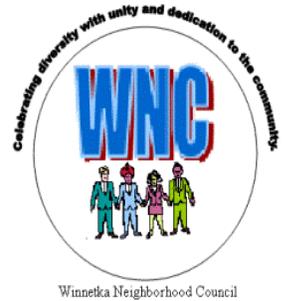




# WINNETKA NEIGHBORHOOD COUNCIL

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## PLANNING & LAND USE MANAGEMENT COMMITTEE

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

**To: Council Members, Public**

**From: J.J. Popowich, Secretary**

**Date: August 3, 2005**

**Subject: PLUM Meeting Minutes 08/03/05**

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

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

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

2.1. Mr. Popowich asked if there were any changes or objections to the last month's minutes. None were raise. The minutes were approved as is.

### 3. Update, if available and discussion and possible action on a presentation by Mr. Rickey Gelb or his representative regarding Case #: APCSV-2005-3634-ZC-CU & ENV-2005-3635-EAF, the addition of 12,554SF of retail / restaurant uses and pole sign to existing bowling alley / restaurant and hotel. This is the planned development to be called the Commons At Winnetka, on 20122 Vanowen St, Winnetka, CA 91306.

- 3.1. Mr. Popowich introduced Mr. Gelb and the project he's developing at the Winnetka Commons.
- 3.2. Mr. Gelb described the existing property at this location. Explained that they are remodeling the current convention center meeting room. He said it's designed to accommodate 10 stores of 8000 ft each. He also said there will be an outdoor meeting area. This will include a water feature. He showed mock ups of the project. The project includes approval to add another 4000 sq ft retail area attached to the bowling alley. Mr. Gelb said he is trying to bring in national tenants for a long term lease to bring a more upscale feeling to the area. There will also be an added pole sign on the corner to let people know about the business.
- 3.3. A stakeholder asked when it would be started.
  - 3.3.1. Mr. Gelb said that they have been working on this for about a year and they are still in front of the NC. He referenced a time line from June 3, 2005. A traffic study will be completed by September and another in October from the environmental. There will be several comment periods through next year. It's estimated that by June 26, 2006, they will be approved.
- 3.4. A stakeholder asked what type of stores.
  - 3.4.1. Mr. Gelb mentioned that they are hoping to have a Starbucks.
- 3.5. The stakeholder mentioned that they have open stores available down on Tampa.
  - 3.5.1. Mr. Gelb mentioned that there is less than 3% available retail space.
  - 3.5.2. Mr. Popowich clarified where the vacant stores were that she was describing. The stores are actually in Reseda's NC.

- 3.5.3. Mr. Gelb stressed he keeps his properties full. Referenced other projects that have been successful.
- 3.6. A stakeholder asked about the semi trucks that park between Vanowen and Archwood on Winnetka.
  - 3.6.1. Mr. Gelb commented the problem is there are no parking restrictions in that area. The residents he said have to ask for them.
  - 3.6.2. The stakeholder asked if we can do something about the parking there.
  - 3.6.3. Mr. Popowich said we can look into it. He said that is another issue.
  - 3.6.4. Mr. Gelb clarified again that the residents will have to ask for no overnight parking in that area.
- 3.7. Ms. Lamishaw asked if the WNC was working with Mr. Gelb to place benches near the water feature.
  - 3.7.1. Mr. Gelb said they were. He asked Ms. Robinson for confirmation.
  - 3.7.2. Ms. Robinson confirmed that we were working on it.
  - 3.7.3. Mr. Popowich explained the water feature and that it will commemorate emergency personnel. He said we had agreed to donate to benches to this project near the water fall area.
- 3.8. Mr. Basch asked Mr. Gelb what his investment in the project.
  - 3.8.1. Mr. Gelb said it was over a million at this point.
- 3.9. Ms. Lamishaw commented that this will increase the tax base as well.
  - 3.9.1. Mr. Gelb said the hotel brings in hundred of thousands of dollars of tax revenue.
- 3.10. Mr. Popowich commented that this would be a good project. It will hopefully bring in foot traffic and that will increase business and hopefully spur the revitalization of the shopping center across the street and down the block. He said he hopes that this will improve the area's look.
- 3.11. A stakeholder asked how long it would take before they begin working.
  - 3.11.1. Mr. Gelb commented on the time it takes to get a project going in the Valley. He commented that he has built projects on the other side of the hill where a vacant property gets developed almost over night, but here in the Valley it can go on for a long time before all the approvals are in and they can start working.
  - 3.11.2. A stakeholder commented that maybe the Councilmember can get involved and move the project along quicker.
  - 3.11.3. Mr. Popowich agreed that they can add that to a motion approving this. He made the following motion:  
  
