

**WILSHIRE CENTER-KOREATOWN NEIGHBORHOOD COUNCIL**  
**323-200-5532**  
**General Board Meeting Minutes**  
**Pio Pico Library**  
**694 S. Oxford Ave.**  
**Los Angeles, CA 90005**  
**August 11, 2025**  
**5:30 pm**

1. Call to order quorum met at 5:40 at 13 members
2. Roll call

BOARD MEMBERS		PRESENT	ABSENT	EXCUSED	DATE
Linkon	Ahmed	X(5:47pm)			8-11-25
Shazia	Hoq			X	
Bill	Robinson	X			
Faisal	pirshaeb@g		X		
Traz	Co	X			
Saidur	Rahman			X	
Ahmed	Faisal	X			
Erica	Jung	X			
JT	Kim	X			
Shin	Suk Oh	X			
Chris	Hwang	X			
Jeffrey	Park		X		
Nikon	Haddadi			X	
Nojan	Haddadi		X		
Rasel	Mahmud Jewel	X (5:47pm)			
Madison	Cho	X			
Valerie	Berman	X			
Jongmin	Park		X		
J.	Lincoln Bang	X			
Chris	Maiorino			X	
Tania	Ramon	X			
Davis	M. Read	X			
Jinny	Oh	X			
Mina	Cheriki		X		

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)

**Joanne Wong** commented on the Korean Festival that will be held October 16<sup>th</sup> to October 19<sup>th</sup> 2025.

**Unidentified Stakeholder and former NC President** commented on the lack of public safety in Koreatown; business owners are fearful, and the streets are not clean. He did not feel that BID is doing their job providing security and maintenance. **Bill Robinson added** that City Rep. Hakeem Park Davis is available to work with the Koreatown BID to address these issues.

**Jennifer( ?) KYCC representative** commented on drug prevention services.

4. Community/Government Reports & Announcements

a. LAPD Senior Lead Officers

**SLO representative, Harry Cho** commented on the “Night Out” event. He informed the board regarding fake jewelry scams generally targeted at the Asians and elderly.

b. City and other Governmental Agencies

**District-10 representative, Alan Antonio** commented on the District-10 event at Shatto Park celebrating the beginning of a school year by giving away free backpacks.

**Davis Read asked** about bulky items that are left on the street blocking ADA access and becoming encampments. **Antonio responded** that there is a program in place but is about to be canceled due to budget cuts. Per Antonio, call the City’s Rapid Response team. **Bill Robinson commented** on the absence of Diane Cho Co-District Representative.

**District-13 representative, Mark Fuentes** commented the “Journey Out” project which helps “Jane Does” out of prostitution. The project is focused on Western Ave. corridor. Fuentes apologized for not having the commendation of service certificates ready for the August meeting.

5 Approval of the Minutes of the General Board Committee Minutes for July 2025

**First: Tania Ramon Second: JT Kim Motion passed unanimously.**

6. Discussion and possible action to approve the Monthly Expenditure Reports (MER)

**First: Davis Read Second: JT Kim Motion passed unanimously.**

**The Treasurer commented** that there is a \$10K carryover from last year.

7. Discussion and possible action to recommend approval of funding for WCKNC Admin Assistant.

**First: Tania Ramon Second: Davis Read Motion passed unanimously**

8. Discussion and possible action to recommend approval of holding committee meetings via the internet.

**First: Tania Ramon Second: Davis Read Motion passed unanimously**

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.

Item discussed with **no action taken.**

**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.

Motion to postpone until next month because DONE Advocate, **Mario Hernandez was not in attendance.**

**First: Tania Ramon    Second: Davis Read    Motion passed unanimously**

**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.

**Refer to the Committee Roster held by Bill Robinson for member placements.**

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. **Tania Ramon addressed** this issue to Alan Antonio. Antonio did not have any information that is pertinent other than this is a long-term solution. **Tania Ramon proposed** permit parking. Antonio responded that the problem is getting the required number of signatures. After getting the signatures the timeline would be a few years. Tania Ramon to follow up with Alan Antonio at a later date.

Motion by Bill Robinson to postpone the following items italicized in red to the next meeting because no representatives were in attendance

**First: Madison Cho Second: Chris Hwang motion passed unanimously**

*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 5<sup>th</sup> street**, Los Angeles, CA 90020.

Motion to allow construction of 12 unit condominium. The presenters were the building owner and developer and his consultant. Built in 1938 there would be no changes to the building façade to maintain architectural integrity. The renovation would be to bring the building up to code and modernity. The motion to approve would be contingent on the owner meeting all the city requirements regarding tenant relocation etc. Motion to approve building conversion to condominium.

**13 members approve, 2 member abstain,**

**9 members absent. Item 16 approved by a majority of 13 members.**

BOARD MEMBERS		YES	NO	ABSTAIN
Linkon	Ahmed	X		
Shazia	Hoq	absent		
Bill	Robinson	X		
Faisal	pirshaeb@g	absent		
Traz	Co			X
Saidur	Rahman	absent		
Ahmed	Faisal	X		
Erica	Jung	X		
JT	Kim	X		
Shin	Suk Oh	X		
Chris	Hwang	X		
Jeffrey	Park	absent		
Nikon	Haddadi	absent		
Nojan	Haddadi	absent		
Rasel	Mahmud Jewel	X		
Madison	Cho	X		
Valerie	Berman	X		
Jongmin	Park	absent		
J.	Lincoln Bang	X		
Chris	Maiorino	absent		
Tania	Ramon			X
Davis	M. Read	X		
Jinny	Oh			
Mina	Cheriki	absent		

**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. The board discussion was split; some board members felt that specialty wines and liquors are a positive asset to the neighborhood. Other members felt that another liquor store would be a threat to public safety as there are a plethora of liquor stores. Davis Read Motion to approve recommendation did not carry . Bill Robinson invited the developer back next month to further discuss the possibility of conditional approval.**

BOARD MEMBERS		YES	NO	ABSTAIN
Linkon	Ahmed			X
Shazia	Hoq	absent		
Bill	Robinson		X	
Faisal Ahmed	pirshaeb@g	absent	X	
Traz	Co	X		
Saidur	Rahman	absent		
Faisal	Ahmed tex1991		X	
Erica	Jung		X	
JT	Kim	X		
Shin	Suk Oh		X	
Chris	Hwang	X		
Jeffrey	Park	absent		
Nikon	Haddadi	absent		
Nojan	Haddadi	absent		
Rasel	Mahmud Jewel		X	
Madison	Cho		X	
Valerie	Berman		X	
Jongmin	Park	absent		
J.	Lincoln Bang			X

Chris	Maiorino	absent		
Tania	Ramon			X
Davis	M. Read	X		
Jinny	Oh			X
Mina	Cheriki	absent		

7 members No      4 members Yes      4 members abstain      9 members absent

**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. Antonio responded that it would take 11 months to have the trees trimmed. Consequently no action was taken and the trim date is undetermined.**

**25.** Update on the action taken by District-10 regarding financial accountability of the Business Improvement District (BID) within the Koreatown district. Refer to the discussion regarding this issue in General Public Comments, item #3.

**26.** Comments/ Announcements

Davis Read commented on the fatal accident of a nine-year-old boy in his sub-district. Tania Ramon reminded the board of the importance of completing their training.

**27.** Adjourn **7:30 pm**

**First: Tania Ramon Second: Rasel Jewel Motion passed unanimously**

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- 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)

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**Public Access of Records -**

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<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](mailto:john.darnell@lacity.org).

**Reconsideration and Grievance Process -**

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