

**EXECUTIVE COMMITTEE OFFICERS**

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

**BOARD MEMBERS**

Jace Dawson, At Large Rep.  
Dorsay Dujon, At Large Rep.  
Angela Gilbert, At Large Rep.  
Quintus Jett, At Large Rep.  
Blake Lynch, At Large Rep.  
Steven Meeks, At Large Rep.  
Tora Miller, Homeowner Rep.  
Brian Piatek, Homeowner Rep.  
Brandy Robinson, Business Rep.  
Connye Thomas, Community Interest Rep.  
Julio Valdez, At Large Rep.  
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

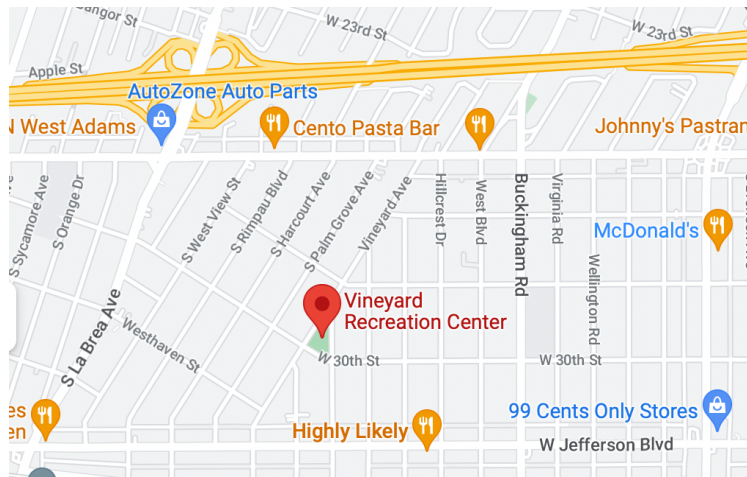
**DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT**

City Hall  
200 N. Spring St. 20<sup>th</sup> Floor  
Los Angeles, CA 90012  
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**West Adams Neighborhood Council**  
Board & Stakeholders Meeting Agenda  
IN-PERSON MEETING

**Monday, April 15, 2024 (6:30pm)**  
**Vineyard Recreation Center**

2942 Vineyard Avenue, Los Angeles, CA 90016





West Adams Neighborhood Council

Email: [westadamsnc@gmail.com](mailto:westadamsnc@gmail.com)

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## West Adams Neighborhood Council

### Board & Stakeholders Meeting Agenda

Monday, April 15, 2024 (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, Acknowledgements, and Roll Call of Board Members
2. **General Public Comment:** Public's open comments on non-agenda items (2 min max per person)
3. **Reports from Government Officials & Representatives** (3 min each)
4. **Old Business**
  - a. Board discussion and possible approval of Board & Stakeholder Meeting Minutes (January, February, and March 2024). Neighborhood Council Management System <https://ncmanager.org> - Drafts appended to agenda.
  - b. Treasurer's report with board discussion.
  - c. Board discussion and action to approve the February 2024 MER.
  - d. Board discussion and action to approve the March 2024 MER.
  - e. Board discussion and action to approve the reimbursement of Board Member Gilbert not to exceed \$250 (Outreach: Vineyard Recreation Center's Spring event: March 23, 2024).
5. **New Business**
  - a. Board discussion and possible action to approve the Conditional use permit (CUB) to allow the sale and dispensing of a full-line alcohol for on-site consumption in conjunction with the operation of an expanded full-service restaurant at 4919-4921 W. Adams Blvd 90016. Notes from Land Use Committee appended to agenda.



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- b. Board discussion and possible action to approve payment to UmeWorks for invoice #4575 in amount of \$131.50.

#### 6. **Board Member activities and conduct**

- a. Committee reports: Executive, Finance, Land Use, Outreach, Public Safety, Rules, Youth & Education, and Ad-hoc Digital Strategy
- b. Discussion of Board operations: Including but not limited to Board roster; Subcommittee membership & leadership; Board member roles, training, and compliance; and Managing conflicts of interest (e.g., proper recusal as per the City Attorney's Neighborhood Council Advisory Division and WANC ByLaws)
- c. Roll Call of Board members: activities, announcements, and ideas (up to 1 min each).

#### 7. **Agenda Setting**: Solicitation and review of agenda items for future meetings.

- a. 3<sup>rd</sup> Monday of May 2024: 5/20
- b. 4<sup>th</sup> Monday of June 2024: 6/24
- c. 3<sup>rd</sup> Monday of July 2024: 7/15

#### 8. **Adjourn**

**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 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.



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**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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**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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**vacant**, President

City of Los Angeles



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Blake Lynch, At-Large Representative (2027)  
Phillip Wiley, Youth Representative (2025)  
Richard Williams, Business Representative (2025)  
Angela Gilbert, At Large Representative (2025)

**West Adams Neighborhood Council  
Board regular meeting minutes  
January 22, 2024**

Draft minutes — not yet approved

[6:30 pm] Board Members Julio Valdez , and Jennifer Walker are present

[6:34 pm] The roll was called.

