



WINNETKA NEIGHBORHOOD COUNCIL  
 c/o Winnetka Convention Center  
 20122 Vanowen St., Winnetka, CA 91306  
[www.winnetkanc.com](http://www.winnetkanc.com)



	<b>Chair</b>		<b>Vice-Chair</b>	
	JJ Popowich		Bettie Ross	
<b>Committee Members</b>				
Olav Hassel	Tom Sattler	David Uebersax	Steven Fuhman	John Poer

## PLANNING & LAND USE MANAGEMENT COMMITTEE MEETING

February 17, 2015 – 6:30 PM  
 Winnetka Convention Center  
 20122 Vanowen Ave, 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 all meetings is posted for public review at **Winnetka Park** 8401 Winnetka Ave., Winnetka, 91306.

### 1. Call to Order & Board Member's Roll Call

Board Member	Present	Absent	Excused
JJ Popowich	X		
Bettie Ross	X		
David Uebersax			X
Tom Sattler	X		
Olav Hassel	X		
Steven Fuhman	X		
John Poer	X		
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>

### 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 regarding a request from the developer of the property located at 20600-20620 Roscoe Blvd., Winnetka, CA (LA City Planning Commission Case #: DIR-2014-4929-CLQ-SPR AND VTT-73177) for support to change previously approved development plans. This developer previously received the WNC's support to build a condominium project at this location. The developer is now requesting support for a revised plan to build a 77 unit housing development.

Charles Tourtellotte  
 Katy Newman

- a. Mr. Popowich introduced Daryl Sequeira, Vice President Project Management of LaTerra Development.

- b. Mr. Sequeira introduced other members of the team Charles, Tourtellotte, President of LaTerra Development, Cora Newman of Government Solutions, and Jim Ries of Craig Lawson & Co., LLC. He discussed the previous project which was a 129 condominium unit project that ranged from 2-4 stories.
- c. Mr. Sevy introduced the project. Seventy homes single family homes. All homes will be 3 story and range from 1700-2000 sq. feet and will be 3-4 bedrooms. Each home will have a two car garage that is accessible through behind each home. There will be a common lane between homes. All homes along Roscoe will be facing the street and will appear as single family homes with entrances off of Winnetka. The interior homes will all be separated by a green walkway and the entrances will face each other off of the green walkway.

Each home while separate will have only about 8-10 inches between them so they give the appearance of townhomes. Homes will have balconies on the second story and will face either the front of the home or the sides of the home.

Seven single family homes on Lanark Street. Two story with three car garage accessible off of Lanark with an 18 ft. drive way.

- d. Renee Garcia, a stakeholder, asked if the only entrance is off of Roscoe.
- e. Mr. Sevy, the seventy homes will be accessible only from Roscoe.
- f. Elaine Mcaslin asked what the prices would range.
- g. Mr. Sequeira could not answer the question at this point. He said it depends on market prices.
- h. Mr. T commented \$400K low to mid \$600K
- i. Ms. Poer asked about the reference to a bike rack on the design plan.
- j. Mr. Sequeira mentioned that the interior of the property, near the old oak, will have bike racks and benches. Mr. Sevy said they would have about 15 or so racks
- k. Ms. Poer parking?
- l. Mr. Sevy ¼ guest space for parking.
- m. Mr. Sevy commented they are providing 20 guest spaces (requirement is 18-19)
- n. Mr. Popowich asked where the spaces would be.
- o. Mr. Levy commented there is parking along the main lane next to the end units. There is also an internal walkway along the end lanes so that the residents don't have to walk down the lane.
- p. Glenn Fulkonson asked what the time line is for the project to be completed.
- q. Mr. Sequeira said they are hoping to begin construction by the end of 2015.
- r. Ms. Marion Murphy asked which grammar schools would this feed.
- s. The developer could not answer this but most of the committee thought it would Sunnybrae.
- t. Mr. Popowich opened this up to the Committee

