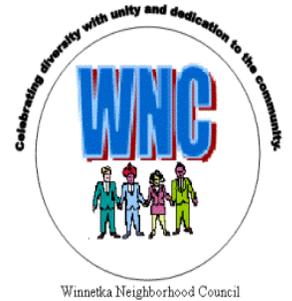




WINNETKA NEIGHBORHOOD COUNCIL

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Chair	Vice Chair	Secretary		
JJ Popowich	Jacque Lamishaw			
	Board Members			
Armineh Chelebian	Chris Jurgenson	Marilyn Robinson	Ted Valdez	Wayne Schulte

To: Council Members, Public

From: J.J. Popowich, Secretary

Date: June 8, 2005

Subject: PLUM Meeting Minutes 06/08/05

1. Call to Order and Committee Members Roll Call.

JJ Popowich	Jacque Lamishaw	Armineh Chelebian	Chris Jurgenson	Marilyn Robinson
Ted Valdez				Wayne Schulte – Absent

2. Approval of minutes from the last meeting.

2.1. Minutes approved

3. Update, if available and discussion and possible action on the Winnetka Commons project if available.

3.1. Mr. Popowich asked if anyone has heard from Mr. Gelb on this project.

3.2. Ms. Robinson said that he has filed all his paper work.

4. Discussion and possible action on a presentation and proposal by Cingular for a new tower to be built in Winnetka. Cingular and/or its representatives will be presenting possible sites and asking for pre-approval from the WNC before they file with the city.

4.1. Mr. Miller introduced himself. Cingular is looking for new sites because as part of their merger with AT & T they needed to release several national sites to T Mobile for the FCC to approve. They have identified a hole in their coverage near Winnetka & Roscoe. On proposal for Site I, there is an existing cellular tower belonging to Sprint at <INSERT> and they would need to extend it 10 to 15 feet. Mr. Miller provided several pictures showing the extension. They did attempt to contact a local motel next to the current site and they would not allow one on the roof. The existing property owner is in favor of allowing the extension.

Site II is a brand new 45 foot pole. On this site they would have to build an equipment cabinet that has a footprint of about 25 feet. This may require a loss of some parking spaces.

4.2. Mr. Jurgenson asked if the additional capacity was for more bandwidth.

4.2.1. Mr. Miller said he wasn't sure. Mr. Popowich clarified that was the case.

4.3. Ms. Chelebian asked if they go with plan II what would happen to the existing site.

4.3.1. Mr. Miller said it would remain.

4.4. Mr. Jurgenson asked whether there was any correlation between Sprint and Cingular.

4.4.1. Mr. Miller said there was none. This would be to just add an additional height so they could both use the tower if that was possible.

- 4.5. Mr. Popowich asked him about a comment he made about the pole on Site I not being able to handle additional capacity.
- 4.5.1. Mr. Miller responded that Sprint usually builds towers to accommodate one other carrier so they can realize the revenue.
- 4.6. Ms. Lamishaw asked if they would have to file for a permit.
- 4.6.1. Mr. Miller said yes.
- 4.7. Ms. Chelebian asked for his timeline.
- 4.7.1. Mr. Miller said immediately. The existing deal with T Mobile to handle some of the traffic is not enough and Cingular is concerned about possible penalties.
- 4.8. Ms. Lamishaw asked if Cingular would give additional phones to the fire station since it is so close.
- 4.8.1. Mr. Miller said they have in the past, but the deals have usually not worked out and they only do it in cases of emergencies.
- 4.9. Ms. Chelebian asked if there was any possibility that the new tower would interfere with the fire station.
- 4.9.1. Mr. Miller said that they are obligated to make sure that there is not interference and they will test for problems. They work with the municipalities in other locations to make sure this doesn't happen and this would be the same. Mr. Miller pointed out that there are several large trees on the Jon's Market project and it would blend in
- 4.10. Mr. Jurgenson asked what Cingular prefers.
- 4.10.1. Mr. Miller said that it's what the community wants. He likes to use existing because he knows it's approved in most cases and the landowner is usually willing to work. He has spoken to Mr. Henry in Councilmember Zine's office and he can support either one.
- 4.11. Mr. Jurgenson asked how long the existing tree has been there. His goal was to find out how long it took for that site to reach capacity.
- 4.11.1. Mr. Miller said it was done in 2001.
- 4.12. Mr. Popowich asked if Sprint has any plans to use the additional height to extend their coverage.
- 4.12.1. Mr. Miller said that information is not shared. However they usually have enough antennas because that isn't what covers capacity. Capacity is handled in the ground box or station. The antennas control the number of channels they can use.
- 4.12.2. Mr. Jurgenson thanked him.
- 4.12.3. Mr. Miller said that we should be ok. The engineers said that they feel the additional cabinets would be ok at the existing site.
- 4.13. Mr. Popowich asked where the cabinets are at the existing Site (I).
- 4.13.1. Mr. Miller said they are next to the pole, behind the building and fenced.
- 4.13.2. Mr. Popowich asked if they are out of view.
- 4.13.3. Mr. Miller said yes. He described what they look like.
- 4.13.4. Ms. Chelebian asked if there was enough room in Site I for the Cingular cabinet.
- 4.13.5. Mr. Miller said they have enough room.
- 4.14. Mr. Valdez asked what the zoning has to be to put up the antennae and boxes.
- 4.14.1. Mr. Miller said that they usually allow them in either commercial or residential. However, they prefer to do commercial. Usually residential is harder to do because the needed space isn't there.

