



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 MEETING

August 20, 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	June 4, 2013	June 11, 2013	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
JJ Popowich	X	N/A	X	X	X	X	X		X				
Bettie Ross	X	N/A	X	X	A	X	X		X				
William Hillard	A	N/A	A	A	A	X	A		A				
Hassel Hassel	X	N/A	X	A	X	X	A		X				
Diana Holley	X	N/A	X	A	X	X	A		X				
Tom Sattler	X	N/A	X	X	X	X	X		X				
David Uebersax	X	N/A	X	X	A	X	X		X				

X = Present, A = Absent, E = Excused, / = Not on the Board at this time, L = Late, LE = Left early
 Quorum is 4 members

2. Explanation of Meeting Rules

3. **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.

- a. Mr. Borenstein asked to speak about the efforts of Westfield mall that is trying to get tax concessions from the City. He asked that the WNC get involved.

4. Discussion and possible action regarding the planned development of a mixed-use (residential/commercial) building located at 20460 Sherman Way, Winnetka, CA (the corner of Sherman

Way and Mason Ave). The developer had previously proposed a four story senior citizen housing project with commercial (retail) space on the bottom floor. The WNC previously considered this proposed project and recommended the LA City Planning Commission deny the developer's request. The developer is returning to discuss proposed project changes in an effort to obtain community approval for a revised project plan. (LA City Planning Commission Case #: APCSV-2012-2487-ZC and ENV-2012-2488-EAF)

- a. Mr. Popowich shared his opinions and comments regarding his commitment to working for the community and how he has spent the last 10 years working to ensure that the community has responsible growth. He commented that the WNC has a long history of protecting Winnetka's interests and working with developers to ensure that any projects are acceptable.
- b. Mr. Tavakoli introduced himself and apologized for not having enough handouts for the stakeholders. He mentioned that he has spent quite a bit of effort working with the local councilmember's office and the City to come up with a proposed project that addresses the communities concerns. Their goal is to build something that is attractive and beneficial to the community.

The original project was a lower level of parking (underground), street level retail with parking, and three levels of residential. It had about 42 apartments and 16 ground level parking spaces.

He mentioned that with the support of the Councilmember's office they removed street level retail and street level parking. He said this addressed the concerns about the parking and traffic that this would generate. He mentioned that some felt that there was enough retail in the area that is already vacant.

He shared that another issue was that the project was four stories. The revised project is still four stories, terraced to three stories in the middle and down to two stories in the back. The proposed project now has two levels of parking, one of which is fully underground and one is partially underground causing the building to be raised slightly. There are 69 parking spaces (city required 64). The proposed project will have 37 units in place of 47 units.

- c. Mr. Hassel read off the breakdown of the types of units.
- d. Mr. Tavakoli noted that this is now an apartment building and was changed from senior. The egress will still be on Mason for one level and on Sherman Way for the second level of parking.
- e. Mr. Borenstien asked if you can get access to the alley behind the property.
- f. Mr. Tavakoli said he believed that the City would not allow that.
- g. Mr. Borenstein mentioned that the traffic will really be a problem on Mason and it will choke the street.
- h. Mr. Tavakoli said he was willing to work with the City if the City would allow them to use the alley.
- i. Mr. Borenstein shared that he felt it was too many units. He felt that 28 to 29 units would be much more in line with the property.
- j. Mr. Tavakoli said that the plan has to make sense to the developer financially. He mentioned the restrictions and requirements that he City has are quite extensive.
- k. Mr. Borenstein commented again the traffic is a majore issue and this will simply not work.
- l. Mr. Tavakoli commented that he is willing to work with the City. He commented that they have eliminated five units and all the retail space at the community's request and at some point it doesn't make sense to build on that property.
- m. Mary Keebler introduced herself as the block captain for the local neighborhood watch. She menetioned that the property has been vacant and an eyesore for a long time. She feels that the owenrs ahven't shown that they are about the community by not upkeeping it. She would like to know how they will work with the neighborhood and upkeep the property.