*“WNC-080305-1: We move that the PLUM Committee approves the Commons At Winnetka project (Case #: APCSV-2005-3634-ZC-CU & ENV-2005-3635-EAF) and furthermore resolves to request Councilmember Zine and the Planning Commission expedite the approval process.” (Popowich)*
- 3.12. Mr. Robinson seconded the motion.
- 3.13. Mr. Popowich called for any objections to the motion. Motion passed 6 – 0.
4. **Discussion and possible action on a conditional use permit for Case #: ZA-2005-3992-CU & ENV-2005-3993-EAF which is the establishment of an infant day care facility in an R1 Zone at 6733 N. Corbin Ave, Winnetka, CA 91306. There is a day care facility on site at this time.**
  - 4.1. Mr. Popowich introduced the next item.
  - 4.2. Mr. Perera from Castle Oaks Children's Day Care center introduced himself and his wife who runs the school. The school they operate has been around for over 40 years and is located next to the property in the question which they have recently purchased. He said the school has been operating consistently but

has not been as successful as it could be over the years. He pointed out that over the last 8 years there have been several owners (approximately 4 in 8 years).

Ms. Perera commented that they have recognized there is a huge demand for infant day care. Mr. Perera noted that there are very few schools that provide the service now. Mr. Perera commented that the service is costly to provide requiring a ratio of 4:1 to support the infants. Mr. Perera said they have purchased the house and would like to open the infant care.

They currently have 2 – 6 year old children. The new center will be from 6 weeks to 2 years old. They are not allowed to remodel anything until they have the use permit. They have remodeled the current school extensively outside.

4.3. A stakeholder asked if the expansion will increase parking at the school.

4.3.1. Mr. Perera commented that they will expand parking near the other house and will create parking on the other side of the house and they will be able to access it through the alley.

4.4. The stakeholder commented that they have seen problems in the area when parents come to pick up their children. She commented that they park on Corbin and leave doors open while they get kids. It can be a nuisance especially considering the time of day (dinner) time.

4.4.1. Mr. Popowich asked if they will have parking in back of the house.

4.4.1.1. Both representatives said this is something they will work on.

4.4.2. Ms. Lamishaw asked if there is a way to have an in and out driveway so that they can move through.

4.4.2.1. They commented that they understand the issues that are being raised and will consider what they can do. Ms. Perera said that they will be using part of the garage area to create parking in the back.

4.5. Mr. Popowich commented on the problems at Sutter School and the efforts they are taking on behalf of the LAPD in that area with the LAUSD.

4.6. Mr. Burgess asked if there were any complaints about noise already in that area.

4.6.1. Ms. Perera responded that they have not had any complaints about noise or parking before tonight.

4.7. A stakeholder asked about the remodeling and whether it would remain a house.

4.7.1. Mr. Perera commented that it would remain a house on the outside, but they would do some changes in side to modify it for the children at that age.

4.8. A stakeholder asked if they would be connecting it to make a larger building.

4.8.1. Mr. Perera commented that it would be connected to make it a single building.

4.9. He apologized for not realizing the project was more involved. He said he was under the impression that it was just a conditional use permit and did not understand from the conversation that they were planning additional construction. He said that we would like to form a partnership to create the best project for both the homeowners and the business. Mr. Popowich commented that we will continue the issue until next meeting.

**5. Discussion and possible action on reconsideration of WNC-PLUM-070605-3, and or modification or new action in regards to the support of the Wal-Mart project. The committee will hear again from a representative of Wal-Mart and a representative of the Northridge West Neighborhood Council.**

5.1. Mr. Popowich explained that the Committee was reconsidering a motion made at our last meeting to support the project. He commented that it is out of our area but that it's a large enough project to have an impact on our NC. He announced that it was being reconsidered because a representative of Northridge West had requested to present their case against the Wal-Mart being built on that project. He pointed out that the representative was not here but that Wal-Mart's representative was here and he asked him to present his case to the people so that the stakeholders can ask any questions.