Present (8): Jace Dawson, Dorsay Dujon, Quintus Jett, Blake Lynch, John Ma, Steven Meeks, Tora Miller, and Richard Williams  
Absent (4): Brian Piatek, Brandy A. Robinson, Connye Thomas, and Phillip Wiley

[6:35 pm] Meeting called to order. John Ma presiding.

[6:35 pm] Stakeholder Comment: Announcing a New Teen Youth Center on Until 7pm ages 13- 18  
South Hartcourt & Jefferson  
Free tutoring and creative learning program  
Intro to architecture course

[6:36 pm] Board Member Blake Lynch Made a request to all board members to submit a headshot photo to be posted on the WANC website.

[6:39 pm] Bureau of Street Services  
Complaining about cars doing donuts in the street  
Possible Speed Bumps on Cloverdale

[6:42 pm] On agenda item 5a, John Ma made a motion to "Move to approve \$59/year subscription cost for WP Rocket plugin and 5 hours labor from UmeWorks to install plugin, to improve WANC website performance."

[6:43 pm] Board tabled action until Treasure is present: Approve \$59/year subscription cost for WP Rocket plugin and 5 hours labor from UmeWorks to install plugin, to improve WANC website performance.

[6:44 pm] On agenda item 5b, John Ma made a motion to "approve opening meetings with an indigenous land acknowledgment"

[6:51 pm] The assembly voted on a motion to: "approve opening WANC monthly board meetings with an indigenous land acknowledgment"

Ayes (5): Dorsay Dujon, Quintus Jett, Marcia Jones, John Ma, and Tora Miller  
Noes (4): Jace Dawson, Blake Lynch, Steven Meeks, and Richard Williams  
The motion passed.

[6:52 pm] Board Member Dujon will provide board with exact land acknowledgement for board review.

[6:55 pm] On agenda item 5c, John Ma made a motion to "Move that Steven Meeks, John Ma, Quintus Jett, Dorsay Dujon and Jace Dawson are listed as CIS filers for WANC"

[6:59 pm] On agenda item 5c, John Ma made a motion to "Amend motion to replace John Ma with Jennifer Walker as a CIS Filer for WANC"

[6:59 pm] The assembly voted on a motion to: "Amend motion to replace John Ma with Jennifer Walker as a CIS Filer for WANC. WANC CIS Filers will be Steven Meeks, Jennifer Walker, Quintus Jett, Dorsay Dujon and Jace Dawson"

Ayes (9): Jace Dawson, Dorsay Dujon, Quintus Jett, Marcia Jones, Blake Lynch, John Ma, Steven Meeks, Tora Miller, and Richard Williams  
Noes (0): none  
The motion passed.

[7:00 pm] The assembly voted on a motion to: "Move that Steven Meeks, Jennifer Walker, Quintus Jett, Dorsay Dujon and Jace Dawson

are listed as CIS filers for WANC"

Ayes (9): Jace Dawson, Dorsay Dujon, Quintus Jett, Marcia Jones, Blake Lynch, John Ma, Steven Meeks, Tora Miller, and Richard Williams

Noes (0): none

The motion passed.

[7:01 pm] On agenda item 5e, John Ma made a motion to "Approve \$1,000.00 payment for NC Management application to facilitate meeting minutes taking"

[7:12 pm] The assembly voted on a motion to: "Approve up to \$1,000.00 payment for NC Management application to facilitate meeting minutes taking"

Ayes (7): Jace Dawson, Dorsay Dujon, Quintus Jett, Marcia Jones, Blake Lynch, John Ma, and Tora Miller

Noes (1): Richard Williams

Abstentions (1): Steven Meeks

The motion passed.

[7:15 pm] Connye Thomas arrived at the meeting

[7:30 pm] Steven Meeks.

He has not received his reimbursement from a June event

Richard Williams is also waiting on reimbursement from April

Hasn't seen MER or Request for Payments

[7:31 pm] On agenda item 6, Blake Lynch made a motion to "Motion to request the treasure to provide a written report of what happen to Steven Meeks and Richard Williams and city clerk"

[7:35 pm] The assembly voted on a motion to: "Motion to request the city clerk's office and treasure to provide a written report of what happen to reimbursements for board members Steven Meeks and Richard Williams."

Ayes (10): Jace Dawson, Dorsay Dujon, Quintus Jett, Marcia Jones, Blake Lynch, John Ma, Steven Meeks, Tora Miller, Connye Thomas, and Richard Williams

Noes (0): none

The motion passed.

[7:37 pm] Stakeholder comment

- Lights out on Bronson ave

- Gate broken on 29th?