- n. Mr. Tavakoli said that he cares about the area. He doesn't want to have to continue to spend funds to keep up the vacant lot. He said that they care about their building and they have to maintain it if they expect to keep tenants.
- o. Ms. Keebler said that she felt that nothing has been done. She asked how long they owned the property.
- p. Mr. Tavakoli mentioned that they have owned it for about a year. It is a big job to have people out there clearing out the weeds and trash. They want to get it going.
- q. Ms. Keebler asked if there would be an onsite manager.
- r. Mr. Tavakoli said that they would have one all units over 16 have to have one.
- s. Mr. Keebler (NW and Community Advisor Board). He expressed his concerns about outdoor parking and that het neighborhood is already over loaded with non-resident parking.
- t. Mr. Tavakoli said they do have five parking spaces for visitors. He recognized that many feel that it's not enough but he feels it is. He maintained that most developers don't add additional spaces beyond what is required. They have added five on top of that. He recognized that if there is a party then those people may have to use the street.
- u. Mr. Stormer asked if the project still requires a variance.
- v. Mr. Tavakoli and Mr. Popowich both commented that this is a zoning change.
- w. Mr. Stormer expressed that he felt that when they bought the property they knew what they were getting and feels that there is a veiled threat to leave it vacant and empty. He asked about the set back.
- x. Mr. Tavakoli said that they have complied with the setbacks, and eh believes it is five or six feet.
- y. Mr. Stormer mentioned that with the size of the property that is very tight to have any real landscaping. The trees are small. He felt that mature trees, especially on the back of the property would be better.
- z. Mr. Tavakoli mentioned they do have some plans for larger trees.
- aa. Mr. Stormer mentioned the parking problem is a big concern for him. He pointed out that some of the units are multiple bedrooms and will have more than one car. He went on to express that we already get cars from buildings across Sherman Way and the area is just overrun.
- bb. Mr. Tavakoli mentioned that his concerns are legitimate. He commented that he buildings in the area are older and just don't have the necessary parking that is required by modern building codes. He said that they are exceeded the requirements of the City. The parking regulations are supposed to take into the account the modern needs.
- cc. Mr. Stormer asked if there was any requirement for any low income units.
- dd. Mr. Tavakoli commented there are not. He said that if they did provide low income housing they could qualify for more density. He also suggested that if there is parking problem the residents can work with the City and control it or get a permit parking only area.
- ee. Ms. Daina Supstiu commented that the project doesn't match any property along Sherman Way. She feels that there is no grass that is similar to other projects. She agreed that the traffic is a big problem and pointed out that the street has a double yellow line. She also pointed out that there is a bus stop in the front which will further complicate it. She asked what the average unit sq. ft.
- ff. There was a discussion about the square footage.
- gg. Mr. Tavakoli commented that the average unit size is 900 sq. ft. He felt that this is larger than average for the area.