5.2. Mr. Greg Biggs introduced himself as a representative of the developers for this Wal-Mart project. He briefly described the area and the NC's involved. He commented on the zoning of the property which is already set for retail uses of this nature. In this case, he said, the only things required for this property are a review of traffic conditions and mitigations, landscaping, and design issues.

Mr. Biggs said that Wal-Mart will demolish the current structure, and build a smaller more modern structure in its place. The plan calls for improving the landscaping of the area. He pointed out that the building will be two stories with parking on the ground floor and that this is the unique design for both the Valley and Wal-Mart. He said the bottom floor will open up to a lobby with an escalator which will take the people and the carts to the upper level where the store would be located. The building will have the underground parking and will of course have parking in the parking lot.

Mr. Biggs commented they gone through a site review with the community and Councilmember Smith. The issues raised by Councilmember Smith included: traffic issues as the main priority, the hours the store would be open, RV parking restrictions and what will be sold. He announced that Wal-Mart has agreed not to sell firearms (he stated that they do not sell these anywhere in California), agreed not to open up a Wal-Mart Superstore to sell groceries on this site. They have agreed to prohibit overnight RV parking. He also said they will not sell alcohol and will not remain open 24 hours.

He said that based on the DOT requirements and the discussions Councilmember Smith they Wal-Mart has agreed to improve 9 intersections with NTSC technology to improve traffic flow.

He also explained that Councilmember Smith asked Wal-Mart to place funds in a special fund for future traffic studies and improvements. He suggested the Committee add a rider to their motion and requests to keep the funds in the community.

The traffic mitigation plan calls for the intersections to be upgraded. Improvements to the streets around the property will include a de-acceleration right hand turn lane off of Nordhoff into the parking lot. This will move traffic quicker as well. In addition, the parking under the building and in the lot are all full size spaces and should be plenty for what they are doing.

He did comment that they have had a lot of questions and concerns surrounding the traffic studies. He explained the DOT conducts the study and does this using nationally recognized formulas and study methods. Councilmember Smith also asked for more and they have done that.

5.3. A stakeholder asked about the traffic flow issues.

5.3.1. Mr. Biggs said that the new lights will improve the flow.

5.4. A stakeholder asked why Wal-Mart decided to put one here when they have one in Porter Ranch and why no alcohol which is something they do sell elsewhere.

5.4.1. Mr. Biggs said that most people don't realize that the SFV would be the sixth largest "city" in the nation. Wal-Mart has projected that there is a greater demand then supply in this area based on their studies. He said they wouldn't do it if they didn't make money.

5.5. Mr. Sims said he was under the impression that this was supposed to be a 24 hour location.

5.5.1. Mr. Biggs said it is a bit confusing with this location. Initially Wal-Mart applied for 24 hours and alcohol. Councilmember Smith requested the shorter hours be in place and Wal-Mart agreed.

5.6. Mr. Basch commented that the new Lowes is the same issue with other locations near by but that they feel there is more demand then supply.

5.7. A stakeholder said she heard that the Northridge Mall was trying to block the project and asked if he was aware of it. She said she has even seen people collecting signatures.

