

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION

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(213) 978-1300

CITY OF LOS ANGELES CALIFORNIA



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MARK WINOGROND
INTERIM DIRECTOR
(213) 978-1271
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION

(213) 978-1270
(818) 374-5050
www.lacity.org/PLN

February 1, 2006

David Hasson (Owner)
Vice President
Porter Ranch Development Company
8383 Wilshire Boulevard, Suite 700
Beverly Hills, California 90211

Wendi Wagner (Applicant)
Porter Ranch Pizza
19755 Rinaldi Street
Porter Ranch, CA 91326

**CASE NO. DIR 2006-161-DRB-SPP
PORTER RANCH SPECIFIC PLAN
DESIGN REVIEW DETERMINATION
PROJECT PERMIT COMPLIANCE REVIEW**

Location: 19755 Rinaldi Street
CEQA Clearance: ENV 2006-162-CE
Council District: 12
Plan Area: Chatsworth-Porter Ranch
Area Planning Commission: North Valley
Neighborhood Council: Porter Ranch
Plan Land Use: Regional Center Commercial
Zone: C2-2D
District Map: 210B113

Pursuant to Section 11.5.7.C. of the Los Angeles Municipal Code, and to the **Porter Ranch Specific Plan**, as the designee of the Director of Planning, I hereby **conditionally approve:**

A Design Review Determination and Project Permit Compliance Review for two replacement channel letter wall signs (Porter Ranch Pizza). The building is located within an existing shopping center on the northwest corner of Rinaldi Street and Corbin Avenue.

This project is located within the Porter Ranch Specific Plan, and it is subject to the Plan's applicable provisions, design guidelines, and standards. This conditional approval is subject to the additional terms and conditions stated below, which shall be printed on the plans submitted to the Department of Building and Safety and to the Department of City Planning.



Design Review Conditions from the Porter Ranch Specific Plan:

A. Administrative

1. The use and development of the property shall be in substantial conformance with the site, floor, elevation, and roof plans attached to the file labeled Exhibit A, dated and stamped on January 9, 2006.
2. The applicant shall submit in writing any subsequent changes to the plans, identified with graphics, detailing the proposed changes, and approved by the Director of Planning, prior to obtaining a building permit from the Department of Building and Safety.
3. The applicant shall print all the conditions of approval on the cover page of the building plans submitted to the Department of City Planning and the Department of Building and Safety. The Department of City Planning will not sign off on plans lacking this document.
4. Copies of any approvals, guarantees, verification of consultations, or reviews, as may be required by these conditions, shall be provided to the Department of City Planning for placement in the case file.
5. The applicant shall comply with all area, height, and use regulations of the C2-2D zone classifications for this property.
6. Prior to plan check approval by the Department of Building and Safety, the applicant shall submit the final project plans to the Porter Ranch Specific Plan staff of the Department of City Planning for verification of compliance with the Director of Planning's Conditions of Approval.

B. Conditions of Approval

1. In compliance with Section 6.E.3, Permitted Signs of the Porter Ranch Specific Plan, and as shown on Exhibit A, the signs shall consist of the following:
 - a. The word "Porter Ranch Pizza" and the logo shall measure 11 feet 8 inches by 2 feet 1 inch for the front on the east elevation.
 - b. The word "Porter Ranch Pizza" and the logo shall measure 9 feet 11 inches by 1 foot 9 inches for back on the west elevation.
 - c. The colors for "Porter Ranch Pizza" shall be purple plexiglass for the faces, purple for the trim cap, and white for the returns.

2. The signs shall be internally illuminated by white neon.
3. The signs shall project 5 inches from the building.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of this Director's Determination shall be fulfilled before the use may be established. This instant authorization is further conditional upon the privileges being utilized within **two (2) years** after the effective date of this determination and if such privileges are not utilized or substantial physical construction work has not begun and carried on diligently to completion, the authorization shall terminate and become void. The Director of Planning or his/her designee may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee, is filed with a public office of the Department of City Planning setting forth the reasons for the request and the Director of Planning or his/her designee determines that the request is reasonable.

TRANSFERABILITY

This determination runs with the land. In the event the property is sold, leased, rented, or occupied by any person or corporation other than yourself, you must advise them regarding the conditions of this grant.

VIOLATIONS OF THE CONDITIONS, A MISDEMEANOR

Section 11.00 M of the Los Angeles Municipal Code states that in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction."

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license, and any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or is not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions, as stipulated in the Los Angeles Municipal Code.

All appeals shall be filed pursuant to procedures established under LAMC Section 11.5.7 C 6. Per LAMC Section 11.5.7 C 4 (c), the Determination in this matter shall become effective after 15 calendar days from the approval date, unless an appeal is filed. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/ incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Design Review Determination, and received and receipted at a public office of the Department of City Planning on or before the above date to be accepted. Forms are available on-line at <http://cityplanning.lacity.org>. The Department of City Planning public offices are located at:

Figueroa Plaza Public Counter
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

The applicant is further advised that all subsequent contacts regarding this Determination must be with the decision maker who acted on the case. This includes clarifications, verification of conditions, or building permit applications. They shall be done by **appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement, as well. The applicant is further advised that all subsequent contact regarding this case must be by appointment only with the Porter Ranch Specific Plan staff at (818) 374-5043.

The time in which a party may seek judicial review of this determination is governed by California Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedures Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

FINDINGS

Based on a review of the plans labeled Exhibit A, attached to the administrative file DIR 2006-161-DRB-SPP, and as modified by the conditions contained herein, the Director of Planning makes the following findings in accordance with the applicable review criteria of Section 10, Design Review of the Porter Ranch Specific Plan, Ordinance Number 166,068.

Design Review Findings

1. The signs are compatible with the provisions of Section 6.E.3. of the Specific Plan in that there shall be one sign on the west elevation and one sign for the east elevation. The sign square footage is 24.31 square feet for the front and 16.52 square feet for the back, which are under the limitation of two square feet of signage for every one foot of linear frontage or 25 square feet for this case.
2. The project complies with the applicable regulations, standards, and provisions of the Porter Ranch Specific Plan, Section 10, Design Review and Section 11, Project Permit Compliance Approval. The project ensures a more unified appearance along Porter Ranch and promotes the purpose of the Specific Plan for an orderly, attractive, and harmonious development.
3. Pursuant to Article III, Section 3 of the City CEQA Guidelines under Class 11, Category 1, the proposed Project Permit request has been granted an environmental clearance through ENV 2006-162-CE.
4. As determined by the Director of Planning, based upon the findings established above, the project substantially complies with the applicable regulations, standards, and provisions of the Specific Plan pursuant to Section 11.5.7. (C) of the Los Angeles Municipal Code.

BACKGROUND AND CHRONOLOGY REPORT

01/09/06 Project Permit Application filed.
01/09/06 Application Deemed Complete.
01/23/06 The Porter Ranch Design Review Board met and recommended approval.
02/01/06 Department of City Planning issues a recommendation for conditional approval.

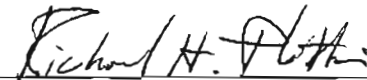
MARK WINOGROND
Interim Director of Planning

APPROVED BY:



Robert Z. Dueñas
Senior City Planner

REVIEWED BY:



Richard H. Platkin
City Planner

PREPARED BY:



Anna M. Vidal
City Planning Associate

cc: Councilmember Greig Smith, 12th District
Porter Ranch Design Review Board Chair
Department of Building and Safety
Porter Ranch Neighborhood Council
Adjacent Property Owners