

**Marco Flores, Vice President  
Julie Burg Treasurer  
Samantha Burg, Secretary  
Parliamentarian, Jean Frost**

**EMPOWERMENT CONGRESS NORTH  
AREA NEIGHBORHOOD  
DEVELOPMENT COUNCIL**

**Area Representatives:  
Anna Joyce, Area 1  
Vacant, Area 1  
John Noyola, Area 2  
Edwin Ramirez, Area 2  
Jean Frost, Area 3  
Nicolas Creighton, Area 3**

**Committees:**

*Community and Marketing &  
Outreach - 3<sup>rd</sup> Tuesday every month*

*Policy – 2nd Wednesday every  
month*

*Homelessness – TBA*

*Celebrating 20 Years*



**PO BOX 18769  
LA, CA 90018  
[www.nandc.org](http://www.nandc.org)**

**At Large Representatives:  
Jim Childs  
John Broadway  
Nicolas Quach**

**Community Interest Positions:  
Karen Borglund, USC  
Vacant, Business**

**Julianne Burg, President**

**General Board Special Meeting  
Via Zoom Webinar  
Thursday, April 3, 2025 @ 6:30 p.m.**

Si require servicios de traduccion, favor de avisar al Concejo Vecinal 3 dias de trabajo (72 horas) antes del evento. Por favor contacte a Secretaria Samantha Burg, por correo electronico [sburg.nandc@gmail.com](mailto:sburg.nandc@gmail.com) o [secretary@nandc.org](mailto:secretary@nandc.org) para avisar al Consejal Vecinal. In conformity with the Septembers 16, 2021 Enactment of California Assembly Bill 361 (RIVAS) and due to concerns over COVID-19, the neighborhood council meeting will be conducted entirely with a call-in option or internet based service option.

Join Zoom Webinar: <https://us02web.zoom.us/j/81165300646>

To join via local telephone: Dial, 1 669 900 6833, or 1 253 215 8782 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) then enter

Webinar ID: 811 6530 0646 and press # to join

The toll-free numbers provided by Zoom may not be supported for this meeting. We apologize for the inconvenience. When prompted by the presiding officer, to provide public input at the

Neighborhood Council meeting the public will be requested to dial "9" or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item.

Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matter's 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, unless adjusted by the presiding officer of the Board.

**SB 411 Updates:**

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.

(C) 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.

(D) 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.

(E) (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 (D), 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 subparagraph (D), until the timed general public comment period has elapsed.

### **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 §§ 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).**

## **I. CALL TO ORDER**

## **II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

## **III. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:**

- |  |  |
|--|--|
| <i>a.</i> Office of Mayor Karen Bass Representative                    | <i>h.</i> The Office of Supervisor Holly J. Mitchell – Daniel Park   |
| <i>b.</i> LAFD South Bureau Battalion Representative                   | <i>i.</i> The Office of Assemblymember Reggie Jones-Sawyer, Assembly District 59                                 |
| <i>c.</i> LAPD Senior Lead   | <i>j.</i> Department of Neighborhood Empowerment (DONE) – Daniel Johnson   |
| <i>d.</i> USC Public Safety Officers                                   | <i>k.</i> South Los Angeles Alliance of Neighborhood Councils (SLAANC) – Thryeris Mason, SLAANC Delegate         |
| <i>e.</i> Council District 1 for Councilmember Eunisses Hernandez      | <i>l.</i> USC Community Report – Steve Wesson, Managing Director, Community Partnerships & USC Village Ombudsman |
| <i>f.</i> Council District 8 for Councilmember Marqueece Harris-Dawson |  |
| <i>g.</i> Council District 9 for Councilmember Curren Price            |  |

## **IV. MOTIONS & RESOLUTIONS**

- a.* **Discussion and Possible Action:** 1439 W. Jefferson Blvd, CPC-2025-215-DB-WDI-HCA, Demolition of 2,400 sq. ft. commercial, construction of 11,943 sq. ft. (3.03 FAR), SIX-STORY, 69-FOOT, EIGHT-INCH MIXED-USE BUILDING WITH 15 DWELLING UNITS Kevin Tsai [Company: K TSAI Investments, LLC] Representative: Gary Benjamin [Company: Alchemy Planning + Land Use]

Link to case:

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2025-215-DB-WDI-HCA>

**Recommendation:** that NANDC can conditionally support the proposed project if revisions can be made:

Assure full compliance with the CPIO

No blank windowless walls

Oppose 21% Ground Floor height reduction

Oppose 100% recreational open space reduction.

