



## DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

### North Valley Area Planning Commission

**Date:** February 16, 2017  
**Time:** After 4:30 P.M.\*  
**Place:** Van Nuys Council Chambers  
14410 Sylvan Street, 2<sup>nd</sup> Floor  
Van Nuys, CA 91401

**Public Hearing:** Required – Continued from  
February 2, 2017  
**Appeal Status:** Not Further Appealable  
**Expiration Date:** February 16, 2017 (extended)  
**Multiple Approval:** No

**Case No.:** DIR-2016-1555-DRB-SPP-  
SPR-1A  
**CEQA No.:** EIR 88-0026(SP)(ZC)GPA  
**Council No.:** 12  
**Plan Area:** Chatsworth – Porter Ranch  
**Specific Plan:** Porter Ranch Land  
Use/Transportation Specific  
Plan  
**Certified NC:** Porter Ranch  
**GPLU:** Community Commercial  
**Zone:** (T)C4-2D; [T]C4-2D  
**Appellants:** Matt Pakucko, Save Porter  
Ranch  
**Applicant:** John Love, Shappell Liberty  
Investment Properties, LLC

### PROJECT

**LOCATION:** 11401-11405 North Porter Ranch Drive

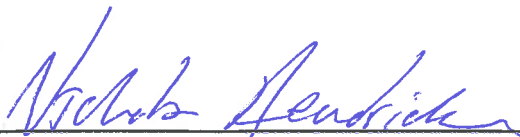
**PROPOSED PROJECT:** The construction, use, and maintenance of a new multi-family residential development with 266 dwelling units.

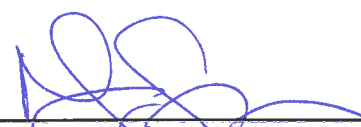
**APPEAL ACTION:** 1. Pursuant to L.A.M.C. Section 11.5.6, 16.50, and 16.05, an appeal of the Director of Planning's decision to conditionally approve a Project Permit Compliance, Design Review, and Site Plan Review for the construction of a new multi-family residential development with 266 dwelling units and an appeal of the Director's decision to find that the project was assessed in EIR No. 88-0026(SP)(ZC)(GPA), SCH No. 88050420, certified on July 10, 1990 and as supported by the addenda dated June 1990, April 2000, September 2000, October 2006, and August 2016.

### RECOMMENDED ACTIONS:

1. **Deny** the appeal.
2. **Sustain** the determination of the Director of Planning in approving the Project Permit Compliance, Design Review, and Site Plan Review with conditions, for the construction of a new multi-family residential development with 266 dwelling units.
2. **Find**, pursuant to CEQA Guidelines Section 15162 and 15164, after consideration of the whole of the administrative record; the project was assessed in EIR No. 88-0026(SP)(ZC)(GPA), SCH No. 88050420, certified on July 10, 1990 and as supported by the addenda dated June 1990, April 2000, September 2000, October 2006, and August 2016 and no subsequent EIR is required for approval of the project.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
\_\_\_\_\_  
Nicholas Hendricks, Senior City Planner

  
\_\_\_\_\_  
May Sirinopwongsagon, City Planner  
Telephone: (213) 978-1372

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the North Valley Area Planning Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012 (Phone No.213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are

sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

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**Exhibits:**

- A. Vicinity and Radius Map
- B. Appeal Documentation
- C. DIR-2016-1555-DRB-SPP-SPR Determination Letter
- D. Architectural Plans
- E. Public Comments (Related to Commercial and Residential Development)
- F. August 2016 EIR Addenda

## PROJECT ANALYSIS

### **Project Summary**

The proposed project is the construction, use, and maintenance of a new multi-family residential development with a maximum of 266 dwelling units. The dwelling units are proposed to be constructed within ten buildings, which will be a maximum of three stories. The project will provide a total of 514 automobile parking spaces, which will be provided within covered and uncovered parking areas, and 155 bicycle parking spaces.

### **Background**

The project site is located within the Chatsworth – Porter Ranch Community Plan and within the Porter Ranch Land Use/Transportation Specific Plan. The Specific Plan consists of three areas: Community Center Area, Single Family Area, and Open Space/Public Facilities Area. Each of the areas are divided into subareas where the boundaries of each subarea is intended to correspond with the boundaries of the recorded final tract map (Exhibit II of the Specific Plan). The project site is located within Subarea II of the designated Community Center Area.

The project site is located approximately 700 feet north of Rinaldi Street, on the western side of Porter Ranch Drive. To the north of the site is an existing multi-family, senior residential development known as Tesoro Senior Apartments. To the south of the project site is a proposed 345,295 square foot commercial development, Case No. CPC-2016-837-SP-MCUP-DRB-SPP-SPR, known as The Village at Porter Ranch. An addendum to the EIR was prepared, dated August 2016, in relation to the proposed commercial development. The addendum was prepared to analyze the impacts of an amendment to the Specific Plan as it related to signage for the commercial development and a proposed community center and is not related to the multi-family development. The proposed residential project was analyzed in the original EIR and four subsequent addendums. The proposed development is permitted by the zone and specific plan. The requested entitlement is for design review of the project.

### **Case No. CPC-2016-837-SP-MCUP-DRB-SPP-SPR**

On November 28, 2016, the City Planning Commission approved in part the requested entitlements for The Village at Porter Ranch commercial development and found that the project was assessed in EIR No. 88-0026-SP-ZC-PA and as supported by the addendum dated August 16, 2016, no major revisions are required to the EIR and no subsequent EIR is required for the project. However, the decision of the City Planning Commission was appealed and is pending a public hearing before the Planning and Land Use Management Committee and City Council. The proposed development of the project site with 266 dwelling units was previously considered as part of the Certified EIR and Specific Plan and is not subject to further environmental review per CEQA Guidelines 15182.

### **Public Hearing**

A public hearing before the Porter Ranch Design Review Board (DRB) was conducted on June 13, 2016 at 6:30 p.m. at the Porter Ranch Community School, Multi-Purpose Room.

The following Board Members were present:

Vic Sampson, Chair  
Eric Blankenburg, Vice Chari  
Jonathan Chance

Dan McCombs  
Mel Mitchell

The following Board Members were not present:

Tom Cestarte  
Jane Stanton

At the DRB hearing, the applicant, Mr. John Love, present the overall project for the project site. Mr. Love indicated that the intent and overall design concept of the project was to create a gathering space for the community. The architectural design was inspired by “upscale California wineries” and focused more on using natural materials. The landscaping throughout the site would be drought tolerant, indigenous plants.

Opposition from the public at the DRB was generally in relation to the proposed commercial development for the following reasons:

- Lack of sustainable features, such as LEED certified buildings and solar panels.
- The surface parking lot would become a heat island, consider use of carports with solar panels
- Porter Ranch suffered from the largest gas leak, and the new development would be an opportunity to promote a more sustainable community, health and safety concerns
- Increase in traffic
- Pedestrian safety across Porter Ranch Drive
- Lack of schools

Generally, the residential portion of the project was supported due to the incorporation of sustainable features such as carports which will have solar panels. Concerns included the need for additional schools to serve the new residents.

The DRB members voted to recommend approval of the project as proposed, with an amendment to the motion requesting that the applicant consider modifications to the project to accommodate solar panels and other sustainable features.

### **THE APPEAL**

**Appellant: Matt Pakucko**

The following statements are from the appeal submitted by the appellant. The appeal in its entirety is attached for reference (see Exhibit B)

### **Reasons for Appeal:**

1. The project is not consistent with the Porter Ranch Land Use/Transportation Specific Plan. The project in its entirety includes apartment buildings with 266 residential units. There are no schools planned for the area. Therefore the project does not meet the purpose of the Porter Ranch Land Use/Transportation Specific Plan in coordinating with infrastructure.

