

WINNETKA NEIGHBORHOOD COUNCIL
CITY OF LOS ANGELES
CALIFORNIA

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SECRETARY J.J. Popowich	TREASURER Robert Basch
SERGEANT-AT-ARMS Wayne B. Schulte	
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From: J.J. Popowich, Secretary

Date: June 9, 2004

Subject: Meeting Minutes for 06/8/04

1. Pledge of Allegiance

2. The meeting was called to order at 6:35 PM, with Jacque Lamishaw acting as chair.

3. Roll Call: The following Board members were in attendance.

Jacque Lamishaw	Ken Molock	JJ Popowich	Armineh Chelebian
Dwight Burgess	Wayne Schulte	Chris Jurgenson	Bob Basch
Ralph Cherry	Cynthia Conover	Roland Gilbert	
Marilyn Robinson			

4. Review and Approval of Minutes for 04/13/04:

4.1. Approved.

5. State and local government representatives updates: Senator Alarcon's representative, Assemblyman Levine's representative, Mayor Hahn's representative, Councilman Smith's representative, Councilman Zine's representative, and other local or state government representatives that may wish to attend.

5.1. Marisol Espinoza, from Councilman Zine's office attended. She announced the new Zine's Line was available. Announced that Councilman Zine is co-sponsoring a Consumer ID Theft Forum with Councilman Smith. She also announced the Animal Services meeting at Pierce College. In announcing this she mentioned that there have been a number of coyote sightings in Councilman Zine's district.

Announced that Councilman Zine has introduced the Bandit Tow Truck motion. There have been a number of increasing incidents where legally parked vehicles have been taken from private lots and held for payment. She cited one company, Safety Tow, which has been charged with 25 counts of extortion as one example. She went on to explain that the Motor Carrier Act passed by Congress placed all tow companies under Federal jurisdiction. Zine's motion is to ask the Federal government to allow local governments to oversee the tow truck companies. The motion will also require all private lots to post parking durations and require tow truck companies to obtain written consent from the property owner before towing.

Announced the July 4th celebration at Warner Center Park.

- 5.2. Officer Karen Rodriguez was present to represent one of the Winnetka Neighborhood Watch programs. She took time to introduce herself to all in attendance and promised that we would have LAPD representatives at future meetings. She announced that she will be going on maternity leave and assured everyone there would be coverage in her office while she was out.

She distributed new cards with a new mailing address. (This will be posted on our web site). She announced that on June 10th, they will have a special meeting at the 911 Communications center in West Hills. The dispatches will be talking about their jobs and there might be a tour.

National Night Out is scheduled for August 8, 2004. As part of this event the NW will be holding a potluck at the park on the corner of Roscoe and Wilbur.

She wrapped this up by announcing that the Community Police Academy will open up it's next 10 week training session for civilians. This is a special program that the CPA does to train the public on LAPD policies, procedures, and jargon. The sessions will be held on Thursday's in Granada Hills.

- 5.3. John Bwarie, South Valley Area Director, Mayor's Office of Neighborhood Operations, attended to represent Mayor Hahn's office. He reiterated the Mayor's support for the NC's. Mr. Bwarie announced the following:

- He announced that the Mayor's Public Works Service Report is available which lists all public works projects for the next two years.
- The Mayor has announced a proposal to exempt any business with annual revenue under \$100,000.00 from city business tax.
- Police reserves will be increased under the new budget.

- 5.4. Ms. Elaine Pfefferman, from Councilman Smith's office was also in attendance. She addressed the following:

- Ms. Lamishaw had attended Councilman Smith's quarterly Neighborhood Council President's breakfast. Smith has 14 councils in his district and it was a full house. Each president has an opportunity to share what goes on in their council, share ideas, and form partnerships with the other presidents.
- The Police Commission will meet in the Valley at the Greek Church in Northridge at 6:30 PM, on June 15th.
- She too reminded everyone of the Community ID Theft Forum.

- As she addressed last month Councilman Smith is still working on a neighborhood cleanup day. She re-iterated she will be in contact with the Council to set up a date for a Saturday event.

6. LAUSD Update: The Secretary will read the official letter sent to LAUSD and other government representatives regarding the new high school.

- 6.1. Mr. Popowich deferred to Mr. Basch to read the letter since the majority of the letter was written by Mr. Basch and he deserved the credit.

7. LAUSD Update II: Julissa Gomez will provide an informational update only (no discussion or comments) on the next steps in the LAUSD high school selection initiative.

