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Vacant, Vice President  
Brian Piatek, Treasurer  
Dorsay Dujon, Secretary  
Blake Lynch, Parliamentarian

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Jennifer Walker, Education Rep.  
Phillip Wiley, Youth Rep.  
Richard Williams, Business Rep.  
Vacant, At Large Rep. (term expiring 2025)



**BOARD OF THE WEST ADAMS  
NEIGHBORHOOD COUNCIL**  
P.O. BOX 78474 Los Angeles, CA 90016

Email: [westadamsnc@gmail.com](mailto:westadamsnc@gmail.com)  
Website: [westadamsnc.org](http://westadamsnc.org)

**West Adams Neighborhood Council**  
Meets third Monday's each month & fourth  
Monday's in February, January and June  
Vineyard Recreation Center  
2942 Vineyard Ave, Los Angeles, CA, 90016

**DEPARTMENT OF NEIGHBORHOOD  
EMPOWERMENT**

City Hall  
200 N. Spring St. 20<sup>th</sup> Floor  
Los Angeles, CA 90012  
Tel: (213) 978-1551 | Toll Free: 311  
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**West Adams Neighborhood Council**  
HYBRID Board & Stakeholders Meeting Agenda

**Monday, February 24, 2025 (6:30pm)**

In conformity with the October 6, 2023 enactment of California Senate Bill 411 and LA City Council approval on November 1, 2023, this West Adams Neighborhood Council subcommittee meeting will be conducted virtually.

West Adams Neighborhood Council is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting  
<https://us02web.zoom.us/j/85675450585>

Meeting ID: 856 7545 0585

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- Dial by your location
- +1 669 900 6833 US (San Jose)
  - +1 669 444 9171 US
  - +1 719 359 4580 US
  - +1 253 205 0468 US



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## **West Adams Neighborhood Council**

### **Board & Stakeholders Meeting Agenda**

**Monday, February 24, 2025 (6:30pm)**

**AGENDA** *(Please note: All items may be discussed in a different order than how they are listed on the agenda on the day of the noticed meeting. The order of business may be changed without notice).*

1. **Call to Order:** Welcome and Roll Call of Board Members
2. **General Public Comment:** Public comments on non-agenda items (2 min max per person)
3. **Reports from Government Officials & Representatives**
4. **WANC Subcommittee reports, including committee referrals since last Board & Stakeholder meeting, and Individual Board Member Activity reports,** including but not limited to:
  - a. Sunday 2/23: CicLAvia 2025: “West Adams Meets University Park” (West Adams Hub at La Brea & Jefferson)
  - b. 2025 WANC Board Member Elections for 8 of 15 seats for four-year teams (expiring 2029): 4 At-Large Reps (5 candidates), 1 Business Rep (uncontested – 1 candidate), 1 Community Interest Rep (2 candidates), 1 Homeowner Rep (uncontested – 1 candidate), and 1 Youth Rep (2 candidates); Vote-By-Mail Applications available now until March 31. Ballots mailed beginning March 4. Completed mail-in ballots must be postmarked by Tuesday, April 8.
  - c. Public Safety traffic WANC-approved resolutions and CISOs
  - d. Education Rep (expiring 2027) is vacant, open for board appointment subject to eligibility according to WANC By-Laws (employed at staff at WANC area educational institution, e.g., LAUSD schools, public charter schools, after-school program and other educational non-profits)
  - e. Rules Committee
  - f. Land Use Committee
  - g. Vacancies of WANC Secretary and Vice-President



