

WINNETKA NEIGHBORHOOD COUNCIL

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	Chair		Vice Chair	
	JJ Popowich		Jozef Essavi	
Committee Members				
	Lisa Haberman		Chris Jurgenson	



WINNETKA NEIGHBORHOOD COUNCIL PLANING & LAND USE COMMITTEE MEETING MINUTES

Wednesday, February 6, 2008 – 6:30 PM
Valley Village
20830 Sherman Way, Winnetka, CA 91306

1. **Call to Order and Committee Members Roll Call.**
2. **Explanation of Meeting Rules.**
3. **Discussion and possible action to appoint Committee members. The committee is a seven member committee and requires at least 5 committee members for a quorum. ALL STAKEHOLDERS are welcome to serve.**
 - 3.1. Ms. Haberman and Mr. Jurgenson have agreed to serve on the committee. With the addition of these two members we have a quorum.
4. **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.
5. **Discussion and possible action on a proposed 8 single family dwelling project located at 8555 Lurline Ave by California Home Builders.**
 - 5.1. Mr. Sean Evenhaim and Jody are here to represent California Home Builders for a similar project to the Calvin project. The current property is one single property. When California Home Builders bought the property it was full of abandoned vehicles which have been cleared. The proposed lot sizes are about 5000 feet, which is similar to the other projects. They will extend Napa St into a cul-de-sac. The current property is RA and they are planning on changing it to R1.
 - 5.2. Mr. Essavi asked for clarification on what the exact request was.
 - 5.3. The request is for a zone change from RA to R1. This means that it goes from residential agricultural to residential.
 - 5.4. Ms. Haberman asked for clarification on access.
 - 5.5. Two houses will be access from Lurline and the rest from the extension of Napa St.
 - 5.6. Mr. Essavi

- 5.7. Mr. Jurgenson asked about the size of the houses.
- 5.8. Mr. Evenhaim commented that they will be 4 to 5 bedroom units.
- 5.9. There was also a question about the surrounding area. Most are one story houses.
- 5.10. Ms. Haberman asked if any of the houses had views of the other houses in the area to infringe on privacy.
- 5.11. It's not apparent that the homes will have any real impact on privacy. The only ones that have a direct view of an adjacent house is separated by trees.
- 5.12. Mr. Essavi asked if there was a HOA involved.
- 5.13. Mr. Evenhaim said that they will all be single family with no HOA.
- 5.14. Ms. Haberman asked if there were any gates involved.
- 5.15. Mr. Evenhaim said there is no gate as these are HOA.
- 5.16. Ms. Haberman asked about the architectural style.
- 5.17. The style fits similar properties they have developed in the area. The houses are different colors.
- 5.18. Mr. Essavi and Ms. Haberman both inquired about any neighborhood objections.
- 5.19. No objections have been recorded.
- 5.20. Mr. Essavi made the following motion:

WNC-PLUM-020808-01: The WNC PLUM Committee recommends that California Home Builders be granted a zone change from RA to R1 and any necessary tract divisions to build 8 single family homes on the property located at 855 Lurline Ave, Winnetka as presented. .
- 5.21. Ms. Haberman seconded the motion.

Board Member	Yes	No	Abstain
JJ Popowich	X		
Jozef Essavi	X		
Lisa Haberman	X		
Chris Jurgenson	X		
Open Seat			
Open Seat			
Open Seat			
Total	4	0	0

5.21.1. Motion passed 4-0.

6. Discussion and possible action on a proposal from Steve Kaali of Synergy for a conditional use permit to allow two wireless facilities to be located at Faith Lutheran Church, 7500 De Soto Ave, Winnetka, CA.

- 6.1. Mr. Kaali of Synergy introduced himself and that he is here representing T-Mobile. The zoning in the area is RA-1, R1, and is low density. He presented a map showing the coverage that current facilities provide. The need is determined by the lack of coverage to handle increases as density increases and as traffic needs cause increases in demands.

Mr. Kaali commented that they have been challenged by locations to place their towers. In some cases they have been asked to place facilities on existing utility poles, but this typically only provides line of sight coverage because the receivers only face in one or two directions.

Churches have been a popular place to allow towers since they have greater access ability. The addition of the tower will allow them to have an increased revenue source. T-Mobile has looked at the area and usually they find that palm trees usually are popular, but in this area there is not a large amount of palm trees. They are proposing a large cross structure to fit in with the church and possibly a rock formation at the bottom of the unit to cover the power supply.

A directive from the WNC will help to expedite the approval process for T Mobile. This is the best location for it because church doesn't want encumbrances. Mr. Kaali asked if the community would support this.

Mr. Kaali advised that he has not filed yet but does want to move forward. The church will give a letter of authorization. The polls height limit is comparable compared to utility poles which are 60 feet. In terms of the carrier, the higher the polls the better. He went on to say that they could make it shorter but then they would need more sites. We are not asking for any height variances.

The actual antenna portion is about 5 feet in length and is built in the cross. The tower can be built in 30-45 days once approved by all parties. If another carrier wants to come on they could potentially use the same poll. In addition to the tower they also need 4 equipment cabinets. There is currently a 25 foot set-back for the front landscaping zone. The plan is to place the equipment locations behind a brick enclosure within the setback. As a result they are asking for a 10 foot variance, leaving a 15 foot setback.

