



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

April 2, 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	X								
Bettie Ross	X	N/A	X	X								
William Hillard	A	N/A	A	A								
Olav Hassel	X	N/A	X	A								
Diana Holley	X	N/A	X	A								
Tom Sattler	X	N/A	X	X								
David Uebersax	X	N/A	X	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.

- a. No public in attendance.

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. No action needs to be taken at this point. Ms. Ross is revising the letter for minor changes and will be sending it out.
5. Discussion and possible action regarding the possible development of retail/industrial use buildings located at the SE corner of DeSoto and Nordhoff Streets, Winnetka, currently an undeveloped lot. The developer is requesting a lot line adjustment, converting two parcels into one parcel. The proposed development would include three (3) retail buildings at the west end of the lot, and four industrial buildings at the east end. The land is currently being acquired from Pratt Whitney.
- a. Overton Moore Properties, Michael Johnson, Timur Tecimer.
 - b. Mr. Popowich asked both representatives if they have done or plan on doing business with any pension funds. They do not do direct funding from any funds and specifically have not done anything with LA County.
 - c. Mr. Tecimer introduced himself and the company. The company does projects throughout California and they are ranked 2 or 3rd largest developer in California. Investors are pension funds, life insurance companies, banks, and others. Since 1972 they have developed over 32 sq. million feet of space. Approximately seven or eight years ago they did a project in Northridge, the former 3M space on Nordhoff. These buildings will be for owner operators and they expect this project will be attractive to many businesses.
 - d. Mr. Uebersax asked if they do a lot of infill or redevelopment projects.
 - e. Mr. Tecimer feels that it's important to take existing buildings and remodel them.
 - f. There was a discussion about the refurbishing of warehouses downtown into livable lofts.
 - g. Mr. Johnson explained that they are purchasing a portion of the Pratt & Whitney property on the corner of Nordhoff and DeSoto. They are planning three or four unique plots. The property on the corner will be a mixture of retail. The other two plots are set to be a series of four industrial buildings. In total the project will have a total of 19,000 sq. feet of retail and 112,478 sq. feet of industrial. Each industrial space will have offices spaces.
 - h. Mr. Tecimer indicated that the industrial offices will be located on a second story. The truck entrances and parking is located on the back of the property and shielded from the street by the building. Each industrial yard will be secured. The entrance to each industrial location for customers is separate from the yard.
 - i. Mr. Sattler asked about the other nearby industrial complexes.
 - j. There was some discussion about other mature developments that are similar in nature along DeSoto.
 - k. Ms. Ross asked about the artist's drafts and whether they matched the layout plan. The plan
 - l. Mr. Johnson mentioned that the original plan called for parking in the front of the building on the street. This new plan has moved it to the side of the building.
 - m. Mr. Uebersax asked about rail. He wanted to know where the nearest freight access to rail.
 - n. Mr. Tecimer commented that if you are a low user (1-2 cars per month) the rail companies really do not want to use you. Most business is done via trucks. Mr. Tecimer feels that the traffic will be a few containers a week for the industrial complex.

- o. **Ms. Ross asked for clarification of the plan compared to the artist rendition. She also asked about the access to Pratt & Whitney.**
- p. **Arrowjet now owns the business and they have a right away matching their current driveway access.**
- q. **Mr. Uebersax commented that they have enough parking.**
- r. **Mr. Ticemer pointed**
- s. **Mr. Popowich inquired what type of industrial usage and whether there is an expectation of having hazardous materials on site.**
- t. **Mr. Ticemer does not believe that there will be much in the way of major combustible chemicals or corrosive chemicals.**
- u. **Mr. Popowich asked about set back**
- v. **Mr. Ticemer said the set back is 10 feet. There will be multi colored buildings with some lines as decoration. The office areas will be glass and set**
- w. **Mr. Popowich asked about graffiti control**
- x. **Mr. Ticemer pointed out that the city requires graffiti resistant paint and paint over**
- y. **Ms. Ross mentioned asked about vines**
- z. **Mr. Tecimer said most of the landscaping is near the office area. Mr. Ticemer also mentioned that they will have underground retention basins to filter the water before it is placed into the sewage system.**
- aa. **Mr. Uebersax brought up the issues of various water and sewage assessments that might be applied to them.**
- bb. **Mr. Popowich asked again about landscaping again to see if they can get more to prevent the graffiti.**
- cc. **Mr. Ticemer mentioned that they are not too keen on doing more landscaping because they do not want to hide the buildings.**
- dd. **Mr. Uebersax asked why.**
- ee. **Mr. Ticemer mentioned that they like to show off the architecture. He also feels it could be safer.**
- ff. **There was then a general discussion on the type of trees and the issues that trees can cause. There were also some discussions about the maintenance that they require.**
- gg. **Mr. Popowich inquired about signage.**
- hh. **Mr. Ticemer said that most of these will be entrepreneur and these are not the type that has huge signage. Most will be signage over the entrance to the offices.**
- ii. **Mr. Popowich asked about the parking and whether the artist rendition and whether they have accounted for the city regulations to have sufficient shade trees.**