- Glad the huge amount of trash behind the income tax building.

NC

[7:43 pm] Land Use:

Meetings to Come

Outreach: Board Member Lynch has begun taking over updating content on WANC website.

John Ma, Dorsay Dujon, and Qunitus Jett also have upload access.

Public Safety Committee report

Next Meeting 2/5

CD10 Ride Along Day - Move LA details to be shared on WANC website

[7:59 pm] Meeting adjourned.

The neighborhood council counts abstentions as yes votes

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**Blake Lynch**,  
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**Brian Piatek**, Treasurer  
**vacant**, President

City of Los Angeles



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Phillip Wiley, Youth Representative (2025)  
Richard Williams, Business Representative (2025)  
Angela Gilbert, At Large Representative (2025)

**West Adams Neighborhood Council  
Board regular meeting minutes  
February 26, 2024**

Draft minutes — not yet approved

[6:46 pm] Meeting called to order. Quintus Jett presiding.

[6:46 pm] The roll was called.

Present (8): Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, Steven Meeks, Brian Piatek, Julio Valdez, and Richard Williams  
Absent (7): Jace Dawson, John Ma, Tora Miller, Brandy A. Robinson, Connye Thomas, Jennifer Walker, and Phillip Wiley

[6:48 pm] Johnathan Mitchell CD10 Field Rep

- DOT request about slow down signage on Jeff BLVD
- Cape Seal is under way in the area but has been paused due to weather. Temps must be above 65 degrees
- Board Member Piatek. Asked if gravel can be maintained until the next stage is available.
- \* If your property has been damaged due to CAPE seal process - file a claim with city clerk office.

- Board Member to send a list of vacant blighted properties to CD10 office

- Graffiti in the area is on the rise due to gang wars.

[6:48 pm] Connye Thomas arrived at the meeting

[6:54 pm] DONE Rios reports:

- Hosting March 28th a Women's Leadership Event @CityHall RSVP required on first come first serve basis

- April 1 Bylaws Amendments due

- More house keeping to be sent

[6:56 pm] Executive Report:

- Hybrid Meetings Approved
- Community Impact Statement Filers are now on file
- Cannabis Relations office made contact with board to share details of what's happening in the area.
- Empower LA has been sharing more information to help keep them abreast of information and trainings.

[6:58 pm] Finance Committee Report:

- Shared information on how to access LA City Clerks NC Funding Page
- \$16,600 account balance
- \$1297.04 - Uncategorized funds

Approved Expenditures not yet posted

- \$250 Transfer to Council of ?neighborhoods
  - 341 Brian Piatek for Payment of Storage Unit in October
  - \$1000 NC Support Software
  - \$400 New Banner for Shower of Hope
- \$1991 Total Allocated funds

\$1,200 in clean streets program

13,980.45 Estimated YTD Available Balance

June is fiscal Year end

Outreach Event Applications are due by April

WANC can only care over \$10,000 yearly

WANC is in the process of completing FY 2023-2024 Inventory of Assets

- Board Member Piatek has sent photos of all items in the WANC storage unit

[7:04 pm] Tora Miller arrived at the meeting

[7:08 pm] Steven Meeks recused himself due to a conflict of interest with the Charcoal restaurant @ La Cienega and Jefferson.

[7:13 pm] Josh of Charcoal presenting overview of project  
Requesting to have full line of alcohol on premises  
State has yet to approve the Type 47 License

Culms already has master conditional uses licenses that WANC supported in 2021.

Brain Likes the security plan and understanding of the training needed for restaurant operation.

Coach feels the city will take care of concerns.

BoardMember Lynch: does not approve due to lack of community investment plans.

Conneye: Wants to know how many other restaurants will potentially have license. Answer is 20 vacant lots but they would all need the

[7:22 pm] On agenda item 6a, Brian Piatek made a motion to "Board discussion and action regarding full-line alcohol sales at new restaurant, Charcoal to be located at 3321 La Cienega, 90016 (Cumulus), Representative from Craig Lawson & Co LLC-Land Use Consulting-Case #ZA-2023-8306-MPA (Previously introduced and discussed in February 2024 Land Use Committee with no recommendation vote taken)"

[7:23 pm] Jennifer asked about Valet

They are not sure yet

How will be vented?

They are in plan check with the city. The base building was built with restaurant in mind.

Disposal Techniques - Loading dock behind the restaurant

Why a full a bar ? support the atmosphere

Dorsay - Community involvement should be a requirement in an approval or disapproval vote.

Tora - Are you currently involved in the community with other locations? Rep doesn't have a definite answer

Richard - Area is changing. The people that want to go there will be there.