4.15. Mr. Valdez asked what the lease period is.

4.15.1. Mr. Miller said it's usually 25 years in 5 year increments. Usually it's a 15 year lock of the site before either party can end the lease.

4.16. Ms. Chelebian asked what happens in the property changes hands and whether the lease is sold with the property.

4.16.1. Mr. Miller said it goes with the property. He said the new trees are much better than some existing ones as they have added details to the branches. He pointed out that the tree would blend into the existing trees at Site II from all angles.

4.17. Mr. Popowich asked for everyone's opinions.

4.17.1. Ms. Robinson stated Site I.

4.17.2. Mr. Jurgenson thanked Mr. Miller for his presentation. Ascetically he said that Option II is better because it blends.

4.17.3. Mr. Popowich said that he guess we will still see the shelters for Site II. He likes the fact it blends.

4.17.3.1. Mr. Miller said yes on Site II.

4.17.3.2. Mr. Popowich pointed out you will still see it. It will be cluttered and it will stand out. Plus you will lose parking spaces.

4.18. Mr. Valdez agreed with Mr. Popowich. This one will not lose any parking and that's a number one of concern every time we have a project before us. We can't lose it. He also said that no matter how much it will be maintained it's another surface for graffiti. Plus the traffic through Jon's will be hampered.

4.19. Ms. Chelebian said Site I.

4.20. Mr. Popowich made a motion to approve Site I.

“WNC-PLUM-060805-1: The WNC PLUM Committee recommends that the full Board recommend that Cingular choose Site I (extension on a tower currently owned by Sprint) as their new location.”

4.21. Mr. Popowich called for a vote and said that it looks like Site I, by a 4 – 1 margin. Mr. Popowich said he will send a letter to Cingular and asked that he keep us up to date.

4.22. Ms. Lamishaw asked if we do not want to do Site I, do we want to state in the letter that we can do Site II, or do we want to list our objections to Site II.

4.23. Mr. Jurgenson asked what the percentage of Site I not happening.

4.23.1. Mr. Miller stated that the city can't say for sure, but it's likely.

4.23.2. Ms. Lamishaw asked if Sprint would likely agree.

4.23.3. Mr. Miller said that they wouldn't do that. Revenue and access to Cingular towers.

4.24. Mr. Popowich advised Mr. Miller of the process of the Board approving and then the letter can go out.

4.24.1. Mr. Miller explained their process and said it would be about another 2 months before it's filed completely.

5. Discussion and possible action on issues surrounding the property located at 20425-27 Runnymede and 20422 Cohasset streets. This property was originally slated for a low income housing development, but the project failed to get off the ground. Now the developer who received a loan from the city is attempting to sell it back to the city.

5.1. Mr. Popowich explained the issue. Mr. Acevedo purchased the property a few years back to develop low income housing with a city loan.