The appellant cites the following Purpose Statements from the Specific Plan, Page 2:

- A. To ensure that land use mix and intensity are balanced with infrastructure, particularly the circulation system and other public facilities;

- B. To ensure that the infrastructure necessary for the Specific Plan area is coordinated with the timing of land use development and implemented with infrastructure programs, including any required improvements outside of the Specific Plan area;
- D. To ensure that the mix of residential and commercial use is balanced with the social and economic needs of the community and greater regional area and to provide flexibility to accommodate both residential and commercial uses in future market trends;

## **STAFF RESPONSE**

The appellant's reason for appealing is in relation to the project's compliance with the purpose of the Specific Plan and the project's conformance with the General Plan, Community Plan, and Specific Plan.

As stated previously, the project site is located within the Chatsworth – Porter Ranch Community Plan. The Community Plan is one of 35 Community Plans that the Land Use Element of the General Plan is comprised of. Additionally, the site is located within boundaries of the Porter Ranch Land Use/Transportation Specific Plan. The Community Plan states that “the adopted Porter Ranch Specific Plan, Ordinance No. 166,068, established a comprehensive set of development regulations for the Plan area which was guided by an Environmental Impact Report (State Clearinghouse No. 88-050420).”<sup>1</sup> It contains specific regulations as it pertains the maximum permitted and type of development which may occur in each area. Additionally, the Specific Plan and adopted Development Agreement contain provisions and regulations as it relates to the necessary infrastructure needed to accommodate the growth and development permitted within the Specific Plan area.

The project site is located within Subarea II of the Community Center Area, approximately 700 feet north of Rinaldi Street, on the western side of Porter Ranch Drive. Subarea II permits a maximum of 1,400 Base Permitted Dwelling Units, at an average density of no greater than 24 dwelling units per acre, with no lot having a density greater than 40 dwelling units per acre. The project proposes to develop 266 dwelling units, or approximately 20 dwelling units per acre. As such, the proposed project is consistent with the regulations and does not exceed the anticipated density of the Specific Plan. The project was reviewed by the Design Review Board and recommended for approval on June 13, 2016. In approving the proposed project, the Director of Planning has conditioned the project to meet specific requirements of the Specific Plan. Additionally, the project requires the recordation of a tract map which was previously approved by the Advisory Agency. The tract map, in addition to requirements of the Specific Plan and Development Agreement, would require the completion of improvements to public infrastructure which have not already been completed.

The appellant specifically states that the project consists entirely of 266 residential dwelling units and that there are no schools in the area. The Specific Plan and Development Agreement contain provisions for the construction of an elementary school in conjunction with the Los Angeles Unified School District.<sup>2</sup> In 2012, the requirement was fulfilled when the Porter Ranch Community School opened at the corner of Mason Avenue and Sesnon Boulevard. Additionally, the development of residential dwelling units are required to comply with Government Code Section 65995, which requires that school district fees be paid in conjunction with residential construction, but does not require the construction of a school in order to build new residential development. As such, the proposed project complies with the

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<sup>1</sup> Chatsworth – Porter Ranch Community Plan – Policies, Page 4

<sup>2</sup> Porter Ranch Land Use/Transportation Specific Plan – Section 9-H

regulations and provisions of the Specific Plan and is consistent with the General Plan, Community Plan, and Specific Plan.

2. The EIR is deficient under the California Environmental Quality Act (CEQA), is not consistent with SB 375 and AB 32.

### **STAFF RESPONSE**

Prior to the adoption of the Porter Ranch Land Use/Transportation Specific Plan, an Environmental Impact Report was prepared (State Clearinghouse No. 88-050420). The City Council certified the EIR on July 10, 1990 and adopted a mitigation monitoring and reporting program, as well as a statement of overriding consideration for the following impacts Earth (Seismicity), Earth (Grading), Air Quality (Mobile and Stationary), Air Quality (Meteorology), Water (Surface Water Runoff/Hydrology/Flood Hazard), Plant Life, Animal Life, Light (Artificial), Land Use- General Plan Elements (Equestrian and Bike Trails), Transportation and Circulation (Traffic), Public Services (Police Protection), Public Services (Schools), Energy Conservation, Utilities (Water Conservation), Utilities (Sanitary Sewers), Utilities (Water Conservation), Utilities (Solid Waste and Disposal), and Aesthetics/View. On December 21, 1990, the trial court ruled that the Final Supplemental EIR (FSEIR) was adequate, the ruling subsequently became final.

Pursuant to CEQA Guidelines Section 15182:

- (a) Exemption. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of the section.

As stated in Finding No. 8, four prior Addenda to the Certified EIR were prepared and adopted in conjunction with the previous amendments to the Specific Plan. The Specific Plan was amended on the following dates: May 17, 2001, March 9, 2003, December 29, 2003, and September 9, 2008. The fourth Addenda, dated October 2006, and the Specific Plan Amendment which occurred in 2008, analyzed the impacts of a maximum of 1,400 multi-family residential dwelling units. A fifth Addenda, dated August 2016, analyzed proposed amendments to the Specific Plan in relation to Case No. CPC-2016-837-SP-MCUP-DRB-SPP-SPR. The requested amendments to the Specific Plan were in regards to permitting additional types of signage for the commercial development and to permit a 4,000 square foot community room in lieu of dedicating land for municipal buildings or other government buildings. The August 2016 Addenda does not change or modify the analysis or conclusions of the EIR or subsequent Addenda as it relates to the residential density. The requested amendments to the Specific Plan do not involve a request to increase or change the permitted residential density, which was analyzed in the prior Addenda. The prior Addenda analyzed the single- and multi- family density within the boundaries of the Specific Plan and found that the mitigation measures which were certified as part of the original EIR and incorporated into the Specific Plan mitigated any potential impacts to a less than significant level. As the proposed density was previously analyzed and permitted by the Specific Plan, it is not subject to further environmental review per CEQA Guidelines 15182. The approval of the project by Director of Planning is to determine compliance with the design review of the Specific Plan.

Senate Bill No. 375 (SB 375) was approved by the Governor on September 30, 2008, while Assembly Bill 32 (AB 32) was approved by the Governor on September 27, 2006. However, amendments to the CEQA Guidelines to require greenhouse gas analysis became effective on March 18, 2010. As such, the Certified EIR and the four addenda which were prepared

(1990, two in 2000, and 2006) did not require the analysis of greenhouse gas emissions. Therefore, the Certified EIR and four subsequent addenda are adequate and the impacts of the project have been analyzed and mitigated.

3. How the Appellant is aggrieved:
  - a. Traffic congestion and emissions from the vehicles and the project will directly affect the air that I breathe daily.
  - b. Porter Ranch sits at the base of the Aliso Canyon Gas Storage Facility, which, if allowed to reopen for business of injecting, storing, and withdrawing “natural” gas will allow that facility’s leaking and off-gasing of methane to mix with VOCs and form smog in Porter Ranch.
  - c. State’s multi-year drought calls for water conservation. Huge construction projects would greatly impact State water supplies.

### **STAFF RESPONSE**

As previously stated, the Porter Ranch Land Use/Transportation Specific Plan was adopted as a comprehensive set of development regulations for the Plan area which was guided by an EIR (State Clearinghouse No. 88-050420). The Certified EIR and subsequent Addenda contemplated and analyzed the development of a maximum of 1,400 multi-family residential dwelling units, of which the proposed 266 multi-family dwelling units is a part of. The EIR and Addenda include analysis as it relates to Air Quality and Transportation. The EIR concluded that there would be impacts as it relates to Air Quality and Transportation; however, the impacts could be mitigated to a less than significant level. Mitigation measures were incorporated as part of the certified EIR and incorporated as regulations of the Specific Plan. The October 2006 Addenda which analyzed the increase in multi-family dwelling units concluded that the analysis and mitigation measures incorporated within the original EIR would continue to mitigate the impacts to a less than significant level. The construction and operational phases of the project would be required to comply with existing regulations as it pertains to the conservation of water.

### **Staff Recommendation:**

In consideration of the foregoing, it is submitted that the Director of Planning in approving DIR-2016-1555-DRB-SPP-SPR for the construction of a new multi-family residential development consisting of 266 dwelling units. Therefore, staff recommends that the decision of the Director be sustained and the appeal be denied.



