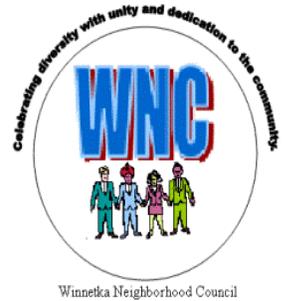




WINNETKA NEIGHBORHOOD COUNCIL

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PLANNING & LAND USE MANAGEMENT COMMITTEE

	Chair	Vice Chair	Secretary	
	JJ Popowich	Nalini Natarajan		
Members				
Art Sims	Rick Montaine	Chris Jurgenson	Lisa Haberman	Open Seat

To: Council Members, Public

From: J.J. Popowich, PLUM Chair

Date: December 6, 2006

Subject: PLUM Meeting Minutes 12/06/06

1. Call to Order and Committee Members Roll Call.

Committee Member	Present	Absent	Excused
JJ Popowich	X		
Nalini Natarajan		X	
Art Sims	X		
Rick Montaine	X		
Chris Jurgenson	X		
Lisa Haberman	X		
Open Seat			

2. Approval of minutes from the last meeting.
3. Public Comments – Comments from the public on non-agenda items within the Committee’s subject matter jurisdiction.
4. Discussion and possible action on a presentation the Multicultural Learning Center, for the property located at 7500 De Soto Ave, Winnetka, CA 91306 for a conditional use permit.
- 4.1. Mr. Popowich introduced the item and Ms. Toby Borenstein, Executive Director of the Multicultural Learning Center.
- 4.2. Ms. Borenstein explained the history of the school. The school is on the grounds of the Faith Lutheran Church and has been a Los Angeles Charter School for five years and has an option for an additional 5 year lease on the property as a Charter school. She explained that the school started off with two classrooms and added seven portable units in 2001, followed by additional buildings in 2002 and 2003. The school currently operates as a K-5 but has approval from the LAUSD to extend to K-6 and then again another approval to expand to K-8.

Ms. Borenstein explained that their current conditional use permit allows the school 240 students. The requested conditional use permit would expand that to 400 students. In order to accommodate the expansion of students, the school is planning on adding seven buildings, a play field, and create improvements to the parking lot.

These improvements will be funded by grants from state, federal and private organizations. The school currently has grants and approvals from the city to build an additional Administration Building and additional classrooms.

The new buildings that will be added are trailers but have been granted permanent occupancy permits with the condition of year inspections by the City. This is standard for LAUSD charters and schools.

The parking lot improvements will consist of extending the parking lot and creating a turn around and drop off area for the students at the end nearer to the school. Ms. Borenstein said currently the students are dropped off by the church and walked back by parent volunteers.

The school plans to redeveloped an unimproved parking lot/field at the rear end of the property. The plans call for additional playground and a basketball court. This expansion is contingent on the CU being granted as the funds are provided by a private funder who grants matching grants of \$60,000.00.

Mr. Borenstein addressed concerns about traffic. She said the City had done a traffic study that said that there would be additional pressure placed on the De Soto – Saticoy intersections. However, she said that these studies were based on existing data and not data on actual traffic movement from this location. She provided a private study that indicated that there would be negligible traffic impacts. She pointed out that 80% of their student

population is local and 20% is from out of the area. She went on to say that she expects that a majority of the increase in students will be local families and the students who normally would have left at the 5th grade who will stay through 8th grade.

Ms. Borenstein said that the school itself has limited left hand turns by having custodial traffic direct traffic leaving school in the morning and in the afternoon (7:00 to 8:30 AM and 3:00 – 4:00 PM). She said that the City has agreed that the left hand turns are not an issue and would actually add to the congestion at De Soto – Saticoy.

Ms. Borenstien said the City is asking for some concessions. The first is the paving of a portion of Kelvin St along the rear of the property. She went on to say that if the City does not relent on this then she will not be able to move forward with the project as it's too costly.

Mr. Jonathon Brand, Councilmember Zine's Planning Deputy, said that the City requires this type of improvement for every development that is close to this type of street structure (a street that narrows due to a parcel of unimproved property that juts out into the street). He went on to say that the NC can have an impact here by stating that they would approve the non-improvement and this gives the Councilmember's office leverage.

Ms. Borenstein went on to say that they plan on proposig to landscape the unimproved section with a raised berm and trees. She said this would be an improvement for the neighbors as they would now have landscaping which is something they have requested since they the school opened.

- 4.3. Mr. Popowich asked if there was a standing water problem on Kelvin St.
- 4.4. Ms. Borenstein said that they do not have any problems and indicated that there is a slight asphalt curb there.
- 4.5. This led to a discussion on the landscaping issue. The Committee generally approved of the landscaping and noted that it would be a sound buffer, an improvement to the landscaping, and even shade due to the sun from the West. A brief discussion about landscaping in the front of the property.
- 4.6. The committee moved back to traffic and discussed the left hand turn lane as well as red zones in the front. The Committee generally felt that the left hand turns from the school should be limited. They felt that the additional impact to traffic is not significant given the time frames. They also strongly stated that they felt that left hand turns across a wide street like De Soto was a hazard. In addition there was discussion about blind spots coming out of the driveway and all agreed that an extended red zone to the south would be a good request to ask for.
- 4.7. Mr. Popowich made the following motion:

WNC-PLUM-120606-01: The WNC approves the granting of a conditional use permit (CPC-2005-6811-CU) to the Multicultural Learning Center (MLC), located at 7500 De Soto Ave, Winnetka, CA 91306, to expand their Charter school from K-6 grades to K-8 grades, with the maximum of 400 students. The WNC also recommends the City allow MLC to create a landscape buffer along Kelvin Ave in place of widening the street. In addition the WNC would like it noted that we agree that there is no need to improve the sidewalk along Covello St.

The WNC requests that it be noted that we do not feel there will be any significant impact on traffic on De Soto. We further recommend that the City agree that left hand turns upon exiting the parking lot be discouraged in order to keep the traffic flow along De Soto moving freely. Finally the WNC requests that the City agree to create a 30 foot red zone from the parking lot entrance (driveway) to the South on De Soto Ave (Popowich-Haberman)

- 4.8. Ms. Haberman seconded the motion.
- 4.9. Mr. Popowich called roll:

Committee Member	Aye	Nay	Abstain	Absent/Excused
JJ Popowich	X			
Nalini Natarajan				Absent
Art Sims	X			
Rick Montaine	X			
Chris Jurgenson	X			
Lisa Haberman	X			
Open Seat				
RESULTS	5	0		

4.10. Motion passed 5-0

5. Discussion and possible action on selecting Committee members for the 06-07' year. Any stakeholder wishing to serve on the PLUM Committee should attend this meeting and make their interest known.

5.1. This issue was addressed first. The following stakeholders and WNC Board members expressed interest in filling the five open positions: Art Sims, Lisa Haberman, Rick Montaine, and later (towards the end of the night) Chris Jurgenson. Mr. Popowich appointed them as Committee members for the 06-07' Committee year.

8. Adjournment