- 5.2. Ms. Chelebian clarified it was a state loan.
- 5.3. Mr. Popowich apologized. He stated that he wants to take a stand, wants to encourage CRA to purchase the land and work with us to build the best project we can.
- 5.4. Mr. Jurgenson asked about the proximity to Runnymede Park
- 5.5. Ms. Lamishaw said that the state was going to allow the developer to put a few town homes and two homes. The CRA would like build 20 low to moderate condos on the site. We can't stop them but we can encourage them to work with us.
- 5.6. Ms. Robinson said that condos would encourage pride of ownership and that leads to upkeep.
- 5.7. Mr. Valdez said this would be good. That street is terrible and this would help.
- 5.8. Ms. Chelebian asked about our options. One is for the CRA to deal with Acevedo and the other is to let the loan default and the state takes over and the preference of giving to CRA. She said she likes the second option better.
- 5.9. Mr. Popowich said that is what he wants to do. He wants to publicly state that we work with the CRA and encourage them to do this.
- 5.10. Mr. Valdez asked why the state wouldn't just auction it off to the highest bidder.
- 5.11. Mr. Jurgenson was concerned that a slum land owner would take it.
 - 5.11.1. Mr. Valdez said that's not even possible with the cost of building.
 - 5.11.2. Ms. Lamishaw pointed out that a landowner would likely build a larger unit and higher density.
- 5.12. Mr. Jurgenson said he would like to wait and have a chance to look at it.
- 5.13. Mr. Valdez said that he has gone by it. It's street to street and it's an infill project. On one end it's single family housing. On the other are poorly maintained apartments that are very run down.
- 5.14. Mr. Popowich said that he really doesn't want to wait. He wants to make sure that we don't miss an opportunity to form a relationship first because they have a lot of funds that can be beneficial here.
- 5.15. Ms. Lamishaw said we should get on record support Dennis.
- 5.16. Mr. Jurgenson said that we should state we are against Acevedo and for CRA.
- 5.17. Ms. Lamishaw said we should get the plans from the CRA.
- 5.18. Mr. Popowich clarified again.
- 5.19. Mr. Essavi, a stakeholder, asked how solid the CRA plan would be.
 - 5.19.1. Ms. Lamishaw said that it's nebulous.
 - 5.19.2. Mr. Popowich said that if we encourage them we can have some positive impact.
 - 5.19.3. Ms. Chelebian said that we should.
 - 5.19.4. Mr. Valdez said that they would then lend their efforts to the adjacent property.
- 5.20. Ms. Lamishaw said they may give some forgivable loans to clean it up.
- 5.21. Mr. Jurgenson asked about other projects with forgivable loans.
- 5.22. Ms. Lamishaw said there are some near here and described it, and commented that most don't take them up on the loans because they don't understand it.
 - 5.22.1. Mr. Popowich asked what the example of the project in Winnetka.

5.23. Ms. Lamishaw pointed out its Winnetka and Saticoy and it's a façade. She went on to comment on what the loan is and why people don't do it.

5.24. Mr. Popowich made the following motion:

“WNC-PLUM-0608-02: I move that we resolve to send a letter stating that we do not support Needs or private individuals profit off of the sale of this land. We further resolve that the state should offer the CRA first right on the property. Furthermore we resolve to encourage the CRA to work with the Winnetka Neighborhood Council to develop a plan for a condominium / townhome units with low to moderate income prices to encourage ownership that would benefit the community.”

5.25. Ms. Robinson seconded the motion.

5.26. Motion 6-0. Passes.

6. Discussion and possible action on creating a 2006 Fiscal Year budget request.

6.1. There was a general discussion about what was needed. Mr.

6.2. Motion:

“WNC-PLUM-060805-3: The PLUM Committee will submit a budget to the Treasure in the amount of \$2200.00 for 2006.”

6.3. Ms. Lamishaw brought up the cost of printing the envelopes.

6.4. Mr. Popowich pointed out that Ms. Lamishaw pays about \$150 per month for access to the addresses.

6.4.1. Ms. Lamishaw said that it's about \$250.

6.4.2. Several people said she should be reimbursed.

6.4.3. Ms. Lamishaw said for now we'll leave it at this point.

6.5. There was discussion about reimbursing and tax deductibility.

6.6. Mr. Jurgenson seconded the motion.

6.7. Mr. Popowich called for objections. None were made. Motion passed 6-0.

7. Discussion and possible action on new efforts to revise Inclusionary Zoning (IZ).

7.1. Mr. Popowich opened the discussion on the issue. He advised there are state and local problems.

7.2. Mr. Jurgenson asked if our position can be no, but your moving in the right direction.

7.2.1. Mr. Popowich said that something will go through but we should have the competing proposal.

7.3. Ms. Chelebian said if we couldn't state no, but if this is what you are going to do then we would like to see changes.