Google Maps 11401 Porter Ranch Dr

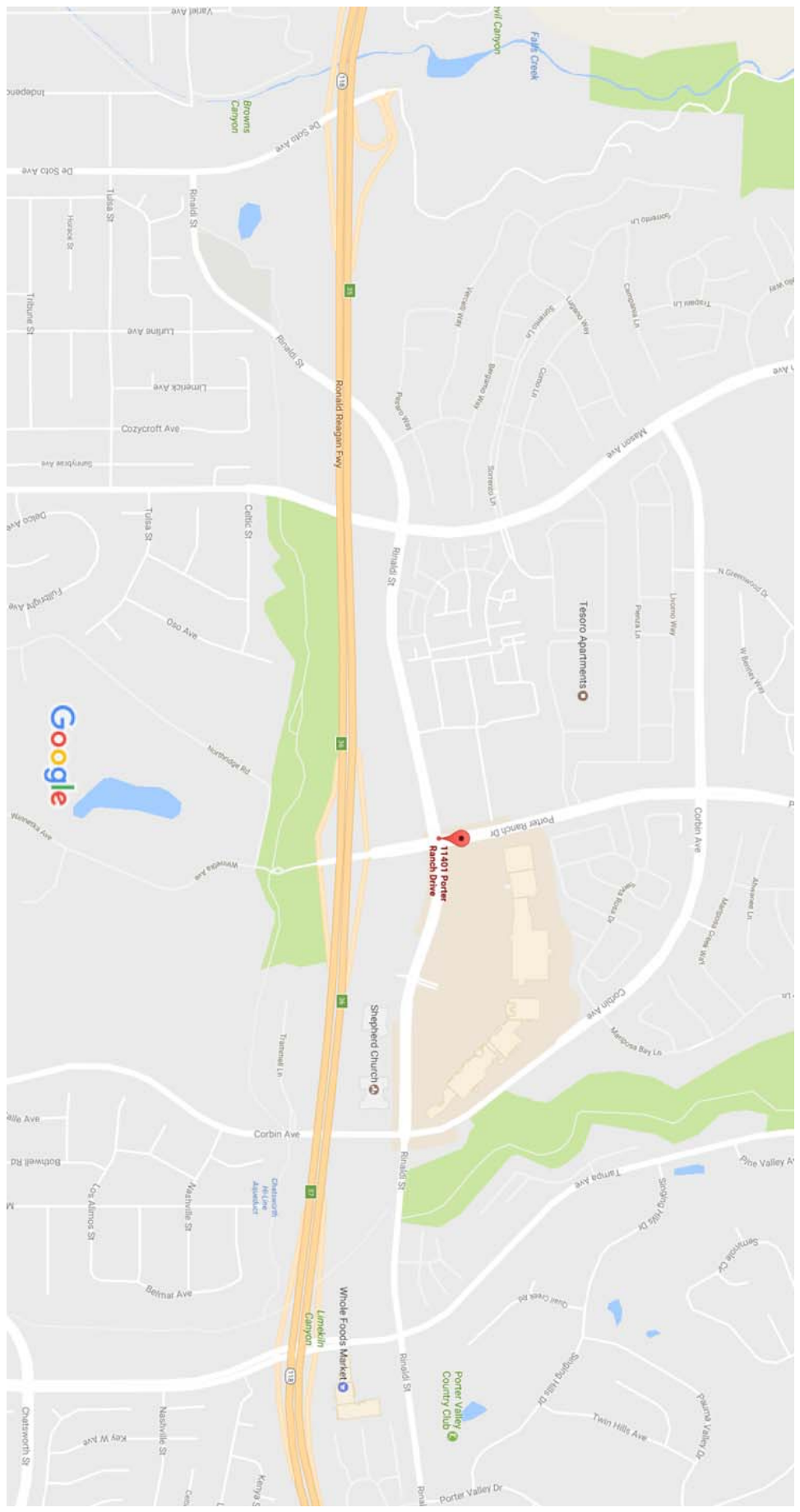
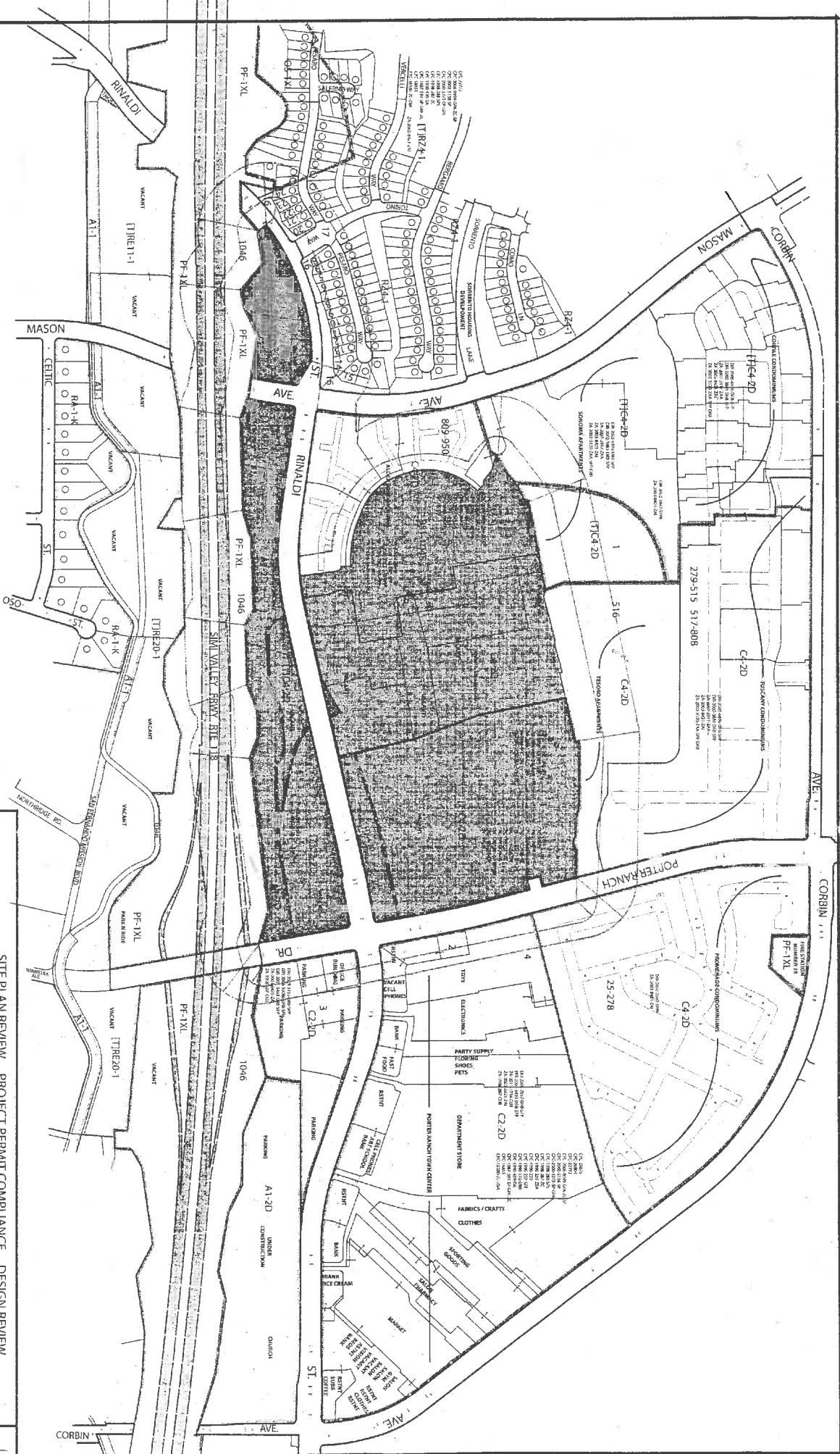
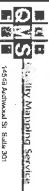


EXHIBIT A

DIR 2016-1555



**SITE PLAN REVIEW PROJECT PERMIT COMPLIANCE DESIGN REVIEW**



THOMAS BROTHERS  
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**THOMAS BROTHERS**  
Page: 600 Grid: D-2  
LEGAL  
SEE APPLICATIONS  
USERS: FIELD  
CONTACT: LINER LLP PHONE: 213-694-3133

ASSISTANT PROJECT MANAGER  
2701 47th St, Suite 200  
Portland, OR 97217  
Phone: 503.253.8888  
www.thomasbrothers.com

DATE: 08.28.16  
SCALE: 1"=200'  
DRAWN: 2108109, 2108112, 2108117  
CHECKED: 2108109, 2108112, 2108117  
PROJECT: PORTER RANCH  
PHONE: 213-694-3133



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission, City Planning Commission, City Council, Director of Planning

Regarding Case Number: DIR-20 16-1555-DRB-SPP-SPR

Project Address: 11401 -11405 North Porter Ranch Drive

Final Date to Appeal: 01/04/2017

- Type of Appeal: Appeal by Applicant/Owner, Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved, Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Matt Pakucko

Company: Save Porter Ranch

Mailing Address: 19360 Rinaldi St.

