



**3421 S Catalina St
Los Angeles, CA, 90007**

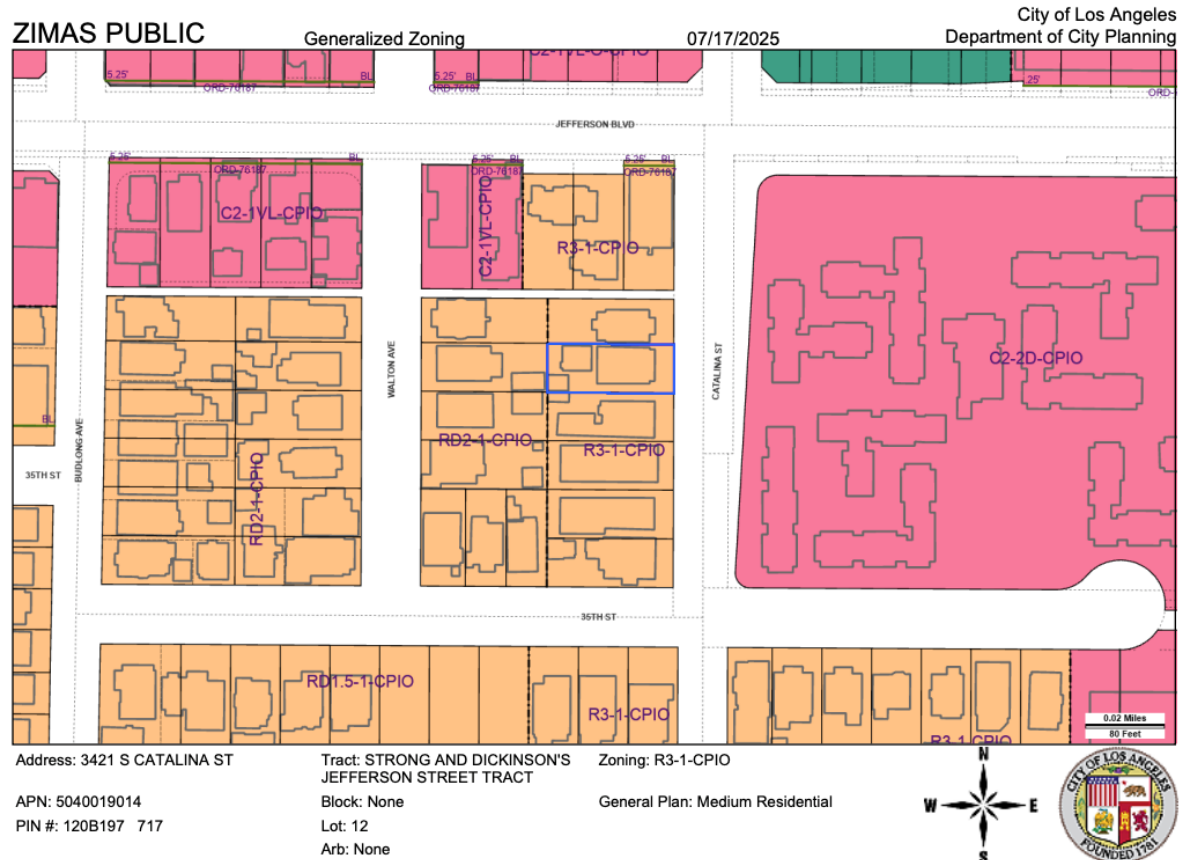
**ZA-2025-2727-PUB
ENV-2025-2737-CE**

- **August 20, 2025**
- **Zoning Administrator Hearing**
- **Applicant:**
 - The Ministry of Patriots and Veterans Affairs of the Republic of Korea (MPVA)
- **Representative**
 - Irvine & Associates, Inc.

Project Description & Entitlement Requested

- Pursuant to L.A.M.C. Section 14.00.B
- A Public Benefit Alternative Compliance to allow for the use and maintenance of an existing 2,471 square foot dwelling as a Young Korean Academy site as a cultural, educational, and civic resource for both local residents and the broader Korean American community.
- The Young Korean Academy Historic Site is a nationally and internationally recognized cultural landmark. Established by Dosan Ahn Chang Ho in 1913, the Academy played a central role in Korea's independence movement and in shaping the early Korean American community. The property is Los Angeles Historic Cultural Monument (HCM) No. 1274.