- jj. Mr. Ticemer said the artist rendition does not reflect this. It is likely they would to add some fingers in the parking lot which would have more trees. He also commented that there may be solar installations on the roof.
- kk. Mr. Popowich commented that he believes that the City ought to require all new projects include solar installations.
- ll. Mr. Ticemer mentioned that some projects they do – do get offers from third parties to rent the roof for the placement of solar installations.
- mm. Mr. Uebersax asked about HVAC and whether this would be on the roof.
- nn. Mr. Ticemer confirmed it would be and set back from the ledge.
- oo. Mr. Popowich commented that he is pleased to see industrial space coming back. He also commented this is the perfect place for this type of project and it should bring jobs back.
- pp. Mr. Ticemer agreed. He pointed out that a lot of these larger industrial complexes are being converted to apartments.
- qq. Mr. Sattler said the focus is increasingly to create these large housing developments to keep people in certain areas.
- rr. Mr. Uebersax
- ss. Mr. Popowich made a motion to approve the project as presented.
- tt. Ms. Ross seconded it the motion and then asked about any zoning changes.
- uu. Mr. Johnson commented that there is a zone change is from MR2 to M2 and a change to a P1 zone that runs along Nordhoff. There will be five parcels. The 'R' was for restricted use and the M2 opens it up to a larger number of uses.
- vv. Ms. Johnson asked how many parcels.
- ww. Mr. Johnson mentioned there are currently two parcels.
- xx. Mr. Ticemer mentioned that construction would start in 2014.
- yy. Mr. Popowich asked if this was a phased project or not.
- zz. Mr. Ticemer said they would build the industrial for sure first and then retail would come later. In all likelihood the retail would be built later, but possibly the larger one would be built with the industrial.
- aaa. Mr. Popowich called for a vote. The motion passed 4-0.

6. Discussion and possible action regarding a request from the developer of the proposed mixed commercial/residential use building located at 20460 Sherman Way, Winnetka for an updated letter of support. This project was previously approved by the WNC in February of 2012. (Case #: APCSV-2012-2487-ZC and ENV-2012-2488-EAF).
- a. Mr. Popowich explained that the developer has requested an updated letter. He said there are two ways to approach this. The first is just for this Committee to approve a letter stating it was passed in 2012. The other is to make them go through the process again.

