

Joint Meeting of the Land Use Committee and CNC Board Minutes
August 16, 2018

Meeting called to order at the Chatsworth Train Depot by Chair Linda van der Valk at 6:59 PM.

Roll Call: Excused Michael Pries and Carol Lucas
Absent Dean Wageman, Darlene Brothers-Wageman

Stakeholder Comments

Jeff Hammond – concerns about accessory dwelling units being approved without a hearing notification to neighbors.

Vicki – State of the Community Breakfast is October 19th.

Linda -Pioneer Day is October 7th at the Acre.

Presentation:

9145- 9175 and 9200 Winnetka Avenue, Brad Rosenheim representing the owners of the property, who were also present.

The request is for about 9.5 acres on the southern-most portion of the total 27- acre property where the Pacific Winnetka theater complex is located. There is a small, 35 -foot -deep area zoned P-1. The rest of the parcel has a Q condition zoning designation that limits use. There is high demand for the state- of- the- art industrial buildings.

The owners are proposing three buildings ranging in size from about 41,000 square feet to about 100,00 square feet with a total of 210,000 square feet. Height would be up to 50 feet measured from the lowest point of each building. All buildings would face the existing parking lot to the north. A lot line adjustment is needed to allow for frontage on Oso Avenue so that trucks can enter from that industrial-area street and access the loading bays on the backs of the buildings.

A wide (35 to 55 feet) landscape buffer is planned along Winnetka. The owners are amenable to a “meandering sidewalk along Winnetka in order to preserve mature trees. The owners want “family friendly” tenants to blend with the movie theaters on the other portion of the property.

Since the theaters were built more than 25 years ago, there have been several remodels that reduced the total number of seats from 5,700 to current 3,667. Using the city’s formula for movie theater parking, that reduces the requirement from the original 1,471 to 733 now. This request includes a modification of the original determination to allow for reduced parking.

MOTION: 9145-9175 and 9200 Winnetka Avenue – to support the proposal for three industrial buildings of up to 50 feet high and a total of about 210,000 feet on the approximately 9.5 acre parcel. The buildings will all face the parking lot to the north. Included is support for (1) a site

plan review (2) a lot line adjustment to allow frontage on Oso Avenue and increase in lot area by approximately 2 acres (3) plan approval for “reduction in area” related to the total 27-acre site that includes the adjacent movie theater complex and modification of Condition 11 of the original variance pertaining to required parking for the theaters. Ellen moved, Mark seconded. Passed unanimously

The meeting was adjourned at 7:56PM