilizing TOC incentives, providing 4 ELI units at 214 N. Berendo St. 90004 (Case No. [DIR-2022-5283-TOC-SPP-HCA](#)).
- F. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Tentative Tract Zone Change (Case No. [TT-73679-EXT](#)) requiring Zoning Administrator's adjustment for reduced rear and side yards and subdivision of 3-lots for 49 condominium units at 1048 S. Oxford Ave 90006.
- G. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Historic-Cultural Monument Application for the Women's Christian Temperance Union at 551 S. Kingsley Dr. 90020 (Case Nos. [CHC-2022-1865-HCM](#) and [ENV-2022-1866-CE](#)).
- Item may be continued as no Initial Submittal Documents are publicly available at this time.***
- H. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction, use, and maintenance of a new 343 Unit 265-foot tall mixed-use building (Case Nos. [DIR-2022-1925-TOC-SPR-HCA](#) and [ENV-2022-1926-EAF](#)) at 3281 W. Wilshire Blvd 90010.
- I. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction of a six-story multi-residential building with subterranean parking at 748 S. Irolo St. 90005 (Case Nos. [VTT-83655-CN-HCA](#) and [ENV-2021-10202-EAF](#)) **Note this site is currently already under construction so it is unclear why a new Applicant and Project has appeared at this address seeking permits for condos where affordable multi-family housing once stood.** Additionally, a 40' tall 24" dia. street tree was removed on-site with a permit but **without** the NC being duly notified in advance.
- J. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the demolition of three existing structures and the construction of a new seven-story, 89-unit TOC building with 136 parking spaces utilizing Tier 3 TOC Incentives at 927 S. Kingsley Drive 90005. (Case Nos. [DIR-2021-10522-TOC-VHCA](#) and [ENV-2021-10523-EAF](#).)
- Item may be continued as no Initial Submittal Documents are publicly available at this time.***
- K. Discussion and possible action to draft a letter to the Director of Planning regarding a Conditional Use Permit to sell and dispense a full line of alcohol for onsite consumption within an existing restaurant during hours 9am-2am at 4269 W. Beverly Blvd., Los Angeles, CA 90004 (Case No. [ZA-2021-5825-CUB](#))

- L. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit at 3785 W. Wilshire Blvd. 90010 Suite 105A-B for the sale of beer and wine for onsite consumption with a new restaurant (Shake Shack). Case No. [ZA-2022-631-CUB](#).
- M. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit (Case No. [ZA-2022-666-CUB](#)) for the sale and dispensation of a full line of alcohol for on-site consumption with karaoke in a proposed 7401 sq. restaurant with 329 indoor seats and rooftop patio seating (96) with proposed hours of operation from 11 am to 2 am daily at 2975 W. Wilshire Blvd. 90010.
- N. Discussion and possible action to draft a letter to the LA Director of Planning regarding a Conditional Use Permit to allow the sale and dispensation of a full line of alcohol for on-site consumption (Case No. [ZA-2022-5273-CUB](#)) in conjunction with a proposed 7-story hotel with restaurant, roof top lounge, and 110 hotel rooms with minibar service at 679 S. Harvard Blvd. 90005.
- O. Discussion and possible action to draft a letter to the LADP regarding the waiver of dedications and improvements at 400 N. Kingsley Dr. 90004 (Case No. [DIR-2022-4412-WDI](#)).
- P. Discussion and possible action to draft a letter to the LA Director of Planning regarding administrative clearance under the Restaurant Beverage Program (RBP) to allow the sale and dispensation of alcoholic beverages for on-site consumption in conjunction with a restaurant at 3444 W. Wilshire Blvd 90010. (Case No. [ADM-2022-5251-RBPA](#))
- Q. Discussion and possible action regarding the illegal removal of a parkway tree, sidewalk and curb destruction, and illegal staging at 603 N Harvard Blvd, 90004 by employees of Onward Capital under the supervision of Michael Shlomos on 8/27/22 despite community and NC member requests to provide required street tree protections for this and one other tree impacted by this project. **Despite requests made to LADBS and the Department of Planning no building permit information is available for this project.**
- R. Discussion and possible action related to a requested update in the construction and landscaping of a development at [4660 W. Melrose Ave, 90029](#).
- S. Discussion and possible action to draft a letter to the LA Director of Planning regarding a Conditional Use Permit at 401 S Vermont Ave, 90006 for the sale alcohol. (Case No. ZA-2022-2852-CUB).

