



Porter Ranch Neighborhood Council

May 2, 2006

Councilman Greig Smith
18917 Nordhoff Street., Suite 18
Northridge, CA 91324

Councilman Smith,

On March 9, 2006, the Porter Ranch Neighborhood Council (PRNC) Land Use Committee heard a presentation by the Porter Ranch Development Company about proposed changes to the Porter Ranch Land Use/Transportation Specific Plan. The proposed changes are being requested to accommodate the construction of a new school in Porter Ranch. Non-school related Specific Plan changes were also discussed during the meeting. The presentation was well received by Land Use Committee attendees and the minutes from that meeting are attached for your review.

On April 4, 2006, a PRNC General meeting was held at which time a Land Use Committee update to the Board was presented. Discussion occurred among Board members and Stakeholders about the minutes, proposed Specific Plan changes and the new Porter Ranch School. When discussion ended a motion was unanimously passed by the Board to send a letter to City of Los Angeles officials in support of the proposed Specific Plan changes. Minutes from the April 4, 2004 PRNC General Meeting can be viewed at the PRNC Web site, <http://www.prnc.org>.

After many PRNC meetings about the proposed new Porter Ranch School it is apparent that our Stakeholders support a new school and the actions that are necessary to facilitate planning, approval and construction. The PRNC Board is eager to provide any necessary assistance for this important project in Porter Ranch.

Board of Directors
Porter Ranch Neighborhood Council

Attachment

Ronald Nagai
Patrick P
Tatiana Oucini
Becky Leveque

Michael Mitchell
Wendy
Susan Hammarlund
Joseph C. Martin
Paul Drogiechen

Board of Directors

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President

Paula Cracium
Vice-President

Patrick Pope
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Pam Birnkrant
Manuel Durazo
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Susan Hammarlund
Joseph Martin
McI Mitchell
Ronald Nagai
Tatiana Oucini

Porter Ranch
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Susan Hammarlund
Joseph Martin
McJ Mitchell
Ronald Nagai
Tatiana Queinip

Ms. S. Gail Goldberg
Director of Planning
City of Los Angeles
Department of City Planning
200 North Spring Street
Los Angeles, CA 90012-2601

Director Goldberg,

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Porter Ranch Design Review Board
c/o Ms. Anna M. Vidal
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Suite 351
Van Nuys, CA 91401-2709

Porter Ranch Design Review Board,

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Porter Ranch Neighborhood Council
Land Use Committee Meeting Minutes – March 9, 2006
Porter Ranch Public Library
By: Mel Mitchell

Meeting called to order at 6:35 pm

Several months ago the Porter Ranch Neighborhood Council (PRNC) organized an ad hoc committee to help plan a new school for Porter Ranch. The **ASAP** Committee (**A**dvance the **S**chool **A**t **P**orter Ranch) has participated in several meetings with the Los Angeles Unified School District (LAUSD), Councilman Greig Smith's office and the Porter Ranch Development Company and the new school project is definitely moving forward.

An important upcoming step in building our new school is a presentation of a proposed school site plan to the [LAUSD Board of Education](#) for their review and approval. If the process goes smoothly, this presentation could actually occur within the next several months.

Before a site plan can be finalized, the Porter Ranch Development Company must submit changes to the existing [Porter Ranch Specific Plan](#). A key change being proposed involves moving the school site that is specified in the current Specific Plan to a new location. The Porter Ranch Development Company is also proposing additional Specific Plan changes and Tom Zeiger and Dave Hasson presented and discussed these changes with the PRNC at the Land Use Committee meeting on Thursday, March 9, 2006.

Following are the proposed Specific Plan changes:

1. Relocate the planned Elementary School site from a 7-acre parcel at the southeast corner of Sesnon Boulevard and Mason Avenue to a 12.5-acre parcel on Mason south of Sesnon Boulevard (both parcels are in the Specific Plan Subarea D). The new school will be a Span School for grades kindergarten through eighth grade.
2. Redesign the residential housing plans in Subarea D to accommodate #1 above by changing the style and sizes of the residential units and increasing the number from 175 to 195 units.
3. Reduce the number of already approved multi-family units (70 condominium units and 38 townhome units) in the Community Center Area, by transferring those to the un-built single-family area north of Sesnon Boulevard
4. Redesign the balance of housing units in Subarea C (across from the proposed school site) to accommodate a Tuscan-like project which will increase the single family housing by 130 units.
5. Change Specific Plan wording to allow for moving the location of the planned new Library & Municipal facilities, Child Care and Community Room to the new school site (From Subareas I, II, III or IV to Subarea D).



6. Relocate the planned assisted living facility and plan a new office building to be located on the southwest corner of Rinaldi and Mason (Subarea III).
7. Add a new parking area for the proposed 3-story medical office building located on the southeast corner of Rinaldi Street and Porter Ranch Drive.
8. Change the Specific Plan setbacks from 40 feet to 25 feet on the north side of Rinaldi Street between Porter Ranch Drive and Mason to be consistent with other residential setbacks in the Specific Plan.
9. Reduce the commercial square footage in the Community Center area to allow for the transfer of units in #3 above.
10. The remaining un-built commercial square footage north of Rinaldi street could be transferred to the commercial area south of Rinaldi street

Many questions were asked by the Stakeholders in attendance and answered by Tom and Dave. A hand vote was taken at the end of discussions which demonstrated near-unanimous support for the proposed changes to the Specific Plan.

Meeting Adjourned at 8:00 pm

mea mitchell