Julio- Accidents already present in the intersection concerned about drunk driving

Tracy - Josiah Citeron Spoke has a number of restaurants

Chefs in Hunger // Nice restaurant resume

[7:23 pm] The assembly voted on a motion to: "Board discussion and action regarding full-line alcohol sales at new restaurant, Charcoal to be located at 3321 La Cienega, 90016 (Cumulus), Representative from Craig Lawson & Co LLC-Land Use Consulting-Case #ZA-2023-8306-MPA (Previously introduced and discussed in February 2024 Land Use Committee with no recommendation vote taken)"

Ayes (0): none

Noes (0): none

[7:32 pm] The assembly voted on a motion to: "Board discussion and action regarding full-line alcohol sales at new restaurant, Charcoal to be located at 3321 La Cienega, 90016 (Cumulus), Representative from Craig Lawson & Co LLC-Land Use Consulting-Case #ZA-2023-8306-MPA (Previously introduced and discussed in February 2024 Land Use Committee with no recommendation vote taken)"

Ayes (5): Dorsay Dujon, Quintus Jett, Brian Piatek, Julio Valdez, and Richard Williams

Noes (4): Angela Gilbert, Blake Lynch, Tora Miller, and Connye Thomas

Recused (1): Steven Meeks

The motion passed.

[7:34 pm] Public safety Committee - Last month police chief and Karen bass held a meeting on how to stop accidents due to speeding

Education - April 4th Committee Meeting

[7:40 pm] Jace Dawson arrived at the meeting

[7:41 pm] Dorsay Dujon made a motion to "Motion to accept the Tongva Land use agreement language below:

We acknowledge that the land on which we are gathered here today is the home and traditional land belonging to the Tongva Nation.

Today, we come with respect and gratitude for the Tongva people who still consider themselves the caretakers of this land.

It is through their examples that we are reminded of our greater responsibility to take care of Mother Earth and to take care of each



other."

[7:42 pm] Jennifer Walker made a motion to "We acknowledge that the land on which we are gathered here today is the home and traditional land belonging to the Tongva Nation. Today, we come with respect and gratitude for the Tongva people who still consider themselves the caretakers of this land.

It is through their examples that we are reminded of our greater responsibility to take care of Mother Earth and to take care of each other."

[7:47 pm] Brian Piatek made a motion to "Send Tongva agreement back to outreach for word smiting"

[7:47 pm] The assembly voted on a motion to: "Send Tongva agreement back to outreach for word smiting"

Ayes (0): none

Noes (0): none

The motion passed.

[7:49 pm] Blake Lynch made a motion to "Motion to Approve to approve the December 2023 MER"

[7:50 pm] The assembly voted on a motion to: "Motion to Approve to approve the December 2023 MER"

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, Steven Meeks, Tora Miller, Brian Piatek, Connye Thomas, Juilio Valdez, and Richard Williams

Noes (0): none

The motion passed.

[7:51 pm] On agenda item 5c, Jace Dawson made a motion to "approve the January 2024 MER."

[7:51 pm] The assembly voted on a motion to: "approve the January 2024 MER."

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, Steven Meeks, Tora Miller, Brian Piatek, Connye Thomas, Juilio Valdez, and Richard Williams

Noes (0): none

The motion passed.

[7:53 pm] On agenda item 5e, Jace Dawson made a motion to "Finance committee's recommendation to not approve the NPG request from Eayikes (FY 2023-2024)"

[7:56 pm] The assembly voted on a motion to: "Motion to not approve the NPG request from Eayikes (FY 2023-2024)"

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, Steven Meeks, Tora Miller, Brian Piatek, Connye Thomas, Juilio Valdez, and Richard Williams

Noes (0): none

The motion passed.

[8:01 pm] On agenda item 5d, Richard Williams made a motion to "Finance committee's recommendation to approve NPG request from Architecture for Communities Los Angeles (AIA) not to exceed \$5,000."

[8:04 pm] Richard Williams made a motion to "Finance committee's recommendation to approve NPG request from Architecture for Communities Los Angeles (AIA) not to exceed \$500."

[8:09 pm] The assembly voted on a motion to: "Approve NPG request from Architecture for Communities Los Angeles (AIA) for \$500."

Ayes (4): Angela Gilbert, Quintus Jett, Brian Piatek, and Richard Williams

Noes (7): Jace Dawson, Dorsay Dujon, Blake Lynch, Steven Meeks, Tora Miller, Connye Thomas, and Juilio Valdez

The motion failed.

[8:11 pm] Blake Lynch made a motion to "WANC Digital Strategy AdHoc Committee that would expire by June 30, focused on issues such as WANC's digital catalogs, automation use, systems to better communicate with stakeholders, and board member onboarding to NC Management system."

[8:16 pm] The assembly voted on a motion to: "WANC Digital Strategy AdHoc Committee that would expire by June 30, focused on issues such as WANC's digital catalogs, automation use, systems to better communicate with stakeholders, and board member onboarding to NC Management system."

