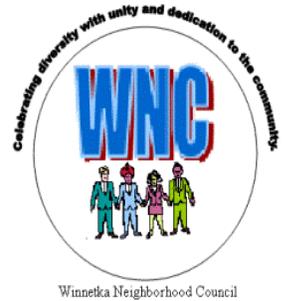




# WINNETKA NEIGHBORHOOD COUNCIL

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## PLANNING & LAND USE MANAGEMENT COMMITTEE

	Chair	Vice Chair	Secretary	
	JJ Popowich	Armineh Chelebian		
Members				
Open Seat	Saeid Faal	Chris Jurgenson	Lisa Haberman	Art Sims

**To: Council Members, Public**

**From: J.J. Popowich, PLUM Chair**

**Date: April 5, 2006**

**Subject: PLUM Meeting Minutes 04/05/06**

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### 1. Call to Order and Committee Members Roll Call.

Committee Member	Present	Absent	Excused
JJ Popowich	X		
Armineh Chelebian	X		
Saeid Faal			X
Chris Jurgenson		X	
Lisa Haberman	X		
Art Sims	X		

### 2. Approval of minutes from the last meeting.

2.1. Minutes approved.

### 3. Public Comments – Comments from the public on non-agenda items within the Committee’s subject matter jurisdiction.

3.1. No public comments.

### 4. Discussion and possible action on a possible presentation regarding a proposed 9 unit apartment building to be located at, 20246 Saticoy Ave, Winnetka (Case #: APCSV-206-251-ZC).

4.1. Mr. Popowich announced that the developer was invited and had agreed to attend, but he had not received a call for a cancellation.

### 5. Discussion and possible action on a possible presentation regarding a proposed 9 unit apartment building to be located behind Sabroso American Mexican Food 19714 Vanowen St. Winnetka, CA 91306.

5.1. Mr. Popowich introduced Mr. Payne Lee regarding a potential apartment on the property behind the restaurant.

5.2. Mr. Lee thanked the committee. He provided a map showing the layout.

5.2.1. The Committee asked for clarification of the layout.

5.2.2. Mr. Lee explained the apartment would be in a parking lot directly behind Sabroso. Access would come from either Sabroso or the alley in front of it.

5.3. Ms. Chelebian pointed out that the entire apartment complex has no street address.

5.3.1. Mr. Lee said that is correct. He is looking at merging the two properties as one so that he could do this.

5.4. Mr. Sims asked for the number of units.

- 5.4.1. Mr. Lee said that there would be 6 – 9 units.
- 5.5. Ms. Chelebian asked how many bedrooms. She asked concerning about parking.
  - 5.5.1. Mr. Lee said that he is planning on six units.
- 5.6. Mr. Lee said that he is planning for 11 parking spaces, but may be able to get 15.
  - 5.6.1. Ms. Chelebian said the parking has to be enough and beyond because the residents and any visitors will not have any additional places to park such as the street.
  - 5.6.2. Mr. Lee said that he can look at this and work with the architect to see if they can increase the parking.
- 5.7. Mr. Popowich asked if the City would even allow this without any street access.
  - 5.7.1. Mr. Lee said that Planning Department said that if the NC would approve it they may be able to work it out.
- 5.8. Mr. Sims asked why there wasn't any street access.
  - 5.8.1. Mr. Lee said that it was an oversight in his mind regarding the lot itself.
  - 5.8.2. Mr. Sims said he was surprised the City would allow it with not street access.
  - 5.8.3. Mr. Popowich said it may be like a house in front and apartments in the back arrangement, but it did seem different.
- 5.9. Mr. Popowich asked how many parking spaces they would have with the new configuration.
  - 5.9.1. Mr. Lee said there would be sixteen under this configuration.
- 5.10. Ms. Chelebian asked about resident parking and whether they could park in that lot.
  - 5.10.1. Mr. Lee said one of the reasons he thought of this is he can rent the apartments to employees.
  - 5.10.2. Ms. Chelebian said the issue is the lack of street access.
- 5.11. Ms. Haberman said her concern is the congestion with the restaurant and the day care center which has expanded.
- 5.12. Mr. Jurgenson expressed his concerns about the congestion as well.
- 5.13. The committee had a general discussion on the congestion that area due to the expansion of the school and now this possible expansion.
- 5.14. Mr. Jurgenson asked if he would consider placing two houses.
- 5.15. Ms. Chelebian asked for the lot size.
  - 5.15.1. Mr. Lee said it is about 90 x 90.
  - 5.15.2. Mr. Sims equated that to about two houses side by side.
  - 5.15.3. Ms. Chelebian asked about maybe doing the houses.
    - 5.15.3.1. Mr. Lee said the concept is really low income housing for the employees.
  - 5.15.4. This led to a discussion about the traffic in that area with the added spaces. Some committee members also expressed concerns about the safety of the children in the area.
- 5.16. Mr. Sims asked for clarification on the number of bedrooms.
  - 5.16.1. Mr. Lee said that originally it was nine units with two bedrooms but the architect suggested that six would be a more feasible design.

