



**WILSHIRE CENTER
KOREATOWN**
NEIGHBORHOOD COUNCIL



Thursday, December 22, 2022 – 6:30 pm

Planning & Land Use Management Committee

Regular Meeting · 정기모임 · Reunión regular · নিয়মিত বৈঠকে

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](#)

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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 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.

Reach Out to Us!

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

Katelyn Scanlan
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Los Angeles CA 90010

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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 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 [December 1, 2022 November 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.

A. Discussion and possible action to write Community Impact Statements on any of the Council Files detailed on pages 1-5 in the 16 December 2022 Department of Neighborhood Empowerment [Legislative Report](#). For example, this Committee may wish to consider [CF 12-1690-S18](#).

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. Street Tree, BID & Private Property Trees Standing Item:

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).
Any updates from any City Agencies, CD-10, etc?
3. 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.
4. Discussion and possible action regarding the illegal staging, lack of required tree protections, and damage to street trees at 4055 Oakwood Ave, 90004 by PR Builders.

5. Discussion and possible action to draft a letter to the Los Angeles Director of Planning, Council District Representatives and Caretakers, the Board of Public Works, and the Los Angeles Urban Forestry Division Managers regarding the removal of two trees with in-lieu fee replacement proposed at [689 S. Catalina St. 90005](#).

- 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. **Any updates from either side of this covenant?**

- C. 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](#)).

- 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. **New** > Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the demolition of existing structures on site and the construction, use, and maintenance of a new 6-story, 40-unit apartment building with four units set aside for ELI households at 426 S. Catalina St. 90020 (Case Nos. [DIR-2022-8848-TOC-VHCA](#) and [ENV-2022-8849-EAF](#)).

- H. 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.

- I. 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.

- J. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Conditional Use Permit at 401 S Vermont Ave, 90006 for the sale and dispensation of beer and wine for onsite consumption in conjunction with an existing 2,065 sq ft restaurant with indoor seating for 50 patrons from 10 am to 2 am (Case No. [ZA-2022-2852-CUB](#)).
- K. 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](#)).
- L. Discussion and possible action to draft a letter to the Los Angeles 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](#))
- M. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction of a multifamily residential development comprising 14 units, two of which will be set aside for affordable housing, located at 842 S. Kingsley Dr. 90005 (Case No. [DIR-2022-6155-TOC-HCA](#) utilizing by-right and additional TOC incentives.
- N. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction of a new 18,391 sq ft 6-story 67' high 16-unit apartment building with one 1-br unit and 15 4-br units, including two ELI units, with nine parking spaces, 2,063 of open space and 18 bicycle parking spaces at 752 S. Harvard Blvd. (Case No. [DIR-2022-6056-TOC-HCA](#)).
- O. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction of a mixed-used development with 107,682 sq ft of floor area, 867 for commercial use, plus 188 residential units, 17 set aside for ELI, making use of TOC incentives (Case No. [DIR-2022-5844-TOC-SPR-VHCA](#) at 3000 W. Wilshire Blvd 90010.
- P. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction of a new 7-story, 142-unit multi-family residential apartment building, with 15 units set aside for ELI households (Case No. [DIR-2022-6248-TOC-SPR-VHCA](#)) at 639 S. Commonwealth Ave. 90005.
- Q. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a lot line adjustment between two existing parcels under the same ownership (Case No. [AA-2022-6487-PMEX](#)) at 530 N. Western Avenue 90004. **Item may be continued as no Initial Submittal Documents are publicly available at this time.**
- R. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction, use, and maintenance of a new, 7-story, 29-unit, multi-family

residential building at 909 Fedora St. 90006 (Case No. [DIR-2022-7221-TOC-HCA](#)). Three units are set aside for ELI households.

- S. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the demolition of existing commercial structures and the construction of a new 108,641 sq ft 7-story, 96' height mixed-use building with 125 units (13 ELI) and 3,920 sq ft for commercial/retail use. (Case No. [DIR-2022-7636-TOC-SPR-VHCA](#)).
- T. Discussion and possible action to draft a letter to the Los Angeles Director of Planning, the Los Angeles Affordable Housing Commission, City Council and Committees, and City Ethics Commission regarding alleged Inspector inaction and misconduct which directly undermines RSO and landlord accountability and reparations via LAHD at 520 S. Mariposa Avenue 90005.
- U. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding the construction, use, and maintenance of a new 7 story multi-family infill residential development with 101 units at [318 1/2 N OXFORD AVE 90004](#). (Case No. [CPC-2022-8155-CU-DB-SPR-VHCA](#))

V. Motions and Resolutions (*Items A-L Continued from August Special Joint 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 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](#)).
- C. 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.ft. 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](#)).
- 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 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](#)).
- E. 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](#))

- F. 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](#))
- G. 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.)
- H. 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.
- I. 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.
- J. 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](#)).
- K. 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 a 2,012 sq ft restaurant with 82 interior seats operating from 11 am to 12 am daily at 356 S. Western Ave. #200, 90020 (Case No [ZA-2022-7159-CUB](#))
- L. Discussion and possible action to draft a letter to the Los Angeles Director of Planning regarding a Categorical Exemption and Zoning Variance allowing for second-hand trade within an existing mixed-use building located in the C2-2 and C4-2 Zone at 3183 W. Wilshire Blvd. Ste. 1-449, 90005 (Case No [ZA-2022-7722-ZV](#))
- 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 and dispensation of a full line of alcohol

in conjunction with a 1,177 sq ft restaurant at 554 S. Western Avenue 90020 with indoor seating for 31 patrons (Case No. [ZA-2022-7998-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 alcohol in conjunction with a 2,440 sq ft restaurant at 558 S. Western Ave. 90020 with indoor seating for 44 patrons (Case No. [ZA-2022-8141-CUB](#))
- O. **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.
- P. **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](#).
- Q. **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.
- R. **Transitional Housing Standing Item:**
 - a. Discussion and possible action to provide recommendations to the City Council and CD-13 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. Link to HHH Interactive Progress Map [here](#).

VI. Committee Member Comments and Announcements

VII. Requests and Motions for Future Agenda Items

VIII. Adjournment

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

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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.

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번역 서비스

번역 서비스가 필요한 경우 행사 3 일 (72 시간) 전에 사무소에 알려주십시오. 이 통지에 대한 도움이 필요하시면, 저희 사무실 (424) 341-0378로 전화하십시오.

অনুবাদ পরিষেবা

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