5.7.1. Mr. Biggs said he can't really answer whether that was happening as he wasn't aware of it.

5.8. The stakeholder asked if this would be a grocery store as well.

5.8.1. Mr. Biggs confirmed again it will not be a grocery store.

5.9. A stakeholder asked when the project would be done.

- 5.9.1. Mr. Biggs commented that like Mr. Gelb this project would likely take a few years to be completed. .
- 5.10. A stakeholder asked if the other stores in that area (the record and furniture store, Denny's, etc) will improve their stores as well.
  - 5.10.1. Mr. Biggs said they are owned separately and it's up to them. He did comment that he feels that the increase in foot traffic or traffic to that area will be a good thing for those stores.
- 5.11. A stakeholder commented that the new store will employ a lot more people.
  - 5.11.1. Mr. Biggs said that there will probably be about 100 people at any time working in the store.
  - 5.11.2. A stakeholder asked about pay scale.
    - 5.11.2.1. Mr. WM said that it's more than \$10 an hour.
  - 5.11.3. A stakeholder commented that about the efforts that Wal-Mart goes through to hire folks.
- 5.12. A stakeholder asked if the other stores in the area would be changed as part of this project.
  - 5.12.1. Mr. Biggs confirmed that it would just be the BEST and Levitz stores that they will change as well as the landscaping.
- 5.13. A stakeholder asked about the Fallbrook Mall Wal-Mart, and how it compared in size to this one.
- 5.14. Mr. Biggs said he was not really sure how it compares to the size of the Fallbrook location. He explained it was developed by a different developer.
- 5.15. A stakeholder asked about the size again. It's about 156,000 square ft and smaller than the existing building. (This does not include the parking lot)
- 5.16. There was discussion on what it would sell again and what would stop them from changing it once they have it in place.
- 5.17. A stakeholder asked about improving the Tampa point of entry.
  - 5.17.1. Mr. Biggs said that the Nordhoff would have the dedicated de-acceleration right hand turn lane. They are looking at what they are going to do for Tampa and it could be the same solution.
- 5.18. Mr. Popowich asked Mr. Biggs to send him the list of 9 intersections so he can post it on the web site. Mr. Popowich asked if the Committee has any questions.
  - 5.18.1. Mr. Biggs said he would send that information over.
- 5.19. Mr. Schulte asked if there were any studies to the impact to the stores in the mall.
  - 5.19.1. Mr. Biggs said that it's not a requirement as it's a free market and it's up to them.
- 5.20. Mr. Jurgenson said the number one concern he has heard is the traffic issues. He understands they will dedicate the funds to the traffic trust fund. He said it is a step in the right direction, but ultimately what sort of recourse will stakeholders have after the building is in place.
  - 5.20.1. Mr. Biggs said that is a larger political issue. Its part of the on going dialogue across the city. The funds have been dedicated to the community per Councilmember Smiths request. The other NCs are talking about dedicating the funds to be used for traffic studies and traffic improvements in the area.
- 5.21. Mr. Lamishaw, a stakeholder, said that going back to Mr. Schulte's question. He was a member of a business organization when Wal-Mart went into the Panorama Mall and that they have found that it has really saved the mall and has pumped a lot of money into the community. He said it has brought in the customers that the mall needed to get better. Pointed out that the specialty stores are thriving because of it. He also referred to the Porter Ranch shopping area and how well it's doing.
- 5.22. Mr. Biggs said that from his point of view, and not as a Wal-Mart, representative, he feels the funds should come back to the Valley area. He again recommended that the WNC ask for it.

5.23. A stakeholder asked if this would ever be a superstore.

5.23.1. Mr. Biggs said no. Wal-Mart has committed not to do it. This led to discussion on why they wouldn't and what Councilmember Smith required.

5.24. A stakeholder asked about truck trips and whether they would have to come in after hours.

5.24.1. Mr. Biggs said they normally do deliver after hours. He said this benefits the store because they don't want to have to re-stock the store while customers are there. He did say that at times it could happen that they are running late and it could be early morning hours. He also commented that he doesn't have the study with him but could provide it.

5.25. Mr. Popowich said that the good news is that it's in a commercial area which means it will not affect the residents. He went on to ask about the landscaping. He asked if the area in front of the parking lot was raised.

5.25.1. Mr. Schulte commented that Wal-Mart is lower than the street.

5.25.2. Mr. Popowich thanked him for reminding him and commented that the landscaping was his main issue as he wanted to see the area improved to look even better than the surrounding area. The lower parking lot means it will be hidden.

5.26. Mr. Jurgenson suggested that we include a rider.

5.26.1. Ms. Lamishaw suggested a ¼ to ½ mile radius. This led to a discussion and it was generally agreed it should be a ½ mile radius.

5.26.2. Mr. Popowich asked if they named the fund so that they can refer to it in a motion.

5.26.2.1. Mr. Biggs said it's a community traffic fund and if we reference the city should be able to figure it out.

5.26.3. Mr. Popowich made the following motion:

*“WNC-PLUM-080305-2: The WNC requests that the monies set aside for the community traffic improvement fund be dedicated to improving traffic within ½ mile radius of the project. (Jurgenson-Popowich)”*

5.26.4. Mr. Schulte seconded the motion.

5.26.5. Mr. Popowich asked if there were any objections to the motion. None were made. The motion passes 6 – 0.

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

**7. Committee Business –**

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

**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.**

**8. Adjournment**