City: Porter Ranch, State: CA Zip: 91326

Telephone: (818) 464-5844 E-mail: matt@saveporterranch.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company? Self, Other
Is the appeal being filed to support the original applicant's position? Yes, No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable):

Company:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

**4. JUSTIFICATION/REASON FOR APPEAL**

Is the entire decision, or only parts of it being appealed?  Entire  Part

Are specific conditions of approval being appealed?  Yes  No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

**5. APPLICANT'S AFFIDAVIT**

I certify that the statements contained in this application are complete and true:

Appellant Signature: \_\_\_\_\_

Date: 01/04/2017

**6. FILING REQUIREMENTS/ADDITIONAL INFORMATION**

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

**Appeal from:**  
**Save Porter Ranch, Inc.**  
**By Matt Pakucko, President**  
**19360 Rinaldi St, Suite 454**  
**Porter Ranch, CA 91326**  
**January 4, 2017**

**Project:**  
DIR-20 16-1555-DRB-SPP-SPR  
EIR 88-0026(SP)(ZC)(GPA )  
Project Location: 11401 - 11405 North Porter Ranch Drive

I believe the LA Department of City Planning erred in their decision and I appeal the decision with these points:

Regarding the attached City Planning letter: "Findings", #2 and #4 which state:  
"3. *That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.*"  
"4. *The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.*"

I contend:

**1: It is not consistent with the Porter Ranch Specific Plan, specifically:  
An Ordinance amending Ordinance No. 166,068, the Porter Ranch Specific  
Plan, for a portion of the Chatsworth-Porter Ranch Community Plan Area, hereby PRSP:**

That document states:

*"PURPOSES. The purposes of this Specific Plan are:*

- A; To ensure that land use mix and intensity are balanced with infrastructure, particularly the circulation system and other public facilities;*
- B. To ensure that the infrastructure necessary for the Specific Plan area is coordinated with the timing of land use development and implemented with infrastructure programs, including any required improvements outside of the Specific Plan area;*
- D. To ensure that the mix of residential and commercial use is balanced with the social and economic needs of the community and greater regional area and to provide flexibility to accommodate both residential and commercial uses in future market trends; "*

The project in its entirety includes apartment buildings with 266 residential units. There are no schools planned for the area. Therefore the project does not meet the purpose of the PRSP in coordinating with infrastructure.

The project also does not meet the purpose of the PRSP for the reasons listed below under SB375 and AB32

**2: The EIR is deficient under the California Environmental Quality Act (CEQA).**

### 3. It is not consistent with California Legislation SB 375:

SB 375 is a California statute enacted in 2008 which mandates that regional transportation agencies coordinate transportation and land use planning in a manner that significantly reduces greenhouse gas (GHG) emissions.

The project includes no such coordination (see AB32 below). Yet it is a huge new project with 266 residences that will bring much more traffic to the area in order to support the project. There is no coordinated public or mass transit planned in conjunction with this project or for the Porter Ranch area. This will require nearly exclusive use of personal automobiles to access the properties. Porter Ranch currently has no reasonable public transportation and adding this project will exasperate the problem.

When all that is combined with the adjacent Village at Porter Ranch commercial project, I believe that this "piecemeal" approach to approving, individually, smaller portions of a larger project violates the Los Angeles General Plan. It does not take into consideration the whole of the several developments and their impact on the region.

### 4. It is not consistent with California Legislation AB32

Regarding the attached City Planning letter: "Findings", #3 and #8 which state:

*"3. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible. Pursuant to the City CEQA Guidelines, the proposed project has been granted an environmental clearance as part of EIR 88-0026(SP)(ZC)(GPA) and subsequent addenda."*

*"8. An Environmental Impact Report (EIR 88-0026-(SP)(ZC)(PA) and related Addenda was prepared to analyze the potential environmental effects that could result from the construction of the project as adopted by the Specific Plan, as amended in 2006. The EIR identified mitigation measures, monitoring measures when necessary, and alternatives which would mitigate the negative environmental effects of the project. Four prior Addenda to the Certified EIR were prepared and adopted in conjunction with previous amendments to the Specific Plan (the Specific Plan was amended on the following dates: May 17, 2001, March 9, 2003, December 29, 2003, and September 9, 2008)."*

My position is that there is a failure to show substantial evidence of adherence to C.E.Q.A. disclosures/mitigation plans under Assembly Bill 32, hereafter referred to as AB-32.

Background: "In California's landmark legislation addressing global climate change, the California Global Warming Solutions Act of 2006 (Health & Saf. Code, 38500 et seq.), Statutes 2006, Chapter 488, page 3419 (enacting Assem. Bill No. 32 (2005-2006 Reg. Sess.); hereafter referred to by its common shorthand name, Assembly Bill 32), our Legislature emphatically established as state policy the achievement of a substantial reduction in the emission of gases contributing to global warming. More Specifically, Assembly Bill 32 calls for a reduction of such emission to 1990 levels by the year 2020."

62 Cal. 4th 204, Center for Biological Diversity v. Department of Fish & Wildlife, Supreme Court of California, November 30, 2015. The subject proposed development in this court case was the Newhall Ranch project.

As a result of AB-32, I understand In 2010, that C.E.Q.A. Guideline Amendments added questions as follows:

- Would the project generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with a applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions?

It is my position that the "EIR 88-0026(SP)(ZC)(GPA) " lack sufficient evidence that the Development's greenhouse gases emissions (GHG) would not be significant. In the Addendum to the EIR dated August 2016, the GHG emission reduction measures as discussed within AB 32 Climate Change Scoping Plan, the Applicant offers no evidence that the Development they are proposing will not add GHG emissions to the atmosphere. In the absence of that evidence, this Development may serve to help derail the AB-32 law which stipulates we *must* reduce GHG emissions back to 1990 levels. The Applicant's addendum simply lists programs and commitments made by *other* entities such as Los Angeles Department of Water and Power (LADWP) that may reduce GHG. In addition, the table lists standards and measures in place that the Applicant is simply complying to, as it must by law, and offers no additional measure the Applicant will take to mitigate, control and/or reduce GHG emissions, or even maintain GHG emissions to 1990 levels. **Simply stating that a development is consistent with AB-32 reduction goals is not the same as showing that the Development will not increase GHG.** "That a Development is designed to meet high building efficiency and conservation standards, for example, does not establish that its greenhouse gas emissions from transportation activities lack significant impacts." Center for Biological Diversity v. Department of Fish & Wildlife 62 Cal 4th 204, 2016, aka the Newhall Ranch Development.