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## 5. Old Business

### a. Board vote to approve **recent Board & Stakeholder Meeting Minutes.**

1. January 27, 2025 <https://ncmanager.org/nc/wanc/board/meetings/2025-01-27/minutes>

### b. Treasurer Report

1. Discussion and possible action on **January 2025 MER.**

## 6. New Business

- a. Discussion and possible action to support the **establishment of the Los Angeles Public Bank (Council File: 19-1235)**. See attached sample CIS letter prepared by United Parents and Students.
- b. Discussion and possible action to not approve submitted **Neighborhood Purpose Grant (NPG) application** from The Healing Circle for \$5,000.
- c. WANC Executive Committee Recommended Consent Calendar items: Discussion and possible action to support Land Use Committee's recommendations in support of **three Type 47 permits of liquor licenses** at the following addresses (supporting documentation attached):
  1. 3321 La Cienega Blvd – VR Room -Type 47 Restaurant Liquor License
  2. 3321 La Cienega Blvd – Full Line Restaurant – Type 47 Liquor License
  3. 4301 Jefferson Blvd – Food Court – Type 47 Restaurant Liquor License
- d. Presentation, discussion, and possible action to support **WANC Land Use Committee's approved recommendation for development at 5048 Jefferson Blvd.**
- e. Discussion and possible action **to explore with CERT and other agencies a WANC event, not to exceed \$3,000**, to address community preparation for emergency and disaster management, with special attention to individual preparations

## 7. Upcoming WANC Meetings & Events

- a. **Next Board & Stakeholder public-business meeting (3<sup>rd</sup> Monday, March 17, 2025)**

## 8. Adjourn



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### **SB 411 Updates:**

If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to **to subparagraph (D), until the timed general public comment period has elapsed.**

**THE AMERICAN 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



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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 Department of Neighborhood Empowerment by email, [NCsupport@LACity.org](mailto:NCsupport@LACity.org) or by telephone 213-978-1551.

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – 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 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

**PUBLIC POSTING OF AGENDAS** – WANC agendas are posted for public review as follows:

- Vineyard Recreation Center, 2942 Vineyard Ave, Los Angeles, 90016
- [www.WestAdamsNC.org](http://www.WestAdamsNC.org)
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at West Adams Neighborhood Council  
<https://www.lacity.org/subscriptions>

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](mailto:NCsupport@lacity.org)

**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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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 our website: [www.WestAdamsNC.org](http://www.WestAdamsNC.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Dorsay Dujon, Secretary, at 323- 998-0616 or email at: [westadamsnc@gmail.com](mailto:westadamsnc@gmail.com). 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.WestAdamsNC.org](http://www.WestAdamsNC.org)



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**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 our website: [www.WestAdamsNC.org](http://www.WestAdamsNC.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Dorsay Dujon, Secretary, at 323-451-9262 or email at: [westadamsnc@gmail.com](mailto:westadamsnc@gmail.com).

**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.WestAdamsNC.org](http://www.WestAdamsNC.org)

## ATTACHMENTS

Sample customized for WANC - Community Impact (CIS) to support the Los Angeles Public Bank:

February 24, 2025

RE: Fund the Los Angeles Public Bank Plan

Dear Los Angeles City Council Members,

On behalf of the **West Adams** Neighborhood Council, we strongly support the establishment of the Los Angeles Public Bank ([Council File: 19-1235](#)). With our city facing wildfires, unaffordable housing, and crumbling infrastructure, redirecting public funds from the [\\$1.4 billion we currently pay to private banks annually](#) is critical. That money can rebuild neighborhoods, strengthen disaster resilience, and support local small businesses.

The Los Angeles Public Bank—a nonprofit, city-owned institution—will reinvest local dollars into affordable housing, modern infrastructure, and small business development. Its primary goal is to keep funds within our local communities by providing low-cost loans for projects that benefit our neighborhoods, rather than redirecting public funds to prioritize the interests of private commercial banks. It will prioritize equity and ensure that profits benefit Angelenos rather than shareholders.

Public banks are governed by an independent Board of Directors, run by experienced bankers and financial experts. This structure ensures transparency and accountability in decision-making, as the board operates autonomously from political influences. LA's public bankers will make investment and lending decisions based on the mission and mandates set by the City and stakeholders to meet the needs of LA projects.