Ayes (10): Jace Dawson, Angela Gilbert, Quintus Jett, Blake Lynch, Steven Meeks, Tora Miller, Brian Piatek, Connye Thomas, Juilio Valdez, and Richard Williams

Noes (0): none

The motion passed.

[8:17 pm] Quintus Jett made a motion to "Refer Vineyard Rec's March 23 from 11-2 Request to Outreach"

[8:20 pm] Brian Piatek made a motion to "UmeWorks invoice 4463 (December 2023) and invoice 4511, requesting payments totaling \$666.25"

[8:22 pm] The assembly voted on a motion to: "UmeWorks invoice 4463 (December 2023) and invoice 4511, requesting payments totaling \$666.25"

Ayes (10): Jace Dawson, Angela Gilbert, Quintus Jett, Blake Lynch, Steven Meeks, Tora Miller, Brian Piatek, Connye Thomas, Juilio

Valdez, and Richard Williams  
Noes (0): none  
The motion passed.

[8:23 pm] Richard Williams made a motion to "Motion to Approve Angela Gilbert as second card holder"

[8:26 pm] The assembly voted on a motion to: "Motion to Approve Angela Gilbert as second card holder"  
Ayes (8): Jace Dawson, Angela Gilbert, Quintus Jett, Blake Lynch, Brian Piatek, Connye Thomas, Julio Valdez, and Richard Williams  
Noes (1): Tora Miller  
The motion passed.

[8:30 pm] Meeting adjourned.

The neighborhood council counts abstentions as yes votes

**BOARD OFFICERS:**

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**Blake Lynch**,  
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**Brian Piatek**, Treasurer  
**vacant**, President

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Richard Williams, Business Representative (2025)  
Angela Gilbert, At Large Representative (2025)

West Adams Neighborhood Council  
Board regular meeting minutes  
March 18, 2024

Draft minutes — not yet approved

[7:02 pm] The roll was called.

Present (9): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, John Ma, Brian Piatek, Brandy A. Robinson, and Richard Williams

Absent (6): Steven Meeks, Tora Miller, Connye Thomas, Julio Valdez, Jennifer Walker, and Phillip Wiley

[7:03 pm] Tora Miller arrived at the meeting

[7:03 pm] Connye Thomas arrived at the meeting

[7:04 pm] Presentation from Johnathan Mitchell  
update on seat sealing

Increased drag racing and light outages city needs help getting these things reported  
Presented a Certificate for John Ma

[7:05 pm] Eli Lipman - Move LA ED

Presenting to get WANC Support for La Brea Avenue Bus Priority Lanes Project

[7:14 pm] On agenda item 5c, Brian Piatek made a motion to "Motion to Approve a letter each to (1) CD10 Field Deputy Jonathan Mitchell and CD10 Councilwoman Heather Hutt; (2) LA Metro; and (3) Mayor Karen Bass supporting the implementation of the Southern section of the La Brea Avenue Bus Priority Lanes Project."

[7:20 pm] The assembly voted on a motion to: "Motion to Approve a letter each to (1) CD10 Field Deputy Jonathan Mitchell and CD10 Councilwoman Heather Hutt; (2) LA Metro; and (3) Mayor Karen Bass supporting the implementation of the Southern section of the La Brea Avenue Bus Priority Lanes Project."

Ayes (5): Dorsay Dujon, Angela Gilbert, John Ma, Brian Piatek, and Richard Williams

Noes (6): Jace Dawson, Quintus Jett, Blake Lynch, Tora Miller, Brandy A. Robinson, and Connye Thomas

The motion failed.

[7:25 pm] On agenda item 5d, Quintus Jett made a motion to "a letter to CD10 Field Deputy Jonathan Mitchell and CD10 Councilwoman Heather Hutt requesting explication of CD10's traffic safety strategy and implementation of Measure HLA Mobility Plan enhancements"

[7:26 pm] The assembly voted on a motion to: "a letter to CD10 Field Deputy Jonathan Mitchell and CD10 Councilwoman Heather Hutt requesting explication of CD10's traffic safety strategy and implementation of Measure HLA Mobility Plan enhancements"

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, John Ma, Tora Miller, Brian Piatek, Brandy A. Robinson, Connye Thomas, and Richard Williams

Noes (0): none

The motion passed.

[7:27 pm] Richard Williams made a motion to "Appointment of Brian Piatek and Jace Dawson to serve as reps for the NEIGHBORHOOD COUNCIL Budget Advocates"

[7:34 pm] The assembly voted on a motion to: "Appointment of Budget Advocate Rep as Brian Piatek, Jace Dawson"

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, John Ma, Tora Miller, Brian Piatek, Brandy A. Robinson, Connye Thomas, and Richard Williams

Noes (0): none

The motion passed.

