



Land Use Committee Meeting Minutes - Draft

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