Under Greenhouse Gas Emissions section, in the Addendum dated August 2016, on page 25, it states, "...the Modified Development would promote reductions in vehicle trips and the consequent reduction in the generation of GHG emissions in the following ways: (a) by providing a mix of uses which reduce commuter trips and miles traveled (b) by providing improved opportunities for the use of public transit, including bus and rail and other alternative transportation modes (c) by encouraging pedestrian and bicycle circulation through a well-established sidewalk system in the Modified Development vicinity; and (d) by providing on-site recreating and open space amenities." I Appeal and take exception to these statements and to the conclusions drawn therein. First, there is no public transportation north of Rinaldi Street in Porter Ranch. The Applicant has not stated any plans to alleviate or change this situation or offer to provide any solutions. All homes north of Rinaldi would have to take single vehicles to get to this proposed development. This will increase traffic. Second, of the bus routes that serve stops along Rinaldi, none directly connect to the Metrolink /Amtrack train station in Chatsworth (the nearest station to Porter Ranch), so this does not encourage the use of the train, either. Third, most employees of the restaurants and stores such as Whole Foods, it can be assumed, will earn slightly above minimum wage or exactly minimum wage and at any rate may not be able to qualify to rent or to buy the single family homes nor qualify to

rent the "luxury" apartments that are part of the Development. Applicant has not shown evidence that actual employees will have the ability to both *work and live* in this Development. Most of these employees will have to commute into the community, putting even more traffic pressure on the 118 freeway and local streets such as Rinaldi (See need for updated traffic study and freeway impact analysis above in item # 1 & #2). I see no analysis of the impact of the employees commuting into the Development .

Since this Applicant has not submitted a plan that would be Zero Net Energy (ZNE), defined as a development that produces as much energy as it uses through the integration of energy efficient design and renewable energy generation, we must assume it will be under a business as usual design and transportation plan that will increase GHG emissions at a time when the state law AB-32 calls for reductions of GHG back to 1990 levels.

Recent California appeals court decisions CNFF vs. SANDAG rejects EIRs that do not comply with AB32.

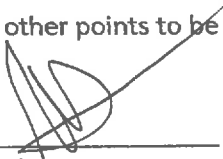
#### **How I am aggrieved:**

As a 9 year resident of Porter Ranch, I am aggrieved by an approval of this Development if said Development does not meet the stipulations of AB-32, or in any way inhibits the goals of AB-32 to reduce gases contributing to global warming or Global Climate Change. AB-32 includes consideration of traffic impacts since vehicles have huge impact on greenhouse gas (GHG) emissions. The traffic congestion and emissions from the vehicles and the project will directly affect the air that I breathe daily, especially without coordinated public transportation to the project.

Furthermore, Porter Ranch sits at the base of the Aliso Canyon Gas Storage Facility, which, if allowed to reopen for business of injecting, storing, and withdrawing "natural" gas will allow that facility's leaking and off-gasing of methane to mix with Volatile Organic Compounds (emitted by vehicles coming/going to the Development and by other sources in the San Fernando Valley) and form smog in Porter Ranch. The cumulative effect of the proposed Development in the same area as the Aliso Canyon Gas Storage Facility has not been addressed in any of the EIR documents.

The State's multi year extreme drought calls for water conservation. Huge construction projects such as this and the businesses and residents that will be there greatly impact State water supplies.

There are other points to be considered not limited to what's in this appeal letter at this time.



\_\_\_\_\_  
Matt Pakucko  
President, Save Porter Ranch  
1/4/2017



DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
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CITY OF LOS ANGELES  
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<http://planning.lacity.org>

PORTER RANCH SPECIFIC PLAN  
PROJECT PERMIT COMPLIANCE REVIEW & DESIGN REVIEW

December 20, 2016

**Applicant / Owner**

John Love  
Shappell Liberty Investment  
Properties, LLC  
8383 Wilshire Blvd, Suite 700  
Beverly Hills, CA 90211

**Representative**

Kyndra Casper  
Liner, LLP  
633 West Fifth Street, 32 Floor  
Los Angeles, CA 90071

**Case No.** DIR-2016-1555-DRB-SPP-SPR  
**CEQA:** EIR 88-0026(SP)(ZC)(GPA)  
**Location:** 11401 – 11405 North Porter  
Ranch Drive

**Council District:** 12  
**Neighborhood Council:** Porter Ranch  
**Community Plan Area:** Chatsworth – Porter Ranch  
**Land Use Designation:** Community Commercial  
**Zone:** (T)C4-2D; [T]C4-2D  
**Legal Description:** Lot Sec 9 T2N R16W Arb 54 and  
55, Ex Mission De San Fernando  
Tract

**Last Day to File an Appeal:** January 4, 2017

Pursuant to Los Angeles Municipal Code Section 11.5.6-C and 16.50, and based upon the recommendation of the Porter Ranch Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Conditionally Approve** a Project Permit Compliance and Design Review for the construction, use and maintenance of a new multi-family residential development with 266 dwelling units;

Pursuant to Los Angeles Municipal Code Section 16.05, as the designee of the Director of Planning, I hereby:

**Conditionally Approve** a Site Plan Review for the construction, use and maintenance of a new multi-family residential development with 266 dwelling units;

This approval is subject to the following terms and conditions:

**EXHIBIT C**

**CONDITIONS OF APPROVAL**

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the conceptual architectural and landscape plans, renderings, and materials submitted by the Applicant, stamped Exhibit A. No change to the plans shall be made without prior review by the Department of City Planning and written approval of the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, or the project conditions.
2. **Modifications.** Modifications which increases the square footage of building(s) or structure(s), or number of dwellings shall be required to comply with the requirements and obtain the necessary approvals pursuant to the Porter Ranch Land Use/Transportation Specific Plan.
3. **Height.** Residential buildings shall not exceed three (3) stories.
4. **Setback.** All buildings and structures shall observe a minimum setback of 25 feet from Porter Ranch Drive between Corbin Avenue and the 118 Freeway.
5. **Open Space.** Open space shall be provided in compliance with LAMC Section 12.21-G.
6. **Landscaping.**
  - a. At least 50 percent of the required setback shall be landscaped.
  - b. For all required open landscaped areas there shall be at least one 24-inch box size tree planted for each 500 square feet of landscaped area. Trees required by any other paragraph of this subsection may be substituted for and shall count on a one-for-one basis against this requirement.
  - c. Except as otherwise prohibited in LAMC Section 62.200, the following requirements apply. All surface parking adjoining a street shall be screened by a solid wall or a landscaped berm or landscaped screen approximately three feet in height. In addition, the wall, berm or screen shall be separated from any adjacent public right-of-way by a minimum continuous width of five feet of landscaped area. However, where the minimum continuous width of the landscaped area is at least 15 feet, no wall, berm or screen is required.
  - d. At least ten percent of the total area of every open parking lot shall be landscaped. At least one-half of the landscaped area shall be planted with non-deciduous, shade producing trees at a minimum rate of one tree for every four parking spaces. These trees shall be a minimum 24-inch box size when planted and shall be as evenly distributed as possible throughout the parking lot. The trees chosen shall be ones that, when mature, are anticipated to shade at least fifty percent of all surface parking areas.

**ADMINISTRATIVE**

7. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
8. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.

9. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
10. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices legislation or their successors, designees, or amendment to any legislation.
11. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
12. **Building Plans.** Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
13. **Utilization of Concurrent Entitlement.** Site Plan Review requires completion of all applicable conditions of approval to the satisfaction of the Department of City Planning. The applicant/owner shall have a period of three years from the effective date of the subject grant for the Site Plan Review to effectuate the terms of this entitlement by securing a building permit. Thereafter, the entitlements shall be deemed terminated and the property owner shall be required to secure a new authorization for the use. If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.
14. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
15. **Expedited Process Section Fees.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

#### 16. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## **FINDINGS**

Based on a review of the plans labeled Exhibit A, attached to the administrative file DIR-2016-1555-DRB-SPP-SPR, 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.

1. **A recommendation was made by the Porter Ranch Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:**

The design review board met on June 13, 2016 and convened a quorum of five Board Members and conducted a public hearing. The vote was 5-0 recommending approval of the project since the project would substantially comply with Section 16.50 Subsection E of the Los Angeles Municipal Code as well as the relevant design guidelines and development provisions of the Specific Plan.

2. **That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.**

The project site is located within the Porter Ranch Land Use/Transportation Specific Plan. The Specific Plan consists of three areas: Community Center Area, Single Family Area, and Open Space/Public Facility Area. Each area is subsequently divided into subareas. The project site is located within the Community Center Area, which consists of Subareas I-V. The proposed development of multi-family dwelling units is located within Subarea II.

