

CITY OF LOS ANGELES

Bill Robinson, President
Erica Jung, 1st V.P.
Shazia Hoq, 2nd V.P.
JT Kim, Treasurer
Tania Ramon, Secretary



WILSHIRE CENTER-KOREATOWNEIGHBORHOOD COUNCIL
GENERAL BOARD MEETING
MINUTES

Koreatown YMCA Center
433 South Vermont Avenue
Los Angeles, CA 90020

December 15, 2025
5:30pm

1. Call to Order **5:51 PM** at 15 members
2. Roll Call

Board Members		Present	Absent	Excused
Saidur	Rahman	X		
Traz	Co		X	
Faisal	Ahmed		X	
Bill	Robinson	X		
Shazia	Hoq	X		
Linkon	Ahmed	X		Left at 6:24PM
Erica	Jung	X		
MD Faisal	Ahmed		X	

Nikon	Haddadi	X		
Nojan	Haddadi		X	
Kyungho	Hwang	X		
JT	Kim		X	
Shin Suk	Oh		X	
Jeffrey	Park	X		
Rasel	Mahud Jewel	X		Left at 6:24PM
Madison	Cho	X		
Valerie	Berman	X		
J.	Lincoln Bang	X		
Christopher	Malorino		X	
Tania	Ramon	X		
Davis	McCaffrey Read	X		
Jinny	Oh	X		
Sarah	Hwang		X	

3. General Public Comments – Comments from the public on non-agenda items within the Board’s subject matter jurisdiction. Public comments are limited to two minutes per speaker. (2 min)

No public comments given on non-agenda items.

4. Community/Government Reports & Announcements
a. LAPD Senior Lead Officers

Six LAPD Senior Lead Officers attended and provided seasonal crime and safety updates. They reported increases in package theft, vehicle break-ins, and online scams, and encouraged residents to use secure delivery options, avoid leaving purchases in cars, and verify suspicious emails directly with service providers. Officers also discussed ongoing efforts related to prostitution activity along Western Avenue, coordination on encampment concerns near Western and Wilshire, and nuisance business complaints. Officers also highlighted the recent “Shoes for Santa” event, which served approximately 1,100 children.

b. City and other Governmental Agencies

District Representative Conrado TerrazasCross, from the Office of Senator María Elena Durazo, reported that 11 of the Senator's bills were signed into law by Governor Newsom. He highlighted legislation related to immigrant protections, workers' rights, expansion of paid family leave, modernization of the Brown Act, short-term rental enforcement, protection of affordable housing and SRO units, and several public health measures. Conrado also noted that the Senator's office assists constituents with issues such as Caltrans property concerns (fencing, trash, encampments), DMV and licensing problems, and EDD/unemployment claims, and encouraged residents to contact the office for assistance.

5. Approval of minutes of the General Board Meeting for November 2025.
First: Tania Ramon, Second: Rasel Mahud Jewel. Motion passes unanimously.
6. Discussion and possible action for the Board approval of the Monthly Expenditure.
First: Tania Ramon, Second: Saidur Rahman. Motion passes unanimously.
7. Discussion and possible action to approve up to \$150 per month for the purchase of a ZOOM license to conduct virtual meetings for the Wilshire-Center Koreatown Neighborhood Council.

The Board discussed approving up to \$150 per month for the purchase of a Zoom license to conduct virtual meetings for the Wilshire Center–Koreatown Neighborhood Council. Tania Ramon noted that the license would primarily support committee meetings, while Executive Committee and General Board meetings will continue to be held in person to better serve the broader community.

During public comment, a community member noted that offering a Zoom option would expand access and allow working community members to participate more easily.

First: Davis McCaffrey Read, Second: Tania Ramon. Motion passes unanimously.

8. Discussion and possible action to participate via tabling at the Oxford Ave Neighborhood Block Watch Meet and Greet on Saturday, February 28th 2026 at 9:00 AM
 - a. Discussion and possible action to purchase a WCKNC banner to be used at community events where WCKNC is participating.
 - b. Discussion and possible action to add the WCKNC logo to the [Oxford Ave Neighborhood Block Watch Meet and Greet flyer](#) promoting the event.

First: Davis McCaffrey Read, Second: Tania Ramon. Motion passes unanimously.

9. Committee reports, discussion and possible action. 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

Reports from representatives to NC Alliances and Coalitions and Liaisons, followed by discussion and possible action. 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)

Davis McCaffrey Read reported that the NCSA recently considered a motion related to the LA28 Olympics. The Alliance supported submitting a letter encouraging organizers to use reusable cups rather than single-use plastic at event venues, building on similar practices already being implemented at Crypto.com Arena and SoFi Stadium. Davis noted that he voted in support of the recommendation.

10. Discussion and possible action to approve recommendation for **ZA-2017-3351-MCUP** to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing 1,996 sq. ft. restaurant with 106 indoor seats located at **3465 W 6th Street, Unit 110, Los Angeles, CA 90020**.

Item postponed to next meeting.

11. Discussion and possible action to approve recommendation for **ZA-2017-3351-MCUP** to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing 2,860 sq. ft. restaurant with 128 indoor seats located at **3465 W 6th Street, Unit 150, Los Angeles, CA 90020**.

Item postponed to next meeting.

