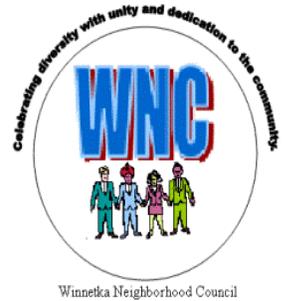




WINNETKA NEIGHBORHOOD COUNCIL

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PLANNING & LAND USE MANAGEMENT COMMITTEE

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

To: Council Members, Public

From: J.J. Popowich, Secretary

Date: October 10, 2005

Subject: PLUM Meeting Minutes 10/10/05

1. Call to Order and Committee Members Roll Call.

Committee Member	Present	Absent	Excused
JJ Popowich	Y		
Armineh Chelebian	Y		
Marilyn Robinson			X
Saeid Faal	Y		
Chris Jurgenson	Y		
Lisa Haberman	Y		
Art Sims	Y		

2. Approval of minutes from the last meeting.

2.1. Mr. Popowich if there were any objections or changes to last months minutes. No objections and the minutes stand 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 introduced this item as a continuation from the August meeting.

3.2. Mr. Perera from Castle Oaks Children’s Day Care Center introduced himself and the project. Mr. Perera referred to a request the Committee had made at the last meeting for a drive way in front of the house that they are planning to convert into a school. He pointed out that the current house doesn’t have enough space in front of the house to place the driveway. At this time there is only 21 feet. He went on to say that they had also looked at converting the garage to classrooms, but have instead decided to demolish the garage and create 6 more parking spaces. He said there are 9 spaces at the current location and the newer structure has 4 more. With the additional 6, they will have 19 total parking spaces. Mr. Perera also felt that putting the driveway in close to the front of the house would have been more dangerous because that will abut next to the day care.

The new building will have 3 classrooms for infant and toddlers. Infants they will be staffed to handle 12 and 8 toddlers.

The outside will be furnished with rubber in the backyard. There are no trees but it will be covered with a canopy to provide shade. Mr. Perera said there would be a 6ft wall requested by the City between the abutting properties.

3.3. A stakeholder asked if this was a 24 hour day care.

3.3.1. Ms. Perera responded the hours would be from 6:30 AM to 6:00 PM.

3.4. A stakeholder asked if they would be remodeling the infant center to be ADA.

3.4.1. Mr. Perera said that at this point they have not been required by the City to do that. If they do request it we will do this.

3.5. A stakeholder asked if they had anyone that will be living on the property.

3.5.1. Mr. Perera responded that no one would be living there but they are close by.

3.6. A stakeholder asked what the capacity was for the school.

3.6.1. Mr. Perera said that at this point they have 40, and they are asking the City to allow 40 more.

3.7. A stakeholder asked if the two schools would be connected.

3.8. They responded that they would not be connected, but there would be walk ways. Both Mr. & Mrs. Perera felt that would probably not connect it them directly in the future.

3.9. Mr. Jurgenson asked how people would access the back parking lot.

3.9.1. Mr. Perera said they would access it from the alley way.

3.9.1.1. Mr. Jurgenson asked if there was two ways to access it.

3.9.1.1.1. Ms. Perera said that it would be accessible from the front and the back as well.

3.10. Ms. Haberman asked how many entrances there would be to get into the property.

3.10.1. Mr. Perera said that there would be two ways. The parking area would be gated and there is no entrance from the parking area except through the gate. He indicated that there may be a double gate. One with a key pad and one with high latches to prevent children from leaving unattended.

3.11. Ms. Haberman said that she was concerned about there being enough room for people to get into the parking lot and out and that it may overflow to other areas.

3.11.1. Ms. Perera said they have two right now so they can get in from the front and back.

3.12. Mr. Jurgenson asked what the total parking would be.

3.12.1. Mr. Perera would be 19.

3.13. Mr. Jurgenson said that he was still concerned about the safety and that the parents will not want to park there and park on the street and start blocking the street by picking up their kids.

3.13.1. Ms. Perera said that she felt that the parking in the back would be best because it's away from the street. Mr. Perera commented that with infants they have to get out of the car because they have to come in and pick up their kids. They also felt that they won't have more than 6 or 7 parents at the same time; Pick up starts at 3 PM and goes through 6 PM. They also pointed out that they have to come in and sign out their children.