- b. **Mr. Uebersax commented that he is comfortable with reissuing the letter. However, he pointed out that it's been over a year and he would like to see if there has been any change in the project and why the delay.**
 - c. **Ms. Ross agreed.**
 - d. **Mr. Sattler also agreed.**
 - e. **Mr. Popowich agreed to place it on the next months' Board agenda for an update.**
7. **Discussion and possible action to review, make recommendations, and/or take a position on the proposed 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. For more information please visit:**
http://planning.lacity.org/Code_Studies/Misc/MedicalServiceProf.pdf
8. **Discussion and possible action to review, make recommendations, and/or take a position on the proposed Mural Ordinance This ordinance would define rules and regulations for all murals within Los Angeles. For more information please visit:**
http://planning.lacity.org/Code_Studies/Misc/MuralOrdinance.pdf.
9. **Discussion and possible action to review, make recommendations, and/or take a position on the proposed Farmer's Market Ordinance to regulate farmer's markets. For more information please visit:**
http://planning.lacity.org/Code_Studies/Misc/FarmersMarketOrd.pdf
10. **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.**
 - a. **Mr. Popowich explained that he wants to place information on the website so that developers can provide us information on their project so we can be prepared at meetings as well as instructions for mailing notices.**
 - b. **Basic info – name, contact info, source funding, project description, we include instructions what should be included in Committee packages and how many including: artist renditions, plot maps, etc., an example of the mailing requirements etc.**
 - c.
 - d. **Mr. Sattler asked that we ask for other project examples – locations.**
 - e. **Mr. Uebersax asked smaller improvement projects and whether that would need to fill out a form.**
 - f. **Mr. Popowich said we can set it by a dollar amount and have sections that could be filled out.**
 - g. **Mr. Sattler asked about how time frames etc.**
 - h. **Mr. Uebersax commented that it would be nice to know where they are in the process and how soon they expect to move to the Planning Commission for approval.**
 - i. **Mr. Popowich said he would include all of the suggestions in a proposed form to share at the next meeting. He will include recommendations from any examples that Mr. Uebersax sends to us.**

11. Adjournment

The public is requested to fill out a **“Speaker Card”** to address the Board on any agenda item before the Board takes an action. Public comment is limited to 3 minutes per speaker, but the Board has the discretion to modify the amount of time for any speaker. Before a vote on each item any member of the public who has not filled out a **“Speaker Card”** will be accorded 1 minute to make a statement. This period will not last longer than 5 minutes total.

The public may comment on a specific item listed on this agenda when the Board considers that item. When the Board considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter that is within the Board’s jurisdiction. In addition, the members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5)

The Winnetka Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Winnetka Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Secretary at (818) 648-6219, or please send an e-mail that states the accommodations that you are requesting to jedi_yoda@msn.com.

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 Dias de trabajo (72 horas) ANTES DEL EVENTO. SI NECESITA AYUDA CON ESTA AGENDA, POR FAVOR LLAME A NUESTRA OFICINA AL (818) 648-6219.

PROCESS FOR RECONSIDERATION

The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place immediately following the original action or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and Take an Action. If the motion to reconsider an action is to be scheduled at the meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a {Proposed} Action should the motion to reconsider be approved. A Board member who has previously voted on the prevailing side of the original action taken can only make a motion for reconsideration.

If a motion for reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Brown Act.

PROCESS FOR FILING A GRIEVANCE

Any grievance by a Stakeholder must be submitted in writing to the Secretary of the Board of Directors. The Secretary shall then within no more than 30 days refer the matter to an ad hoc grievance panel comprised of 3 Stakeholders who are randomly selected by the Council secretary from a list of Stakeholders who have previously expressed an interest in serving from time-time on such a grievance panel. The Secretary will coordinate a time and a place, not to exceed 10 days for the panel to meet with the person(s) submitting a grievance and to discuss ways in which the dispute may be resolved.

Thereafter, a panel member shall promptly prepare a written report to be forwarded by the Secretary to the Board to be heard at the next board meeting outlining the panels’ collective recommendations for resolving the grievance. The Board of Directors may receive a copy of the panel’s report and recommendations prior to any meeting by the Board, but the matter shall not be discussed among the Board members until the matter is heard at the next regular meeting of the Board pursuant to the Ralph M. Brown Act.

This formal grievance process is not intended to apply to Stakeholders who simply disagree with a position or action taken by the Board at one of its meetings. Those grievances can be aired at the Board meetings. This grievance process is intended to address matters involving procedural disputes, e.g., the Board’s failure to comply with the Board Rules or these Bylaws, or its failure to comply with the City’s Charter, the Plan, local ordinances, and/or State and federal law.

In the event that a grievance cannot be resolved through this grievance process, the complainant has the right to appeal the matter to the Department of Neighborhood Empowerment for consideration or dispute resolution.

and Dedication to the Community