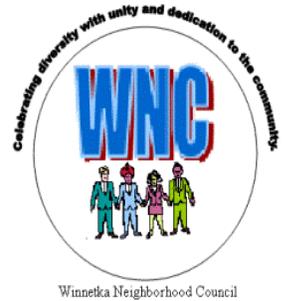




WINNETKA NEIGHBORHOOD COUNCIL

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PLANNING & LAND USE MANAGEMENT COMMITTEE

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

To: Council Members, Public

From: J.J. Popowich, Secretary

Date: September 7, 2005

Subject: PLUM Meeting Minutes 09/07/05

1. Call to Order and Committee Members Roll Call.

1.1. Mr. Popowich announced that the Committee assignments as far as the Chair & Vice Chair have been made as of the last Board meeting. Mr. Popowich will remain as Chair, and Ms. Chelebian has been approved as Vice Chair.

JJ Popowich	Armineh Chelebian	Ted Valdez	
Wayne Schulte	Jacque Lamishaw		Chris Jurgenson - Absent

2. Approval of minutes from the last meeting.

2.1. Mr. Popowich asked if there were any corrections to the minutes. None were requested and the minutes approved.

3. 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. This is a continued item from our August meeting.

3.1. Mr. Popowich announced that the applicants could not pull the revised designs together in time for this meeting and asked to reschedule for the October PLUM Committee meeting.

4. Discussion and possible action on ZA-2005-5410-CUB, a conditional use beverage (alcohol permit) and ENV-2005-5411-EAF, an environmental assessment for the sale of alcohol for the property located at 19725 Vanowen St., Winnetka, CA 91306. This is the old Albertson's location on Corbin & Vanowen.

4.1. Mr. Popowich introduced the gentlemen representing Vallarta.

4.2. Mr. Walker, General Manager and Mr. Miguel Gonzalez, VP Vallarta were in attendance to represent Vallarta. Mr. Walk said that Marshall's is the dominant player at the center and they have worked with them and the property owners to set an agreement to re-do the entire façade of the building.

4.3. Ms. Littlefield asked about the other building on that lot.

4.3.1. Mr. Walker said it would be a Long's Drug Store. He went on to comment that there will be a Starbuck's Drive thru at the location. The façade renovation would run along the length of Vanowen and include the side facing Corbin Ave. The location is about a 40,000 sq ft. They will have a larger eating area then their other stores and kiosks throughout the store. The Starbucks, which is being developed separately, will be located on Vanowen approximately the middle of the parking lot. The inside will have a water fountain inside. They will have a deli section and will cook some of their own foods including fresh made corn tortilla's a first for Vallarta.

4.4. Mr. Schulte asked about parking and why the plans call for more parking in the back.

4.4.1. Mr. Walker said that the parking would be around the building including the employee parking near the rear. He reviewed some of the additions that will be done. The owner has agreed to expand the sidewalk in front of the store.

