

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 - 3rd Tuesday every month*

*Policy – 2nd Wednesday every
month*

Homelessness – TBA

Celebrating 20 Years



PO BOX 18769
LA, CA 90018
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 Minutes
Via Zoom Webinar
Thursday, April 3, 2025 @ 6:30 p.m.**

I. CALL TO ORDER – Julianne Burg, President, called the meeting to order at 6:32 p.m. Members present Julianne, Marco, Samantha, Julie, John, Edwin, Jean, Nicolas C., Jim, and Karen. Nicolas Q. not present. 10 board members present, quorum establish.

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

- Maria (Los Angeles City Parks) – Invited everyone to Dener Park’s Springtime event on April 12th starting at 10:00 a.m. She also welcomed everyone to the affordable programs at Denker Park.
- Cathy Estrada – Thanked Los Angeles City Parks for the planting of trees at St. James park. She stated she had nothing but good things to say about Parks & Rec.

III. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:

- a.* Office of Mayor Karen Bass Representative – No Representative
- b.* LAFD South Bureau Battalion Representative – No Representative
- c.* LAPD Senior Lead – Officer Biondo reported crime levels have been low, scooter thefts are declining. Graffiti in Officer Biondo’s south area has decreased. Jim asked for Officer Cole and asked for Officer Cole to contact him. There are a lot of concerns the community has. Jim also asked about a bomb scare near his home which ended up in an officer shooting, just like the one that happened a month ago. Officer Biondo told Jim he would pass out the concerns to Officer Cole. Officer Biondo gave Officer Cole’s email address. Officer Cole can be reached at 37623@lapd.online. Jean informed Officer Biondo of the internet issue they’ve had since November 2024. Officer Biondo said he would pass the information to Officer Cole too. NANDC thanked Officer Biondo.
- d.* USC Public Safety Officers – No Representative
- e.* Council District 1 for Councilmember Eunisses Hernandez – No Representative
- f.* Council District 8 for Councilmember Marqueece Harris-Dawson
- g.* Council District 9 for Councilmember Curren Price – No Representative
- h.* The Office of Supervisor Holly J. Mitchell – Daniel Park – No Representative
- i.* The Office of Assemblymember Reggie Jones-Sawyer, Assembly District 59 – No Representative

j. Department of Neighborhood Empowerment (DONE) – Daniel Johnson introduced himself. He spoke about the purchasing of the Zoom and Canva Licenses. He also said that there are 2 new bills. AB 467 takes zoom teleconferencing for another 5 years and SB 707 (introduced by Senator Maria Duraso) proposes expansion of zoom to January 2031. He also said that Robert’s Rules have been re-ramped. Planning Department early notifications are not being received, Jean is wondering if they have stopped receiving the notifications. She is trying to find out what is happening. Daniel stated that he has addressed it and to reach out to the

planning department. Daniel did state that there was something sent from planning on March 19th at 8:27a.m. and to please look at it to see if that is what is being requested. Jean said she would review and report back. Daniel asked for Jean to look and let him know as soon as possible if that is what she is looking for.

- k.* South Los Angeles Alliance of Neighborhood Councils (SLAANC) – Thryeris Mason, SLAANC Delegate, not present
- l.* USC Community Report – Steve Wesson, Managing Director, Community Partnerships & USC Village Ombudsman, not present

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: KTSai 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)

- NANDC motions to support proposed project with the above stated revisions.
- Motioned by Jean, second by Jim
- 10, 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.

- Developer asked that NANDC not take a motion and/or recommendation.
- Project so large that overshadows the historical context.
- They are to do further research and come back. The project in its present form is not community ready.

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)

- Motion for NANDC to oppose the conditional use in its present form which includes service until 4 a.m. and a new roof deck installation.
- Motioned by Jean, second by
- 10, 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.

- After hearing community members concerns it was felt that there should be an amendment to not include small landlords in the ACCE LARSO proposal. NANDC motion to amend with special consideration to be given to small landlords.
- Motion by Jean, second by Jean
- 10, 0, 0

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.

- NANDC to draft a letter to Council President Harris-Dawson to request that he schedule quickly the “Resolution to Oppose SB 79 unless amended
- Motioned by Jean, second by Jim
- 10, 0, 0

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

- NANDC to approve the purchase of 24 pins with an estimated cost of \$150.00

- Motioned by Jean, second by Jim
- 9, 0, 0 (1 ineligible member)

- 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.
- NANDC to support \$1500.00 to purchase refreshments, snacks/candies and Marketing & Outreach materials for the Toberman Park’s Spring Event.
 - Motioned by Julie, second by Jean
 - 9, 0, 0 (1 ineligible member)
- 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).
- NANDC to support the Marketing & Outreach Committee with \$2500.00 to support the LA Neighborhood Land Trust and Council District 1 Mother’s Day Event
 - Motioned by Julie, second by Jean
 - 9, 0, 0 (1 ineligible member)
- 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.
- NANDC to support the LAFD Fire Service Event with an outreach contribution of \$4500.00
 - Motioned by Julie, second by Jean
 - 9, 0, 0 (1 ineligible member)

V. PRESENTATIONS & REPORTS

- a.** Area 1 Report – Anna reported on the Area 1 outreach event where the community along with ANNA, WANA, Van Buren Block Club, LAPD. It was a great opportunity for the community to learn about NANDC and the community concerns.
- b.** Area 2 Report - John Noyola and Edwin Ramirez – No Report
- c.** Area 3 Report - Jean Frost and Nicolas Creighton – Concerns about lighting, tree trimming due to residents tripping over raised/cracked sidewalks, it has become a hazard issue.
- d.** At Large & Community Interest Reports - Jim Childs reported on a community meeting that happened during the morning regarding GALA’s buses, and the young ladies who drive their own personal vehicles., John Broadway – not present, Nicolas Quach not present, and Karen Borglund not present
- e.** Community Committee Update – Marco Flores & Julie Burg working with the Marketing & Outreach Committee.
- f.** Marketing & Outreach Committee Update – Samantha Burg working on future events with Community Committee
- g.** Policy Committee Update – Jean Frost – April 9th next zoom meeting, Casa Vertigo will be on that agenda

VI. TREASURER'S REPORT

- Approval of February’s MER Report

- Motioned by Julie, second by Jean
- 8 0, 0 (1 ineligible member), Karen not present during vote

VII. ANNOUNCEMENTS - None

VIII. REQUESTS FOR FUTURE AGENDA ITEMS - None

IX. ADJOURNMENT – Meeting adjourned at 9:13 p.m.

Official public notice for all committees:

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

*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.*

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

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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.

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)