We applaud the City Council unanimously approving a feasibility study for the public bank in June 2023 and in [May 2024](#). Now, we urge you to take the next crucial step: allocate the \$460K needed to fund the Request for Proposals (RFP) for the City's consultants to begin developing the bank's feasibility study and business plan. This modest investment will save millions in the short term and lay the foundation for a resilient financial infrastructure before the next crisis strikes.

The Los Angeles public bank offers many advantages including:





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1. Saving money. LA currently spends over \$1 billion a year in fees to Wall Street. A public bank would significantly cut borrowing costs and put those savings back into local projects, ensuring every public dollar benefits our community instead of lining private pockets.
2. Community development. When funds stay local, they work harder for us. Deposits in a public bank create local loans that boost affordable housing, improve infrastructure, and support small businesses, all vital for building stronger neighborhoods.
3. Ethical investment. A public bank is more than just a bank; it's a long-term, community-rooted source of capital that targets the structural inequalities affecting generations. It's about investing in initiatives that genuinely uplift LA residents and local businesses.
4. Democracy and transparency. A public bank puts financial control in the hands of Angelenos. It gives our community a real say in where our money goes, ensuring investments reflect our shared values and priorities instead of private profit.

We respectfully request that the City Council consider our Community Impact Statement in support of the Los Angeles Public Bank.

Thank you for standing with our communities as we work to build a Los Angeles where every dollar truly serves its people.

Sincerely,

**West Adams Neighborhood Council**

## **3321 LA CIENEGA – VR ROOM – LIQUOR LICENSE**

### **Findings**

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. The project will enhance the built environment in the surrounding neighborhood or **will** perform a function or provide a service that is essential or beneficial to the community, city, or region.

The proposed project will become a dynamic hub for dining and entertainment in the neighborhood, significantly contributing to the community's cultural and commercial growth. With its unique concept that merges a shared menu with immersive virtual reality experiences, Sandbox VR will **offer** both an innovative dining experience and a captivating recreational option for residents and visitors. The kitchen's use of an air fryer and ventless oven



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ensures a safe, efficient operation while upholding high standards of food quality. The inclusion of a full range of alcoholic beverages will enhance the dining experience and support the area's economic development by utilizing and revitalizing a commercial space within the new mixed-use development. This project will generate tax revenue, create new jobs, and build a strong sense of community, all while adhering to principles of responsible operation and active community involvement. Approval of this plan will bring a positive impact to the neighborhood, contributing to its overall vibrancy and well-being.

2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The proposed restaurant, which will include on-site alcohol sales at Cumulus, will contribute to the growth of West Adams' commercial district by adding to the variety of dining options available to residents and visitors. Strategically situated in an area well-served by major roadways and public transit, including the Santa Monica Freeway (Interstate-10), La Cienega Boulevard, Jefferson Boulevard, and Adams Boulevard, the restaurant is easily accessible both regionally and locally. Its proximity to the Metro Expo La Cienega/Jefferson Station further enhances its accessibility. Given these factors, the project will not only complement the newly built Cumulus development but also support the broader economic growth of the community while remaining in harmony with neighboring properties. The imposed Main Conditional Use and Main Plan Approval have established specific operational guidelines that the applicant will adhere to, ensuring the project does not negatively impact adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.





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## 3321 LA CIENEGA – FULL-LINE RESTAURANT – LIQUOR LICENSE



### ATTACHMENT A CITY PLANNING APPLICATION – FINDINGS & SUPPLEMENTAL INFORMATION MAIN PLAN APPROVAL – ALCOHOL (MPA) 3321 La Cienega Boulevard, Los Angeles 90016

#### SITE INFORMATION:

Street Address: 3321-3333 La Cienega Boulevard, Los Angeles 90016

Lot Area: 483,232.8 square feet (per ZIMAS)

Assessor Parcel Number (APN): 4205-033-BRK (per ZIMAS); 4205-003-007, -015 (per LA County Assessor)