- 7.1. Mr. John Grier, Valley Development Manager for LAUSD, was introduced in place of Ms. Gomez. Ms. Lamishaw explained that this was an informational visit only and that no questions were scheduled be asked at this time. Mr. Grier announced the following:
- Announced the next step was the hearing before the Facilities Committee on June 10th, at 11:30 A.M. downtown.
 - He reviewed the process that has taken place so far and confirmed that the preferred site is the LAUSD Adult Learning Center on Winnetka & Victory. He assured everyone that the center itself would not be going away and that this would work in conjunction with the center. He further explained that all three of the local Board members have committed to making this a trade tech academy that works with the current school. It will house about 500-900 students.
 - He announced that once the Facilities Committee approves the recommendation it would then go before the full Board of Education which is scheduled to meet June 22nd (time to be decided).
 - Explained that once the approval for the site has been confirmed then the project details would be defined. The entire process takes about a year before the school is up and running. Once defined there would be a series of community meetings to get their input on the project. There would also be an Environmental Impact study completed and this would also be open to the public. The EI would also take into account traffic and parking issues.

8. PLUM Committee Update: The PLUM Committee will present its report and recommendations to the Board. The full Board will vote on each item separately or as a slate to approve or deny the committee's recommendations.

- 8.1. Ms. Lamishaw announced that the PLUM had considered five projects at its last meeting. She also announced that she would like to call 4 of the projects as a slate to approve the PLUM recommendations. Those projects were:
- JPL Zoning regarding the request for a Zone Change from RA-1 (Suburban Zone) and (T) RS-1 (Suburban Zone) to RS-1 (Suburban Zone), a variance to allow early construction of 3 single family dwellings, and a Building Line Removal from the City Planning Department for the property located at 20709 W. Parthenia St, Winnetka. **Recommended approval.**
 - Delta Group Engineering on behalf of Sprint PCS Assets regarding the request for a conditional use permit from the City Planning Department for the property located at 20847 Sherman Way that will allow the placement of an unmanned wireless antenna on top of the commercial building located at this site. **Recommended approval.**
 - Patrick Panzarello regarding the request for a conditional use permit from the City Planning Department for the property located at 20154 W. Saticoy St., for the sale and dispensing of beer and wine for on-site only consumption at the existing 56 patron restaurant. **Recommended approval.**

- Stephen Gregorchuk on his request for WNC support to place a mixed use apartment / commercial building on the corner of Mason & Roscoe. **Recommended denial.**

8.1.1. Mr. Popowich passed around available material for all of the sites (pictures) for the Board members who are not part of the PLUM Committee.

8.1.2. Ms. Lamishaw announced that Mr. Gregorchuk has informed her he will not pursue his proposal any further.

8.1.3. Ms. Lamishaw called for a vote on the slate of four.

8.1.4. The Secretary called roll and the slate was approved 12-0-0.

8.2. Ms. Lamishaw announced the fifth project, originally denied approval by the PLUM, and was being presented before the Board as she felt it was necessary to hear further information.

9. Discussion and possible action on a new request from Mr. Theodore Valdez, on an appeal of a zoning change denial. The zoning change was for a Conditional Use Permit to permit a storage building unit for household goods on the property located at 20202 W. Roscoe Blvd. Valdez's appeal. Mr. Valdez attended our PLUM meeting and was not supported but has made changes to his building's design. Due to the deadline for his hearing we will be hearing him before the full Board.

9.1. Ms. Lamishaw provided some details on the Valdez project. She also provided an explanation of the area and what surrounds the project site. She stated her opinion that it was not the area for an apartment building and that's not what he wants to do with the property.

Ms. Lamishaw passed around a letter from Laura Chick's office when she was the Councilwoman representing Council District 3, showing her support for the zoning change.

9.2. Mr. Schulte asked who got these copies for the Board.

9.2.1. Ms. Lamishaw stated she brought them and received them from the City.

9.2.2. Mr. Schulte asked if this wasn't Mr. Valdez's job to present these.

9.2.3. Ms. Lamishaw responded that she wasn't sure he had these and it's her job to inform the Board about information that is relevant.

9.3. Ms. Lamishaw continued to pass out information:

- A letter from the condominium owners next to the project site stating that he withdrew his objections.
- Pictures of the current site that were provided to the PLUM Committee. She also advised the Board that the Committee had voiced concerns over some aspects of the project that caused it to look like a monolith and had requested that he make it more like an apartment building.
- Passed around and read parts of the Winnetka Chamber of Commerce letter that was in support of the project.