[8:10 pm] On agenda item 5a, Richard Williams made a motion to "Approve Bylaws Amendments as proposed by the Rules Committee. (Link to Bylaws: [https://westadamsnc.org/wp-content/uploads/WANC-Bylaws-DRAFT-02\\_24.pdf](https://westadamsnc.org/wp-content/uploads/WANC-Bylaws-DRAFT-02_24.pdf))"

[8:10 pm] The assembly voted on a motion to: "Approve Bylaws Amendments as proposed by the Rules Committee. (Link to Bylaws: [https://westadamsnc.org/wp-content/uploads/WANC-Bylaws-DRAFT-02\\_24.pdf](https://westadamsnc.org/wp-content/uploads/WANC-Bylaws-DRAFT-02_24.pdf))"

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, John Ma, Tora Miller, Brian Piatek, Brandy A. Robinson, Connye Thomas, and Richard Williams

Noes (0): none

The motion passed.

[8:11 pm] On agenda item 5b, Richard Williams made a motion to "Approve the Sponsorship of the Vineyard Egg Hunt at \$250."

[8:12 pm] The assembly voted on a motion to: "Approve the Sponsorship of the Vineyard Egg Hunt at \$250."

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, John Ma, Tora Miller, Brian Piatek, Brandy A. Robinson, Connye Thomas, and Richard Williams

Noes (0): none

The motion passed.

[8:16 pm] On agenda item 5e, John Ma made a motion to "Motion to update Statement of work for UME works to an execution period to reflect 2023-2024"

[8:17 pm] The assembly voted on a motion to: "Motion to update Statement of work for UME works to an execution period to reflect 2023-2024"

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, John Ma, Tora Miller, Brian Piatek, Brandy A. Robinson, Connye Thomas, and Richard Williams

Noes (0): none

The motion passed.

[8:19 pm] On agenda item 5h, Blake Lynch made a motion to "Move to Confirm Tora Miller as the Chair of the WANC Digital Strategy Ad-Hoc Committee"

[8:20 pm] The assembly voted on a motion to: "Motion Tora Miller chair of the adohoc digital committee."

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, John Ma, Tora Miller, Brian Piatek, Brandy A. Robinson, Connye Thomas, and Richard Williams

Noes (0): none

The motion passed.

[8:24 pm] On agenda item 4a, Brian Piatek made a motion to "Motion to follow the finance committee recommendation not to approve project pit NPG request"

[8:25 pm] The assembly voted on a motion to: "Motion to follow the finance committee recommendation not to approve project pit NPG request"

Ayes (11): Jace Dawson, Dorsay Dujon, Angela Gilbert, Quintus Jett, Blake Lynch, John Ma, Tora Miller, Brian Piatek, Brandy A. Robinson, Connye Thomas, and Richard Williams

Noes (0): none

The motion passed.

The neighborhood council counts abstentions as yes votes

**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT – ALCOHOLIC BEVERAGES (CUB)**

APPLICANT: **LAVI HOSPITALITY, LLC**

PROPERTY: **4919-4921 W. ADAMS BLVD.  
LOS ANGELES, CA 90016**

REFERENCE: **CONDITIONAL USE PERMIT (CUB) TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF AN EXPANDED FULL SERVICE RESTAURANT.**

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The applicant Lavi Hospitality, LLC is requesting a Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the operation of an expanded full service restaurant “Cento Pasta.” The restaurant currently occupies a 1,698 sf interior space with 4 interior seats, and a 686 sf patio with an additional 38 seats. The patio area is located entirely within the parcel and does not encroach onto the public right of way. The restaurant will be expanding its operation to include a portion of the adjacent building. The expanded restaurant will total 2,711 sf of interior area with 65 seats, and 1,367 sf of patio area having 62 seats. All patio areas will continue to be within the parcel and not encroach onto the public right of way. The restaurant was previously approved for the sale of a full line of alcohol for on-site consumption under case number ZA 2018-380 CUB. The restaurant currently operates with an ABC Type 47 license allowing the sale of a full line of alcohol for on-site consumption in conjunction with a bona fide eating establishment. The expanded restaurant will continue to operate with the same license, so that the approval of the subject request will not result in an increase in the number of ABC licenses in the area. The restaurant will maintain the hours of operation granted in the current CUB; 7am to 12am Sunday through Wednesday, and 7am to 1am Thursday through Saturday.

**BACKGROUND**

The project site consists of two level, rectangular-shaped parcels of land totaling approximately 6,250 sf located on the north side of Adams Boulevard. It is mid-block, between Westview Street and Rimpau Boulevard. The site has a frontage of 63 ft along the northerly side of West Adams Boulevard and along a public alley at the rear. The site is surrounded by existing buildings on all sides. The site is zoned C2-1 VL-CPIO (Commercial Zone, Height District 1 VL, Community Plan Implementation Overlay) and is designated for Neighborhood Commercial land uses by the West Adams - Baldwin Hills - Leimert Community Plan.