The project proposes to develop the site with 266 residential dwelling units and recreational facilities to be located within ten, three-story buildings on the 12.6 acre site. As proposed, the buildings are consistent with the number of stories and height regulations of the Specific Plan, which permit a maximum of four-stories or a height of 60 feet. The buildings will be setback 25 feet from Porter Ranch Drive, consistent with the requirements of Section 6-G,2. The project has been designed to have an integrated architectural style, with use of common roofing materials and compatible colors throughout the project site. The project has been conditioned to comply with the requirements of the Specific Plan as it relates to the proposed development.

3. **That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Pursuant to the City CEQA Guidelines, the proposed project has been granted an environmental clearance as part of EIR 88-0026(SP)(ZC)(GPA) and subsequent addenda.

#### **SITE PLAN REVIEW FINDINGS**

I have reviewed the subject development project and make the following findings based on the information contained in the application, the report of the Site Plan Review staff, reports received from other departments, supplemental written documents submitted and review of environmental impacts associated with the project pursuant to Section 16.05-C of the Municipal Code, I hereby find the following:

#### **SITE PLAN REVIEW FINDINGS**

4. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The project site is located within the Chatsworth – Porter Ranch Community Plan, which is one of 35 Community Plans that the Land Use Element of the General Plan is comprised of. Additionally, the site is located within the Porter Ranch Land Use/Transportation Specific Plan. The site is not located within a community design overlay. The Community Plan designates the site with the Community Commercial land use designation, which lists the following

corresponding zones: CR, C2, C4, RAS3, P, and PB. The site is zoned [T]C4-2D and (T)C4-2D, which is consistent with the land use designation.

The project site is located within the Porter Ranch Land Use/Transportation Specific Plan, which consists of three areas: Community Center Area, Single Family Area, and Open Space/Public Facilities Area. Each of the areas are divided into subareas where the boundaries of each subarea is intended to correspond with the boundaries of the recorded final tract map (Exhibit II of the Specific Plan). The project site is located within Subarea II of the designated Community Center Area. The Specific Plan established a comprehensive set of development regulations for the Plan Area. The Specific Plan regulates the maximum permitted base density within Subarea II of the Community Center Area with an average density per acre of no greater than 24 dwelling units per acre with no lot having a density greater than 40 dwelling units per acre. As proposed the project will developed a total of 266 dwelling units, or approximately 20 dwelling units per acre. The proposed project is consistent the maximum permitted development within Subarea II of the Community Center Area. As designed, the project would provide landscape buffers and comply with the landscaping requirements for surface parking lots and setbacks. Architecturally, the project is designed to have a unified architectural style and utilizes compatible colors and materials with varying elevations to provide breaks in the massing of the buildings. As proposed and conditioned herein, the project is consistent with the purpose, intent, and provisions of the General Plan, Community Plan, and Specific Plan.

- 5. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

The project proposes to develop the 12.6 acre project site with 266 residential dwelling units, within ten buildings. Each building will be three-stories and will include covered parking and residential dwelling units on the first floor and two-floors of residential dwelling units. The primary vehicular access will be provided from Porter Ranch Drive, with a secondary access provided along the western property line. The secondary access driveway connects to the driveway for the proposed shopping center located on the adjacent southern site. The buildings located on the western portion of the site will be arranged into two clusters, around common open space. Additional vehicular parking spaces will be arranged throughout the site. The project includes pedestrian pathways providing access throughout the site and to the clubhouse located at the center of the site. Pedestrian pathways also allow for access to the proposed shopping center located on the adjacent southern site. As proposed, the project's site configuration consists of an arrangement of buildings and structures that is compatible with the existing and future development on neighborhood properties.

- 6. The residential project provides recreational and service amenities to improve habitability for the residents and minimize impacts on neighboring properties.**

As proposed, the project is required to provide 30,925 square feet of open space. The project proposes to provide 90,546 square feet of common open space. The common open space will be provided within three centralized areas. Area A is located on the western side of the project site, with five residential buildings arranged around the outside of the central courtyard. Area B is located within the center of the site, surrounded by two residential buildings and the proposed club house and lobby. Area C is located around three adjacent residential buildings. The common open space area will include enclosed recreational space, swimming pool, seating areas, and gaming areas. Additionally, a total of 20,568 square feet of private open, of which 13,300 square feet may be counted, will be provided in the form of balconies. As such, the project would be

providing recreational and service amenities to improve the habitability for future residents and minimizing impacts on neighboring properties.

### **ADDITIONAL MANDATORY FINDINGS**

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, which are areas determined to be outside the 0.2% annual chance floodplain.
8. An Environmental Impact Report (EIR 88-0026-(SP)(ZC)(PA) and related Addenda was prepared to analyze the potential environmental effects that could result from the construction of the project as adopted by the Specific Plan, as amended in 2006. The EIR identified mitigation measures, monitoring measures when necessary, and alternatives which would mitigate the negative environmental effects of the project. Four prior Addenda to the Certified EIR were prepared and adopted in conjunction with previous amendments to the Specific Plan (the Specific Plan was amended on the following dates: May 17, 2001, March 9, 2003, December 29, 2003, and September 9, 2008).

### **Authorization - Time Limit and Transferability**

The authorization granted herein shall be for a three year period from the effective date. If building permits are not issued and construction work is not begun within such time and carried on diligently so that building permits do not lapse, this approval shall become null and void. There are no time extensions available beyond this three year period. Furthermore, this grant is not a permit or license and that permits and licenses required by all applicable laws must be obtained from the proper agency.

In the event the property is sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the conditions and requirement of the grant will become operative and must be strictly observed.

### **Appeal Period - Effective Date**

The applicant's attention is called to the fact that this grant is not a permit or license and that 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 if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code.

**The Determination in this matter will become effective after fifteen (15) days from the date of mailing of this determination unless an appeal form is filed with the City Planning Department. It is strongly advised that appeals be filed early during the 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 Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [www.lacity.org/pln](http://www.lacity.org/pln). Planning Department public offices are located at:**

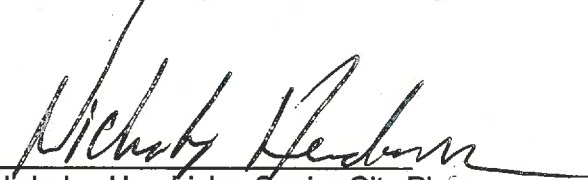
<p>Figueroa Plaza 201 North Figueroa Street, Fourth Floor Los Angeles, CA 90012-2601 Phone: (213) 482-7077</p>	<p>Marvin Braude San Fernando Valley Constituent Services Center 6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401 Phone: (818) 374-5050</p>
--	--


The applicant is further advised that all subsequent contact with this office regarding this Determination must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished 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 time in which a party may seek judicial review of this determination is governed by California Code of 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 Procedure 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.

VINCENT P. BERTONI, AICP  
Director of Planning

APPROVED BY:

  
Nicholas Hendricks, Senior City Planner

  
May Sirinopwongsagon, City Planner  
(213)978-1372

Attachments:  
Exhibit A: Site Plan and Elevations



# THE VILLAGE AT PORTER RANCH

## PORTER RANCH DRIVE AND RINALDI STREET

### LOS ANGELES, CA 91326

### ENTITLEMENT PACKAGE



DIR 2016-1555

#### PROJECT TEAM

##### APPLICANT/ DEVELOPER:

SHAPELL PROPERTIES, INC.  
8383 WILSHIR BLVD.,  
SUITE #700  
BEVERLY HILLS, CA 90211  
TEL: (323) 988-7590  
ATTN: DOUG GRIFFITH