- A statement from Tom Henry, Councilman Zine's Planning Deputy downtown who pointed out the project is lower than the condominiums and when it's done it will be 6 ft lower in height.
- A copy of the memo sent to the Director of City Planning outlining what property owners would be requested to do.
- Passed out pictures of the area as it is today and provided explanation.

Ms. Lamishaw pointed out that Mr. Valdez would be cleaning up the area. She also pointed out that the Police and Fire Departments love larger streets for easier access and Mr. Valdez would be widening the street behind the property. She further pointed out the height difference issue, the current condition of the failed street behind the property and that Mr. Valdez would have to repave and fix the street.

9.4. Mr. Basch asked if she was making the presentation as a member of the PLUM Committee or as an advocate of Mr. Valdez.

9.4.1. Ms. Lamishaw responded that she can do this as she's the Vice Chair of the Plum.

9.5. Ms. Conover asked where the trash would be stored.

9.6. Ms. Lamishaw introduced Mr. Valdez's attorney.

9.7. Mr. Valdez's attorney stated that Mr. Valdez has owned the property for 30 years and has tried to develop it several times without any community opposition. He further explained that Mr. Valdez is a resident of the area and that he has a stake in the community beyond this development.

He described the project in detail. He reassured everyone that there would be adequate parking spaces (32). He described the current property condition and that it is being used to park large tractor trailers in the back. He referred to a study that Mr. Valdez had completed that showed all public storage units within a 3 mile radius were full to capacity.

He also stated that an environmental study (not provided to the Board) showed that there would be no significant impacts to the community once the units were filled. He stated that once full these types of units are not visited on a regular basis.

He pointed out the design incorporates interior access only to the units making it more residential in outside appearance. The only access would be from Roscoe Blvd. He also promised that Mr. Valdez was flexible on the outside appearance of the building and that is why he is here tonight.

He went into some detail about the history of the project and the zoning issues.

SECRETARY'S NOTE: (For more details on this please refer to the PLUM Committee's meeting minutes).

9.8. Ms. Lamishaw opened the discussion to the Board and stated everyone would have 6 minutes each to ask questions.

- 9.9. Mr. Schulte stated that most of his questions were answered at the PLUM Committee hearing. He has viewed the site and had abstained the first time around. He asked about the height of the building.
- 9.9.1. Mr. Valdez's attorney responded that it would be lower than the condos.
 - 9.9.2. Mr. Schulte asked if we would be able to participate in the design of the project. He would like to see the design fit into the area.
 - 9.9.3. Mr. Valdez's attorney responded that we would be able to work with them.
- 9.10. Mr. Cherry stated he didn't feel that he could support the plan. He felt it would be better to have a medical building at that location. He further stated he would go with the PLUM recommendation.
- 9.10.1. Mr. Valdez's attorney stated that the area is a restricted C4 zone. A medical building requires a zoning change, but that an office building would be allowed. He also stated that the traffic impact of a medical office building would be greater as well as a larger parking area would be required.
- 9.11. Mr. Gilbert stated he had a similar opinion as Mr. Cherry. He expanded that over the years the project has not been approved. He would like to see more feedback from the community and would recommend the PLUM reconsider once more feedback has been gathered.
- 9.12. Mr. Jurgenson said he didn't understand why this was on the agenda again. The main concern he felt was for the ascetics. The people he has spoken to would like to see more single family homes in Winnetka. He stated he is concerned that this project would just increase the commercialization of the area.
- 9.12.1. Mr. Valdez's attorney restated that his client is open to the design of the building and open to a meeting with the Board members who want to work on creating a different design.
 - 9.12.2. Mr. Jurgenson stated he would still like to see house on the property, one on Roscoe and one on Cantara.
 - 9.12.3. Mr. Valdez's attorney stated that there are depth issues with two on each street.
 - 9.12.4. Mr. Jurgenson stated he just was referring to two, one on each.
 - 9.12.5. Mr. Valdez's attorney stated that the current house is not doing well and he is not sure that it would work out.
 - 9.12.6. Mr. Lamishaw stated that Mr. Jurgenson's 6 minutes was up.
- 9.13. Mr. Conover restated her earlier concern about trash storage. She stated that she knows other public storage units have a problem with trash. She also wanted to know how the big trash trucks would be able to get inside to pick up the trash.