- 4.5. Mr. Popowich asked what other permits they would need to complete this project.
- 4.5.1. Mr. Walker said no additional permits would be needed besides the normal health permits for a market and restaurant.
- 4.6. Ms. Lamishaw asked what liquor they would be selling...would it be just beer & wine or full liquor.
- 4.6.1. Mr. Walker said that it would be a full liquor license. He said that he had spoken to Councilmember Zine and has received his support. He also commented there was a full liquor license at that location before when Albertson's was there.
- 4.6.2. Ms. Lamishaw asked if there was an over concentration of liquor licenses in that area.
- 4.6.3. Mr. Gonzalez commented that this location is just replacing what was there before.
- 4.6.4. Ms. Lamishaw said that there are several other stores in that area and made the point that Albertson's has been gone for awhile. She wanted to know if this was a new license for the area.
- 4.6.5. Mr. Walker asked what the concern was.
- 4.6.6. Ms. Lamishaw said the major concern is the full alcohol and having over concentration in that area.
- 4.6.6.1. At this point several committee members and stakeholders started discussing the concentration. Some were concerned about more liquor stores and the location and some expressed sentiment that it was the normal for that area since it was already a store.
- 4.6.7. Ms. Lamishaw said it was an additional.
- 4.6.7.1. Mr. Walker agreed that it was an addition to the area, but pointed out it is a store and sells liquor like competitors.
- 4.7. Ms. Lamishaw asked about landscaping and whether they would be re-doing it.
- 4.7.1. Mr. Gonzalez said they would be landscaping the entire property and will expand on what is there.
- 4.8. Ms. Lamishaw asked what had happened to the agreement that Albertson's had with the owner not to place another market at that location.
- 4.8.1. Mr. Walker said that was partly correct, but Albertson's fortunes have changed and the owner and Albertson's have parted ways.
- 4.9. Ms. Littlefield asked about the property next to the location and whether it would also receive a façade.
- 4.9.1. Mr. Walker said that is a separate property and not part of this project.
- 4.10. Mr. Sims asked about shopping carts and how they would be controlled. He pointed out this is a common concern and a blight in the neighborhood.
- 4.10.1. Mr. Gonzalez said they don't let them accumulate and they do lose about 100 a week to theft. They do send people out to pick them up.
- 4.10.2. Mr. Schulte asked about measures to control it and about installing some of the dot systems to prevent their removal.
- 4.10.2.1. Mr. Walker said that they have thought about it, but it's not something they do. Quite a few of their customers do walk.
- 4.10.2.2. Ms. Lamishaw commented that the cost of keeping a customer by losing carts is a lot less than getting a new customer.
- 4.10.3. Mr. Sims said suggested they have a number to call to have them come and pick it up.
- 4.10.4. Mr. Walker said he would look into placing the number on the shopping cart handle.
- 4.11. Mr. Essavi commended them for the project and said it would bring back some vitality for that area. He asked if they would have a bulletin Board which would be accessible to neighborhood associations.
- 4.11.1. Mr. Walker said they don't normally do that and people post on the soda machines and elsewhere outside.
- 4.11.2. Mr. Popowich clarified Mr. Essavi's question about asking if Vallarta would be willing to allow a group like the WNC to post.
- 4.11.3. Mr. Walker said they would consider it.
- 4.11.4. Mr. Essavi said this is a good option and that it would allow us to connect with people in the community that shop at their store.
- 4.12. Mr. Montaine asked how many jobs this store would bring to the area.

- 4.12.1. Mr. Walker said it would generate about 250 jobs.
- 4.13. Mr. Montaine asked about additional landscaping and the surface of the parking lot.
 - 4.13.1. Mr. Walker said they will be re-doing the entire parking lot and it will be brought up to code including trees.
- 4.14. A stakeholder asked about Marshall's and whether they would be dealing with them.
 - 4.14.1. Mr. Walker explained the relationship and that they will be doing the façade.
- 4.15. The stakeholder asked about the other strip mall.
 - 4.15.1. Mr. Walker pointed out that is a separate property.
- 4.16. A stakeholder asked about the furniture store.
 - 4.16.1. Mr. Walker said that is a separate developer and resident, but he does understand it will be torn down and rebuilt.
- 4.17. Mr. Schulte said he is glad that they are coming in and it would make a great addition to the neighborhood.
- 4.18. A stakeholder asked about the space behind the property.
 - 4.18.1. He said that most of that it would be left for employee parking and delivery.
 - 4.18.2. The stakeholder commented that there have been a lot of abandoned cars and trucks have been stored in the back of that property.
 - 4.18.2.1. Mr. Walker commented that they have had to do a lot of restructuring and fixing to do. He described some of the damage done to the inside of the former Albertson's down to stripped copper wire.
- 4.19. A stakeholder asked about hours.
 - 4.19.1. Mr. Walker said it would be a 7 AM -11 PM operation.
- 4.20. A stakeholder asked about upkeep of the premises because the he's seen it wind up in the parking lot.
 - 4.20.1. Mr. Walker said that the liquor is locked up and that is some deterrent. He went on to say that they have guard at all the stores and they are armed.
- 4.21. A stakeholder asked about crimes at other stores.
 - 4.21.1. Mr. Walker said that they do not have any robberies and he attributes that to the armed guards.
- 4.22. Mr. Valdez had no comments.
- 4.23. Ms. Chelebian said her concern is the school that is near by. She said they have students that go in and out during the day for lunch. What are the plans to make sure the young people will not be affected by the presence of alcohol?
 - 4.23.1. Mr. Gonzalez commented that there is a two step process in their store. The cashier calls for a supervisor who must approve the purchase and scan in their card.
- 4.24. Ms. Chelebian pointed out that someone else could buy it for them.
 - 4.24.1. Mr. Walker said that they can't control that and honestly no one does.
 - 4.24.2. Ms. Chelebian said that is still a concern for her.
 - 4.24.3. Mr. Walker pointed out that it's a two step process and that is not foolproof, but it's the best system they can come up with.
- 4.25. Ms. Chelebian asked what they would do to prevent customers from drinking on premises or off premises in the car.
 - 4.25.1. Mr. Walker said that there is not much they can do other than have the guards and posting signs about loitering.
 - 4.25.2. Ms. Chelebian asked whether they would be there.
 - 4.25.3. At this point there was a general discussion as committee members and stakeholders started to discuss how notification to neighboring businesses and the school was done.
- 4.26. Ms. Chelebian asked how soon the project would be built.