ZIMAS Map and Aerial View



Historic Status | 3421- 3423 S. Catalina Street



Young Korean Academy Annual Convention in 1937 at 3421 S. Catalina Street.

- Historic-Cultural Monument (HCM) -1274 as Hung Sa Dahn (Young Korean Academy)
- Significant for its role as an important hub for the Korean American community (Criterion 1).
 - YKA cultivated leadership, moral integrity, and civic responsibility among Korean immigrants
 - Helped to foster sense of Korean national identity during Japanese occupation (1910-1945)
 - Property served as gathering place, meeting space, office, and housing
- Period of significance in HCM: 1929 to 1978

History of Hung Sa Dahn (Young Korean Academy)

“The Young Korean Academy (Hung Sa Dahn) Hall Relocated”

The New Korea

11/07/1929

"In recent times, the headquarters office of the Young Korean Academy (Hung Sa Dahn), which had its office at 106 North Figueroa Street, Los Angeles for several years, has relocated to 3421 South Catalina Ave."

● 풍자한 소 이면 지어
 타성 서시 一〇六호로 규격화 스무칠로 다
 니한 삼부실을 두표지나 오든 풍자한 풍류
 삼부실은 회근 동지 三四二 一 사후로 가
 리나 뒤부분로 이거 하엿다

신한민보 원문 (1929년 11월 7일 자) 1면

“홍사단소 이전되어”

“라성 시내 106 노트 피규려아 스추릿에 다년간 사무실을 두고 지나 오든 홍사단 총부 사무실은 최근 동시내 3421 파우트 카탈리나 애브뉴로 이거 하엿다더라”

106 North Figueroa Street, Los Angeles에 수년간 사무실을 두고 있던 홍사단 본부 사무실은 최근 3421 South Catalina Ave로 옮겼다.

**"The Acquisition of a House by
the Young Korean Academy
(Hung Sa Dahn)"**

The New Korea

08/25/1931

"The Young Korean Academy (Hung Sa Dahn) Headquarters, having previously leased the property for several years, took advantage of the opportunity this year when the homeowner, facing financial difficulties, decided to sell it at a very low price. The Young Korean Academy (Hung Sa Dahn) acquired the property for a cash payment of \$2,500. Notably, the building is quite spacious and a two-story house, which is why the price is considered very affordable. The Korean community in LA is pleased to have collectively secured ownership of this property." (Los Angeles)

홍사단가옥매득
 홍사단가옥매득(洪士丹家屋매득)은 경기도 고양시 일산구 일산2동 1-1에 있는 조선시대의 건축물이다. 1981년 12월 17일 대한민국의 국가지정문화유산(기념물) 제145호로 지정되었다.

신한민보 원문 (1931년 8월 25일 자) 1면

“홍사단 가옥 매독”

“홍사단 단소나 냄보로 제로 얻어서 사용하여 오묘하고 글씨에 와서는 그림 주
인이 재경상 권안으로 안하여 할가 방언교지하는 기회를 미용하여 현은 2천
5백 말과 주고 풍년에 대해서는 매복하였는데 그 거리가 상당히 넓을뿐더러 상
하 앞을 집이므로 그 가격이 매우 비쌌다고 한다. 라산 한인 사회에서는
공동한 집이므로 소유된 것을 기뻐한다고”(관상직교 통신)

“홍사단 단소는 그동안 채를 얻어서 사용하여 오다가 급변에 되서는 그 집 주인이 절정상 어려움에 처하여 힘겹게 매각하려고 하는 기회를 맞아 현금 2500 톨을 주고 홍사단을 매입하였다. 건물의 집과 나무 밑을 뿐 아니라 2킬로 지기 때문에 그 가격이 매우 저렴하였다. 김기, LA 한인 사회가 공동으로 소유하게 된 집 한 채를 마련하게 된 것을 기뻐하고 있다.”(A. 조영호 통신)