- 9.13.1. Mr. Valdez's attorney stated that he agrees that small dumpsters will be needed. He stated these are details that have not been addressed yet. He further explained there is room in the garage for the dumpsters and the trucks that will pick them up. He offered to work on the design again on this matter.
- 9.13.2. Ms. Conover wanted to know if he would convert the complex to an office building later on if this didn't work out.
- 9.13.3. Mr. Valdez's attorney stated they have no plans to do this and the design is not conducive to that type of conversion.
- 9.13.4. Ms. Conover asked about elevators and handicap access.
- 9.13.5. Mr. Valdez's attorney responded there would be one on each corner of the building, but that final details were not complete.
- 9.13.6. Ms. Conover asked if there would be a trash shoot and if so would it be regularly cleaned out.
- 9.13.7. Ms. Lamishaw interjected that the facility would have to meet City requirements.
- 9.14. Mr. Popowich restated his concerns from the PLUM Committee meeting. He agreed with the over commercialization of the area. He also asked when the traffic study was completed.
- 9.14.1. Mr. Valdez's attorney stated there would be an estimated 43 repeat trips (no time frame was provided). He stated this would be well below the threshold for a study like that.
- 9.14.2. Mr. Popowich also expressed his concern about why this was brought before the Board again after the PLUM had already recommended that it not be approved.
- 9.14.3. Ms. Lamishaw addressed the reason why this is before the Board again. She felt that there were additional things that needed clarification.
- She stated that she should have explained to the PLUM Committee that it's not their job to tell a developer what he can build in that area. We should be determining if the project is good and if we can work with the developer.
- Her feeling is we should listen to the neighbors around the project who she feels support this project.
- 9.14.4. Mr. Valdez's attorney pointed out that this would be a good transition between the commercial projects to the east and the multifamily units to the west.
- 9.15. Mr. Molock stated he would go with the recommendation of the PLUM Committee.
- 9.16. Mr. Basch stated that he's spent 34 years looking at the property wondering why someone hasn't done something to that house. He said he has used public storage in the

past. Traffic he felt wouldn't be a problem as there is plenty already. However he would take the PLUM Committee's recommendation.

He also pointed out that there is a new storage facility going in with about a mile of this property.

9.16.1. Mr. Valdez said he is aware of the project.

9.16.2. Mr. Basch went on to say that he isn't concerned about the elevator size. He does feel that the look of the project is a valid concern. He also felt that new houses would be a hard sell with the location next to the bar.

9.17. Ms. Chelebian asked how many units would be in the structure.

9.17.1. Mr. Valdez answered about 250.

9.17.2. How many parking spaces?

9.17.3. Mr. Valdez answered about 32

9.17.4. She asked how much space would be used for the building.

9.17.5. Mr. Valdez's attorney answered about 44,000 square feet.

9.17.6. Ms. Chelebian stated she was concerned about traffic backing up on Roscoe to get in.

9.17.6.1. Mr. Valdez stated that the driveway will be as large as a two lane street and that it would go in and around and out.

9.17.7. Ms. Chelebian was also concerned about trash truck access.

9.17.7.1. Mr. Valdez answered that all of it would be inside and access was available.

9.17.8. Ms. Chelebian asked if he has done a financial study.

9.17.8.1. Mr. Valdez answered that he has done a study and it would be a money maker. He is making a major investment and wouldn't do it if it wouldn't make money.

9.17.9. Ms. Chelebian stated she would like to hear more from residents. She would also like to see outside parking as well.

9.17.9.1. Mr. Valdez answered there would be five outdoor spaces.

9.18. Ms. Robinson said that she heard it when it came before the Winnetka Chamber the first time and still approves of the project.

9.19. Mr. Burgess passed on his questions.

9.20. Ms. Lamishaw opened it up to stakeholders in attendance.

9.21. A stakeholder commented that she fought this the first time around. The area had a residential feel to it back then and she fought the gas station and other things. She is glad to see us here. She said that she is in support of the project. She commented she wouldn't know who would want to buy a house next to the saloon. It's already a commercial area and it can't be saved.

9.22. A stakeholder said they live one block away. They have visited the property and feels it would be a big improvement to what is there. The stakeholder said that even homes would generate traffic in the area.

9.23. Ms. Grinley stated she has used public storage before and it's usually a ghost town. She wanted to know if there would be security.

9.23.1. Mr. Valdez answered there would be.

9.24. Ms. Lamishaw offered two options. Either refer back to the PLUM or address now.

9.25. Ms. Conover made a motion to accept.

9.26. Mr. Basch sated hat we first must either accept or reject the PLUM recommendation as a point of order.

9.27. Ms. Chelebian clarified Ms. Conover's motion and that she is in agreement with the project.

9.28. Mr. Schulte made motion to reject the PLUM Committee recommendation and the motion was seconded by Mr. Basch.

9.29. The Secretary called roll and the motion was passed 11-1-0.

9.30. Mr. Schulte made a motion to approve the project with the condition that Mr. Valdez resubmit to the PLUM Committee with the design changes. Mr. Jurgenson seconded the motion.