V. Motions and Resolutions (Items D-L Continued from April Regular PLUM Meeting)

- A. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a preliminary parcel map for the purpose of creating a three parcel, mixed-use airspace subdivision at 2955 W. Wilshire Blvd. 90010 (Case No. [ENV-2022-3768-EAF](#)).
- B. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the submitted appeal against the proposed Project at 603 S. Mariposa Avenue 90005, which calls for the construction of a 102-foot, eight-story apartment building with 92 units in the C2-2 Zone. (Case No. [ENV-2021-9073-CE-1A](#)).
- C. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the submitted appeal against the proposed Project at 3800 W. 6th Street 90020, which calls for the construction of an 8-story, mixed-use apartment building with 6,400 sq of commercial space over one level of subterranean parking (Case No. [DIR-2021-9345-TOC-ZAA-CU-SPR-HCA-1A](#)).
- D. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit to allow the sale and dispensation of a full line of alcohol for on-site consumption in conjunction with an existing 2,728 sq. . restaurant with 99 indoor seats with hours of operation from 11 am to 2 am at 3815 W. 6th St. 90020 (Case No. [ZA-2022-1629-CUB](#)).
- E. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit to allow the sale and dispensation of a full line of alcohol for on-site consumption in conjunction with a proposed 1,703 sq. . restaurant with 41 indoor seats and 8 outdoor patio seats with daily hours from 9:00 am to 2:00 am in the C4-1 zone at 3055 W. Wilshire Blvd. Ste. 120 90010 (Case No. [ZA-2022-1410-CUB](#)).
- F. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit to allow the sale and dispensation of beer and wine for on-site consumption in conjunction with an existing 2,464 sq. . restaurant with 96 indoor seats, daily hours 9 am to 2 am in the C2-1 zone at 3136 W. 8th St. 90005 (Case No. [ZA-2022-1408-CUB](#)).
- G. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit to allow the sale and dispensation of beer and wine for on-site consumption in conjunction with an existing restaurant with 64 seats and daily hours of 10 am to 2 am at 3464 W. 8th St. 90005 (Case No. [ZA-2022-1394-CUB](#)). **Item may be continued as no Initial Submittal Documents are publicly available at this time.**
- H. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Master Conditional Use Permit for the sale and service of beer and wine for three restaurants and a full line of alcoholic beverages for an existing karaoke studio, all for on-site consumption at 3553 W. 3rd Street 90020. (Case No. [ZA-2021-10798-MCUP](#)) **Item may be continued as no Initial Submittal Documents are publicly available at this time.**

- I. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit for the sale of a full line of alcohol for off-site consumption with an existing service station market at 3325 W. 6th Street 90020. (Case No. [ZA-2021-10635-CUB](#))
- J. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit for the continued sale and dispensation of beer and wine for on-site consumption at 955 S. Vermont Avenue, Ste E, 90006 in conjunction with an existing 1,345 square-foot restaurant with 48 seats with hours of operation from 6 am to 2 am daily (Case Nos. [ZA-2014-1646-CUB-CU-PA1](#) and [ENV-2021-9150-CE](#))
- K. Discussion and possible action to draft a letter to the Director of Planning regarding Conditional Use Permits to sell and dispense [a full line of alcohol for on-site consumption](#) during hours 10am-2am daily at 532 S. Western Avenue, Los Angeles, CA 90020 ([Case No. ZA-2021-3562-CUB-CU](#)) which represents an upgrade from beer and wine sales in the existing restaurant and two outside patio areas. Total seating does not exceed 115 patrons, inclusive of 53 patio seats. (The deviation in hours of operation for alcohol sales requires a second CUP.)
- L. Discussion and possible action to draft a letter to be addressed to the Los Angeles Director of Planning regarding a conditional use permit and categorical exemption at 3760 W. Wilshire Blvd 90010 (Case Nos. [ZA-2018-3565-CUB-CUX-PA1](#) and [ENV-2021-8666-CE](#)) per L.A.M.C. L.A.M.C. 12.24-M, to the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant with 143 indoor seats and 24 uncovered patio seats having live entertainment & patron dancing and with compliance of conditions per Condition No. 16 & modification of No. 49.
- M. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit to allow the sale of a full line of alcoholic beverages on and off-site in conjunction with a restaurant with hours of operation from 11:00 am to 1:00 am daily at 632 N. Western Avenue 90004 (Case No. [ZA-2022-3321-CUB](#)).
- N. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit to allow the sale and dispensation of a full line of alcoholic beverages for onsite consumption in conjunction with a 1,530 sq restaurant with indoor seating for 41 patrons and hours of operation from 11 am to 2 am at 3911 W. 6th St. 90020 (Case No. [ZA-2022-4669-CUB](#)).
- O. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit to allow the sale and dispensation of beer and wine for on-site consumption in conjunction with an existing restaurant with daily hours of operation from 11:00 am to 2:00 am at 3785 W. Wilshire Blvd. 90010 (Case No. [ZA-2022-5383-CUB](#)).