Support 55.5% front building line setback reduction if it conforms to both adjacent properties

Conditionally support to permit 2'-4", in lieu of 5'-3". 50% east side yard reduction, to permit 4', in lieu of only if the reductions can facilitate design for open green space on site for residents

Provide engineering for brick façade implementation safety

The CPIO allows 1.5 FAR, state density bonus allows 3.0 (5-0-0)

- b. Discussion and Possible Action/Reporting: 1158 W 37th Place. : CPC-2025-989-DB-VHCA,** demolition of one single family residence. to construct a residential building with 7 3 bedroom units + 1 1 co-living style ADU with 12 bedrooms; 6 stories tall; No car parking per AB 2097 9 bicycle parking stalls using three Off Menu incentives & Waiver of Dev In the SLACPIO & RD2 zone.

**Link to case:**

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2025-989-DB-VHCA>

Representative: Elizabeth Hennes, Senior Government Relations Director, The Afriat Consulting Group, Inc.

**Recommendation:** At the applicants' request we made no recommendation for the Board. This is a reporting item tonight. The Committee raised issues of the six-story height, setback, density, conformance with the CPIO, compatibility with the area, and demolition of a 1905 bungalow for which there was no adequate historic research. A 4.05 FAR exceeds the CPIO FAR of 1.5. Also a 12 bedroom ADU creates excessive height; creates a student housing project not family housing.

- c. Discussion and Possible Action: Casa Vertigo, 1824 1828 S. Oak Street, CUB/CUX** for an existing site w/ 92,184 sf & 2467 seats w/full line alcohol for on-site consumption for live entertainment and patron dancing. g w/24/7 operation. Rest./Lounge/Live Ent. hrs 6am-4am Daily.

**Link to case:**

<https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-4564-CUB-CUX>

Representative: Wil Nieves, Alcoholic Beverage Licensing Company

**Recommendation:** that NANDC oppose the conditional use in its present form which includes service until 4AM and a new roof deck installation. (5-0-0)

- d. Discussion and Possible Action: That NANDC amending the current formula for annual rent increases under the Los Angeles Rent Stabilization Ordinance ("LARSO").** The recommendation of a formula that sets the annual allowable rent increase at 60% of the change in the Consumer Price Index or 3%, whichever is lower ("3%/60% CPI formula"), with no utility pass through, no increases for additional tenants, no rent banking, and no exemptions for small landlords.

**Recommendation: That NANDC support the ACCE and the Coalition Keep LA House letter in support of amending the current formula for annual rent increases under the Los Angeles Rent Stabilization Ordinance ("LARSO").** Sent to the Board by the Committee Chair.

- e. Discussion and Possible Action: Support for City Council resolution that was recently introduced by Council member Lee and seconded by Council member Park to oppose SB 79 unless amended.** The city should move quickly on this bill that will affect our residential communities and undermine the City's Housing Element which NANDC has supported.

**Recommendation:** NANDC to draft a letter to Council President Marqueece Harris-Dawson to request that he schedule quickly the “Resolution to Oppose SB 79 unless amended” for a vote in the Rules Committee/City Council. Sent to the Board by the Committee Chair.

- f.* **Discussion and Possible Action:** NANDC to purchase Circular City Pins. NANDC to purchase a minimum of 24 pins. **Motion/Recommendation:** NANDC to approve the purchase of 24 pins with an estimated cost of \$150.00
- g.* **Discussion and Possible Action:** NANDC to do marketing and outreach at Toberman Park’s Spring Event. NANDC to provide refreshments, snacks/candies, and Marketing & Outreach materials not to exceed \$1500.00 to support this endeavor. **Motion/Recommendation:** NANDC to support this endeavor with \$1,500.00 to purchase refreshments, snacks/candies, and Marketing and Outreach materials.
- h.* **Discussion and Possible Action:** NANDC will participate at the upcoming LA Neighborhood Land Trust/Council District 1 Mother’s Day Event at Estrella Park on May 10th. Marketing and Outreach seeks \$2,500.00 to support the endeavor. Marketing and Outreach will be purchasing some of the following items: lunch/light refreshments, crafts/decorations, etc. for the participating community. **Motion/Recommendation:** NANDC to support the Marketing & Outreach Committee, with \$2,500.00 to support the upcoming endeavor (LA Neighborhood Land Trust and Council District 1 Mother’s Day Event).
- i.* **Discussion and Possible Action:** LAFD-Operations South Bureau (OSB) and NANDC to do marketing and outreach during LAFD’s Fire Service Event. NANDC to support this endeavor with an outreach contribution of \$4500.00. **Motion/Recommendation:** NANDC to support the LAFD Fire Service Event with an outreach contribution of \$4500.00.