12. Discussion and possible action to approve recommendation for **ZA-2025-4893-CUB** to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 9,000 sq. ft. restaurant and karaoke studio with 29 studio rooms and 245 indoor seats located at **3330 W 8th Street, 2nd Floor, Los Angeles, CA 90005**. The proposed hours of operation are 11 a.m. to 4 a.m. daily with hours of alcohol sales from 11 a.m. to 2 a.m. daily.

Item postponed to next meeting.

13. Discussion and possible action to approve recommendation for **ZA-2022-5383-CUB**: an approval of plans for the continued sale of beer and wine for on-site consumption in conjunction with an existing restaurant in the C4-2 zone located at **3785 Wilshire Blvd., Suite 217, Los Angeles, CA 90010**. Applicant requests the amendment of Condition 7a to

permit hours of operation from 11 a.m. to 2 a.m., daily.

Item postponed to next meeting.

14. Discussion and possible action to approve recommendation for **ZA-2019-2977-CUB-PA1-A** to allow the sale of beer and wine for off-site consumption at an approximately 1,626 sq. ft. gas station operating 24 hours daily in the C2-1 and R3-1 zones located at **4600 Melrose Ave. and 651–655 N. Normandie Ave., Los Angeles, CA 90029.**

Item postponed to next meeting.

15. Discussion and possible action to support or oppose **DIR-2025-5505-TOC-SPPC-HCA** for a proposed 35-unit, 6-story TOC residential development totaling 43,075 sq. ft. and 66'-1" in height with one level of subterranean parking, utilizing Tier 4 incentives located at **214–222 N. Berendo Street, Los Angeles, CA 90004.** Project seeks Specific Plan Project Compliance under the Vermont/Western Station Neighborhood Area Plan pursuant to LAMC Section 11.5.7.C and Section 13.B.4.2 of Chapter 1A.

Item postponed to next meeting.

16. Discussion and possible action to approve recommendation for **ZA-2025-5623-CUB**, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 3,400 sq. ft. market operating daily from 7 a.m. to 9 p.m. located at **3113 W 8th Street, Los Angeles, CA 90005** in the C2-1 zone.

Item postponed to next meeting.

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

Motion to postpone items 10 - 17.

First: Kyungho Hwang, Second: Linkon Ahmed. Motion passes unanimously.

18. Discussion and possible action on Letter to City Planning regarding **261 S. Kenmore Ave, 90004** [ZA-2025-2662-CUB-CUX](#). Project consists of allowing on-site sale of full line of alcoholic beverages with an (E) restaurant with proposed ancillary banquet use, with live entertainment (live music/DJ/karaoke) and dancing. Hours of operation 10A-2A daily.

The Board discussed a proposed project at 261 S. Kenmore Avenue, which would allow the on-site sale of alcoholic beverages in conjunction with a banquet hall that includes ancillary live entertainment (DJ/live music/karaoke) and dancing, with proposed hours of operation from 10:00 a.m. to 2:00 a.m. daily.

Attorney Jennifer Oden, representing the property owner and proposed operator, Bronson Hospitality, clarified that the project is intended to operate as a banquet hall rather than a nightclub, with uses such as weddings, birthdays, and corporate events. She stated that the applicant is willing to continue engaging with the community and has requested that the zoning case remain open to allow time to address questions and concerns.

Board members raised issues related to parking and valet plans, proximity and

leasing of off-site parking locations, noise and sound mitigation near adjacent residential properties, security measures when alcohol is served, and potential traffic and late-night impacts. The applicant agreed to return with additional details regarding valet logistics, noise mitigation, security protocols, and parking arrangements.

The zoning record is expected to remain open through February 6, 2026, to allow for additional community input and follow-up.

A motion was made for the representatives to return to a future General Board Meeting after review by the PLUM Committee.

First: Kyungho Hwang, Second: Tania Ramon. Motion passes unanimously.

19. Discussion and possible action on Community Impact Statement regarding **261 S. Kenmore Ave, 90004** [**ZA-2025-2662-CUB-CUX**](#) (Department of City Planning).
20. Discussion and possible action to support the creation of a “Good Neighbor Program” for businesses and apartment buildings within the WCKNC boundaries, including a voluntary pledge for daily sidewalk and gutter clean-up, distribution of a branded participation sticker, and a coordinated outreach effort to expand community involvement.

Motion to postpone item to next meeting

First: Jinny Oh, Second: Erica Jung. Motion passes unanimously.

21. Discussion and possible action to review board member attendance in accordance with bylaws and EmpowerLA requirements, and to consider possible removal of Faisal Ahmed and Shin Suk Oh due to non-attendance.

First: Erica Jung, Second: Kyungho Hwang. Motion passes unanimously.

22. Discussion and possible action to vote to approve the Business Representative Board Member
 - a. Troy Haddadi, Candidate for the Business Representative seat

Item moved to next meeting.

23. Discussion and possible action to invite webmaster James Oquendo to the WCKNC General Board Meeting to discuss and provide recommendations on how the board can improve communications and streamline the process for posting content to the WCKNC website, including roles, timelines, and suggested best practices.

Board members noted the importance of keeping agendas, meeting locations and times, board rosters, and community resources consistently updated. Examples from other Neighborhood Council websites were referenced as potential models for formatting and content. Suggestions included posting flyers for community events, police and agency updates, and photos from council activities so residents can easily see ongoing work and opportunities to participate. Board members expressed interest in clearer coordination with the webmaster to ensure materials are shared and uploaded in a timely manner.

24. Comments/Announcements

25. Adjourn at **6:58 PM**

First: Davis McCaffrey Read, Second: Tania Ramon. Motion passed unanimously.