



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

June 4, 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**
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. The PLUM Committee agenda was missing the discussion and possible action agenda item for the relocation of the Jordan Middle School. A meeting notice was mailed to everyone within 500 feet of the property in question and several stakeholders were in attendance. Since the WNC could not discuss the item we agreed that the school representatives could address the Committee now and we would not discuss the issue now. In turn the Committee will post a Special Meeting Agenda for June 11, 2013 at 6:00 PM for the Board to discuss and take action.
 - b. Mr. Steven Furman addressed a vacant property on Winnetka, near Arminta, that has a wooden shack. A house existed some years ago but came down. He is curious to know what it would take for the City to require the building to be removed.
 - i. Mr. Hillard asked if he was aware that there is a \$1000.00 reward if the taggers can be identified.
 - ii. Mr. Popowich commented that we can place this on the agenda. He said that unless there is some sort of specific crime that occurs there it may be difficult.
 - c. Ms. Alison Schmike commented about the development at the large vacant property on 8600 Winnetka Ave.
 - i. The Committee shared a general sense of what the project is. We explained that the developer came to us with a general outline of the plan and will return for a full hearing once they have filed the various permits.

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. The letter has been completed. The committee reviewed the list of officials and departments that it should be sent to. In general the committee decided to send it to the following:
- b. The committee discussed the issue of a gate enclosure for the alley way. In general this would need to be driven by the residents similar to the process for speed bumps. The residents would need to make a request for us to work with them to try to get this accomplished. The alleys are believed to be private property with City access right of ways.
- c. Ms. Ross mentioned that the LA DOT representative was supposed to send us information on how to proceed in closing off an alley. At this point he has not.

5. Discussion and possible action regarding stakeholder concerns about the proposed development of 20600 Roscoe Blvd. Winnetka, CA. This was originally approved by the WNC in August of 2012. A stakeholder has requested the WNC to hear their concerns.

- a. Mr. Popowich explained the difficulty in this issue. The Council has taken action on this item already and in order for the Council to take an action again the item would have had to be placed on the subsequent agenda within one month of passage and have the support of a Board member who was on the approving side of the PLUM vote request it be reconsidered.
- b. Constance Kocs said that she has already gone on record when it was originally addressed. She said that she had hoped that the developer would talk to her about her concerns. She feels that the developer has different concerns. She feels that the Community Plan does not allow for the density that this project requires. She feels that the Community Plan does allow for some density but require open space. She feels that the Community does not have enough open space and that the neighborhood is full of people who walk through the area. She said that she has 50 signatures from local residents. She feels that many of her neighbors attended the meeting but didn't oppose it until after they heard about the details at the meeting. She feels that the City was incorrect when they wrote it up that no one opposed it.
- c. Mr. Sattler commented about the wheel chair ramps.
- d. Ms. Kocs said that they are not at all the corners.
- e. Mr. Hillard pointed out that the map of that area shows that there are single family homes. He said that that the homes at the back of the project fill in the area with appropriate sized homes that are similar to the homes along the back street.
- f. Ms. Kocs mentioned that the neighborhood is full of modest sized homes.
- g. Mr. Popowich asked what she would do if she were to have full control.
- h. Ms. Kocs said she would like open space. She said barring that she would ask for a lower density project. Ms. Kocs asked what he was paying in Quimby funds.
- i. Mr. Francoeur said about \$300,000.
- j. Mr. Popowich mentioned that the City doesn't have the money. He felt that the landowners would not agree to pay what owners would want to develop parks. He referred to the old building behind the 76 station at the corner of Winnetka and Vanowen and the NC's request to have that purchased for open space issues. The City is willing but the owner would never consider it because we can't pay what they would get commercially.