- 4.26.1. Mr. Walker commented it would take about a year to two years to complete.
- 4.27. Mr. Said asked what the percentage of sales the hard liquor accounts for.
- 4.27.1. Mr. Walker said most of the sales are beer.
- 4.27.2. Ms. Lamishaw commented that some liquor stores are 12% and that's the main part of their business. She asked if they had a hearing date.
- 4.27.2.1. Mr. Walker said they have not been granted a hearing date.
- 4.28. Ms. Lamishaw commented that as far as the children in the area she pointed out that they are nearer to a liquor store already.
- 4.28.1. Mr. Gonzalez asked what the age of the children was.
- 4.29. Ms. Chelebian and several committee members commented that it was elementary through middle school.
- 4.30. A stakeholder asked how Taft deals with Ralph's which sells liquor.
- 4.30.1. Ms. Lamishaw said they do not worry about it. She went on to comment that it's part of business. She also commented that Ms. Chelebian may want to contact the school and suggest they have a teacher posted at the store during lunch.
- 4.31. Mr. Popowich commented that he is impressed with the two step process and he felt that is more than what others do.
- 4.32. Ms. Chelebian said that is a good idea, but she wanted to know what could be done about drinking in the parking lot and driving drunk around the area and the school. She wants to make sure this will not be a breeding ground for parties in the parking lot.
- 4.32.1. Mr. Walker pointed out they will have guards, camera's, and of course the constant traffic.
- 4.32.2. Mr. Popowich confirmed that the guards will patrol inside and out.
- 4.32.3. Mr. Walker said yes.
- 4.33. Ms. Littlefield said that some stores regulate entrance into the store after school. She also commented that trash around the Starbucks will be a problem.
- 4.33.1. Mr. Walker commented that the trash issue is something Starbucks would have to deal with even though they do clean their parking lots.
- 4.34. Mr. Popowich said they [Long's Drug & Starbucks] will likely have to come before us as well. He made the following motion:
- WNC-PLUM-090705: The WNC PLUM Committee recommends that Vallarta's request for a conditional use beverage permit [case numbers: ZA-2005-5410-CUB and ENV-2005-5411-EAF] for 19725 Vanowen St, Winnetka, CA 91306, be approved as is."**
- 4.35. Ms. Lamishaw seconded the motion.
- 4.36. Mr. Popowich called roll:

Committee Member	Yes	No	Abstain
JJ Popowich	Y		
Armineh Chelebian	Y		
Jacque Lamishaw	Y		
Wayne Schulte	Y		
Ted Valdez	Y		

Motion is approved is approved 5 – 0.

- 4.37. Mr. Popowich thanked them for coming into the area and improving a blighted area.

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

- 5.1. Mr. Sims asked about the Wal Mart letters he submitted. He asked about the 24 hours.

5.1.1. Mr. Popowich outlined the motions that had been passed which he said included a request that they be allowed to go 24 hours.

5.1.2. Mr. Sims said that he wanted to amend it to notify the other NC's that we requested it.

5.1.2.1. Mr. Popowich commented he would send it to the neighboring NC's.

5.2. Mr. Valdez asked if the developer on Roscoe & Mason has contacted us.

5.2.1. Ms. Lamishaw said that she believes they are trying to lease before building.

5.2.2. Mr. Popowich said no.

6. 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.

- Mr. Popowich said that the committee has been opened up for new appointments for the year. He said that he would be asking for volunteers and if we had more volunteers then the open seats on the committee the Board would decide.

- The following individuals requested to be considered:

Mr. Wayne Schulte
Ms. Jacque Lamishaw
Mr. Ted Valdez
Mr. Jozef Essavi
Mr. Art Sims
Mr. Rick Montaine
Ms. Lisa Haberman
Mr. Saeid Faal

- Mr. Popowich said that the Board will decide the committee appointments since we have more than the number of seats. He fielded questions on why we have 7 and not 8 or 9. He also addressed why the Board decided to set this up this way going forward (for fairness).

D. Requests for Committee Members to research issues and report back to the Committee at a future time.

8. Adjournment