- hh. Ms. Daina Supstiu asked if they have an average rent for the unit. She stressed the concerns over parking and traffic.
- ii. Mr. Tavakoli commented that there will be a buffer of grass in the front or a planter area. He is open to having more vegetation.
- jj. Ms. Daina Supstiu commented that most of the apartment buildings in the area are two stories.
- kk. Mr. Tavakoli commented that this isn't the case.
- ll. There was a discussion about upkeep and a disagreement between Mr. Tavakoli and stakeholders about how it has been up kept.
- mm. Mr. Tavakoli commented that by right, without zone changes or CUPs they could have retail stores on the property, the by right would have a lot more traffic. He feels what they are proposing will have a lot less impact than what they can build by right.
- nn. Mr. Bardo introduced himself. He mentioned that he is aware that they have owned the property for years, not one. He commented that they have just not taken care of the property and this doesn't match what he is saying. He said that this building is just too large and will change the nature of the community.
- oo. Mr. Tavakoli brought up the property adjacent to property to Valley Village and is very similar to the project they are proposing.
- pp. There was a discussion about who owns the property and the upkeep of the property. This included a discussion about who owns it and how long it has been owned.
- qq. Mr. Popowich interrupted and tried to summarize some of the concerns of the
- rr. Mr. Sarkis introduced himself. He is a license contractor. He said that this is a city in a city. He mentioned that he felt this is just too big. The property can support maybe half the project. He feels that they cannot take the money to land ratio. They just can't do it. He commented that there is nothing like this along this area of the street.
- ss. Mr. Miller asked what the dark grey area on his drawing means. He said the dark area exceeds the city limits and would require a variance
- tt. Mr. Tavakoli said they are working with the Councilmember's office on this issue.
- uu. Mr. Miller asked if there was a patio.
- vv. Mr. Tavakoli said it was not
- ww. Mr. Miller commented that they still have a low water table in the area and is still contaminated.
- xx. There was a dispute about whether it is contaminated or not. Mr. Tavakoli said they will not dig any further. He also commented that the land has been cleaned.
- yy. Ms. Miller commented that she is also concerned about the parking. She pointed out that the other side of the building is a cul-de-sac and she pointed out that she doesn't even have any street parking. Adding another apartment building will cause people to come over and use what little parking she has. She asked about the roof terrace.
- zz. Mr. Tavakoli pointed out the roof terrace which is on the back. He pointed out that it will be set back significantly. He mentioned that they are working with the City to get the approval for this increased area. He again confirmed they want to add adequate parking
- aaa. Ms. Miller asked if there was a picture of the back side of the building.

- bbb. Mr. Tavakoli showed a drawing of the back of the building which shows no balconies and windows.
- ccc. A stakeholder said she agrees with most other comments. She asked if units would have a washer or dryer.
- ddd. Mr. Tavakoli said he believes they would have it in the unit or at least on each floor. He referred to the upper level parking area which also has a community room. Some of this could be used for laundry.
- eee. A stakeholder commented that this would reduce the average square footage that was referenced before.
- fff. A stakeholder shared his concern about the traffic and the congestion with the bus stop.
- ggg. Mr. Alvera lives nearby. He stressed his concern about the parking in the area. He said that they already have problems with people parking in the alley way, not just the street.
- hhh. Mr. Tavakoli commented that in the previous plan it was a senior citizen's unit and didn't need as much parking. The new plan does require more parking because it is residential.
- iii. A stakeholder asked if there was an elevator.
- jjj. Mr. Alvera again addressed the egress areas. He asked if this would be a change agent that would lead to other zoning changes.
- kkk. Mr. Popowich addressed the zoning change comments. He explained that zoning would have to be changed around there if anyone else tried to do it.
- lll. Mr. Tavakoli commented that this project as proposed would cause other property values to increase.
- mmm. Mr. Alvera asked who is keeping it up now
- nnn. Mr. Tavakoli said they are.
- ooo. Another discussion occurred about the upkeep on the property and the general feelings that the stakeholders have about the lack of upkeep.
- ppp. Mr. Popowich commented that we will be closing public comment and will be moving to the committee to ask questions.
- qqq. Mr. Hassel asked about the ownership.
- rrr. Mr. Tavakoli commented that he has had it for about a year. The owner of the property commented that the property was in foreclosure since 2010.
- sss. A stakeholder commented that they have had several years to keep the property up and haven't.
- ttt. Mr. Hassel asked if the intention was to own and operate the apartment.
- uuu. Mr. Tavakoli said that they do. A stakeholder commented that they have sold other properties after they developed it.
- vvv. Mr. Hassel confirmed there was an on sight manager
- www. Mr. Tavakoli confirmed that by law they have to for this size project.
- xxx. Mr. Hassel asked about the parking regulations
- yyy. Mr. Tavakoli commented that the parking regulations include the need for extra parking.

zzz. Mr. Hassel commented that the parking requirements don't meet modern needs. You can build a single family parking unit but more than one family lives in the unit or multiple people in the same unit have houses.

aaaa. Mr. Tavakoli felt that this would not be in their interest. They would expect and will manage to one family per unit. He again stressed this has more than the other units have in the area.

