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WILSHIRE CENTER-KOREATOWN NEIGHBORHOOD COUNCIL**323-200-5532****General Board Meeting****Pio Pico Library****694 S. Oxford Ave.****Los Angeles, CA 90005****August 11, 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 Executive Committee Minutes for July
6. Discussion and possible action to approve the Monthly Expenditure Reports (MER)
7. Discussion and possible action to recommend approval of funding for WCKNC Admin Assistant.
8. Discussion and possible action to recommend approval of holding committee meetings via the internet.
9. Discussion and possible action regarding the lack of waste bins in the business district of Koreatown and the human waste material on the sidewalks.
10. Discussion and possible action regarding a NC retreat to set priorities and as a session for sharing relevant info. and rules and guidelines for the term.
11. Discussion and action regarding the formation of committees & committee memberships. Committees shall be comprised of six (6) or fewer Board Members and/or Alternates. A committee can have no fewer than three (3) members and no more than six (6) per the Brown Act. Three committee members shall

constitute a quorum for a committee meeting. The committees of the WCKNC are the following:

- a. Executive
- b. Rules & Bylaws
- c. Outreach, Communications, & Elections
- d. Planning & Land Use Management
- e. Sustainability & Beautification
- f. Tenant Rights, & Poverty
- g. Transportation & Public Safety

Discussion and possible action to appoint members to serve as representatives to various Neighborhood Council alliances and coalitions. For the list, please see below and click here for more information: (<https://empowerla.org/alliances/>) a.

Budget Representative

- b. LADWP Advocacy and Oversight
- c. LGBTQ+ Alliance
- d. Los Angeles Neighborhood Council Coalition (LANCC)
- e. Neighborhood Council Emergency Preparedness Alliance (NCEPA)
- f. Neighborhood Council Sustainability Alliance (NCSA)
- g. Plan Check

Board discussion and appointment by Chair for members to serve as liaisons to certain city departments and programs. City of Los Angeles elected officials, departments, and even other Neighborhood Councils (NC) are frequently looking for a contact person to work with on a particular subject matter. During the year, agencies will ask the Department of Neighborhood Empowerment (DONE) for liaison contact information for the purpose of sending invitations to meetings or events of interest, to receive feedback, or simply to request help.

12. Discussion and possible action on Sub-District 2's resident complaints regarding an extreme lack of parking in the area and possible action to authorize Tania Ramon to draft a letter to CD10 office.

13. Discussion and possible action to support or oppose allowing subdivision for a 7-story, 29-unit multi-family building in 825 S Irolo St. Los Angeles, CA 90005, R4-2 Zoning from 29-unit apartment project. **DIR-2019-3143-TOC:** Approve with Conditions a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 29 dwelling units, reserving three (3) units for Extremely Low-Income Household occupancy for a period of 55 years, with the following Additional Incentives. On March 15, 2024, the applicant submitted a request for a Letter of Clarification to Planning regarding the implementation of Assembly Bill 2097, which states that certain

projects are not subject to any minimum parking requirements. **VTT-84784-CN-HCA:** Subdivision for a 7-story, 29-unit multi-fam building in the R4-2 zone. A 29-unit multifamily building is under DIR--2019-3143-TOC.

14. Discussion and possible action to support or oppose allowing subdivision for **CPC-2025-3315-CU3-DB-HCA:** (N) 6-story, 53-unit apartment building on the same lot as an (e) 61 units apartment building for a total of 114 units and 22 parking spaces in the subterranean garage (AB 2097) at **400-412 S Catalina Street**, Los Angeles, CA 90020, terminated **DIR-2014-4403-DB-SPR:** demolition of 18 existing apartments; construction, use and maintenance of a 6-story, 80-unit apartment with 5 levels of residential over one grade level parking garage with 134 parking spaces.

15. Discussion and possible action to support or oppose allowing subdivision for **CPC-2025-3315-CU3-DB-HCA:** (N) 6-story, 53-unit apartment building on the same lot as an (e) 61 units apartment building for a total of 114 units and 22 parking spaces in the subterranean garage (AB 2097) at **400-412 S Catalina Street**, Los Angeles, CA 90020, terminated **DIR-2014-4403-DB-SPR:** demolition of 18 existing apartments; construction, use and maintenance of a 6-story, 80-unit apartment with 5 levels of residential over one grade level parking garage with 134 parking spaces.

16. Discussion and possible action to support or oppose allowing subdivision for **VTT-84758-CC:** For the construction of an existing 12 unit apartment building into 12 condominiums with 12 covered parking spaces in two detached garages at **501-507 S Catalina Street, 3510 W 5th street**, Los Angeles, CA 90020.

17. Update on the action taken by District-10 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.

18. Discussion and possible action to approve recommendation for ZA-2025-2099-CU A CUB to allow the sale of dispensing of the full line of alcoholic beverages for **off-site consumption** for an existing 1,565 sq.ft. market at **Heyman Center located at 730 S. Western Ave. 90005.**

19. Discussion and possible action to approve recommendation **ZA-2025-1689-CUB: 3429 W 8th St (3417-3429 W 8th Street, inclusive).** Total Lot 15,200.4

SF. Present Use: Restaurant with beer and wine. Proposed Use: Same with the full line of alcoholic beverages. Conditional Use Permit to allow the sale of full line of alcoholic beverages for an expanded 6,320 square feet. 233-seat restaurant operates from 11 am to 2 am daily.

20. Discussion and possible action to approve recommendation **ZA 2019-2977-CUB-PA1- A CUB** to allow the sale of beer & wine for **offsite consumption ex. 1626 sf. gas station operating 24 hours, daily in the c2-1 and r3-1 zones. (4600 Melrose Ave. and 651 & 655 N. Normandie Ave.).**

21. Discussion and possible action to approve recommendation **ZA-2023-5787-CUB - A CUB** to allow the on-site sale and dispensing of a full-line of alcoholic beverages in conjunction with an existing 6,266 sq. ft. restaurant operating hours from 11am-2am daily located at **3832 Wilshire Blvd. #202.**

22. Discussion and possible action to approve recommendation **ZA 2025-2662-CUB-CUX- A CUB** to allow on-site sale of full line of alcoholic beverages w/ an (E) restaurant w/proposed ancillary banquet use, with live entertainment, DJ, karaoke and dancing. Hours of operation 10:00am – 2:00am daily located at **261 S Kenmore Ave.**

23. Discussion and possible action to approve recommendation **ZA 2025-2518-CUB - A A CUB** to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,200 sqft restaurant with 52 seats located at **755 S Vermont Ave.**

24. Update on the action taken by District-10 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) 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.

25. Update on the action taken by District-10 regarding financial accountability of the Business Improvement District (BID) within the Koreatown district.

26. Comments/ Announcements

27. Adjourn

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

Public Posting of Agendas -
Neighborhood Council agendas are posted for public review as follows:

- Pio Pico Library, 694 S Oxford Avenue, Los Angeles, CA 90005
- <https://www.empowerla.org/WCKNC>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

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 -

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 the Pio Pico Library located at 694 S. Oxford Avenue, Los Angeles, CA 90005 or at our website <https://www.empowerla.org/WCKNC> 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 at: john.darnell@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 <https://www.empowerla.org/WCKNC>