#### ACTION(S) REQUESTED:

A Main Plan Approval for Alcohol Establishments, pursuant to LAMC Section 13B.2.2.H, a Main Plan Approval(MPA) in conjunction with ZA-2020-3281- MCUP, for the interior improvement of an existing restaurant space along with the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in addition to the ancillary sale of beer and wine only for off-site consumption with takeout and delivery services (ABC Type 47 On-



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Sale General – Eating Place License). The restaurant is proposing 4,832 square feet of indoor dining space with 152 interior seats, and 1,146 square feet of uncovered outdoor dining space with 50 outdoor seats. The proposed hours of operation are from 11:00 a.m. to 11:00 p.m., Monday through Thursday; 10:00 a.m. to 12:00 a.m. on Friday to Saturday, and 10:00 a.m. to 10:00 p.m. on Sunday in the (T)(Q)C2-2D-CPIO Zone.

## BACKGROUND INFORMATION:

### SUBJECT PROPERTY

The subject property (“Property”) is comprised of one (1) lot consisting of 483,232.8 square feet of lot area. The Property is developed with a 31-story residential tower at the northeast corner of a mixed-use development, “Cumulus,” that incorporates ground floor retail along La Cienega Boulevard, which wraps around the southern base of the tower facing the “Zocalo,” a .68-acre park at the ground level near the center of the Approved Project site. The remainder of the property is covered by a 7-story mixed-use podium style building. The Zocalo has an entrance along La Cienega Boulevard, as well as a paseo, ground floor plazas along La Cienega Boulevard, shaded walking paths, seating areas, roof decks, planted balconies, kiosks, Retail Mobile Units (RMUs), and other common gathering areas. Access to the property and various parking lots is provided via Cumulus Drive, which connects to La Cienega Boulevard. The Project is within walking distance of the La Cienega and Jefferson Light Rail Station, within two (2) industrially zoned corridors and with a surrounding area that is characterized by a mix of industrial, commercial, retail, and residential uses.

11287 Washington Boulevard | Culver City, California 90230 | T (310) 204-3500 | [three6ixty.net](http://three6ixty.net)

4301 JEFFERSON – FOOD COURT – RESTAURANT LIQUOR LICENSE

# HE

FE DESIGN & CONSULTING

## Master Plan Approval Additional Information/Findings



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## **4301 W Jefferson Blvd (4303 W Jefferson Blvd; 3055 S Hillcrest Dr)**

Odilia Romero (A)

5858 Denver Avenue

Los Angeles, CA 90044

CNP 89 LLC (O)

1601 Connecticut Ave NW, Ste 300

Washington DC, 20009

FE Design & Consulting (R)

327 E. 2nd St. #222

Los Angeles, CA 90012

4301 W Jefferson Blvd

West Adams - Baldwin Hills - Leimert Community Plan Area

Zone: CM-1VL-CPIO

C.D.: 10 Heather Hutt

Legal Description: Lots 600 - 602, TR 5780

### **REQUEST**

A Master Plan Approval subsequent to ZA-2020-5929-MCUP to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a 312 square foot tenant space in a food hall.

Each of the six vendors will share a common seating area, kitchen prep, and storage. However, each vendor will operate their own Alcoholic Beverage Control license. Grand Central Market in Downtown Los Angeles, the Packing District in Anaheim, and Citizen's Market in Culver City are examples of this model.

Details of our project are as follows:



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327 E 2nd St. # 222 Los Angeles, CA 90012 TEL 213.687.6963 EMAIL [info@fedesignandconsulting.com](mailto:info@fedesignandconsulting.com) WEB [fedesignandconsulting.com](http://fedesignandconsulting.com)

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## FE DESIGN & CONSULTING

Use

Square Footage Unit/Address

Hours of Operation Type of Alcohol

Food

Interior Seats

Exterior Seats Total Seats

Live Entertainment

Dancing

Off-Site Sales Parking

Restaurant

631 square feet (10,000 square foot food hall) 4301 W Jefferson - Vendor 3

6:00 a.m. to 2:00 a.m.