- P. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the renewal of a Conditional Use Permit for the sale of beer & wine at a 24-hour 7-11 at 4221 Beverly Blvd. 90004 (Case No. [ZA-2011-1666-CUB-PA2](#)).
- Q. **Net Affordable Housing Loss Standing Item:** Discussion and possible action to draft a letter to be addressed to the Los Angeles Director of Planning addressing any and all current/in-progress, new, or proposed Transit Oriented Communities (TOC)-Incentivized Residential Development Projects which pose a threat to or result in a net loss of affordable housing, especially as it pertains to the local Wilshire-Center Koreatown economy and residents' median income compared to prevailing market rates and County-defined 'affordability' metrics.
- R. **Demolition Standing Item:** Discussion and possible action to draft a letter to be addressed to the Los Angeles Director of Planning addressing any and all current/in-progress, new, or proposed demolitions slated within the Neighborhood Council boundaries, if applicable, and/or if any such data is available at the time of meeting. **New!** View compiled notices [here](#).
- S. **Illegal Construction Standing Item:** Discussion and possible action to draft a letter to be addressed to the Los Angeles Director of Planning with respect to any and all new, current, ongoing, and/ or potential sites of illegal construction taking place within Neighborhood Council boundaries. Stakeholder complaint has been filed for 637 N. Kingsley Dr. 90004. T.

Transitional Housing Standing Item:

- a. Discussion and possible action to provide recommendations to the City Council and Councilmember Mitch O'Farrell (CD-13)'s office regarding the redevelopment of the Caltrans-owned and CHP-utilized property on New Hampshire / Vermont previously identified as a site for transitional housing.
- b. Discussion and possible action regarding other prospective halfway house or transitional housing addresses and/or site(s) which may have been identified as suitable by the City and/or Community Organizations but were lost to luxury housing, if applicable. **New!** Link to HHH Interactive Progress Map [here](#).

VI. Committee Member Comments and Announcements

- A. Ad-Hoc Committee on Wilshire Community Plan is open for membership in response to the release of the new [Housing Element](#) of the 2021-2029 General Plan: Plan to House L.A., which requires the addition of 57,000 homes per year for eight years. Membership is open to ALL NC members as well as interested stakeholders keen to engage. This Committee will be combined

with the Ad-Hoc Parks Committee to help protect our community from over-development and secure sorely-needed park and green space.

- B. There is one vacancy on this Committee due to absenteeism/resignation. Any interested stakeholders and/or NC members may apply for this seat at the next General Meeting. Membership is ratified by a vote of confidence/endorsement by the General Board.

VII. Requests and Motions for Future Agenda Items

VIII. Adjournment

Public Posting of Agenda

Neighborhood Council agendas are posted for public review as follows:

- Pio Pico Library - 694 S. Oxford Avenue, Los Angeles, CA 90005

- www.wcknc.la

You can also receive our agendas via email by subscribing to L.A. City's Early Notification System ([ENS](#))

Public Input at Neighborhood Council Meetings

The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes an action on an item. 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 90 seconds per speaker, unless adjusted by the presiding officer of the Board.

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 info is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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.wcknc.la

The Americans 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 the WCKNC at: wcknc.info@gmail.com or 424-341-0378.

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 reviewed at a scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact WCKNC by writing to our office space at 4001 Wilshire Blvd, #F400 Los Angeles, CA 90010, via email at: wcknc.info@gmail.com or 424-341-0378 or our website and Google Drive at www.wcknc.la.

Audio/Video Recording of Meeting

Note that WCKNC meetings may be audio and/or video recorded for documentation purposes.

<p>Servicios De Traduccion Si requiere servicios de traduccion, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. si necesita asistencia con esta notificacion, por favor llame a uestra oficina al (424) 341-0378.</p> <p>번역 서비스</p> <p>번역 서비스가 필요한 경우 행사 3 일 (72 시간) 전에 사무소에</p>	<p>알려주십시오. 이 통지에 대한 도움이 필요하시면, 저희 사무실 (424) 341-0378 로 전화하십시오.</p> <p>অনুব্রূাদ পিরেষবা ষিদ আপিন অনব্রূাদ পিরেষবা িলর েয়াজন হয়, তাহেল হৈভে র ঔাগ 3 কাষিদবেসর (72 ঘ া) অিফসেক অবিহত ক ন। এই িব ির সােথ সহায়তার েয়াজন হেল, দয়া কের</p>	<p>আমােদর অিফেস কল ক ন (424) 341-0378</p>
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