



Porter Ranch Neighborhood Council
Land Use Committee Meeting Minutes – December 14, 2005
Porter Ranch Public Library
By: Mel Mitchell

Meeting called to order at 6:35 pm
Attending:

Wayne Adelstein
Kristen Asp
Pam Birnkrant
Melissa Centeno
Irwin Cohen
Judi Daniels
Paul Drogichen
Dale Good
Sue Hammarlund
Don & Carol Horowitz
Doug Mielke
Mel Mitchell, Chairman
Jeff Naftel
Jeff LaCour
Tatiana Oueini
Patti Petralia
Jonathan Petralia
Arie Ravid
Wen Rawlings
Pat Pope
Robert Siffel
Warren Stone
Anna Vidal, City of Los Angeles Planning Dept.
Elaine Woo

Mel Mitchell opened the meeting with a brief description of the three new projects along Rinaldi Street at Porter Ranch Drive. The projects are planned by the Porter Ranch Development Company (Developer) and are:

- (1) Three-story Medical Office Building of 70,000 sf,
- (2) Retail Commercial Center, and
- (3) Residential units consisting of four-story condominiums with underground garages and two, three and four story town homes.



Plans for the three new projects have been documented and presented to the City of Los Angeles Department of Planning and the Porter Ranch Design Review Board (DRB) by the Developer and the site plans were conditionally approved by the DRB at their meeting on November 15, 2005. The Conditional Approval Documents from the Planning Department can be found at the PRNC Web site at: <http://www.prnc.org/happening.htm>.

Ms. Anna Vidal, City Planning Associate with the City of Los Angeles Department of City Planning and the City's representative to the DRB, was introduced and she presented more details about the three new projects. Anna discussed each project, the Porter Ranch Specific Plan, the roles of the Planning Department and DRB, the project approval process and the next steps.

Following are key discussion issues from the meeting:

- The site plans for the three new projects have been approved by the DRB and the Planning Department. Detail project plans will now be prepared by the Developer.
- Increased traffic along Rinaldi, Porter Ranch Drive and Mason that will result from the new projects is of concern to PRNC Stakeholders.
- To help relieve a current problem, it was suggested that adding a new traffic light for the existing Town Center would eliminate some congestion.
- A Stakeholder asked if underground parking was considered for the Medical Office site. It is not in the proposed project but may occur if another office building is constructed on the same site in the future.
- Stakeholders asked if a road will be built behind the proposed Retail and Residential projects. It is not known, but this will be part of the detail project plan.
- A Traffic Study will be conducted by an outside consultant who will be hired by the Developer. The study results along with additional project details will be provided to the Department of Transportation, Planning Department, DRB and PRNC.
- Stakeholders asked if a new EIR needs to be prepared because of the new projects. The original EIR was done in 1988 and updated in 2000 and it is not known if a new one is required. Anna said that the PRNC could get printed copies of all EIRs that have been prepared for Porter Ranch from the City.
- A stakeholder asked if new car lanes will be added to Rinaldi to accommodate increased traffic. These are not planned at this time.
- A stakeholder asked if a sound wall is to be constructed along Freeway 118 to reduce noise. It is not planned at this time.
- It was suggested that the PRNC monitor the City's Early Notification System for upcoming traffic studies in Porter Ranch.



- A stakeholder asked if more details are known about the proposed Retail project: # of buildings, tenants, etc. This has not yet been specified by the Developer.
- It was agreed that the PRNC Land Use Committee, in conjunction with the PRNC Transportation Committee, hold a meeting with the Department of Transportation to discuss the upcoming traffic study. Mel Mitchell will arrange a meeting in January/February 2006.
- The group discussed conducting its own traffic study but it was felt that the results would be the same as the Developer-sponsored study and the idea was rejected.
- A stakeholder asked if the conditional site plan approvals include a time requirement. Approvals expire after 2 years if detail project plans are not submitted.
- Parking at the Office site will be for about 300 cars and the Retail site will be for about 925 cars. Medical buildings require 1 spot per 200 sf and Office building required 1 spot per 500 sf.

The PRNC has invited the Developer to participate in a PRNC General Meeting in 2006 to discuss the three projects and plans for future development.

Meeting Adjourned at 8:00 pm