(4) 337 food hall total

93 food hall total

430 food hall total

Live entertainment for occasional weddings and fundraisers

None

None

Off-site lot as needed

Yes

### BACKGROUND

The project site is located at 4301-4313 W. Jefferson Blvd and consists of three (3) rectangular-shaped lots totaling 19,389 square feet. The property was developed with three attached brick buildings in 1952. The project site fronts approximately 155 feet along the north side of W. Jefferson Blvd. and 125 feet along the west side of Hillcrest Dr. The site is zoned CM-1VL-CPIO. It is designated for Hybrid Industrial use under general plan land use designations. The



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property is located within Council District 10, the West Adams - Baldwin Hills - Leimert Community Plan Area, the Mid City Recovery Area, The West Adams CPIO District, the South Los Angeles Alcohol Sales Area, and the Los Angeles State Enterprise Zone.

#### **SURROUNDING PROPERTIES**

The properties directly north across an unnamed alley are zoned R1-1 and improved with single-family dwellings.

The properties directly south across Jefferson are zoned CM-1VL-CPIO and developed with one-story buildings housing cake and retail stores.

The properties directly east across Hillcrest Drive are zoned CM-1VL-CPIO and developed with one-story buildings housing industrial uses.

The properties directly west abutting the property are zoned CM-1VL-CPIO and developed with one-story buildings housing industrial uses.

#### **CIRCULATION**

2

327 E 2nd St. # 222 Los Angeles, CA 90012 TEL 213.687.6963 EMAIL [info@fedesignandconsulting.com](mailto:info@fedesignandconsulting.com) WEB [fedesignandconsulting.com](http://fedesignandconsulting.com)

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**FE DESIGN & CONSULTING**

Jefferson Boulevard is a Secondary Highway dedicated to a width of 80 feet. Hillcrest Drive is a local street dedicated to a width of 60 feet.

#### **RELATED PRIOR CASES**

Case No. ZA-2020-5929-MCUP - Pending MCUP for this project.

#### **BUILDING PERMITS**

21016-10000-34282 - The tenant improvement which include the build out of a 10,000 sf food hall with new 1,546 sf of outdoor eating area. The food hall will include and food stations.



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#### GENERAL CONDITIONAL USE FINDINGS

**i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The applicant's restaurant is located within a new food hall to serve the surrounding residential and commercial communities. The CPIO intends to *"revitalize neighborhood commercial areas to better serve nearby residential neighborhoods by incentivizing the establishment of much-needed services, such as, full-service grocery stores and sit-down restaurants and by promoting both functional and aesthetic upgrading of the area."* With the inclusion of alcoholic beverages, this project ensures that a vibrant new neighborhood-serving use will be established and flourish in this area.

Unlike mall food courts, vendor stalls in food halls are typically occupied by independent operators. In a post-pandemic economic environment, communities across the country are looking toward food halls as a potential avenue towards economic revitalization - especially for local restauraners. Food halls allow these operators to serve the public without the substantial upfront costs of a stand-alone, brick-and-mortar tenant space. **It also** allows them to share foot traffic and market to customers that they would not otherwise reach. Residents in this area will benefit by having multiple food choices under one roof. Their party will be able to choose from various options, but still, enjoy a meal together. Food halls make it possible to get a high-quality meal from relatively independent operators at an approachable price point.

The availability of alcoholic beverages is an essential part of any dining experience. It offers convenience to patrons who may wish to consume beer, wine, or a cocktail with their meal and has become a standard offering at food halls. Holding an Alcoholic Beverage Control license also buttresses their attempts to remain viable in the long term. Many people in the community

1 West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District, CHAPTER II - COMMERCIAL CORRIDORS SUBAREA, page 16.