- u. Mr. Fuhman said he appreciated the new plan and considers it an improvement. He asked how they could get around the setback requirements.
- v. Mr. Riles commented there is a small lot development section of City codes that allow for the units to be so closed.
- w. Mr. Fuhman asked about fire requirements.
- x. Mr. Sevy commented that there is a one hour fire resistance requirement.
- y. Mr. Fuhman commented that he feels the City codes for the parking are insufficient and he commented that they should add additional parking. He also commented that he thought the single entrance off of Roscoe would be limiting and difficult to get in and out of.
- z. Mr. Garcia commented that the additional units will cause additional parking problems along Lanark.
- aa. Mr. Riles commented that there is no access to the main complex from Lanark.
- bb. Mr. Sattler said the addition of the houses along Lanark will keep some of the homeless that are parking there now away. He feels this is a much better project than what was proposed and feels it is an improvement.
- cc. Mr. Poer said he too liked the project. He wanted to challenge the developers on a couple of issues:
  - i. Permeable pavement
  - ii. Solar panels on the roof
  - iii. He also asked about street lights inside and on Lanark
- dd. Mr. Riles commented that they will do what the BOE will ask them to do.
- ee. Mr. Sequeria commented that the green areas along the sidewalks will collect the water in bio collection zones.
- ff. Mr. Poer commented that he feels the water should be returned to the ground. He asked about street lights. There was a discussion about assessment zones for street lighting. Mr. Popowich commented that they may want to place them in front of Lanark and assess the project's Lanark homes.
- gg. Ms. Ross asked about the size of the project.
- hh. Mr. Sequeria commented it is about 2 acres.
- ii. Ms. Ross asked about the walls.
- jj. Mr. Sequeria said the only walls are along the east side of the property and the wall separating the interior 70 houses from the houses along Lanark which have backyards.
- kk. Ms. Ross asked about gray water recycling.
- ll. Mr. Sequeria said they do not have anything designed for gray water. There is minimal green space that is not drought resistant.
- mm. Ms. Ross asked if there was an HOA and if there are any restrictions on the number of families within the homes and/or rentals.

- nn. Mr. Sequeria said there are not.
- oo. Ms. Ross commented that they have multiple families in homes and with up to seven cars. She commented that the City standards are insufficient. She feels it would be good if the developers could double the parking.
- pp. Mr. T commented that this community will have an HOA that will assist with managing the parking through CC&Rs and enforcement.
- qq. Mr. Riles commented that there are limited areas for spillover parking on Roscoe and the lack of access to Lanark will deter that as well.
- rr. Mr. T mentioned they will also require the CC&Rs to be used for parking only and not storage.
- ss. Ms. Ross asked about patios for the 70 homes.
- tt. Mr. Sevy said there is a small front patio area along the walkway. Homes will also have balconies on the second floor. The seven homes on Lanark all have rear yards.
- uu. Mr. Popowich asked if they have any gray water issues
- vv. Mr. Hassel asked about the zoning.
- ww. Mr. Riles commented the R3 along Roscoe, middle is RD3, and the Lanark area is R5.
- xx. Mr. Hassel asked what the General Plan calls for in that area.
- yy. Mr. Riles said they do not need a rezone of the property. The zoning is a medium density residential. The only approvals they are seeking is a change in Qualified Conditions that were assigned when the zone change was done the first time around and were specific to the previous plans.
- zz. Mr. Hassel asked about the public open space on the project and confirmed it was around the oak tree. He asked how large
- aaa. Mr. Sevy commented about 70 x 50 feet. Mr. Riles believes there is about 8200 sq. feet of open space.
- bbb. There was a discussion about what will be there including mail boxes, bike racks etc.
- ccc. Mr. Hassel asked about the private open space.
- ddd. Mr. Sevy commented each home has a patio that is 6-8 ft. deep and 12-20 ft. wide. The private balconies are 60-85 square feet.
- eee. Mr. Hassel asked about the width of the lanes.
- fff. Mr. Sevy commented they are 22 feet.
- ggg. There was a discussion about the fire access requirements. There is an additional 3 foot apron next to the garages for a total of 28 feet between garage doors.
- hhh. Mr. Hassel discussed parking again and confirmed the HOA will limit the guest spaces to guest uses. He pointed out that the owners could only have 2 cars per unit. There was a discussion about the number of cars per families. He feels this will be a major issue. He asked about the setback along Roscoe.
- iii. Mr. Sevy confirmed it would be 15 feet from the side walk.