3.14. Mr. Jurgenson asked how much room they would have to accommodate the larger vehicles.

3.14.1. Ms. Perera said that the current spaces are large enough and they have not had a problem.

3.15. Ms. Haberman asked about security gates in the front.

3.15.1. Mr. Perera said they would have a key access gate in the front. From the inside they will have high latch.

3.16. Ms. Chelebian asked for a break down of the school ages. 12 infants and the remainder will be toddlers. She clarified that for 40 children they will have 19 parking available.

3.16.1. Ms. Perera said yes. The new will be all combined.

3.17. Ms. Chelebian pointed out that there will be 19 parking spots for 80 children.

3.17.1. Mr. Perera said the city has only requested 4 spots.

3.18. Mr. Popowich asked where the staff would park.

3.18.1. Ms. Perera said the teachers' park on the streets or in the back.

3.18.2. Mr. Popowich asked how many they have.

3.18.2.1. Ms. Perera said they have 5 now, and will be adding 4 staff members. Two employees ride the bus.

3.19. Mr. Jurgenson asked if they would be parking on the street in bad weather.

3.19.1. Ms. Perera said it needs to be reserved for parents.

3.20. Mr. Popowich asked about landscaping and what it would like. Whether it would be a hedge in the front to block the view.

3.20.1. Ms. Perera said they have not considered that.

3.20.2. Mr. Popowich pointed out that they often do it to hide the structure. He asked

3.21. Mr. Sims made the following motion:

WNC-PLUM-101005-1: The PLUM Committee moves to recommend the City grant the condition use permits for this project located at 6733 N. Corbin Ave, Winnetka, CA 91306 (Case #: ZA-2005-3992-CU & ENV-2005-3993-EAF) as it has been presented.

3.21.1. Ms. Haberman seconded the motion.

3.21.2. Mr. Popowich called roll for the vote:

Committee Member	Aye	Nay	Abstain	Absent
JJ Popowich	Y			
Armineh Chelebian	Y			
Marilyn Robinson				X
Saeid Faal	Y			
Chris Jurgenson	Y			
Lisa Haberman	Y			
Art Sims	Y			
RESULTS	6	0		

The motion passed 6-0.

3.21.3. Mr. Popowich explained that the recommendation would be presented to the Board and once their decision was made he would notify them via mail.

4. Discussion and possible action on TT-63168 and EVN-2005-4844-EAF on a planned housing development located at 19848 W. Stagg St., Winnetka, CA 91306.

4.1. Mr. Shawn Evenhaim, President of California Home Builders, introduced himself and the project. Property is located on 19848 W. Stagg St. This is the only remaining large lot that is not subdivided. There are currently two structures on this property. One was a drug house and they are in the process of evicting them. Once they have been evicted and it's approved they will destroy the house. They will sub divide the property for six lots, and extend the side street to make it a cul-de-sac. The houses will be 2100 Sq. Ft. They are currently working on a lot near there.

