



WINNETKA NEIGHBORHOOD COUNCIL
 c/o Valley Village
 20830 Sherman Way, Winnetka, CA 91306
www.winnetkanc.com



	Chair		Vice-Chair	
	JJ Popowich		Bettie Ross	
Committee Members				
William Hillard	Olav Hassel	Diana Holley	Tom Sattler	David Uebersax

PLANNING & LAND USE MANAGEMENT COMMITTEE SPECIAL MEETING MINUTES

January 15, 2013 – 6:30 PM
 Valley Village
 20830 Sherman Way, Winnetka, CA 91306

The Winnetka Neighborhood Council Plum Committee holds its regular meetings on the second Tuesday of every month and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. The agenda for the regular and special meetings is posted for public review at **Limerick Avenue Elementary School**, 8530 Limerick Ave., Winnetka, 91306; **Fulton Cleaners**, 20109 Roscoe Street, Winnetka, 91306; **Express Pack & Ship**, 7657 Winnetka Ave., Winnetka, 91306; **Canoga Park Bowl**, 20122 Vanowen St., Winnetka, 91306 (near Bar & ATM Machine); **Winnetka Park** 8401 Winnetka Ave., Winnetka, 91306

1. Call to Order & Board Member's Roll Call

Committee Member Name	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
JJ Popowich	X											
Bettie Ross	X											
William Hillard	X											
Olav Hassel	A											
Diana Holley	X											
Tom Sattler	A											
David Uebersax	X											

X = Present, A = Absent, E = Excused, / = Not on the Board at this time, L = Late, LE = Left early
 Quorum is 5 members

2. Explanation of Meeting Rules

- Public Comments:** Comments from the public on non-agenda items within the Board's subject matter jurisdiction. The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes an action. The Speaker Card is requested so that the Speaker's names are complete and correct in the meeting Minutes.
- Discussion and possible action on reports of public defecation due to the lack of bathrooms at the Winnetka Park and Ride at Victory. Follow up on actions since our last meeting and determination of the next steps.**
- Discussion and possible action regarding a proposed development of a mixed commercial/residential use building located at 20460 Sherman Way, Winnetka. The developer is requesting a Zone Change from**

Q]C4-1VL & P-1VL TO RAS4 to construct a 4-story; 50' high; 42-unit senior independent mixed-use project w/4,066 sq ft of commercial space on the ground floor and 42 ground floor parking spaces. (Case #s: APCSV-2012-2487-ZC and ENV-2012-2488-EAF).

- a. Mr. Popowich introduced the developer Mark Tavakoli, from MDT Enterprises.
- b. Mr. Tavakoli said he has brought his architect and the architect will provide most of the detail. He mentioned that they plan to turn it into a senior non-assisted 3840 sq. ft. of retail space.
- c. Gary Bardovi, the architect explained where the site is located. There is currently a full subterranean excavation of the sight from a previous project. The first diagram shows that there is a thin band of landscaping along Mason and Sherman Way. There will be two entrances for parking one from Sherman Way and Mason. Each retail space will be a little over 1000 sq. ft. They may go from several to one. The ground floor parking access off of Mason will serve the retail. Each retail location will have back door entrances from the parking lot. The subterranean parking will be access off of Sherman Way and will be for the residents only. The residences will ring a center courtyard. There will be balconies facing the center court yard. The top floor, on the back of the building will be common rooms (large terrace, and community room) for use by residents. This faces the alley that runs behind the property parallel to Sherman Way.

This will be market rate senior project. There will be no conditional requests and no density bonus.

There are projecting balconies on the street facing sides.

Mr. Tavakoli mentioned that they have chosen senior housing because of the demand for this type of housing for seniors as he feels that there is lack of this throughout the Valley. He pointed out that this is a retail area.

A stakeholder (from Tarzana), who is a developer, who is also developing a senior housing unit in another part of the Valley. He mentioned that they had at least 500 phone calls to put their names on a list for occupancy. He feels it's a good idea. He feels that the city doesn't need just another small strip of retail space, but this serves a need.

