



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

March 5, 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	N/A	X									
Bettie Ross	X	N/A	X									
William Hillard	A	N/A	A									
Olav Hassel	X	N/A	X									
Diana Holley	X	N/A	X									
Tom Sattler	X	N/A	X									
David Uebersax	X	N/A	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

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.

4. **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.**

- a. Mr. Popowich introduced the issue and the goal to approve the letter to Pierce College

- b. Ms. Ross mentioned that they will be to the
- c. Mr. Hassel asked if we had approached the City Council with this issue.
- d. Mr. Popowich confirmed that the City Council's Deputies are aware of the issue. He also pointed out that the City has little jurisdiction over this area as it belongs to Pierce (part of the Community College system) and the METRO which is its own governmental entity.
- e. Ms. Ross mentioned that she would include a map from Google and the photos that they have taken.
- f. Ms. Holley asked if we were going to contact Metro as well.
- g. Ms. Ross said she was thinking we would start with Pierce, but we can also contact METRO at the same time.
- h. Mr. Hassel mentioned that the issue may come down to a liability issue.
- i. Mr. Popowich asked if we had contacted the County Health Department.
- j. There was a discussion about jurisdiction regarding the County Health Department. The County Health Department has jurisdiction.
- k. Mr. Popowich asked that we approve the letter in concept and just send minor edits to Ms. Ross.
- l. Mr. Sattler asked that we copy in Supervisor Antonovich's office. Mr. Uebersax mentioned that we should point out that we have not yet contacted the Health Department.
- m. Mr. Hassel commented that he feels that maybe the letter should come from the whole Council.
- n. Mr. Popowich asked the Committee if we hadn't already gone to the full Council.
- o. The Committee agreed that it should be taken to the Council for review. The letter can then include the resolution number and come from the Committee on behalf of the Council. There was also a discussion about whether we should copy the Health Department on the issue or whether we should just approach Pierce first as a courtesy.
- p. Mr. Popowich made the following motion: The Committee approves the letter in concept. Minor edits shall be provided to Ms. Ross who will present a finalized letter to the full WNC at the next regular Board meeting. WNC-PLUM_030513-01. Mr. Hassel seconds.
- q. Motion passes 5-0.

5. 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 #: APCSV-2012-2487-ZC and ENV-2012-2488-EAF).

- a. Mr. Popowich advised the Board that he sent the letter to the Planning Commission and Council Member Zine's office.
- b. There was a discussion about the probable impact of our denial. The developer has already indicated he may come back with a reduced project that eliminates the retail portion.

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.

- a. Mr. Popowich explained that this issue has been tabled for some time due to a request by former Committee member Lewis who had some research. Since we have not heard anything he wants to move the item at our April Committee meeting.

7. Discussion and possible action regarding the possible development of six vacant lots located on Winnetka Ave between Chase St. and Parthenia Ave. The developer, Williams Homes, would like to meet with us and get a sense of what the WNC feels about this project. This will be a preliminary meeting a full public hearing will be held once they have plans available and file for permits.