bbbb. Mr. Hassel said that he is concerned about managing how many people live in each unit. He feels that lack of management will cause more than one family unit to live in the units

cccc. Mr. Tavakoli commented that they would manage it. He referred to the fact that they have to pay the water so they would know.

dddd. Mr. Hassel again stressed that just three adults in a one unit would be more than what the parking can handle.

eeee. Mr. Tavakoli said he lives in an apartment and would understand. He again mentioned that parking can be restricted

ffff. Mr. Hassel said maybe that should be a condition of the change.

gggg. There was a general discussion about parking requirements and how it is set and what can and cannot be done.

hhhh. Mr. Hassel feels the existing zoning and parking would be less than the proposed plan.

iiii. There was a discussion about what the City's plan for high density projects. In general the City has an ordinance that encourages these types of developments along major thoroughfares.

jjjj. Mr. Hassel asked if they are still working with the City and whether or not it is likely in the City will approve it in his opinion.

kkkk. Mr. Tavakoli commented it is likely. He also addressed an earlier comment about a separate meeting that was supposed to happen prior to this meeting.

llll. A general discussion occurred about whether this meeting was or was not to happen and whether the developer colluded with the City to not meet with the community separately.

mmmm. Mr. Hassel asked about the laundry again.

nnnn. Mr. Tavakoli commented that if the City requires it they will or if they can they will. If not, then they will add it to the community room.

oooo. Mr. Hassel asked about open space. He felt that the open space in their proposed project design is the community room.

pppp. Mr. Tavakoli said that it may or may not

qqqq. Mr. Popowich said that open space is designed to be outdoors and that they City require a specific space. There was a discussion with a City representative about whether or not the open space can include the community room. He felt that a percentage of it could.

rrrr. There was another discussion about the meeting that was promised.

ssss. Mr. Popowich commented that the animosity exists because the community and especially the WNC is aware that former Councilmember Zine went against our wishes and screwed the community after publically stating that he would take into consideration the community and the NC's permission. There was again a longer discussion about what should have happened and what didn't. Mr. Popowich

closed the discussion on the issue of the missing meeting and asked that we move the meeting along as what occurred could not change.

tttt. The owner of the property said that they have been working to try to get the meeting together and to address design issues. He commented this take time. He went on to say that they have addressed the parking concerns by adding additional parking. He pointed out that they reduced the stories and height of the project. The four stories are 100 feet from the back of the property. He again stressed that you wouldn't see it if you lived in a house behind the project. He stressed again that they have complied.

uuuu. Mr. Sattler commented that this is monstrosity and that he really feels that is being shoved down our throats. He feels that this is just not appropriate.

vvvv. Mr. Tavakoli asked the community would be happier if it was three story only – front to back.

wwww. In general the community members in attendance said that it would be two stories.

xxxx. Mr. Tavakoli commented that they

yyyy. Mr. Sattler asked if Blumenfeild is supporting it.

zzzz. Mr. Diaz, from Councilmember Blumenfeild has not taken a position. He is here to see what the community wants.

aaaaa. Ms. Ross introduced the representatives from Councilman Blumenfield's office. She asked if the breezeway is a solid wall facing Mason.

bbbbb. Mr. Tavakoli commented the courtyard is fully within the building

ccccc. Ms. Ross asked if there was an elevator that went to the fourth story.

dddd. Mr. Tavakoli said the elevator is to the third floor. The fourth story is a townhouse.

eeeee. A stakeholder commented that if there is a right hand only turn it will drive traffic to the side streets to get to Sherman Way.

ffff. Mr. Tavakoli commented the gate will delay traffic further.

ggggg. There was a discussion about the gate would be further back from the street to allow one car to be in the driveway.

hhhhh. Ms. Ross asked about the water table and if they are close

iiii. Mr. Tavakoli said they are above the water table and at a safe distance above the water table.

jjjj. Ms. Ross asked if there would be good drainage.

kkkkk. Mr. Tavakoli said yes

llll. Ms. Ross asked about the trees. Will there be any trees along the side walk?