5.16.2. Mr. Jurgenson expressed that would be about 12-18 cars.

5.16.3. Mr. Lee said that right now there are 10 spaces, but with the configuration we could get more parking in there.

5.16.4. Mr. Jurgenson said even town homes would be better.

5.17. Mr. Popowich asked Mr. Lee to provide a list of addresses for the 500 feet radius and we can schedule a hearing for the next meeting.

**6. Update and discussion and possible action regarding notification from Gelb Enterprises that they have discontinued plans to build the Winnetka Commons.**

6.1. No Update.

**7. Discussion and possible action on taking a position on the City Planning Commissions proposed changes to the Automotive Use section of Section 12.22 of the LAMC Exception Section. This governs new automotive repair uses. Also possible discussion and action on the LA River ICO that was proposed and a decision whether the PLUM wishes to be involved in the LA River issues since it does border Winnetka.**

7.1. The committee reviewed the proposed ordinance and made the following recommendations for changes (motion by Mr. Popowich):

*WNC-PLUM-040506-01: The WNC PLUM Committee recommends the following changes to the proposed Auto Usage Ordinance:*

*Section 1: Development Standards: (g): This section of the ordinance should be modified to specifically state a set back for the fencing.*

*Section 1: Development Standards: (h): The parking code is referenced and that code includes penalties. The WNC felt that the Auto Usage should include a required number of parking spaces for vehicles being worked on in proportion to the number of bays or work spaces. Extra spaces may be arranged at an offsite location designated for parking. The Committee also feels there should be specific penalties within the Ordinance such that repeated violations could lose their conditional use permit.*

*Section 1: Development Standards: (i) (iv): Painted window advertisements should be allowed but with maximum time frames. Businesses should have the ability to advertise, specifically holiday related advertising should be allowed.*

*Section 1: Development Standards: (l) (i): In addition to the stated landscaping requirements a requirement for maintenance is critical. The ordinance currently only requires a plan and an irrigation system. The ordinance should include penalties in fines, and loss of CP for repeat offenders for failure to maintain the landscaping.*

*Section 2: Conditions of Operation: This section does not include any storage requirements. Auto body shops are notorious for having spare parts stacked in parking lots. The ordinance should have specific requirements for "hidden" out of eye sight storage that is environmentally safe (enclosed to protect the environment from run off chemicals).*

*Section 2: Conditions of Operation: (i): Businesses should be allowed to have arcade games in their lobby for the use of customers while they wait for their cars to be repaired. To ban these are too restrictive and could have a negative impact on the business.*

*Attachment B: 1: Modify the language to say, "that there is not a detrimental concentration (based on community standards) of Automotive Uses..." Different communities have different standards that should be respected.*

*Attachment B: Findings: 5: The minimum distance for spray booths from any residential usage should be at least 1000 feet, and 2000 feet from any school use property. This allows a good amount of space for the dissipation of fumes.*

*Attachment B: Findings: 6: Under Development Standards we recommended that a set back landscaping (before any fencing) be part of the requirements. This section seems to leave this up to the*

*Zoning Administrator to make the judgment. The Committee felt that this should be stricken from the Findings section and made a requirement.*

*Attachment B: Findings: We request that an additional requirement for operating hours be set under the Findings section as the Zoning Administrator can make a judgment on what he community tolerance for operating hours should be.*

*Attachment C: Section 5: While this section requires adequate storage we would request that a requirement to make the storage environmentally safe and secure with specific limitations or requirements on what can be stored.*

*(Popowich)*

7.2. Ms. Haberman seconded the motion.

Committee Member	Aye	Nay	Abstain	Absent/Excused
JJ Popowich	X			
Armineh Chelebian	X			
Saeid Faal				Excused
Chris Jurgenson	X			
Lisa Haberman	X			
Art Sims	X			
<b>RESULTS</b>	<b>5</b>	<b>0</b>		

7.3. Motion passed: 5-0

**8. Discussion and possible action on drafting the Make Winnetka Sparkle letters.**

8.1. Mr. Popowich provided a draft a proposed letter outlining various city programs that stakeholders can be made aware of. He asked the Committee to review it and make recommendations for changes and additions for the next meeting where we will vote to approve a letter and begin discussions on what area to target first for mailing.

**8. Adjournment**