- a. Mr. Popowich introduced Mr. Herran and asked him to present his concepts.
- b. Mr. Herran thanked the Committee for allowing him to come before the Committee. His company is a small company located in Simi Valley. Last year they sold about 70 or so homes and are on track to sell about 200 homes this year. The property is a little over 6.5 acres made up of three properties one larger parcel of 5 acres (larger vacant portion), a 1.5 acre area of vacant space, and a small single family home in between them. The developer has made an agreement with the owner of the single family home to do a swap of the property to move the single family home (a new home to be built) to the back end of the property. This will give them a larger parcel that they can develop as a continuous parcel. Mr. Herran mentioned he has held preliminary meetings with Council member Zine's office and the Planning Commission.
- c. Mr. Hassel asked if the Council member's office and the Planning Commission gave him some guidance.
- d. Mr. Herran mentioned that generally they liked a more open plan that didn't include any density bonus provisions to fit in with the neighborhood.
- e. Mr. Herran presented their plan. The project would be all two story detached homes – approximately 11 homes per acre. Each home would have a two car garage and be roughly between 1500-2000 sq ft. homes. The entrance would be off of Winnetka and there would be an emergency only entrance/exit at the rear of the property along Penfield Ave. The plan calls for two larger open space areas that are similar to a pocket park concept that are roughly 3000 to 4300 sq ft areas and may include children's playgrounds at least one.
- f. Mr. Olav inquired about guest parking.
- g. Mr. Herran said guest parking will be along the private streets. The code calls for 179 spaces and they are offering 199 spaces. The total will be 2.25 per home. Overall there is about 61 guest parking spaces.
- h. Mr. Olav asked if the City has a guest parking requirement.
- i. Mr. Herran mentioned that it is two spaces per homes that have 3 habitable rooms.
- j. Mr. Popowich asked if there are CCRs for this?
- k. Mr. Herran confirmed that there will be CCRs and those will require the garages be used for the residents parking.
- l. Ms. Holley asked if there are yards.
- m. Mr. Herran mentioned they will have about an 8 ft. back yard. The price point is expected to be low \$300 to high \$300 (thousands).
- n. Ms. Holley asked if the emergency exit has a gate in the back?
- o. Mr. Herran confirmed there would be a locked gate with fire / police only access.

- p. Mr. Herren presented architectural renderings of the homes. Each home will have a patio space in the front of the home. He likens the homes to contemporary ranch homes. There are approximately four or five different home designs which lends some variety to the area.
- q. Mr. Uebersax asked if the swapped property would be the only single family home access from Winnetka.
- r. Mr. Herren confirmed this.
- s. Mr. Uebersax asked if the parking along Winnetka Ave would be restricted.
- t. Mr. Herren confirmed that they are not planning to have any restrictions there. There is a bike lane. The City is requiring them to create a causeway and plant trees along the causeway.
- u. Mr. Uebersax asked if there was going to be a gate.
- v. Mr. Herren confirmed there would be a gate at the entrance but the gate will be set back with some parking in the front of the gate.
- w. Mr. Popowich confirmed that the gate would be set back.
- x. Mr. Herren confirmed this.
- y. Ms. Ross asked if there would be pedestrian access as well.
- z. Mr. Herren confirmed that there would be. He went on to say that there are no walls along the front of the property but maybe a pipe gate
- aa. Mr. Popowich raised his concerns over any walls and graffiti control.
- bb. Mr. Herren mentioned that the City is requiring a set back on Penfield Ave and then they are planning to place the same type of steel piping gate along Penfield.
- cc. Mr. Uebersax mentioned that there may be concerns regarding sounds with the houses on Penfield but that can be addressed in a hearing.
- dd. Ms. Ross asked how this would be gated if there were no walls.
- ee. Mr. Herren mentioned that the gates are the steel tubing which is similar in look to wrought iron.
- ff. Mr. Sattler asked if the property would be graded up?
- gg. Mr. Herren said there would need to be some slope from Penfield down to Winnetka to allow for sewage needs.
- hh. Mr. Hassel inquired about the history of the land.
- ii. Mr. Herren mentioned that the property was held in a trust and the trustees could not agree what to do with the property over the years. The property was a chicken farm originally.
- jj. Mr. Hassel asked if there were two different sized home.
- kk. Mr. Herren mentioned that there are four plans that range in size as he mentioned above.
- ll. Mr. Hassel asked if they all have the same open space?
- mm. Mr. Herren said yes. And he confirmed that they are providing about 14,000 sq. ft. open space.

- nn.** Mr. Hassel asked if they have considered a larger single open space area for the community's use (the gated community). He felt that a single central open space may be more attractive and better designed for children.
- oo.** Mr. Herren said he would consider this.
- pp.** Ms. Holley asked if there was a wall between the swapped property and the new development.
- qq.** Mr. Herren confirmed there would be some type of wall between the two.
- rr.** There was a short discussion regarding parking in driveways and the CCR.

8. Adjournment