##### CIVIL:

KIMLEY-HORN  
765 THE CITY DRIVE SOUTH  
SUITE #200  
ORANGE, CA 92868  
TEL: (714) 939-1030  
ATTN: JASON MARECHAL

##### ARCHITECT:

ARCHITECTS ORANGE  
144 NORTH ORANGE STREET  
ORANGE, CA 92866  
TEL: (714) 639-9860  
ATTN: SERAFIN MARANAN

##### LANDSCAPE:

L.A. GROUP INC.  
24103 VENTURA BLVD  
SUITE #201  
CALABASAS, CA 91302  
TEL: (818) 251-9718  
ATTN: TYLER GOLD

#### SHEET INDEX

SHT. NO.	ARCHITECTURE SHEET TITLES
A-000	COVER SHEET
A-001	PROJECT SUMMARY
	<b>AR-A-100 SERIES- SITE PLAN EXHIBITS</b>
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A-102	FIRE EXHIBIT
A-103	OPEN SPACE EXHIBIT
	<b>AR-A-200 SERIES- ELEVATIONS &amp; FLOOR PLAN EXHIBITS</b>
A-201	TYPE I BUILDING- CONCEPT FRONT ELEVATION
A-202	TYPE I BUILDING- CONCEPT SIDE & REAR ELEVATIONS
A-203	TYPE I BUILDING - 1st, 2nd and 3rd FLOOR PLAN
A-204	TYPE II BUILDING - 1st, 2nd and 3rd FLOOR PLAN
A-205	TYPE III BUILDING - CONCEPT FRONT & SIDE ELEVATION
A-206	TYPE III BUILDING - CONCEPT SIDE & REAR ELEVATIONS
A-207	TYPE III BUILDING - 1st FLOOR PLAN
A-208	TYPE III BUILDING - 2nd and 3rd FLOOR PLAN
A-209	TYPE IV BUILDING - 1st, 2nd and 3rd FLOOR PLAN
	<b>AR-A-300 SERIES- ANCILLARY EXHIBITS</b>
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A-302	CLUBHOUSE & LEASING - POOL SIDE ELEVATIONS
A-303	CLUBHOUSE & LEASING - FLOOR PLANS
	<b>AR-A-400 SERIES- COLOR EXHIBIT</b>
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	<b>AR-A-500 SERIES- UNIT PLAN EXHIBITS</b>
A-501	UNIT PLANS
SHT. NO.	LANDSCAPE SHEET TITLES
L-1	PLANTING LANDSCAPE CONCEPT OVERALL
L-2	PLANTING LANDSCAPE CONCEPT ENLARGEMENT
L-3	PLANTING LANDSCAPE CONCEPT ENLARGEMENT

## EXHIBIT D

ORIGINAL SUBMITTAL:

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**EXHIBIT "A"**  
Page No. 1 of 30  
Case No. DIR-2016-1555-DRB-SFP-SFR

**A-000**

2014-157 05-03-2016



**THE VILLAGE AT PORTER RANCH**

LOS ANGELES, CA

COVER SHEET



**SHAPELL PROPERTIES, INC.**

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**ARCHITECTS ORANGE**

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

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# SITE SUMMARY

## PROJECT SUMMARY

	DATA
ADDRESS	11401 N. Porter Ranch Drive, Los Angeles, CA. 91326
EXISTING ZONE	C4-2D
COMMUNITY PLAN	Chatsworth-Porter Ranch
COMMUNITY PLAN DESIGNATION	Community Commercial
SPECIFIC PLAN	Porter Ranch Land Use/Transportation - Subarea II (Community Commercial)
HEIGHT PERMITTED (PER SPECIFIC PLAN)	Residential Buildings = Four Stories / 60 feet
LOT AREA	12.8 acres
FLOOR AREA	1.75 times the lot area
SETBACKS (PER SPECIFIC PLAN)	25'-0" from Corbin Avenue
DENSITY (PER SPECIFIC PLAN)	Average density per acre = 24 units Maximum density per acre = 40 units
PROPOSED # OF DWELLING UNITS	266
PROPOSED DENSITY OF UNITS	20.76 ACRES

## BUILDING/UNIT MIX

BLDG. DEST.	TYPE	1 BDRM. UNITS			2 BDRM. UNITS		3 BDRM. UNITS		TOTAL UNIT	TOTAL ATTACHED GARAGE
		S1	A1	A2	B1	B2	C1	C2		
1	TYPE 3	4	6	4	9	4	-	3	33	13
2	TYPE 1	-	-	4	3	4	6	3	20	12
3	TYPE 1	-	-	4	3	4	6	3	20	12
4	TYPE 4	6	6	8	6	6	6	-	41	21
5	TYPE 4	6	6	8	6	6	6	-	41	21
6	TYPE 1	-	-	4	3	4	6	3	20	12
7	TYPE 2	-	-	6	3	-	6	-	15	7
8	TYPE 4	6	6	8	6	6	6	-	41	21
9	TYPE 1	-	-	4	3	4	6	3	20	12
10	TYPE 2	-	-	6	3	-	6	-	15	7
SUB-TOTAL	-	22	24	56	45	38	54	15	266	138
TOTALS	-	22	24	56	45	38	54	15	266	138
%	-	8%	9%	21%	17%	14%	20%	6%	100%	-

## LEASABLE UNIT SQ. FT.

UNIT TYPES	QTY	UNIT SF	TOTAL SF	%
S1	22	618	13,596	5%
A1	24	704	16,896	7%
A2	56	759	42,504	17%
A3	45	890	37,350	15%
B1	38	1,068	40,584	16%
B2	54	1,161	62,664	25%
C1	15	1,319	19,785	8%
C2	12	1,401	16,812	7%
TOTAL	266	-	250,221	100%

Average 941

## TOTAL BUILDING FOOTPRINT SQ. FT.

BLDG DEST.	TYPE	1ST FL. SQ. FT.	2ND FL. SQ. FT.	3RD FL. SQ. FT.	TOTAL SQ. FT.	ACRES
1	TYPE 3	14,075	13,477	13,477	41,029	0.94
2	TYPE 1	9,723	9,848	9,848	29,419	0.68
3	TYPE 1	9,723	9,848	9,848	29,419	0.68
4	TYPE 4	17,210	17,603	17,603	52,416	1.20
5	TYPE 4	17,210	17,603	17,603	52,416	1.20
6	TYPE 1	9,723	9,848	9,848	29,419	0.68
7	TYPE 2	6,607	6,596	6,596	19,799	0.45
8	TYPE 4	17,210	17,603	17,603	52,416	1.20
9	TYPE 1	9,723	9,848	9,848	29,419	0.68
10	TYPE 2	6,607	6,596	6,596	19,799	0.45
CLUB/LEASE	-	6,462	-	-	6,462	0.15
MAINT	-	480	-	-	480	0.01
BIKE ROOM	-	210	-	-	210	0.00
BIKE ROOM	-	210	-	-	210	0.00
BIKE ROOM	-	210	-	-	210	0.00
BIKE ROOM	-	233	-	-	233	0.01
TOTAL	-	-	-	-	363,356	8.34

MAXIMUM FLOOR AREA RATIO NOT TO EXCEED 1.75 TIMES THE LOT AREA

ALL RESIDENTIAL BUILDINGS ARE 3-STORIES IN HEIGHT

## PARKING SUMMARY TOTAL REQUIRED

UNIT TYPES	UNITS	RATIO	QTY
STUDIO UNITS	22	1.00	22
1 BDRM. UNITS	125	1.50	188
2 BDRM. UNITS	92	2.00	184
3 BDRM. UNITS	27	2.00	54
SUB-TOTAL UNITS	266	-	448
GUESTS	200	0.25	67
TOTAL REQUIRED	-	-	514
PARKING RATIO	-	1.93	-

## PARKING SUMMARY TOTAL PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
STANDARD GARAGE	137	26.7%
ACCESSIBLE GARAGE	1	0.2%
COMPACT GUEST PARALLEL PARKING	23	4.5%
OPEN RESIDENTIAL STALL	118	23.0%
OPEN RESIDENTIAL ACCESSIBLE STALL	3	0.6%
OPEN GUEST STALL	40	7.8%
OPEN GUEST ACCESSIBLE STALL	4	0.8%
TANDEM STALLS	58	11.5%
CARPORTS	128	24.9%
ACCESSIBLE CARPORTS	1	0.2%
TOTAL PROVIDED PARKING	514	100%
PARKING RATIO	1.93	-

TOTAL PROVIDED PARKING	QTY.	%
TOTAL COVERED PARKING	267	52%
TOTAL UNCOVERED PARKING	247	48%
TOTAL PROVIDED PARKING	514	100%