jjj. Mr. Hassel commented again the parking is just a problem regardless of whether it meets the City requirements. He feels these needs to be addressed. He also feels the public open space is inadequate for the 70 units.

kkk. Mr. Fuhman asked about the homes adjacent to the block walls along the east and west side. He is concerned they will look over the back yards of the houses abutting the property. What will the window placement be for these houses?

lll. Mr. Sevy said there is an opportunity for windows along the sides of the houses. He said these can be smaller and higher to preserve the privacy of adjoining property.

mmm. Mr. Fuhman expressed his concerns that the single family homes adjoining to this have an expectation of privacy.

nnn. Ms. Ross asked if the windows would be double paned.

ooo. Mr. Sevy confirmed they would.

ppp. Ms. Ross asked about sound proofing

qqq. Mr. Sevy commented that they are placing some sound mitigation for the walls between units.

rrr. Ms. Ross asked about the landscaping along Roscoe.

sss. Mr. Sevy commented they are planning on adding trees.

ttt. Ms. Ross asked about the tree height on the interior trees

uuu. Mr. Sequeria commented they envision tall enough being shade trees.

vvv. Mr. Hassel asked they chose to abandon the previous design.

www. Mr. Sequeria commented that they feel the size and project design feels this is a better scale and density sized project for this area. Mr. T. commented that the CD3 office is encouraging housing for purchase over rental projects.

xxx. There was a discussion about the benefits of apartments vs. housing.

yyy. Mr. Popowich commented that parking remains.

zzz. Mr. Popowich made the following motion:

**WNCPLUM-021715-01: The WNC PLUM Committee recommends the approval of this project with the following requests:**

1. High windows for the houses along the south side of the property and the house along the west side of the property to preserve the privacy of the houses facing the adjoining properties.
2. The inclusion of gray water recycling for each unit.
3. Recommend solar be added to the project.
4. Permeable pavement

aaaa. Mr. Poer seconded the motion.

bbbb. Mr. Riles commented that they would have a wider setback along the west side of the property and will be placing landscaping that would limit the view.

cccc. Ms. Ross asked to include more parking.

dddd. Mr. Popowich declined. He felt that the project has done a good job with the parking and could not add additional parking unless they literally chop up the development and it will be unreasonable. There was a discussion about the success of adding more parking in the project as well as the fact they could proceed with the current plan without asking for any additional approvals. Some felt this is a better project and there was a risk of losing it.

eeee. Mr. Popowich called for the vote.

Board Member	Yes	No	Abstain
JJ Popowich	X		
Bettie Ross	X		
David Uebersax			
Tom Sattler	X		
Olav Hassel	X		
Steven Furhman	X		
John Poer	X		
<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>

ffff. Motion passed 6-0

5. Discussion and possible action regarding the property located at 7149 N. Winnetka Ave, Winnetka, CA. The owner of this property plans to submit a request to the Department of Planning for a permit to allow the sale of beer and wine for offsite consumption only. The owner has not filed. This is a preliminary discussion to get feedback from the PLUM Committee and the community.
  - a. Mr. Popowich announced the owner's representative requested to postpone this discussion until the March 2015 meeting.

6. Adjournment

**Celebrating Diversity with Unity  
and Dedication to the Community**