- k. Ms. Kocs said that her point is that she wants to see some benefit. She wants the NC to push for benefits of the Quimby funds to be spent in the community. She wants to see the neighborhood get something out of this.
- l. Mr. Uebersax spoke about the Brown Wash. He mentioned that the river wash is being developed for recreational use. The NC is watching this development and has concerns about security along the wash and this is one of the things that the NC is watching and trying to ensure that it is managed. He pointed out that crime often occurs in these areas and we are focusing on those types of issues. He used this as an example of changes and benefits County funds trying to create these open space areas. Mr. Uebersax also addressed the changes to the Community Plan and he feels that the NC should be focusing on that. He said he wants to encourage stakeholders to continue to come to the NC to keep us abreast.
- m. Ms. Kocs commented that she feels there are no areas that are no areas for walking. She said that in place of the project that he is building she would much rather see a mixed use project that gives the residents somewhere to go and something to do.
- n. Mr. Hillard suggested that the person that she really should be addressing is Zine. He feels that Zine is the person with that kind of power.
- o. Mr. Popowich commented that he disagreed with Mr. Hillard. It is our job to listen to these folks and push for what they want when we can. He pointed out that his point earlier was that he wanted to stress that there are constrictions on what the City can work with. He said that where the County or City does have access they do spend the money on open space. The river project that Mr. Uebersax was talking about is one of those projects.
- p. Mr. Furman said that the NC and the City can control the density which in turn can control and open up the space. Setbacks and other requirements can be put in place. He understands that developers have the right to make money but we should be using
- q. Mr. Francoeur commented that the property was RA zone which would have to be addressed any way. He said the Community plan is woefully out of date to begin with. He mentioned that he made several changes at the request of the WNC. He said he moved all the density to the Roscoe said and restricted all access to the street behind. The only things on that street are single family home. He went on to mention that the Quimby funds are supposed to be used in this area. He recommended that the City look at finding vacant lots and the NC asking them to build pocket parks. This has been done in other areas.
- r. Mr. Sattler asked what type of open area she wants to walk in.
- s. Ms. Kocs said that she doesn't want to walk on open streets. She feels that she should have a place to walk and for kids to ride scooters.
- t. There was a back and forth discussion about needing to have the space to do this.
- u. Mr. Hassel asked if the old zoning was changed
- v. Mr. Francoeur said yes.
- w. Mr. Hassel asked if the City's plan was for higher density along that thoroughfare.
- x. Mr. Francoeur asked if both sides would be eventually R3.
- y. Mr. Hassel asked why it was continued.
- z. The City wanted to have some cosmetic changes such as moving the pool, step some of the heights of the building (2, to 3, to 4). They wanted to see a campus project.

- aa. Mr. Hassel asked if this was all for sale.
- bb. Mr. Francoeur confirmed that.
- cc. Mr. Hassel asked if Ms. Kocs was at the hearing.
- dd. Ms. Kocs said it was a very long meeting and she didn't get to speak.
- ee. Mr. Francoeur commented that she did get to speak at the sub division hearing.
- ff. Mr. Hassel asked if she had looked at the recreation plan for the area. He feels that they need to have planned or should have.
- gg. Mr. Francoeur commented
- hh. Mr. Popowich spoke about the City's plan to encourage density along thoroughfares with high traffic. If a developer were to ask for it they are more inclined to give them this because they want the density there.
- ii. Mr. Francoeur commented that he has made some concessions voluntarily to comply with the bike ordinance which he is exempt from.
- jj. Mr. Hassel said that he feels the NC should encourage and push the new Councilmember to try to focus on using Quimby funds in our area.
- kk. There was a discussion about the Brown Wash and whether the County was going to do something like they did along the LA River. This is not planned.
- ll. Ms. Ross asked if Ms. Kocs had any knowledge of places where pocket parks could be created.
- mm. No.
- nn. Mr. Francoeur pointed out he does have open space for the residents. He understands that doesn't benefit her, but it is open space.
- oo. A stakeholder asked how far she is away from Winnetka Park.
- pp. There is a significant distance.
- qq. Mr. Uebersax commented about how impressed he was with this developer and his willingness to work with us. He referenced CCR's that he wanted to put in place and his willingness to change the plan he had to accommodate recommendations. As a member of another PLUM Committee at another NC he doesn't see this type of willingness. He went on to say that he feels this has become an issue not really with the developer but with the City. He went on to talk a little further about the density that the City wants. He pointed out that this NC focuses on what it can to make the developments as best we can.
- rr. Mr. Hillard pointed out the "great pit of Winnetka" and how we have fought those developments that are not fit for the NC. He said this developer worked with us and made changes and we felt that this was a model process.
- ss. Ms. Holley mentioned that she is a very residential community focused person. As a mom she understands what Ms. Kocs is talking about but feels that this developer has really tried to work as much as possible.
- tt. Mr. Sattler said he is concerned about pocket parks from a security and crime.