- d. Ms. Ross asked if the stakeholder was working on his project.
- e. He mentioned he may be.
- f. Mr. Tavakoli mentioned that there is another similar project
- g. A stakeholder asked where this other project was. The stakeholder pointed out that this is not a quiet neighborhood that has a lot of mixed types of people with a group of musicians that play loudly on the weekends.
- h. A stakeholder also pointed out that this building seems to be quite large for that small lot. She mentioned she is worried about the parking.
- i. Mr. Popowich mentioned that the city has a requirement of 1.5 spaces per unit.
- j. The developer mentioned that its .5 per bedroom. He said that this unit has a mix of one and two bedrooms.
- k. Mr. Popowich asked how many per bedroom - .5.
- l. Mr. Hillard asked about the lot size.
- m. Mr. Goodman, the civil engineer for this project mentioned that its 120' by 140'

- n. The stakeholder who was concerned about parking mentioned that this seems too large for this lot, and they feel that she does not want to see the back of this property
- o. Mr. Uebersax asked if this would block the view
- p. Yes, stakeholder
- q. A stakeholder mentioned that this is a very high traffic area.
- r. Mr. Hillard asked if there were any other buildings this large.
- s. Mr. Popowich mentioned that the surrounding buildings in the area are all single family dwellings and apartments that are two stories
- t. Mr. Hav...mentioned that there are other buildings that are as tall
- u. Mr. Hillard is concerned about sound issues for the residents inside this new building. He mentioned that he feels that this is not an apartment.
- v. Mr. Bardovi mentioned that this is an apartment building.
- w. Mr. Hillard attempted to explain his concern.
- x. Mr. Uebersax clarified the concern as he understood it as if this is going to be an age restricted unit because that will factor into the parking concerns.
- y. Mr. Bardovi said it will be restricted to only seniors.
- z. Mr. Tavakoli mentioned that it is age restricted
- aa. A stakeholder asked if there was any staff at the building.
- bb. Mr. Tavakoli said there is not. These are senior that live on their own in a vibrant community.
- cc. Ms. Holley asked about a community room
- dd. Mr. Tavakoli said there is a community room with a small kitchenette that is available for all the residents.
- ee. Mr. Hillard clarified that it's restricted to 62 and above.
- ff. Mr. Popowich clarified these are full apartments.
- gg. Mr. Uebersax asked if there are any low incomes and what will be the leasing arrangements.
- hh. Mr. Tavakoli clarified these are market rate apartments that will not be section 8 or low income units. They may be willing to work with residents on income but there are no low income density bonuses. They will be standard one year leasing
- ii. Mr. Uebersax asked how they would enforce the age restrictions. Would they change it in five years?
- jj.
- kk. Mr. Tavakoli would sign a covenant with the City to hold it to the 62 years and older for several years. He could not provide how many.
- ll. Mr. Uebersax said that he is concerned because in the future it could change and whether that would be a problem with future zoning laws for parking.

- mm. Mr. Tavakoli commented that the parking requirements are studied in detail by the City.
- nn. Ms. Holley asked if the hosing parking would be gated.
- oo. Mr. Tavakoli – yes
- pp. Ms. Holley asked where the public parking would be.
- qq. Mr. Tavakoli said it's off of Mason.
- rr. Mr. Uebersax asked about street parking
- ss. Mr. Popowich said its already red curbed there
- tt. Mr. Uebersax asked how far would the cars be stacked
- uu. Mr. Bardovi said there is likely room for 3 cars to be stacked.
- vv. Mr. Popowich asked about entrance to the adjoining property. He is concerned that the new entrance will impact an already difficult situation for the adjoining property.
- ww. Mr. Tavakoli said that they will have a wide enough turning radius into their subterranean parking.
- xx. A stakeholder mentioned that Mason is already backed up. They feel that its already difficult to get into that lot
- yy. Mr. Tavakoli if the stakeholders want it to be a dirt pit forever.
- zz. There was a back and forth discussion about the height and how big this projects this is.
- aaa. There was a discussion about the about the other senior unit that was built near our meeting room. The developer wanted to compare that project to this project and pointed out the difference in the
- bbb. Mr. Popowich pointed out that there was a major difference in size, that the other project had a full street separated between the houses and the back and that the developer made concessions for the two houses on the east side for privacy
- ccc. Mr. Tavakoli mentioned that they have not added balconies on the back and that no one can look down into the houses on the other side of the alley
- ddd. Mr. Uebersax asked for clarifications on the zoning changes.
- eee. Mr. Bardovi, said The C4 is a commercial zone that would permit residential. The eastern portion of the section is zoned for parking only. The proposal takes it to a RAS4 zone that allows a higher building and retail.
- fff. Mr. Hillard said that they are removing the commercial and changing it residential zoning.
- ggg. Mr. Popowich clarified that it is a mixed use
- hhh. Mr. Bardovi said that the changes include limitations on floor space for the retail units.
- iii. Ms. Ross asked bout rules.

jjj. Mr. Tavakoli said they will not restrict guests. They will be very similar to any other standard apartment.



