



# Land Use Committee Meeting Minutes

Tuesday, April 4, 2023

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

**1. Meeting Called to Order at: 7:05 by Ellen Lanet**

**2. Roll Call- Current Committee Members:** Ellen Lanet, Mitch Cohen, Stuart Weiss, Jon Liberman

**3. General Public Comment:** none

**4. Approval of Outstanding Land Use Committee Minutes:** none

**5. Brief Committee Announcements**

- a. Items for Future Land Use Committee Agendas: **Westside Community Plans Advisory Group (WCPAG)**
- b. Other Brief Committee Announcements

**6. Unfinished Business**

- a. None

**7. New Business**

- a. Discussion and Possible Action to add a new Car Wash Tunnel to the existing Mobil Gas Station @ 2301 S. La Cienega Blvd.  
The Project was presented by the Architect: Jian Kerend, Mobil Station Manager: Justin Kohanoff and Development Rep: Erika Diaz  
**Motion to support adding a new Car Wash Tunnel to the existing Mobil Gas Station @ 2301 S. La Cienega Blvd.**  
**Moved:** Mitch Cohen **Second:** Jon Liberman  
**Vote:** 4 yes 0 no  
**Yes:** Ellen Lanet, Mitch Cohen, Stuart Weiss, Jon Liberman  
Motion to be written up and sent to Executive Board for Agenda at next SORONC General Board meeting

- b. 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.
  - i. **The Development Rep:** Daniel Ahadian replied this is a ‘Ministerial Project’ requiring only Administrative review and sent Building Plans for review & questions.
  - ii. **Land Use Committee reviewed the Building Plans & elected to pursue inviting SORONC stakeholders** in area to give input on new housing developments. Ellen Lanet will speak with Michael Lynn if there are any restrictions to be aware of.
- c. Review research to date of the number of available rental units in the SORO area and discuss how to determine market rate  
**Stuart Weiss presented his finding to date** using various online rental websites. Will continue to expand research after more direction at future committee meetings

## **8. Meeting Adjourned at: 8:20pm**