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CALIFORNIA



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COMMISSION EXECUTIVE ASSISTANT  
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March 30, 2006

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

**CASE NO. DIR 2005-7386-DRB-SPP-M1  
PORTER RANCH SPECIFIC PLAN  
DESIGN REVIEW DETERMINATION  
MODIFICATION TO A PROJECT PERMIT  
COMPLIANCE REVIEW**

Location: 19950 Rinaldi Street  
CEQA Clearance: EIR 1988-26-SP-ZC-PA  
Council District: 12

Plan Area: Chatsworth-Porter Ranch  
Area Planning Commission: North Valley  
Neighborhood Council: Porter Ranch  
Plan Land Use: Neighborhood Office  
Commercial

Zone: [T]C2-2D

District Map: 210B113 and 210B109

Legal Description: Lots 22, 23, 24, 25, & 31

Tract: 52154

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 Modification to a Design Review Determination and Project Permit Compliance Review for the site plan and conceptual landscape plan only for a proposed three-story medical office building of 70,000 square feet. The modification is the addition of a parking area to the east of the building. The proposed building will be located on the southeast corner of Rinaldi Street and Porter Ranch Drive**

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.



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 March 10, 2006.
2. The applicant shall submit in writing any subsequent changes to the plans, identified with illustrations, 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 [T]C4-2D 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. The project shall return for the design review of the any and all buildings, hardscape, signs, and landscape plans as required by the Specific Plan.
2. The applicant shall comply with all parking requirements under the Los Angeles Municipal Code.

### **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**

19950 Rinaldi Street

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 2005-7386-DRB-SPP-M1, 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 and Project Permit Compliance Review Findings

1. The project complies with the applicable regulations, standards, and provisions of the Porter Ranch Specific Plan, Section 6, Community Center Area Regulations as follows:

- a. The use of medical office is permitted within Subarea I.
  - b. The project's proposed 70,000 square feet does not exceed the floor area use limitations of 660,000 square feet for Subarea I. This modification shall be the addition of an optional parking area and, as conditioned, any future buildings in that optional parking site shall be required to go through design review.
  - c. All of the building's final design review shall be processed as a new 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. As conditioned, the project shall be compatible with existing buildings and shall ensure a more unified appearance along Porter Ranch, which promotes the purpose of the Specific Plan for orderly, attractive, and harmonious development.
  3. The project complies with the following Objectives of the Porter Ranch Design Guidelines:
    - a. *"Objective 1: Develop commercial facade frontages to maximize pedestrian and commercial activity."* This project places buildings along the street to maximize pedestrian activities.
    - b. *"Objective 2: Except along streets with a required setback, buildings designed for retail and other commercial uses should be sited at or near the front property line or along the edges of a primary pedestrian courtyard entrance."* This project places buildings along the street.
  4. Pursuant to the City CEQA Guidelines the proposed Project Permit request has been granted an environmental clearance through EIR **1988-26-SP-ZC-PA**.
  5. 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**

10/14/05 Project Permit Application filed.  
10/31/05 The application was deemed complete.  
11/15/05 The Porter Ranch Design Review Board met **and** recommended conditional approval.  
12/02/05 Department of City Planning issues a recommendation for conditional approval.  
03/10/06 A modification was filed.  
03/10/06 The application was deemed complete.  
03/23/06 The Porter Ranch Design Review Board met and recommended approval.  
03/30/06 The Porter Ranch Design Review Board met and recommended conditional approval.

S. GAIL GOLDBERG, AICP  
Director of Planning

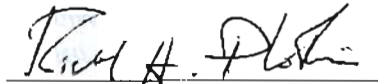
APPROVED BY:

REVIEWED BY:

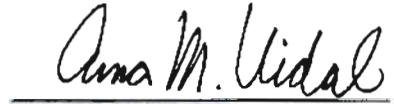
PREPARED BY:



Robert Z. Dueñas  
Senior City Planner



Richard H. Platkin  
City Planner



Anna M. Vidal  
City Planning Associate

cc: Councilmember Greig Smith, 12th District  
Porter Ranch **Design** Review Board Chair  
Department of **B**uilding and Safety  
Porter Ranch **N**eighborhood Council  
Adjacent Property Owners

APPENDIX A

PORTER RANCH LAND USE AND TRANSPORTATION SPECIFIC PLAN  
DESIGN REVIEW BOARD

APPLICANT STATUS REPORT & BOARD RECOMMENDATION

DATE: March 23, 2006

PROJECT: **Modification to the medical office building, with the addition of parking.**

CASE NO.: DIR 2005-7386-DRB-SPP-M1

PROJECT ADDRESS: 19950 Rinaldi Street

PLANS: Submitted on March 10, 2006

APPLICANT NAME: David Hasson, Porter Ranch Development Company

REQUEST: **Design Review approval for a modification to the medical office building, with the addition of parking.**

DESIGN REVIEW BOARD ACTION:

Meeting Date: March 23, 2006

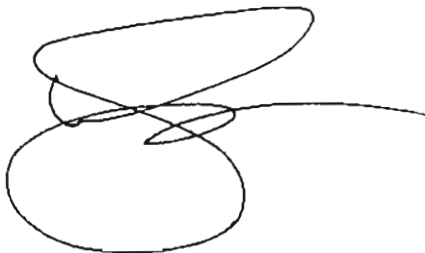
Recommendation:

*Approve*

Conditions (attached sheet if necessary):

*None*

Moved: *Blanchard*  
Second: *McCombs*  
Ayes: 4  
Nays: 0  
Abstain:  
Absent: Wein, Gallager,  
Mitchell, Chance



\_\_\_\_\_  
Chair, Porter Ranch DRB

*3/23/06*  
\_\_\_\_\_  
date