



<b>Mitch Cohen</b> Chair
<b>Vacant</b> Vice-Chair



# Land Use Special Committee Meeting Agenda

Tuesday, November 7, 2023, 7:00pm

*Meetings end at 9:00pm unless the Committee votes to end earlier or extend the time.*

**Location: Howard and Irene Levine Senior Community, 8862 W. Pico Blvd, LA 90035 - 3rd Floor Community Room**

The amount of time for public comment on each agenda item is to be determined by the Chair at each meeting. Speakers shall limit their comments to matters relevant to the item on the agenda. The Chair may rule that the speaker is out of order if the comments are not germane to the item under consideration. If multiple requests for public comment are submitted on one agenda item, preference will be granted to members of the public who have not spoken previously during the meeting, either during general public comment or on another agenda item. Comments from the public on other matters not appearing on the agenda that are within the Committee’s jurisdiction will be heard during the General Public Comment period. General Public Comment is limited to 15 minutes maximum. No individual speaker will be allowed more than two (2) minutes during General Public Comment, unless the presiding officer decides differently.

1. **Call to Order**
2. **Roll Call- Current Committee Members:** Mitch Cohen, Ken Blaker, Richard Bloom, Barry Levine, Joseph Mollaie, Kathryn Pellman, Jacob Shofet, Stuart Weiss, Jon Leiberan
3. **General Public Comment**
  - a. Stakeholders may request to join the Land Use Committee at this time
  - b. All other General Public Comment
4. **Approval of Outstanding Land Use Committee Minutes**  
8/22/23 Land Use Meeting
5. **Approval of Land Use Committee Calendar**
  - a. Land Use Committee Calendar for Dec 2023- Aug 2024
6. **Brief Committee Announcements**
  - a. Items for Future Land Use Committee Agendas
  - b. Other Brief Committee Announcements
7. **Unfinished Business**
  - a. None

**5. Brief Committee Announcements**

- a. Items for Future Land Use Committee Agendas
- b. Other Brief Committee Announcements

**6. Unfinished Business**

- a. None

**7. New Business**

- a. Discussion and Possible Action to demolish two SFRs on two abutting lots at 1904-1906 Preuss to construct 12 townhomes.
- b. Discussion and Possible Action to demolish a one story former bank building and construct a future school and house of worship by Merkaz Hatorah Community Kolel at 9080 W. Pico Blvd.
- c. Discussion and possible action regarding the application for an alcohol license by Ocean Café / Bar at 1517-1521 S. Robertson Blvd.
- d. Discussion and Possible Action regarding proposed demolition of a 1-story 4-unit building to allow for the construction of a new 5-story, 56 foot high, 15 unit apartment building with 3-units set aside as restricted affordable units at 8767 W. Airdrome St. This proposed project received Planning approval as “Ministerial” (administrative not discretionary) project. Therefore, not requiring a Planning public hearing or review by SORONC Land Use Committee nor General Board.
- e. Discussion and possible action to request Neighborhood Councils to spread the word in their neighborhoods to ensure more community engagement in the Housing Element and Community Plans to remove needless rezoning of R1 and sensitive, rent stabilized multi-family areas and focus on adding housing in existing commercial corridors.
- f. How will the Citywide Housing Incentive Program impact Single-Family Homes? As part of the implementation of the 2021-2019 Housing Element and the associated housing Element Rezoning Program, the City Planning Department is asking for community support and input via a short on-line poll.

The survey asks: **Would you like to see more housing opportunities in residential corridors or streets? The survey can be accessed via the following link:**  
<https://planning.lacity.org/plans-policies/community-plan-update/housing-element-rezoning-program-news/how-will-citywide>

~~**8. Notifications from LA City Planning &/or Building Departments**~~

- ~~a. See supplemental materials~~
- 9. Adjournment

**Note:** Public comment will be taken for each item where there is discussion and possible action. Public comment and/or participation may occur on other items at the discretion of the Chair. Please note that under the Brown Act, the Committee is prevented from acting on matters brought to its attention during the General Public Comment period; however, the issue may become the subject of a future meeting. In the interest of addressing all items on the agenda, time limits for individual comments and discussion may be set at the discretion of the Chair.

Motions that are presented at any committee meeting do not represent an official action or position of the SORO NC, until approved by an affirmative vote at a properly noticed meeting of the General Board.

### **Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- Demers & Associates- 1836 1/2 S Robertson Blvd, Los Angeles, CA 90035; The Robertson Blvd Library- 1719 S Robertson Blvd, Los Angeles, CA 90035; The Robertson Recreation Center- 1641 Preuss Rd, Los Angeles, CA 90035; The Office of Councilmember Katy Yaroslavsky - 6380 Wilshire Blvd #800, Los Angeles, CA 90048; Hamilton High School- 2955 S Robertson Blvd, Los Angeles, CA 90034
- [www.soronc.org](http://www.soronc.org)
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

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

**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 ([soronc.org](http://soronc.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 us via phone at (310) 295-9920 or via email at [info@soronc.org](mailto:info@soronc.org).

SORO NC Board members abide by a code of civility ([soronc.org/civilitycode](http://soronc.org/civilitycode)). 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 should any person fail to comply with an order of removal by the Neighborhood Council. Any person who resists removal by a peace officer is subject to arrest and prosecution pursuant to California Penal Code Section 403.

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 dias de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL (310) 295-9920.

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