7.3.1. Mr. Jurgenson agreed.

7.4. Mr. Popowich said that he isn't 100% against it the Fair Start Homes ordinance.

7.5. Ms. Lamishaw said that the real big problems are parking and open spaces. She also commented that the 20% for moderate income housing is good.

7.5.1. Mr. Popowich said that it's too much. He believes it's on top of the state's 15%.

7.5.2. Ms. Lamishaw pointed out that there is a 15% density on top of the state levels in transportation corridors.

7.6. Mr. Popowich said that he's not 100% against some form of Inclusionary zoning because there are folks out there who just can't buy in this market. Pointed out that if he were in a different situation today he probably wouldn't be able to afford a house. So he understands the problems that people have.

- 7.6.1. Mr. Jurgenson commented then those folks should move to other areas.
- 7.7. A general discussion on the benefits of Inclusionary zoning, the rights of people to have housing and whether a city should support that. Several felt that being forced to mix people of different incomes is not what is beneficial to a community. Points were made about whether a developer is forced to do this or whether it's a choice. In addition it was also pointed out that rent control in Santa Monica is having a poor impact on the community economically.
- 7.8. Mr. Popowich asked for a straw vote on whether we are against IZ in any form.
 - 7.8.1. Mr. Jurgenson said he is against it.
 - 7.8.2. Ms. Chelebian optional is ok. Mandated is a no go.
 - 7.8.3. Ms. Robinson agreed with Ms. Chelebian.
 - 7.8.4. Ms. Lamishaw said that she believes optional is OK, mandated is no. In some cases it will help some of the over crowded apartments.
 - 7.8.5. Mr. Valdez agreed that we shouldn't allow it to be mandated, but optional. It should be something that is optional and not something that is like communism.
 - 7.8.6. Mr. Essavi, a stakeholder, said that this sounds like social engineering. To force people into certain communities is not a good thing.
 - 7.8.7. Mr. Valdez agreed.
- 7.9. Mr. Popowich said our position is that we are against mandated Inclusionary zoning, but are amenable to accept optional incentive based Inclusionary zoning. He would like us to briefly dissect the proposal so that we can say we will live with this, but not with these things and we want this. He went on to say that he is tired of the NC system always saying no and not providing any feedback.
 - 7.9.1. Ms. Chelebian said that it's kind of like NIMBY.
- 7.10. Mr. Popowich pointed out that is what it is. We should give them direction on what we will accept, not accept and suggestions. Mr. Popowich wanted to address this tonight.
- 7.11. Ms. Lamishaw pointed out that we have some time as the Committee met today and DONE will set a date and time frame for discussion.
 - 7.11.1. Mr. Popowich asked what we want to do.
- 7.12. Ms. Lamishaw asked who we would notify.
 - 7.12.1. Mr. Popowich said everyone.
 - 7.12.2. There was discussion on how to notify people and who will be notified.
 - 7.12.3. Mr. Jurgenson asked if we should notify LANCC.
 - 7.12.4. At this point a discussion was held on whether to notify them, what they are doing, and who is representing us on this group.
- 7.13. Mr. Popowich closed discussion on the representation and said that is an item for another agenda.
- 7.14. Ms. Lamishaw said that at this point we are going to point out some specific issues that bother us.
- 7.15. Mr. Popowich said there are glaring issues which we are absolutely against: 1) No waivers to exchange density with guest spaces. 2) No waivers in exchange for density for on open space. He asked about the 50% of the income being allowed if someone doesn't have any debt. Does that bother anyone?
 - 7.15.1. Mr. Valdez said it does bother him. In addition with the new bankruptcy laws it's even worse.
 - 7.15.2. Ms. Lamishaw said the worst that can happen is for a foreclosure.

7.15.3. Mr. Popowich asked if it bothers everyone now or table.

7.15.4. General feeling was to table that for a later date.

7.16. Mr. Popowich asked if we want to call out what we like.

7.17. Mr. Jurgenson said yes.

7.18. Mr. Popowich said we will point we like the single family home restrictions, no changing historic areas and Hillside Ordinances.

7.19. Ms. Lamishaw said she really likes the set asides for office clerks, teachers, nurses, and other needed city employees. Generally everyone agree with that.

7.20. Mr. Popowich flip prevention rules is also something that really likes.

7.21. Mr. Popowich said that he would like to say that we are opposed to IZ, but incentive is ok. We really like these items, and we really do not like these others. And we reserve the right to come back to you with a revised proposal before the end of the public comment period, before or at the CC hearing.