4.2. Ms. Chelebian asked about the lot size.

4.2.1. They are 6300 on the North side and 4400 on the South side.

4.3. Ms. Chelebian asked if they fit the neighborhood.

- 4.3.1. Mr. Evenhaim said that there would be only two visible on Stagg St, and the others would be on the cul de sac they are putting in.
- 4.4. Mr. Jurgenson asked to see the current layout.
 - 4.4.1. Mr. Evenhaim showed the artist's conception and tract maps that showed four houses on the cul-de-sac and two on Stagg St.
- 4.5. Mr. Popowich clarified that the cul de sac would come out of the current property.
 - 4.5.1. Mr. Evenhaim confirmed that was the plan.
- 4.6. A stakeholder asked about reviewing the lot size again.
 - 4.6.1. Mr. Evenhaim went through the lot size again.
- 4.7. A stakeholder asked in what phase the cul de sac would be opened up.
 - 4.7.1. Mr. Evenhaim said it was all the same phase of construction.
- 4.8. The stakeholder asked to keep the heavy equipment from coming through the smaller feeder street that dead ends and use Stagg St. He would also like to know what the hours of construction would be.
 - 4.8.1. Mr. Evenhaim said the demolition and grading will be done through Stagg St. However, they will have to open up the cul de sac from the side street after that phase. As for time, he said that between demolition and construction there will be a six month time period where they will not be doing anything. Once they start it, then it will be about 9 months to completion.
- 4.9. The stakeholder brought up the noise.
 - 4.9.1. Mr. Evenhaim said that M-F the construction is from 7:00 AM to 3:30PM (though the city will allow them to work until 6:00 PM on the weekdays and 5:00 PM on Saturday). He also pointed out that they do put in the green fence to prevent dust, control noise, and hide the process as much as possible. They will also do what they can to stop soil erosion into the street with sand bags and other measures.
- 4.10. A stakeholder asked what can they do if the noise is too loud (over what is allowed by the City).
 - 4.10.1. Mr. Evenhaim said that if you feel that is a problem then it would be something they would have to talk to the city about.
- 4.11. A stakeholder asked what they do about dust.
 - 4.11.1. Mr. Evenhaim said they use the screens and they do also do water the earth to limit the dust.
- 4.12. A stakeholder confirmed the time frame.
 - 4.12.1. Mr. Evenhaim said that they are looking at 12 – 15 months for completion.
- 4.13. A stakeholder commented that the current residents have been stealing electricity from his house. This will be an improvement.
 - 4.13.1. Mr. Evenhaim went through some of the problems they've had including evicting the residents, observing the former residents breaking in and living in there without permission, and even parking a van on the second lot which has a different address to prevent the LAPD from arresting them.
- 4.14. A stakeholder commented about the completion of the project and the time frame. He said they lived next to a project that is similar to this and it's been going on for 3 years. He said that the heavy grading would start at 7:00 AM, and he was still having problems with the grading and large equipment at 7:30 – 8:00 PM.
 - 4.14.1. Mr. Evenhaim commented that all he could say is that there is a city ordinance and if they have a problem the police can be called and they will ticket them.
- 4.15. The stakeholder said that they would do whatever we can to pursue you if there is a problem.

- 4.16. A stakeholder asked if they were the same people as off of Button Willow.
- 4.16.1. Mr. Evenhaim said that they have just recently purchased the property.
- 4.17. A stakeholder asked why there are two addresses for the property at this time.
- 4.17.1. Mr. Evenhaim said that there are currently two houses there and the city assigned two addresses.
- 4.18. A stakeholder asked about the guarantee about not warming up the equipment before they use it.
- 4.18.1. Mr. Evenhaim said they are not allowed to do it. He went on to explain that he has a contract with the contractors they employ that says they can't do it.
- 4.19. A stakeholder asked what they would do to prevent debris in the streets and trash abatement.
- 4.19.1. Mr. Evenhaim said they have a superintendent on the property and they also have a cleaning company which comes by weekly to remove debris from the property.
- 4.20. A stakeholder asked how long the superintendents and the contractors they use for security and clean up have been working with California Home Builders.
- 4.20.1. Mr. Evenhaim said that most of them have been working with them for years.
- 4.21. A stakeholder asked about the height of the property. He pointed out his property is higher and asked whether they would they be raising it.
- 4.21.1. Mr. Evenhaim said that they will raise it up a bit to facilitate regular drainage into the street.
- 4.22. The stakeholder is concerned about the retaining wall and damage to the retaining wall.
- 4.22.1. Mr. Evenhaim said that it's currently 2 feet. He said that they usually will not touch the wall.
- 4.23. A stakeholder asked about grading. The street is not properly sloped and water stands in the rainy season.
- 4.23.1. Mr. Evenhaim said that they will not do any work on the existing street. That is up to the City to fix. They will build their cul de sac to meet city requirements so that it does not have a problem.
- 4.24. A stakeholder asked about utility services.
- 4.24.1. Mr. Evenhaim said that the service for the two on Stagg St. will come from Stagg. The remainder will be serviced off of the new lines put in for the cul de sac
- 4.25. Mr. Popowich asked to go to the Board for questions to move this along
- 4.26. Mr. Jurgenson said that he would prefer to see three homes to limit the amount of traffic in the area.
- 4.27. Mr. Sims said that the stakeholders that this is a good development and the stakeholders seem to be in favor of it so it's good.
- 4.28. Ms. Chelebian asked about the property value.
- 4.28.1. Mr. Evenhaim said it would be about 700,000
- 4.29. Ms. Chelebian asked if this was more then the surrounding properties.
- 4.29.1. Mr. Evenhaim said agreed it was significantly more then the surrounding homes.
- 4.30. Ms. Chelebian asked if the other house were two stories.
- 4.30.1. Mr. Evenhaim said yes.
- 4.31. Ms. Haberman made a comment about the noise being an issue.
- 4.31.1. Mr. Popowich made a motion