1910

- Japan formally annexes Korea

1913

- YKA established in San Francisco by Korean independence leader Dosan Ahn Chang Ho

1915

- YKA moves to Los Angeles with Ahn and headquartered at his family's home in downtown

1929

- YKA leases and relocates to 3421 S. Catalina St near USC, hub of pioneering Korean community

1931

- YKA officially purchases Catalina St property

1945

- Japan surrenders, Korean Peninsula liberated, August 15, 1945

1948

- YKA headquarters moves from LA to Seoul, capital of the new Republic of Korea (South Korea)

Public Benefit

- **Preservation of Cultural and Historic Legacy**

The rehabilitation of the Young Korean Academy Historic Site preserves a nationally significant landmark associated with the Korean independence movement and Dosan Ahn Chang Ho. This enhances public understanding of shared cultural heritage and contributes to Los Angeles' leadership in historic preservation.

- **Community-Based Educational and Cultural Programming**

The project will provide free public workshops, cultural lectures, and heritage talks in collaboration with community partners. These programs promote civic engagement, cross-cultural dialogue, and intergenerational learning, all accessible to the broader public.

- **Neighborhood and Civic Enhancement**

Located in a historically rich area near USC, the project supports ongoing traditions of education and activism. The rehabilitation improves the built environment and delivers essential cultural and educational services that benefit the surrounding community, the city of Los Angeles, and the region at large.





Alternative Compliance

The proposed project complies with all applicable conditions of approval with the exception of two specific requirements, which are detailed below. In accordance with the applicable provisions, we are requesting alternative compliance for these items. The proposed alternatives continue to meet the intent of the original conditions while ensuring the project remains consistent.

12. THE SITE IS A CORNER SITE.

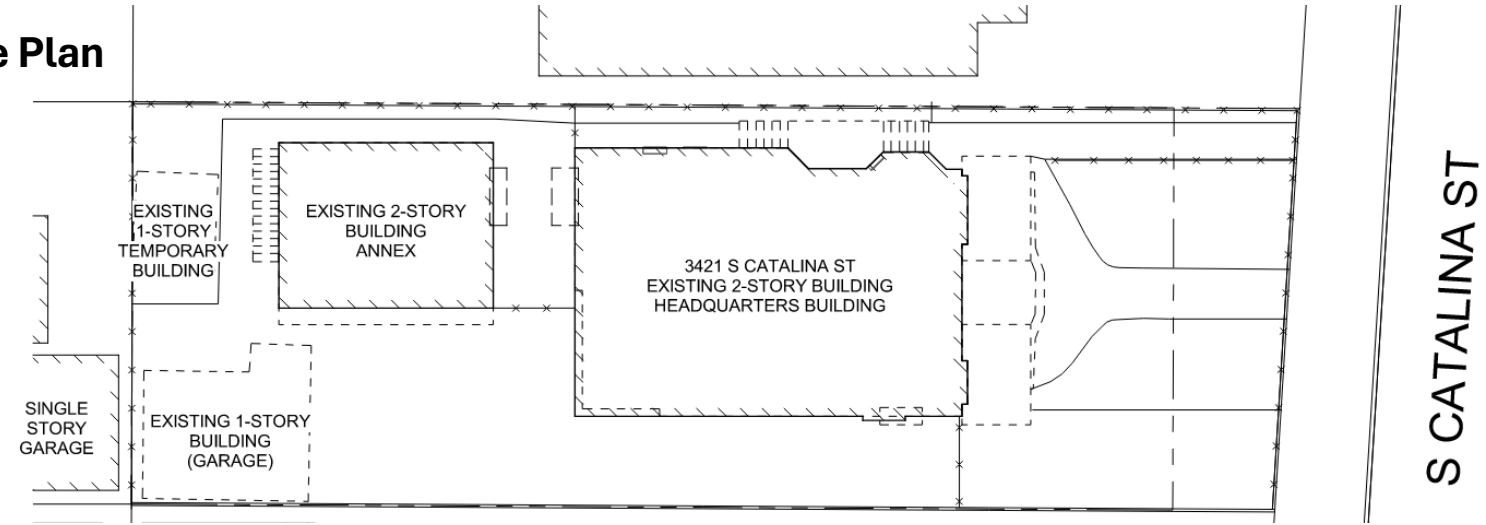
- Alternative Compliance Measure. The proposed project involves the use and maintenance of an existing 2,485-square-foot, 27-foot 3-inch-tall single-family dwelling, annex duplex and new addition as a community center and offices for South Korean government. The site is located approximately 215 feet to the south of the nearest major intersection of Jefferson Boulevard and Catalina Street. The proposed project substantially meets the purpose of this Performance Standard.