kkk.Ms. Ross asked about laundry units

lll. Mr. Tavakoli, their in unit or a common room

mmm. Ms. Ross asked about the commercial parking. Where will the employees park.

nnn. Mr. Tavakoli said they will have 16 spaces under 4000 sq. ft. He feels this accommodates the employees.

ooo. Mr. Popowich asked about how many retail units they think

ppp. Mr. Tavakoli. Not sure yet. May be one or more

qqq. Ms. Ross asked about the number of units and if they needed 42 units to build this.

rrr. Mr. Tavakoli said that it is cost prohibitive unless they can get at least 42 units.

sss.Ms. Ross, why the commercial

ttt. Mr. Tavakoli said that he met with the Councilmember's office and he wants to see commercial use.

uuu. Mr. Popowich discussed the high traffic corridor units and the city desire to move residential close to the corridors to limit traffic and keep the commercial.

vvv.Mr. Hillard asked about the building materials

www. Mr. Bardovi discussed the types of materials.

xxx.Mr. Tavakoli mentioned the tough codes that California has.

yyy.Ms. Ross asked about the elevator – one and what size?

zzz. Mr. Tavakoli said it is a large elevator and it will be large.

aaaa. Mr. Hillard said asked about the step height

bbbb. About 7 or so. A peer commented that it could be 6 ¼. There was a discussion about the City that will review all of these items and keep it within the City code.

cccc. Mr. Popowich acknowledged that the have to meet ADA compliance but he is concerned about making sure that the turning radius will in hallways will be ok

dddd. Mr. Bardovi mentioned that they have taken this into consideration. Mr. Tavakoli commented that they take into consideration doors knobs and light switches.

eeee. Mr. Hillard commented that the biggest issue is the size and height of this project. He mentioned that it's unfortunate that they are not here.

ffff. Mr. Uebersax asked what the timeline is and what the next steps are.

gggg. Mr. Popowich explained we are at the point where we will need to ask

hhhh. The engineer said they are waiting of the environmental and other reports.

iiii. Mr. Uebersax mentioned that the only things we can act upon are the zoning changes. He reiterated what the next steps from our perspective are.

jjjj. Mr. Uebersax moves that we do not support the zone change due to the size of the project. He is concerned about opening the door to larger and denser projects.

kkkk. Ms. Ross seconds.

llll. Mr. Tavakoli asked about what could be changed

mmmm. Mr. Popowich explained the height density, and traffic issues. He pointed out that the nearest buildings of any height are two stories. This would be by far the largest. In short its inappropriate project of the property.

nnnn. Mr. Uebersax pointed out that the real difference is a change to the character of the community.

oooo. Mr. Bardovi pointed out that it is not reasonable to build a commercial use at that location.

pppp. Mr. Tavakoli mentioned that it's just not feasible to have anything else.

qqqq. Mr. Uebersax Yes. Hillard Yes

rrrr. Holly yes

ssss. Ross Yes

tttt. Popowich JJ

6. Discussion and possible action on the Medical Service Professional Offices Ordinance. This ordinance makes changes to the definition of a medical service professional office. The intent is to make the definition of a medical service professional more consistent across multiple categories to make requirements for these offices more consistent.

7. Discussion and possible action regarding the public defecation issue at the Winnetka Park and Ride and the alley along the Orange Line. This will include a discussion on the costs of portable restrooms.

a. Ms. Ross asked Ms. Holly to report

b. Ms. Holly mentioned she had contacted a number of providers and she put together a cost report for the committee to review. Ms. Holly believes that So Cal Industries would be the lowest cost.

c. Mr. Popowich pointed out that it seems low.

d. Mr. Hillard felt that it seems reasonable because they are spreading the cost over many of these units

e. Mr. Popowich asked if they had references and are they reliable

f. Ms. Holly mentioned that she believes we have used this for the Oktoberfest.

g. Mr. Popowich answered Ms. Holly's earlier question about the process. He mentioned that the next step is to write a letter and reach out to the list of agencies that we passed in our motion to try to see if they would share the cost.

h. There was a general discussion about how to approach this and who to work with. The discussion referenced the stakeholder who wished to help us with Pierce College. Ms. Ross discussed creating a

presentation which she will put together to take to these agencies. Ms. Ross also said she would be willing to take this to Pierce personally to see if we can get some traction.

8. Discussion and possible action regarding construction occurring at 7675, 7669, 7663, 7657 Oso Ave, Winnetka.

- a. The Committee reviewed the records and noted this is an old project that was approved by the WNC back in 2005.

9. Adjournment