mmmmm. The City Planning representative said that would impose a requirement to plant city standard trees at specific intervals.

nnnnn. Ms. Ross asked if the developer is willing to lose the fourth floor

ooooo. Mr. Tavakoli did not answer

ppppp. Ms. Ross asked the stakeholders if they could live with a three story.

qqqq. Those remaining said no. The project is just too big.

rrrr. Mr. Uebersax commented that sometimes a developer buys a property and holds the property through various partnerships in the hopes they can build a project that either fits or is larger. He commented this may explain what occurred here with the different owners. In terms of upkeep he said it is good that the soil is meeting the required standards. This could be addressed on appeals. He went on to say that the owners do appear now to be following the proper procedures to move the project before. He commented about the graffiti on the green tarp. He commented that a good way to earn people's good will would have been to keep that clean, or to have a sign with contact info on how to report problems.

He asked how many four story buildings they have nearby or in the City.

ssss. Mr. Tavakoli commented that the closest they own or sold was in Studio City and it is next to houses.

tttt. Mr. Uebersax said that others are not happy with those buildings due to the lack of setbacks. He spoke about the "grand boulevard" that Sherman Way is and how it has been kept up as this large scenic property. He pointed out that almost all of the buildings along this stretch of Sherman Way and others have large setbacks with lots of green grass and plants. This is the feeling of the neighborhood. He went on to say that he understands that there have been allowances made for commercial projects but that is then.

He went on to address commercial vs. residential. He said most feel that it would not be better.

He feels that maybe there is some way to share parking with the location next door. He suggested that maybe they look at acquiring that property which would give them the larger footprint they could have.

uuuu. Mr. Tavakoli commented that they did try but it was not economically feasible.

vvvv. Mr. Uebersax said if the property could have been a retail only development that worked with the next door retail property to create a larger parking and easier drive through area.

wwww. Mr. Tavakoli said that with retail on the first level could have possibly had that type of arrangement but there is no retail in this project.

xxxx. Mr. Uebersax asked if they had pursued that avenue.

yyyy. Mr. Tavakoli said no they do not do that.

zzzz. Mr. Uebersax commented about the City's desire to expand the larger density lots. He said he felt that the single family lots are being pushed out. Most homeowners look to buy houses that are away from apartments. He commented that the local cities (in LA) are encouraging most of the future growth within 2% of the existing area through density in exchange for promises of more public transportations. He also commented that the answer is often to just get special parking districts. He pointed out that parking congestion is city wide. He also commented that perhaps they should consider connecting the two parking levels.

aaaaa. Mr. Popowich and Mr. Tavakoli commented that it would not be feasible unless they dug deeper.

bbbbb. Mr. Uebersax commented that he did not feel this committee or council could support the current design as it is.

ccccc. Mr. Tavakoli said that the last meeting there was a lot of comments and discussion before the Council just said no. He felt that was not constructive. He went on to say that the letter that was sent was at least helpful. He said that they read through the letter and did what they could comply with it. He went on to say that people are happy don't come to these meetings and he is fine if this Committee votes against the project. He shared that he was sorry that Councilmember Zine didn't follow through. He acknowledges the property could have been kept up better but he felt that they didn't realize how bad the community felt about the location. He acknowledged that the community does not like the project

dddddd. Mr. Uebersax asked if there would be any opportunity to review any further developments.

eeeeee. Ms. Ross stated that the intention for the extension of the hearing was to allow the developer and the community to work on the project.

ffffff. A discussion occurred about the likelihood of the developer coming up with alternatives about this. Mr. Uebersax wanted to see if the developer could come back to the Board meeting more changes.

gggggg. Mr. Tavakoli said that it's up to the city to give further feedback.

hhhhhh. Mr. Uebersax said he felt he could not make a motion but that it could be open to the Board if they wanted to take action.

iiiiii. Mr. Popowich commented that he appreciated the developer's efforts but the parking and traffic issue are just not workable and that the size is also a concern. He made a motion that the WNC PLUM Committee reject the revised project as presented.