13. THE MAJORITY OF THE FRONTAGE IS ON A MAJOR OR SECONDARY HIGHWAY.

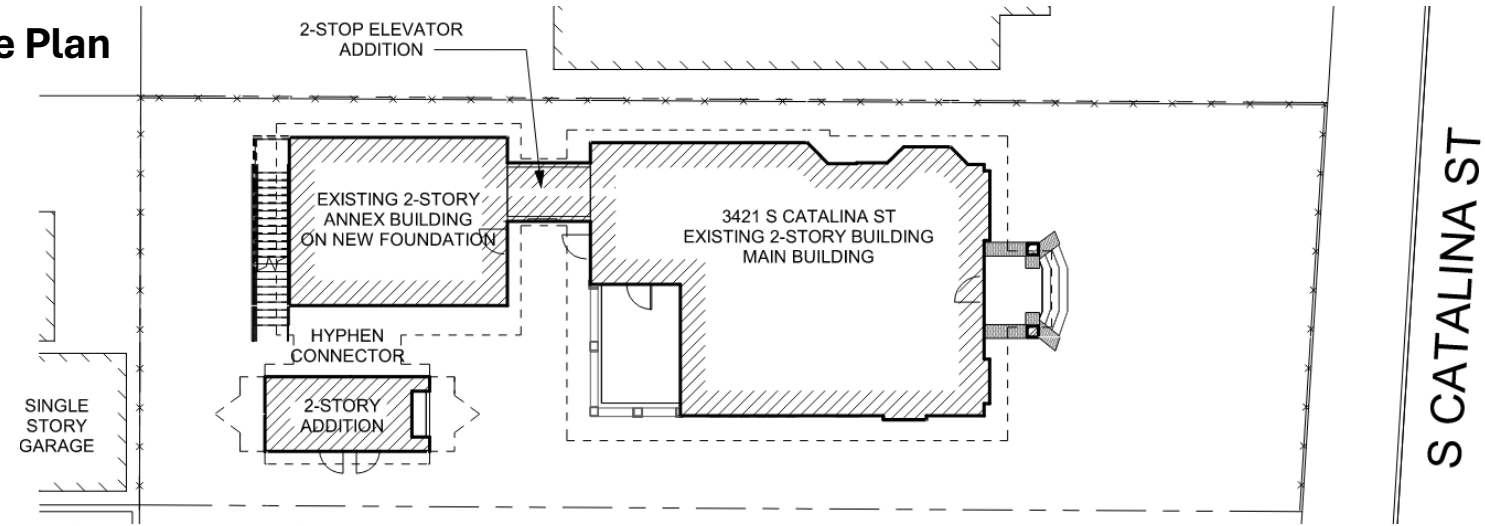
- Alternative Compliance Measure. The site is located approximately 215 feet to the south of the nearest Modified Avenue I (Secondary Highway) of Jefferson Boulevard. The proposed project substantially meets the purpose of this Performance Standard.



