

Porter Ranch Neighborhood Council
Land Use Committee Meeting Minutes – May 12, 2004
By: Mel Mitchell

Meeting called to order at 6:35 pm
Attending:

Bright Aregs
Bob Berg
Pam Birnkrant
Eric Blankenburg
Bill Gandsey
Liz Hecht-Ward
Phil Kaplan
Jae-Min Mandala
Mel Mitchell, Chairperson

Actions:

1. Approval of minutes for April 29, 2004.
2. Eric B. presented analysis of the Inclusionary Zoning Ordinance
 - a. Land Use Committee to prepare a “Position Paper” for PRNC Board to advise Councilman Greig Smith and other City of Los Angeles leaders
 - b. Seems there are a lot of unanswered questions about IZ that need resolution before a City Council vote
 - i. Number of minimum units that require an “affordable housing” component (e.g. 5, 10, 20 or more?)
 - ii. How to define maximum income level to qualify – Does this vary depending on # of family members (e.g. single, husband & wife, family of 3 or more?)
 - iii. How to maintain property values in high-end developments if “affordable” units must be built in same area
 - iv. Will the end result be that off-site development of “affordable housing” be used by developers as the means to satisfy the ordinance?
 - v. Will IZ create less development in Los Angeles?
 - vi. More
 - c. If IZ is enacted by the City Council, it seems that additional City Government oversight will be required to process new projects, monitor projects in development, deal with exceptions, and future program administration
 - d. The committee should ask Councilman Greig Smith about his position
3. Bill G. presented an overview of SCAG’s Long-Range Transit Plan and the committee should review the plan in more detail to identify short-term projects that will impact Porter Ranch.
4. Phil K. presented a letter from the Friends of the Porter Ranch Library supporting a new traffic light on Tampa. Pam B. said that Todd Lindgren of the Mayor’s office is the person to contact to have this request processed through the City.

5. Current committee priorities. More discussions to occur in future meetings as well as solicitation of PRNC Stakeholder input. List so far:
 - a. Community Center
 - b. New school sites
 - c. Community park with soccer, ball, etc. fields
 - d. Bridge over Aliso Canyon at Sesnon
 - e. More commercial development versus residential
 - f. Upscale commercial development like the Grove, 3rd Street Santa Monica, etc.
 - g. Traffic
 - h. New Tampa/Library stop light
 - i. New Rinaldi/Mason stop light
 - j. Freeway 118/Tampa off ramp change
 - k. Town Center entrances/exits changes
6. Next Meeting June 9, 2004, Wednesday, 6:30 pm to 8:00 pm, Whole Foods Market if OK with Jae-Min

Meeting Adjourned at 8:07 pm