jjjjjj. Mr. Sattler seconded

kkkkkk. Mr. Hassel commented that they would rather see we add recommendations

llllll. Three story maximum along Sherman Way, but keep the City's required height restrictions as provided by the Commission. Add a plan for mitigation of parking to the single family homes in that area. A requirement to add additional adequate open space that does not include the community or laundry room. He is also concerned about adequate apartment management and some covenant to limit the number of adults per unit.

mmmmmm. Mr. Popowich commented that he normally would agree to these types of recommendations. But in this case he feels that the problems cannot be mitigated. He declined to change the motion but stated that Mr. Hassel could make an alternate motion.

nnnnnn. Mr. Uebersax clarified with Mr. Hassel that he feels that making some recommendations is better than none given the time.

oooooo. Mr. Sattler asked if they had gone to DOT.

pppppp. Mr. Popowich asked if there was a second for Mr. Hassel's motion.

qqqqqq. Ms. Ross asked why he felt that it was too late.

rrrrrr. Mr. Hassel commented that the City already seems to support and this is rearguard action. He mentioned the density issues and felt that the City will approve something and it's better to get something.

ssssss. Mr. Uebersax said that's why he felt we could wait to let the NC see what could be done

tttttt. Mr. Popowich stressed his concerns again about the inability to mitigate this. He spoke about 2 story maybe, and a cut out for pulling in but even then may

uuuuuu. Mr. Popowich called roll on the following motion:

WNC_PLUM_082013-01: The PLUM Committee recommends the WNC Board reject the proposed project as revised for the property at 20460 Sherman Way, Winnetka, CA.

Board Member	Yes	No	Abstain
JJ Popowich	X		
Bettie Ross	X		
David Uebersax	X		
Tom Sattler	X		
Olav Hassel	X		
Diana Holly			
William Hillard			
Total	5	0	0

5. Discussion and possible action to prioritize the submissions to the Bureau of Street Services for their Neighborhood Council Blitz program. The BSS has requested NC's to identify as many street repairs (pot holes, broken sidewalks, broken curbs, etc.) in our community as possible and submit a prioritized list to them. The BSS will be sending a crew on September 23, 2013 to repair some of the locations on this list. Stakeholders were encouraged to send in pictures and locations of problem areas to the WNC. The PLUM Committee will review the submissions and prioritize.

- a. Mr. Popowich read the email that was submitted by Mr. Trevor for the list. He pointed out that Mr. Trevor has not provided a full list and has indicated that he and Mr. Lewis will create the list. Mr. Popowich pointed out that since we do not have a list to work with and since we are not being included in the discussion then there was no need to discuss this further.
- b. There was a discussion about why this was placed on the PLUM agenda due to the time frame.
- c. Mr. Uebersax commented that there are a number of areas that he has in mind.
- d. Mr. Popowich read off the locations on the email:
 - i. 19749 Cantlay street, Winnetka 91306: Tree trimming
 - ii. 7247 Jumilla Avenue, Winnetka 91306
- e. Mr. Uebersax commented that we can table it.
- f. Mr. Popowich commented that since Mr. Owens has decided that it should not be discussed in the PLUM Committee on his own there is no reason to discuss it further.

6. Discussion and possible action on reports of public defecation due to the lack of bathrooms at the Winnetka Park and Ride at Victory. This will be an update and discussion about any next steps that need to be taken.

- a. Mr. Popowich asked if there was any new information.
- b. Ms. Ross commented that he only action has been the receipt of the letter from Pierce College that was read in the Board meeting. Pierce committed to at least talking to the MTA who has a long term lease.
- c. Mr. Popowich asked if there was any new action to be taken on this issue or should we wait or see
- d. Ms. Ross suggested we wait.

7. Discussion and possible action to create an application form for potential developers to complete and submit to the WNC PLUM Committee for placement on the agenda. This form will provide instructions to potential applicants and gather important information needed to consider their projects.
8. Adjournment