“WNC-PLUM-101005-2: The PLUM Committee recommends that the tentative tract map for this project located at 19848 W. Stagg St (Case #: TT-63168 and EVN-2005-4844-EAF) be approved as is.”

4.32. Mr. Faal seconded the motion.

4.33. Mr. Popowich called the roll for a vote:

Committee Member	Aye	Nay	Abstain	Absent
JJ Popowich	Y			
Armineh Chelebian	Y			
Marilyn Robinson				X
Saeid Faal	Y			
Chris Jurgenson	Y			
Lisa Haberman	Y			
Art Sims	Y			
RESULTS	6	0		

The motion was passed 6-0.

4.34. Mr. Popowich thanked Mr. Evenhaim for his presentation and advised him he would notify him via mail once the Board has made a decision.

5. Discussion and possible action to support or declare non-support for LA City Council memo 2004-1093 proposed by (Smith-Reyes). This amendment to an existing ordinance would require the DOT to require developers to complete a new traffic study, before it builds, if the development has been in the process for over 6 years.

5.1. Mr. Popowich introduced and read off the motion that was presented by Councilmember Smith’s & Reyes’.

5.2. Mr. Sims said that it seems they have a particular area that they are addressing and not saying what the area is.

5.2.1. Mr. Popowich pointed out that it was probably the new Lowes which is driving this. He pointed out that it was his understanding that originally this was supposed to be a senior citizens housing development. Suddenly it’s a Lowes

5.3. Mr. Sims pointed out that it seems they can just use this to block other areas and it’s vague.

5.3.1. Mr. Popowich read the preamble which pointed out it was the result of a project that had a 17 year delay between approval and development.

5.4. Mr. Sims said that we need to be careful and make sure they can’t use this to prevent other businesses that are in existing.

5.4.1. Mr. Popowich pointed that its’ for projects that are delayed.

5.5. Mr. Jurgenson said that it’s another check and balance and it would prevent someone with a small development and they can’t just decide to build something that’s bigger.

5.6. Ms. Haberman asked how they come up with the six years and how often do the patterns change.

5.6.1. This lead to a discussion on what would be a good time limit and how it should be chosen.

5.7. Ms. Chelebian said her concern is that six years later they do a traffic study and it shows now that if it happens it will be bad. Will they require mitigations?

5.8. Mr. Faal said that they should require that a project be built within one year of the study.

5.8.1. Mr. Popowich said that’s something we may want to look at recommending.

5.8.2. Ms. Chelebian that sounds more reasonable.

5.9. Ms. Haberman asked how they come up with the six years.

5.10. Mr. Popowich said he believes this is a good thing, he believes that if they do a traffic study they can ask for mitigations.

5.11. Ms. Chelebian said her concern really is what happens after.

5.11.1. Mr. Popowich said they would ask them to widen a street or put in a light or take some other step.

5.12. Ms. Haberman asked what would happen if the developer couldn't afford it.

5.12.1. Mr. Popowich said then they would probably lose the right to develop it the way they planned.

5.13. Ms. Chelebian said that this is pro community. If the business is not able to get up and running six months then they probably won't be successful.

5.14. It was suggested that we look into having someone from Smith's office to come out and address the WNC on this issue.

5.15. Mr. Popowich said we may be able to get someone from Smith's office to come before us.

5.16. Ms. Chelebian said she would try to arrange for him to attend a meeting, probably the Board meeting and suggested we table this item for now.

5.17. Mr. Popowich agreed to table it for now.

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

7. 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.

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

8. Adjournment