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City of Los Angeles



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**Wilshire Center Koreatown Neighborhood Council
323-200-5532
General Board Meeting Agenda
Koreatown YMCA Center
433 S. Vermont Ave 90020
Monday, March 10, 2025
5:30 pm**

1. Call to order
2. Roll call
3. General Public comments – Comments from the public on non-agenda items within the board’s subjects matter jurisdiction. Public comments are limited to two minutes per speaker. (2 min)
4. Community/Government Reports & Announcements
 - a. LAPD Senior Lead Officers
 - b. City and other Governmental Agencies
5. Approval of the Minutes of the Regular Board Meetings for December 2024.
6. Discussion and possible action to approve the Monthly Expenditure Reports (MER) for November, December 2024 and January 2025.
7. Committee Reports:
 - a. Rules & Bylaws
 - b. Outreach, Communications, & Elections
 - c. Planning and Land Use Management
 - d. Public Safety, Transportation & Sustainability & Beautification

8. Discussion and possible action for the Board to appoint two new members to the WCKNC board; Tania Ramon (District-2 Representative) and Nikon Haddadi (Representative at Large).
9. Update, discussion and possible action regarding **823-827 S. Mariposa Avenue, (Case #: DIR-2024-4950-TOC-HCA)**. A 7-story, 58 Unit Apartment. **Mathew Hayden Land Use Consultant.**) There were squatters on the property with four pit bulls that escaped through the fencing. The developer cleared the lot. The board calls for action on the part of District-10 to issue a proper trespassing sign so that LEO can detain anyone on the private property on behalf of the developer.
10. Discussion and possible action regarding the trimming of trees at 620 Harvard Blvd., 90005. The overgrowth of trees is a public safety issue. The trees are in front of the JJ Grand Hotel (under renovation) and create a dark and sinister environment. This is the second request for action. Please refer to item # 9 of the November 12, 2024, General Board meeting agenda. The request was put to the District-10 Representative, Alan Antonio.
11. Continued discussion, update and other possible actions regarding the noise and annoyance complaints about "Fountain LA, located at 2889 W Olympic Blvd. LA CA 90007". They operate as a nightclub with loud music until early morning and all the while having no permits to operate.
12. Discussion and possible action to approve recommendation of **ZA-2024-749 CUB 3528-3536 W 8th Street Los Angeles CA 90005 (Oxford Center)**. A **conditional use permit** to allow the sale and dispensation of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 6,737 sq.ft. restaurant/karaoke studio with 20 studio rooms and 176 indoor seats. Proposed hours of operation are from 11 am to 4 am daily, with hours of alcohol sales from 11:00 am to 2:00 am daily.
13. Discussion and possible action to approve recommendation of **ZA-2024-7498-CUB 1032 S Western Ave. Los Angeles, CA 90006**. A **conditional use permit** to allow the sale and dispensation of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 3,459 SF restaurant with 123 indoor seats and 5 karaoke rooms operating from 11:00 am to 2:00 am daily in the C2-1 zone.
14. Discussion and possible action to approve recommendation of **ZA-2024-7502-CUB 3831-3833 W 6th Street, Los Angeles, CA 90020. (Kyochon Chicken)**A **conditional use permit** to allow the sale and dispensation of beer & wine for on-site consumption in conjunction with an existing 2,375 SF restaurant with 24 indoor seats operating from 10:00 am to 2:00 am daily in the C2-1 Zone.
15. Discussion and possible action to approve recommendation for Conditional Use Beverage, **ZA-2025-270-CUB**. At **1040 S Western Ave. Los Angeles 90006**. A Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic

beverages for on-site consumption in conjunction with an existing 5,180 SF restaurant with 201 indoor seats operating from 11 AM to 2 AM daily in the C2-1 zone.

16. Discussion and possible action to approve recommendation for **ZA-2024-6420-CUB-A** conditional use to allow the sale and dispensing of wine and beer for on-site consumption in conjunction with a proposed restaurant in the C2-2 Zone at **3960-3962 West 6th and 601-605 South Western Avenue.**

17. Presentation by Leslie Scott of Leslie Scott Consulting community input about a project in the WCKNC neighborhood. The project team will share the Wilshire Center Koreatown Visioning, which has resulted in a quick build project at Hobart Schools along Serrano A venue between Olympic Boulevard and San Marino Avenue. The quick build is a pilot infrastructure project that redesigns the street with safety improvements on Serrano Avenue, only. LADOT values feedback for the quick build process.

18. Comments/Announcements

19. Adjourn

Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee 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 by the presiding officer of the Committee.

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For information on the N.C.'s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the N.C. Bylaws.

The Bylaws are available at our Board meetings and our website: <https://www.empowerla.org/WCKNC>