9.31. The Secretary called roll and the motion was passed 12-0-0.

10. Discussion on budget planning. During tonight's meeting the Board will be discussing budget matters. The full budget will be submitted by the Finance Committee for Board approval but this is a first step in defining what the Board would like the Finance Committee to work on.

10.1. Ms. Lamishaw asked if anyone had brought recommendations for the Budget and Finance Committee. No one did. She went on to say that each committee needs the support of the Board members. She pointed out the budget is due on July 10th, so we should finalize our budget proposal at least 10 days before.

10.2. Mr. Basch asked if he could speak a moment about the budget. He explained his role as Treasurer and what it is we can spend and not spend. He pointed out that our main goals should be community programs, outreach, and a newsletter. He explained that he along

with Ms. Lamishaw and Mr. Popowich attended a seminar which allowed them to be signers.

Mr. Basch then explained the steps to creating a budget. He explained we can do a quarterly budget for \$12,500.00 or we can do a yearly budget for \$50,000.00. He also went into detail about using the money or losing it at the end of the year.

He then proposed a motion to make the Budget and Finance Committee and Ad-Hoc committee until the budget was approved by D.O.N.E. so that they can meet at will as many times as necessary to get a budget created.

10.3. Ms. Lamishaw seconded the motion.

10.4. The Secretary called roll and the motion was passed 11-0-1.

10.5. Ms. Chelebian asked if we should have a list of categories that we would need for the budget process. She also would like to get the public's input.

10.6. Mr. Basch read the D.O.N.E. sample budget and said our job is to take the list and fit them into whatever categories we deem appropriate.

10.7. Ms. Chelebian said that is sounded like a lot of the items were for the council's maintenance.

10.8. Mr. Basch said this only shows what it might be like.

10.9. Ms. Lamishaw commented that if we do not have an infrastructure then we can't do anything for the community.

10.10. Mr. Schulte stated that \$12,500.00 per quarter isn't much money at all. He stated community projects would eat it away very quickly.

10.11. Mr. Cherry said that he went to the Funding Class as well. Each committee chair should bring their requests to the Budget & Finance Committee and then they could approve or not approve.

10.12. Ms. Lamishaw pointed out that she and six others attended the Congress of Neighborhood Councils recently. She was very happy that six of us attended. She pointed out that at the Congress she found out that San Pedro spends about \$4,000.00 a quarter to produce a newsletter. The newsletter is very successful and draws people into the meetings and gets the public interested. She said she thinks we can do it for much less.

10.13. Mr. Molock stated that it was getting late. He felt we need better time management.

10.14. One stakeholder said that they felt we should do something to improve Sherman Way.

10.15. Mr. Popowich agreed with Mr. Molock and said that we do need to wrap the meeting up due to the curfew.

10.16. Mr. Cherry suggested a motion to have everyone submit their proposals to Mr. Basch by Friday. The motion was seconded by Mr. Schulte.

10.17. The Secretary called roll and the motion was passed 11-0-0.

11. Discussion and possible action to send a letter of support or non support regarding the motion pending before the City Council to establish a "Bulky Item Collection and Disposal Program" (motion made by LaBlonge/ Garcetti / Perry / Cardenas / Hahn / Villaraigosa / Zine). The Board will decide to support, not support, or refer to an ad-hoc committee for a recommendation.

11.1. Ms. Lamishaw explained that proposal. She said that currently these items are the responsibility of the owner and the company they contract to remove it. She pointed out that a lot of it does end up in alleys. This program would pay for itself as the owners would be charged and the City would dispose of the refuse. She made a motion to send a letter of support.

11.2. Mr. Popowich seconded the motion.

11.3. Ms. Chelebian stated she hasn't read the proposal.

11.4. Ms. Lamishaw called for a vote.

11.5. The Secretary called roll and the motion was passed 10-0-1. Ms. Chelebian then asked to change her vote and the motion passed 11-0-0.

12. Presentation by WNC Board member, Ralph Cherry on recent visits to area Neighborhood Watch meetings.

12.1. Mr. Cherry offered to defer the report to a later meeting.

13. Mr. Basch made a motion to defer the remainder of the items to another meeting and adjourn for the night. The motion was seconded by Mr. Popowich.

13.1. No formal vote was taken as everyone stated their agreement.

14. Meeting adjourned.