The Property is located within a Freeway Adjacent Advisory Notice for Sensitive Uses (ZI- 2427), the Mid City Recovery Redevelopment Project (ZI-2174, ZI-2280), and a Los Angeles State Enterprise Zone (ZI-237 4) and the West Adams Community Plan Implementation Overlay District (ZI-2468).

The applicant is requesting a Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the operation of an expanded full service restaurant “Cento Pasta.” The restaurant currently occupies a 1,698 sf interior space with 4 interior seats, and a 686 sf patio with an additional 38 seats. The patio area is located entirely within the parcel and does not

encroach onto the public right of way. The restaurant will be expanding its operation to include a portion of the adjacent building. The expanded restaurant will total 2,711 sf of interior area with 65 seats, and 1,367 sf of patio area having 62 seats. All patio areas will continue to be within the parcel and not encroach onto the public right of way.

The parcels immediately surrounding the project site along West Adams Boulevard to the east and west and across from the project site to the south, are zoned C2-1 VL-CPIO. To the rear of the Property, the parcels are zoned RD1 .5-1. The Subject Property and the commercially-zoned adjacent parcels along West Adams Boulevard are all designated for Neighborhood Commercial land uses, and the residentially-zoned parcels to the north are designated for Low Medium Residential Uses per the West Adams - Baldwin Hills - Leimert Community Plan. The adjacent properties along Adams Boulevard to the south, east and west, are improved with a variety of neighborhood serving commercial uses, while the area to the north hosts a medium density residential neighborhood.

**West Adams Boulevard**, adjoining the Property to the south, is a designated Modified Avenue I, requiring a dedicated width of 95 feet, or a half-width of 47 feet. West Adams Boulevard is currently dedicated to a full width of 95 feet and a half-width of 47 feet, and improved with curbs, gutters, and a sidewalk, and no further dedication is anticipated.

**Public Alley**, which abuts the project site to the north, is dedicated to a full width of 14 feet and is improved with concrete pavement. Public alleys require a width of 20 feet. However, as the Project is proposing to adaptively reuse an existing building, no further dedication or improvement is anticipated.

## **GENERAL 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 project site consists of two level, rectangular-shaped parcels of land totaling approximately 6,250 sf located on the north side of Adams Boulevard. It is mid-block, between Westview Street and Rimpau Boulevard. The site has a frontage of 63 ft along the northerly side of West Adams Boulevard and along a public alley at the rear. The site is surrounded by existing buildings on all sides. The site is zoned C2-1 VL-CPIO (Commercial Zone, Height District 1 VL, Community Plan Implementation Overlay) and is designated for Neighborhood Commercial land uses by the West Adams - Baldwin Hills - Leimert Community Plan.

The subject site is improved with two buildings totaling 4,641 sf. The subject site abuts an approximately 13-foot alley to the rear of the site. The project entails tenant improvements and a change of use for the 4919 W. Adams building to a full service restaurant with patio dining in front and rear of the building. The ground floor will contain the kitchen, restrooms, storage and a small bar. The second level of 4921 W. Adams Blvd. is utilized for back of the house uses, no seating or dining is provided on the second level. There are two parking spaces provided to the rear of the site with access from the adjoining alley.

The applicant is requesting a Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the operation of an expanded full service restaurant "Cento Pasta." The restaurant currently occupies a 1,698 sf interior space with 4 interior seats, and a 686 sf patio with an additional 38 seats. The patio area is located entirely within the parcel and does not

encroach onto the public right of way. The restaurant will be expanding its operation to include a portion of the adjacent building. The expanded restaurant will total 2,711 sf of interior area with 65 seats, and 1,367 sf of patio area having 62 seats. All patio areas will continue to be within the parcel and not encroach onto the public right of way.

The West Adams CPIO seeks to promote neighborhood serving uses and the proposed project is consistent with the goals and objectives of the CPIO. The operating restaurant serves the neighboring community with a quality dining option. Expanding to the adjacent building improves the site's aesthetics and will continue to promote and support commercial revitalization. The area surrounding the subject site has few high quality full service restaurants and expanding one of the few sit-down, full service restaurants serves the neighborhood and is a desirable amenity to the neighborhood. As such, the project will enhance the built environment in the surrounding neighborhood and will perform a function and provide a service that is essential or beneficial to the community, city, or region.

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

The project site is located in the West Adams - Baldwin Hills - Leimert Community Plan. The subject is zoned C2-1VL-CPIO and is located in an established commercial corridor along Adams Boulevard. The applicant is requesting a Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the operation of an expanded full service restaurant "Cento Pasta." The restaurant currently occupies a 1,698 sf interior space with 4 interior seats, and a 686 sf patio with an additional 38 seats. The patio area is located entirely within the parcel and does not encroach onto the public right of way. The restaurant will be expanding its operation to include a portion of the adjacent building. The expanded restaurant will total 2,711 sf of interior area with 65 seats, and 1,367 sf of patio area having 26 seats. All patio areas will continue to be within the parcel and not encroach onto the public right of way.