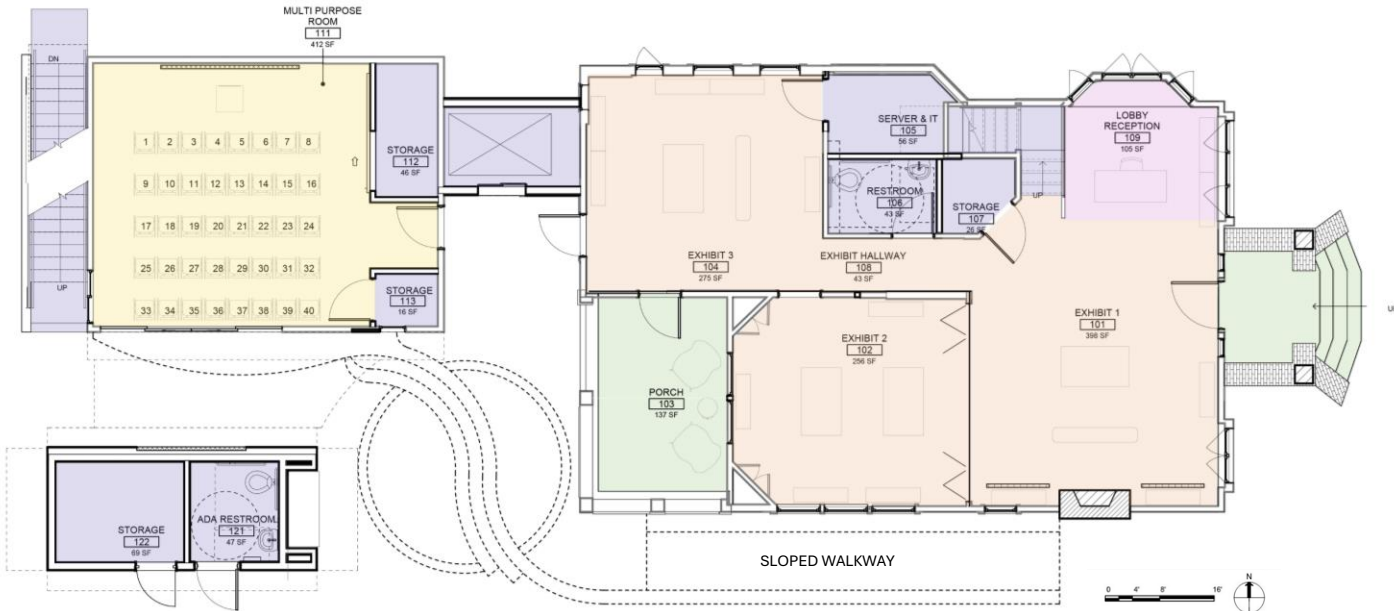
Existing – Site Plan



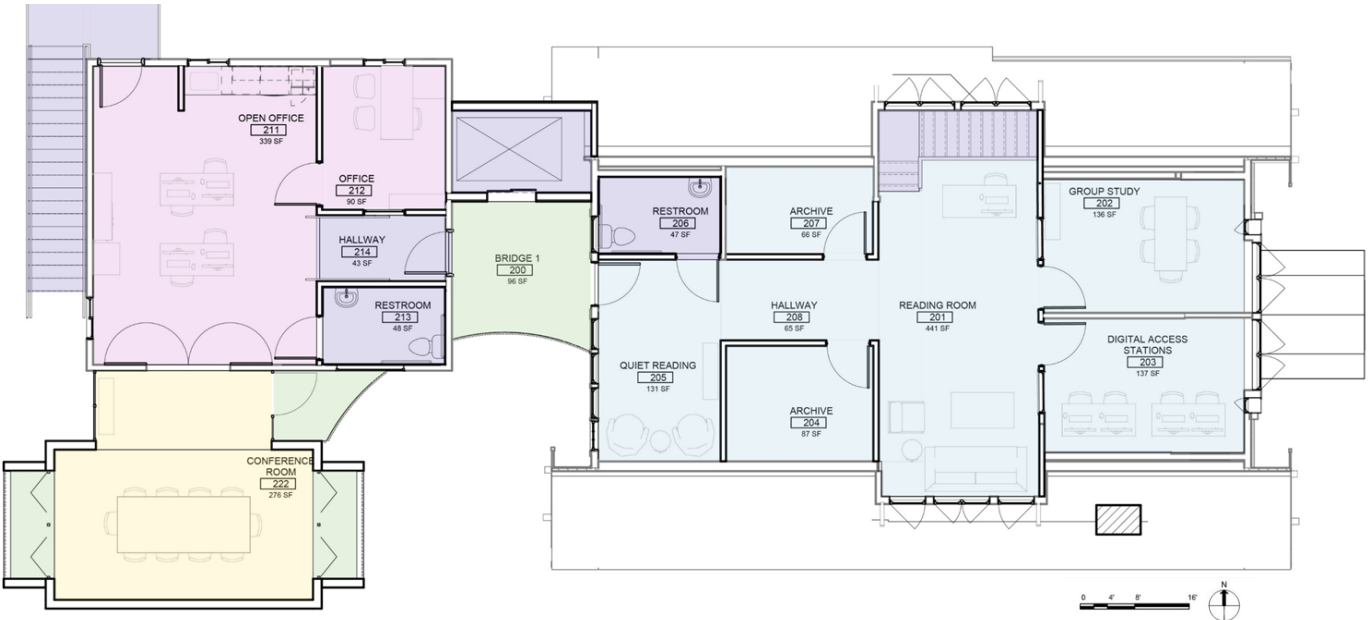
Proposed – Site Plan



Proposed | First Floor Plan



Proposed | Second Floor Plan



- LEGEND