7.22. Mr. Popowich said he will put together a letter and ask for opinions.

7.23. MOTION:

WNC-PLUM-060805-4: We resolve to send a press release stating that we are opposed to mandatory Inclusionary Zoning. We are amenable to incentive based affordable housing plans. Furthermore we find that the following items as proposed in the Fair Start Homes ordinance are acceptable:

a) Protections against multi-family development under affordable housing in primarily single family neighborhoods.

b) Protection against modifying or changing Historic Areas.

c) Protection against modifying hillside ordinances for affordable housing development

d) Severe penalties for attempting to “flip” property within 5 years for a quick profit.

e) The incentives for office clerks, teachers, nurses and other necessary city employees.

We further resolve that the following items are not acceptable in any form:

a) Parking waivers for guest spots in exchange for density bonuses.

b) Waivers on open space in exchange for density bonuses

c) Allowing new home buyers to seek mortgages where 50% of the income is allowed if someone doesn't have any debt.

d) Finally we resolve that there are other items which require further study and discussion and we will provide a revised proposal to the City Council on or before the hearing date.

7.24. Ms. Lamishaw seconded the motion.

7.25. Mr. Popowich called for a vote and the motion passed 6-0.

8. Discussion and possible action on supporting Ms. Chelebian's efforts to set up a Town Hall Meeting between the MTA & stakeholders along the Busway regarding the sound wall.

8.1. Mr. Popowich.

8.2. Mr. Jurgenson wanted to know if it will cost funds and if she included it in her budget.

8.3. Mr. Popowich said that he just wanted to show that we support her efforts.

8.4. Mr. Jurgenson seconded the motion.

8.5. Mr. Popowich called for a vote and the motion passed 6-0.

9. Public Comments – Comments from the public on non-agenda items within the Committee's subject matter jurisdiction.

9.1. Mr. Essavi, a stakeholder, said we are doing a great job.

10. Committee Business –

A. Comments on Committee Member's own activities/ Brief announcements.

1.1. Ms. Lamishaw said she has the official copy of the DWP MOU to go into the records. She is providing it to Mr. Popowich for records. She also provided a copy of the delegation of authority to appoint a representative to the Oversight Committee. She read some of the contract. She pointed out that who we elect to represent us will vote with the other NC's to select the member to the Oversight Committee member.

1.2. Mr. Jurgenson asked if this was PLUM business.

1.3. Ms. Lamishaw said she is just doing it because she will not be here and she wanted to make sure it was provided. She went on to say that her personal opinion would be to select the PWT Chair as the representative.

1.4. Ms. Chelebian said that in the last PWT meeting we set the criteria for this position.

1.4.1. Mr. Popowich agreed and said that it would be in the official report and if approved then the new Board would select the representative.

1.5. She also provided a copy of the official outline of DONE's congress. She said that if someone is interested in the LANCC and the MOU then they really should attend the sessions.

1.5.1. Mr. Jurgenson pointed out he was attending and who would represent us.

1.5.2. Ms. Lamishaw said that there are two sessions and then people can listen. She said the next item coming up will be the Planning MOU by the LANNC. Every NC will have one voting rep on that one but all are welcome to attend.

1.5.3. Mr. Popowich clarified that once the LANNC is formed then whoever is elected to represent the WNC will be the person involved in the MOU.

1.5.4. Ms. Lamishaw agreed. She also stated that the SMEs should be involved in that process and sitting in on those meetings. She said that there are a lot of good people out there who are really willing to work together and do a lot to get this done.

2. Mr. Jurgenson said he would like to readdress the formation of a Specific plan in concept that we would work on. He asked Mr. Popowich to assist him in researching that.

2.1. Ms. Robinson asked what that was.

2.2. Mr. Popowich said that he does think we voted to form an ad hoc committee to look at a specific plan for Winnetka.

3. Mr. Valdez asked if we have anything new on the old gas station property on Roscoe and Mason.

3.1. Mr. Popowich asked Mr. Valdez to look into this and get us an official report.

3.2. Ms. Lamishaw offered to find the property owners and provide that to Mr. Valdez.

B. Brief response to statements made or questions posed by persons exercising their general public comment rights.

C. Introduction of any new issues for consideration by the Committee at its next meeting/request that the item be placed on the next meeting's agenda.

D. Requests for Committee Members to research issues and report back to the Committee at a future time.

11. Adjournment