

Porter Ranch Neighborhood Council
Land Use Committee Meeting Minutes – September 21, 2005
Porter Ranch Public Library
By: Mel Mitchell

Meeting called to order at 6:35 pm
Attending:

Tony Barton
Irwin Cohen
Sydney Dailey
Judi Daniels
Neil Estrin
Dale Good
Robin Greene
James Hawkes
Becky Leveque
Ana Maria Machado
Mel Mitchell, Chairperson
Wendy Moore
Jeannie Plumb
Michael Sanders
Warren Stone

1. Introductions were made by all attending and an open discussion commenced with many questions addressed to Michael Sanders, developer of the proposed Hidden Creeks Estates Project (HCE). Following are key discussion issues from the meeting:

- September 2005 -- the developer filed applications with the City of Los Angeles for annexation into the City and zone change.
- Spring or early summer 2006 – A Draft Environmental Impact Report (Draft EIR), which will include a traffic study, will be released for a 45-day public review and comment period. The Draft EIR will be provided to numerous agencies and City departments, as well as to the Porter Ranch and Chatsworth Neighborhood Councils.
- Fall 2006 -- Begin public hearings on the project.
- Five of the planned 188 homes will have horse-keeping facilities and will be located near the proposed Equestrian Center
- Most services (e.g. water, power, sewer) would be provided by the City of Los Angeles if annexed. The City will determine how services to HCE homes will be provided. If HCE is not annexed, services from the City of Los Angeles may not be provided.
- The required secondary access in/out of the development will be through a secure gate at Browns Canyon. Access via that gate will be for emergency use only. There will be no access to/from that gate and the Equestrian Center

- HCE would fall within the geographic boundaries of the PRNC if the project is annexed into the City of Los Angeles. HCE would not fall within the sphere of the Porter Ranch Specific Plan. According to the developer, HCE's planning guidelines will be equal to or greater than the Porter Ranch Specific Plan.
- The Gas Company will provide an easement to the City for an extension of Mason Avenue northward to the HCE property, which will be the primary access for the development. The developer will construct and fund the Mason extension.
- No extension of Mason south to Corbin is planned as part of the project.
- Some Chatsworth stakeholders expressed concern about: 1- increased traffic on Browns Canyon, 2-existing infrastructure (sewer, electricity, and water) capacity, 3-Fire Department access via Browns Canyon, 4-limited number of horse-keeping lots, and 5-potential impacts on schools. HCE is preparing a preliminary analysis to address the concerns of Chatsworth stakeholders.
- Concern was expressed that the current infrastructure (sewer, electricity, water) may not be designed to support the sewer and power needs of HCE homes. The City and various City agencies will determine whether any infrastructure improvements are needed in order to provide service to HCE homes. It was stated that the DWP may need to build a new power substation to support the increases and that the sewer system downstream from the North Valley may not be adequate to handle increases.
- Working with the City, the developer of HCE will provide in fee title property for athletic fields with playgrounds, restrooms, etc., contingent on project entitlements/approvals.
- Concern was expressed regarding the effects of additional traffic through the Porter Ranch neighborhoods and rapid access of 911 emergency services to HCE homes.
- For better traffic flow, the developer wants Sesnon extended west to their property. An extension of Sesnon west to the L.A. City boundary is included as part of the Porter Ranch Specific Plan. The Porter Ranch Development Company will be required to complete that extension as a condition of the completed build-out of Porter Ranch. This extension may be one of the last projects undertaken by the Porter Ranch Development Company
- If HCE is approved, construction would begin in about 5 years.

2. The developer has offered to conduct more site tours of the property for interested stakeholders (space is limited and will be on a first come/first served basis.) The PRNC Land Use Committee will announce this and Syd Dailey will coordinate.

3. The developer agreed to make a presentation about the project at the next PRNC General Meeting on October 11, 2005.

4. Meeting Adjourned at 8:02 pm