- 6.2. There was a discussion about where and how the equipment cabinets will be placed. The equipment location will be within the set back. The plan is to extend the current vegetation and wrap it around the wall enclosure. Along De Soto they will have shrubs in front of the wall.
- 6.3. Mr. Jurgenson commented that this tends to stand out quite a bit. He feels that it could be blended better into the church architecture or at least a tree like structure.
- 6.4. There was a discussion on the type of receiver they are placing. This proposal is an EMF receiver with a hard line to the local Telco lines. However, Mr. Kaali commented that they still can't place it next to a tree which would interfere with the signals.
- 6.5. Ms. Haberman commented that she has no problem with the antenna as it fits with the church and allows for beautification of the church grounds. She did comment that it is a bit big for the area.
- 6.6. Mr. Essavi asked if the developer is convinced this is the optimum site for the signal they need.
- 6.7. Mr. Kaali commented that there are very little commercial properties in the area which limits where he can go. This fits there needs to prevent overlapping which is not needed.
- 6.8. Mr. Essavi agreed with Mr. Jurgenson that this still seems to leave a larger blank area. Moving it further back on the property would give them different coverage.
- 6.9. There was a healthy discussion on where they could place it. Some considerations that have to be considered are the desires of the property owners.
- 6.10. Mr. Popowich commented that he discussed this with Mr. Brand from Councilmember Zine's office and he pointed out that the City has very little say in where a tower goes, but really only as say in what it looks like. He pointed out that what we really can have an impact on is what it looks like...specifically whether we allow the cross design or some other design.

- 6.11. There was also a discussion about the height needs and separation between carriers. There needs to be a 10 foot height separation between carriers (for shared poles) and power generation. This would be about the same height as the power poles.
- 6.12. Mr. Popowich called for a motion.
- 6.13. Mr. Jurgenson said he wants additional information on what is around the property in question. There is a vacant piece of property behind the property in question.
- 6.14. Mr. Popowich stressed we get the location
- 6.15. Mr. Essavi made the following motion:

WNC-PLUM-020608-02: The WNC approves the plan to place a large cross like antenna in the location specified with a setback of 15 feet (a variance of 10 feet). This will include the addition rock landscaping at the bottom antenna and continuation of the landscaping scheme to cover the equipment facility.
- 6.16. Ms. Haberman seconded the motion.
- 6.17. Mr. Popowich called roll.

Board Member	Yes	No	Abstain
JJ Popowich	X		
Jozef Essavi	X		
Lisa Haberman	X		
Chris Jurgenson		X	
Open Seat			
Open Seat			
Open Seat			
Total	3	1	0

6.18. Motion passed 3-1.

7. Discussion and possible action on a proposal from Victor Newlove on behalf of the Valley Catholic Korean Apostolate Church, 20124 Saticoy Ave, Winnetka, CA for an expansion of the existing church.

7.1. Mr. Newlove introduced himself and explained his project. The project covers an existing church that was converted from a union hall over 15-20 years ago. The proposal is to construct a new building and parking lot. They are requesting approval for a zone change of a parking lot area. The existing parking lot will be re-configured to hold 113 cars out of a required 92 cars. The developers have met with the Councilmember's office and they suggested that they revise the landscaping so that they will have additional trees. Trees have been added (about 5 feet of landscaping) to ring the site and within the parking lot.

The church is surrounded by commercial properties along Saticoy and apartment and condominium properties on Cohasset and the surrounding streets. There is a small private park abutting the property on Cohasset St that belongs to the condominium units. The plan is to plant trees that blend with the existing park and street trees.

The building will convert the existing hall like structure into a kitchen and a hall with some offices. All public access will be off of Saticoy with an exit on Cohasset St.

7.2. Mr. Popowich asked if they planned on improving the old union hall.

- 7.3. Mr. Newlove commented they plan to repaint it and add landscaping. The plan was to continue the same architecture that exists at this time. Which is pretty basic. The rear elevation will continue the basic box like structure and include additional landscaping.
- 7.4. Mr. Popowich expressed his concern about the front of the church which is pretty blank and would be very attractive to graffiti artists.
- 7.5. Mr. Newlove commented that they will be required to paint it with anti graffiti paint. In addition he suggested that the church could plant creeping vines that discourage graffiti.
- 7.6. Mr. Popowich highly recommended they plant something if they can as this is generally a bad area of Winnetka and graffiti is a huge problem.
- 7.7. Mr. Jurgenson commented that it would be nice to see a greater beautification of the area. He pointed out that this stands out quite a bit.
- 7.8. Mr. Newlove commented that they made be able one day to add a mural type feature.
- 7.9. There was a discussion about beautification of the face of the church on Saticoy. Various rock features and landscaping were described.
- 7.10. Mr. Popowich pointed out that he likes the parking that they are providing. This keeps the congregants within the confines and that helps with any residential complaints which we may commonly hear about for churches.
- 7.11. Mr. Popowich made the following motion:

WNC-PLUM-020608-03: The PLUM Committee recommends the approval of the parking plan approval. In addition we recommend that the front of the church facing Saticoy be improved to increase graffiti prevention (i.e. some type of creeping vine).
- 7.12. Mr. Essavi seconded the motion.

Board Member	Yes	No	Abstain
JJ Popowich	X		
Jozef Essavi	X		
Lisa Haberman	X		
Chris Jurgenson		X	
Open Seat			
Open Seat			
Open Seat			
Total	4	0	0

7.13. Motion passed 4-0.

8. Discussion and possible action on a proposal by Robert Amond on a modification to an already approved Zone Change for 20354 Roscoe Blvd., Winnetka, CA to modify the approved map for a small subdivision.

8.1. Mr. Amond did not appear and may be rescheduled for a future meeting.

9. Adjournment