- uu. Mr. Popowich agreed with Mr. Sattler and pointed to Runnymede Park and the past problems with gambling and drugs that occurred there. It took us along time to clean it up and the LAPD still doesn't patrol it.
- vv. There was a discussion about pocket parks and the concerns. The stakeholder commented that she is unsure about them as well. There was some discussion about the size of parks and again about the security considerations. They can be successful but they can also be an issue.
- ww. Mr. Uebersax shared a picture of a very small park. He went on to say he is in favor of parks in general and would like to see more. He spoke about the Hollywood Freeway park project and how some of the pocket parks were passed over for this larger project. He feels that we need to focus more on getting pocket parks where we can.
- xx. Mr. Hassel asked if we could add to the next agenda a discussion about using Quimby funds in the community and working with the City Councilmember to develop more open space.

6. 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.

- a. Mr. Hassel pointed out that his doesn't seem to be moving.
- b. Ms. Holley asked if there is anything Mr. Popowich felt was controversial
- c. Mr. Popowich reviewed the requirements for original murals. He did mention that some concerns about the limit on residences.
- d. Mr. Uebersax commented that the restoration may be in there to account for the super graphics that are in existence and keeping them up. The ability to restore them is important.
- e. Mr. Hassel commented that we should support.
- f. Ms. Ross commented that there are a lot of original murals that were put in for the Olympics. But after those were over the graffiti really came along and the murals were destroyed.
- g. The issue about limits on residence was discussed.
- h. Mr. Hassel commented that maybe you could get approval as a variance. He pointed out that the idea for this ordinance is to encourage art and create a process for the art to be approved so that it is appropriate.
- i. Mr. Uebersax shared some
- j. Mr. Hassel made the following motion:

WNC-PLUM-060413-01: The WNC PLUM Committee recommends the WNC Board approve the proposed Mural Ordinance with no additional recommendations. (Hassel)
- k. Mr. Uebersax seconded.
- l. The motion passed 6-0 (Note: William Hillard left the meeting early)

7. 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

- a. Mr. Hassel commented that he felt the ordinance really seems to be written in a manner that encourages Farmer Markets and almost makes the ability to have a Farmer's Market a right as long as performance standards are met.
- b. Ms. Ross asked about the performance standards.
- c. Mr. Hassel explained that the performance standards are really conditions that must be met and as long as those conditions are met then the property can be used as they wish.
- d. Mr. Uebersax commented that he likes it but does some have some concerns about the ease of use and whether impromptu markets can be set up. He felt that there seems to be reasonable controls.
- e. Mr. Popowich commented he likes the controls. He has some concerns about enforcement. There is the ability to have the zone revoked and the annual review. But no active review. It's a complaint system.
- f. Mr. Hassel pointed out that they have to pay a cleanup deposit.
- g. Mr. Uebersax commented that there isn't the funding to do the enforcement or review. He suggested that perhaps a recommendation that the NC be involved in the approval process. It could be voluntary process.
- h. Mr. Popowich agreed that would be a good proposal.
- i. Mr. Uebersax commented that LANCC is pushing to have an NC representative at the various Boards and committees in the same method as the DWP MOU requires. He feels that any time we can recommend the NCs be in this process we should advocate
- j. Mr. Popowich made the following motion:

WNC-PLUM-060413-01: The PLUM Committee recommends the WNC Board support the Farmer's Market Ordinance with the following recommendations:
 - a) The City adds a requirement that any applicant seeking approval for a Certified Farmer's Market permit must seek and obtain approval from the impacted Neighborhood Council.
 - b) Additionally we recommend that any request for a permit be distributed to the NC's through the Early Notification System. (Popowich)
- k. Mr. Hassel seconded.
- l. The motion passed 6-0 (Note: William Hillard left the meeting early)

8. 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. This item was continued to the next regular Committee meeting.

9. Adjournment