- EXHIBIT
 - MULTIPURPOSE
 - SUPPORT
 - OUTDOOR
 - OFFICE & ADMIN
 - RESEARCH & EDUCATION

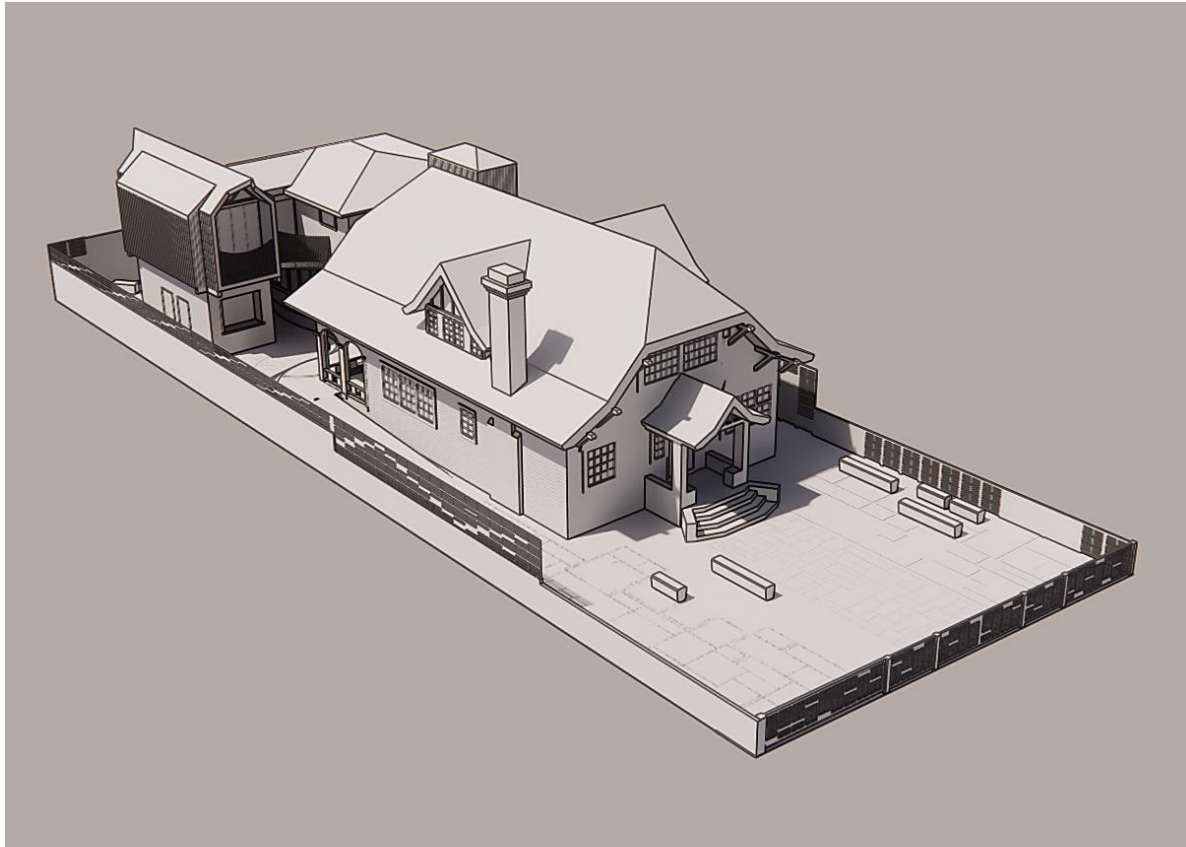


Proposed | Landscape Plan

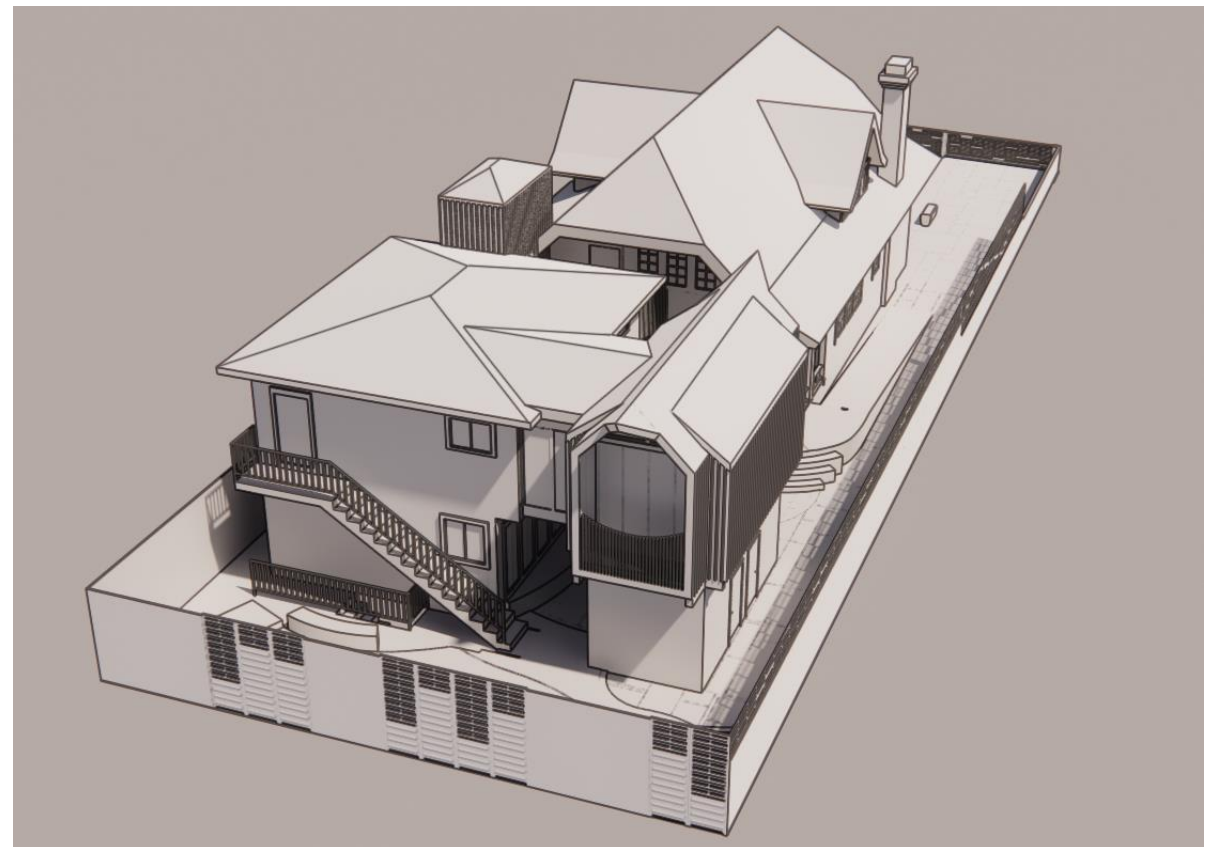


Renderings | Aerial of Front

Renderings | Birdseye View Looking Northwest



Renderings | Birdseye View Looking Northeast





1968년
동아일보 사장 취임식
1968년

1968년
동아일보 사장 취임식
1968년

3421

Thank You