Properties abutting and adjacent to the Project to the south, east and west are similarly zoned C2-1VL-CPIO and are developed with one and two-story commercial buildings. In general, properties along Adams Boulevard are occupied by neighborhood and regional serving one and two story commercial buildings containing quick service or take-out dining establishments, personal care businesses, and auto-related uses. Properties abutting the Project to the north, and south of Adams Boulevard to the south are zoned RD1 .5-1, and improved with single and multi-family residential buildings.

No dancing and no live entertainment are proposed nor permitted. Only background ambient music is permitted on the premises. The restaurant's primary emphasis will be food service and the sale of a full line of alcoholic beverages will be incidental to the service of food. The restaurant's mode and character is not anticipated to result in significant noise or activity that would disturb surrounding land uses. Requested hours of operation will remain as granted in the current LOD; 7am to 12 midnight Sunday through Wednesday and from 7am to 1am Thursday through Saturday.

Suitable operating conditions can be included in any approved grant that would address noise, loitering, safety and security to ensure the use remains compatible with surrounding properties. Further conditions can require employees to undergo ST AR training for the sale of alcoholic beverages and require the

installation of surveillance cameras to monitor activity. provided by the Los Angeles Police Department. With the inclusion of suitable operating conditions, the project's location, size, height, operations and significant features will be compatible with and will not adversely affect or further degrade adjacent properties.

**iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The project is located in the C2-1 VL-CPIO zone and in the West Adams - Baldwin Hills - Leimert Community Plan. The subject use is located along an established commercial corridor along Adams Boulevard. The property is subject to West Adams Community Plan Implementation Overlay District (21-2468). The Wilshire Community Plan Map designates the property as a C2-1VL-CPIO Zone for "Neighborhood Commercial" land uses, including restaurants. The expanded restaurant will be located within existing buildings on the site. The conditional authorization for the sale of alcoholic beverages on-site is allowed through the approval of the Zoning Administrator subject to certain findings, which findings can be made.

The purpose, intent, and provisions of the General Plan, Community Plan, and related Specific Plans all seek to ensure compatibility with surrounding uses, both in development and use, and to encourage economic development through the establishment of new businesses, and the expansion of successful businesses. The expansion of a popular and contributing full service restaurant serves these purposes and the intent of the General and Community Plans.

**ADDITIONAL CUB FINDINGS**

**i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The predominant immediately surrounding land use pattern within the West Adams - Baldwin Hills - Leimert Community Plan Area is mainly strip commercial uses. The Community Plan lists issues expressed from the community such as the desire for quality and vitality of commercial areas as well as planned land use and zoning that permits the appropriate type of development and mix of uses desirable for and characteristic of the Plan area's urban neighborhoods. Maintaining and expanding existing commercial amenities is intrinsic to the conservation, development, and success of a vibrant neighborhood.

With suitable conditions, the expanded restaurant operation with sale of a full line of alcoholic beverages for on-site consumption will not adversely affect the welfare of the pertinent community. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are not normally associated with a quality full service restaurant and may be mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will likely be required to undergo training on the sale of a full line of alcoholic beverages including training



provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention may be added to help safeguard the residential community. Therefore, with the imposition of suitable operating conditions, the sale of a full line of alcoholic beverages for on-site consumption at the expanded full service restaurant will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

**ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area**

The predominant immediately surrounding land use pattern within the West Adams - Baldwin Hills - Leimert Community Plan Area is mainly strip commercial uses. The Community Plan lists issues expressed from the community such as the desire for quality and vitality of commercial areas as well as planned land use and zoning that permits the appropriate type of development and mix of uses desirable for and characteristic of the Plan area's urban neighborhoods. Maintaining and expanding existing commercial amenities is intrinsic to the conservation, development, and success of a vibrant neighborhood. In addition, the restaurant currently operates with an ABC Type 47 license. This same license will continue to be utilized for the new expanded area. Therefore the approval of the subject request will not result in a net increase in the number of ABC licenses in the area.

With suitable operating conditions, the sale of a full line of alcohol for on-site consumption at an expanded full service restaurant will not adversely affect the welfare of

**iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The site has had an ABC licensed restaurant operating there since 2018. In that time, the restaurant operators have done so without detrimentally affecting the surrounding area. The restaurant operator is experienced in this location, and their professional approach will continue should the request to expand the restaurant be approved. The restaurant occupies an established restaurant space within a developed commercial property. The business will operate as a bona fide eating establishment, food preparation and service will remain the main focus. No dancing or live entertainment is proposed. The business will remain a full service restaurant with the sale of alcohol being ancillary to food service. With this in mind, the approval of the subject CUB request will not detrimentally affect nearby residential zones or uses, but will help contribute to the community and the overall economic viability of the area.