**V. PRESENTATIONS & REPORTS**

- a.* Area 1 Report – Marco Flores
- b.* Area 2 Report - John Noyola and Edwin Ramirez
- c.* Area 3 Report - Jean Frost and Nicolas Creighton
- d.* At Large & Community Interest Reports - Jim Childs, John Broadway, Nicolas Quach, and Karen Borglund
- e.* Community Committee Update – Marco Flores & Julie Burg
- f.* Marketing & Outreach Committee Update – Samantha Burg
- g.* Policy Committee Update – Jean Frost

**VI. TREASURER'S REPORT**

**VII. APPROVAL OF PREVIOUS BOARD MEETING MINUTES**

**VIII. ANNOUNCEMENTS**

**IX. REQUESTS FOR FUTURE AGENDA ITEMS**

**X. ADJOURNMENT**

**Official public notice for all committees:**

<b>Empowerment Congress North Area Neighborhood Council Committees</b>			
<b>COMMITTEE</b>	<b>CONTACT INFORMATION</b>	<b>MEETING LOCATION</b>	<b>MEETING DATE/TIME</b>
<b>Community Committee</b>	<b>Julie Burg, Chair</b> <a href="mailto:treasurer@nandc.org">treasurer@nandc.org</a>	USC Forthman House	Second Thursday 6:30 p.m.
<b>Marketing &amp; Outreach Committee</b>	<b>Samantha Burg, Chair</b> <a href="mailto:Secretary@nandc.org">Secretary@nandc.org</a>	USC Forthman House	Third Tuesday 6:30 p.m.
<b>Policy Committee</b>	<b>Jean Frost, Chair</b> <a href="mailto:area3a@nandc.org">area3a@nandc.org</a>	USC Forthman House	Fourth Tuesday 6:30 p.m.
<b>Homelessness Committee</b>	<b>Samantha Burg, Co-Chair Pro Tem</b> <a href="mailto:atlarge3@nandc.org">atlarge3@nandc.org</a>	USC Forthman House	TBA

The Next Regular Meeting of the Empowerment Congress North Area Neighborhood Development Council Governing Board is:  
**Thursday, May 1, 2025, via Zoom Webinar**

*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 NANDC.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 **Samantha Burg** at [secretary@nandc.org](mailto:secretary@nandc.org).*

*As 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 prior to the meeting you wish to attend by contacting **Samantha Burg** at [secretary@nandc.org](mailto:secretary@nandc.org).*

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 NANDC.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 Samantha Burg at [secretary@nandc.org](mailto:secretary@nandc.org).

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

- USC Community House, 2707 S. Hoover St., Los Angeles, CA 90007 <sup>[[1]]</sup><sub>[[SEP]]</sub>
- USC Village Community Room, 3015 S. Hoover St., Building 1-189, Los Angeles, CA 90007 <sup>[[1]]</sup><sub>[[SEP]]</sub>
- Hoover Recreation Center, 1010 W. 25th St., Los Angeles, CA 90007 <sup>[[1]]</sup><sub>[[SEP]]</sub>
- South LA Café, 1700 Browning Blvd., Los Angeles, CA 90062 <sup>[[1]]</sup><sub>[[SEP]]</sub>
- MLK Recreational Center, 3916 S. Western Ave., Los Angeles, CA 90018 <sup>[[1]]</sup><sub>[[SEP]]</sub>
- Denker Park, 1550 W. 35th Pl., Los Angeles, CA 90018 <sup>[[1]]</sup><sub>[[SEP]]</sub>
- Food 4 Less, 1748 W. Jefferson Blvd., Los Angeles, CA 90018 <sup>[[1]]</sup><sub>[[SEP]]</sub>
- FAME Renaissance Center, 1968 W. Adams Blvd., Los Angeles, CA 90018 <sup>[[1]]</sup><sub>[[SEP]]</sub>
- Loren Miller Recreation Center, 2717 S. Halldale Ave., Los Angeles, CA 90018 <sup>[[1]]</sup><sub>[[SEP]]</sub>

You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes an action on an item. 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.

**RALPH M. BROWN ACT** 54954.2. (a) At least 72 hours before a regular meeting, the legislative body of the local agency, or its designee, shall post an agenda containing a brief general description of each item of business to be transacted or discussed at the meeting, including items to be discussed in closed session. A brief general description of an item generally need not exceed 20 words. The agenda shall specify the time and location of the regular meeting and shall be posted in a location that is freely accessible to members of the public. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. The agenda shall include information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting.

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

**REMOVAL WARNING** In the event that any meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are willfully interrupting the meeting, the members of the legislative body conducting the meeting may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the legislative body from establishing a procedure for readmitting an individual or individuals not responsible for willfully disturbing the orderly conduct of the meeting. Government code Section 54957.9

**DISRUPTION OF MEETINGS** Any person who interferes with the conduct of a Neighborhood Council meeting by willfully interrupting and/or disrupting the meeting is subject to removal. A Peace Officer may be requested to assist with the removal by the Neighborhood Council.

Any person who resists removal by a Peace Officer is subject to arrest and prosecution. Penal Code Section 403, Penal Code Section 602.1(b)