## OPEN SPACE REQUIRED

TYPE	SQ. FT.	UNITS	TOTAL SQ. FT.
Less than 3 habitable rooms (Studio & 1 Bed)	100	147	14,700
3 habitable rooms (2 Bed)	125	92	11,500
More than 3 habitable rooms (3 Bed)	175	27	4,725
TOTAL	-	266	30,925

## COMMON AREA OPEN SPACE PROVIDED

AREA	SQ. FT.	AC
A	41,417	0.95
B	31,940	0.73
C	17,189	0.39
TOTAL	90,546	2.08

COMMON OPEN SPACE MUST BE 400 SQ. FT. MINIMUM WITH NO HORIZONTAL DIMENSION LESS THAN 15'-0." CAN INCLUDE RECREATIONAL AMENITIES SUCH AS SWIMMING POOLS, SPAS, TABLES, BENCHES, CHILDREN'S PLAY AREAS, BALL COURTS, BBQ'S, AND SITTING AREAS -SEC 12.21.G(b)

## BICYCLE PARKING SUMMARY TOTAL REQUIRED & PROVIDED

UNIT TYPES	UNITS	RATIO	REQ.	PROVIDED
SHORT TERM (0.10 PER UNIT)	266	0.10	27	27
LONG TERM (1.0 PER UNIT)	128	1.00	128	128
TOTAL PROVIDED	-	-	-	155

\*Developments that include individually access private garages for each unit shall not be required to provide long-term bicycle parking

EXHIBIT "A" ORIGINAL SUBMITTAL:  
Page No. 2 of 20  
Case No. Die 2016 1555-DRB-SRP-SPL

A-001

2014-157 05-03-2016



THE VILLAGE AT PORTER RANCH

LOS ANGELES, CA

DATA SHEET

SHAPELL PROPERTIES, INC.

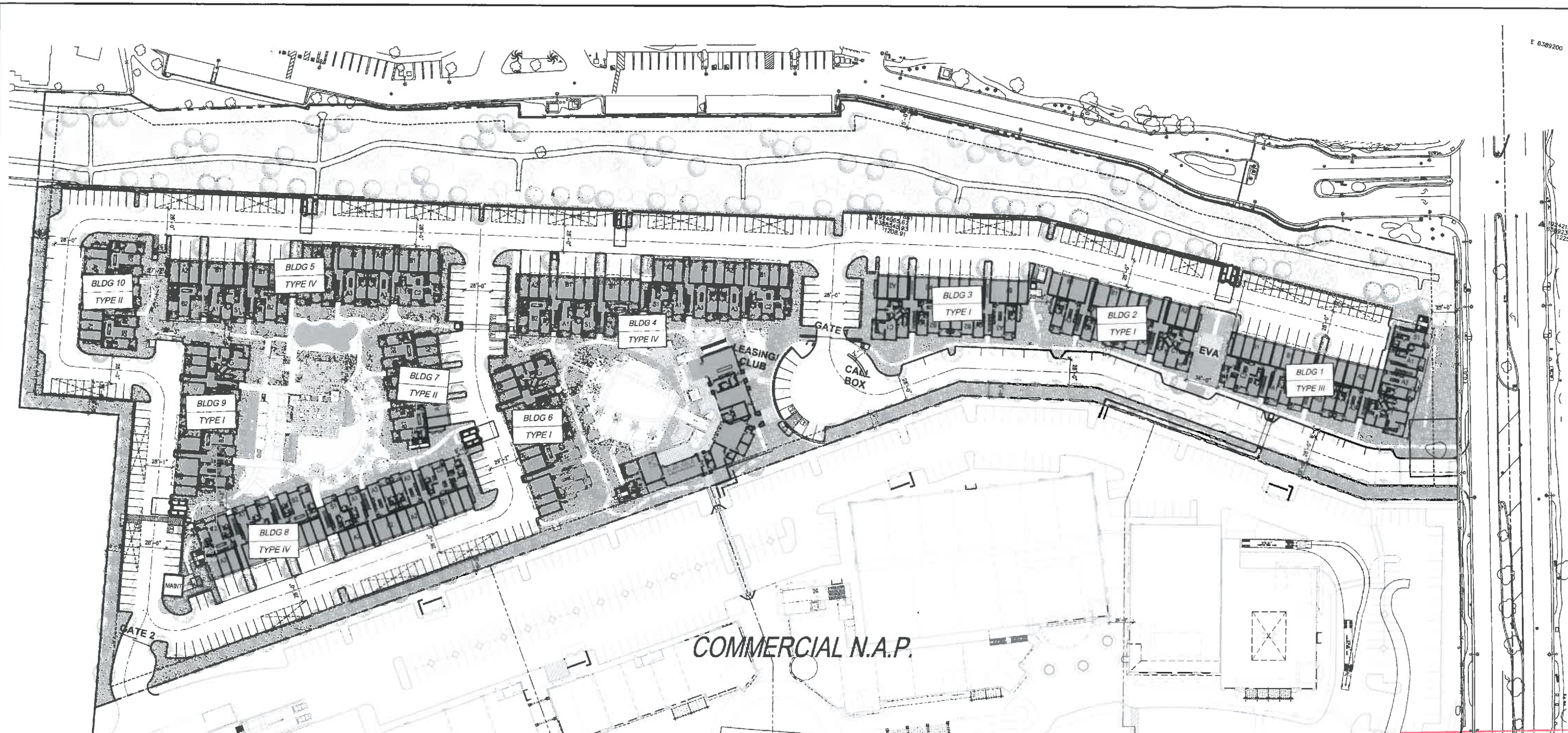
8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

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**BUILDING/UNIT MIX**

BLDG. DEST.	TYPE	1 BDRM. UNITS				2 BDRM. UNITS		3 BDRM. UNITS		TOTAL UNIT	TOTAL ATTACHED GARAGE
		S1	A1	A2	A3	B1	B2	C1	C2		
1	TYPE 3	4	6	4	9	4	-	3	3	33	13
2	TYPE 1	-	-	4	3	4	6	3	-	20	12
3	TYPE 1	-	-	4	3	4	6	3	-	20	12
4	TYPE 4	6	6	8	6	6	6	3	3	41	21
5	TYPE 4	6	6	8	6	6	6	-	3	41	21
6	TYPE 1	-	-	4	3	4	6	3	-	20	12
7	TYPE 2	-	-	6	3	-	-	-	-	15	7
8	TYPE 4	6	6	8	6	6	6	3	3	41	21
9	TYPE 1	-	-	4	3	4	6	3	-	20	12
10	TYPE 2	-	-	6	3	-	-	-	-	15	7
<b>SUB-TOTAL</b>		22	24	58	45	35	54	15	12	266	138
<b>TOTALS</b>		22		125		52		27		266	138
<b>%</b>		6%		47%		36%		10%		100%	

ALL RESIDENTIAL BUILDINGS ARE 3-STORIES IN HEIGHT

**PARKING SUMMARY TOTAL REQUIRED**

UNIT TYPES	UNITS	RATIO	QTY.
STUDIO UNITS	22	1.00	22
1 BDRM. UNITS	125	1.50	188
2 BDRM. UNITS	92	2.00	184
3 BDRM. UNITS	27	2.00	54
<b>SUB-TOTAL UNITS</b>	<b>266</b>		<b>448</b>
GUESTS	266	0.25	67
<b>TOTAL REQUIRED</b>			<b>514</b>
<b>PARKING RATIO</b>			<b>1.93</b>

**PARKING SUMMARY TOTAL PROVIDED**

UNIT TYPES	UNITS	RATIO	REQ.	PROVIDED
STANDARD GARAGE	137	26.7%	27	27
ACCESSIBLE GARAGE	1	0.2%	128	128
COMPACT GUEST PARALLEL PARKING	23	4.5%		
OPEN RESIDENTIAL STALL	118	23.0%		
OPEN RESIDENTIAL ACCESSIBLE STALL	3	0.6%		
OPEN GUEST STALL	40	7.8%		
OPEN GUEST ACCESSIBLE STALL	4	0.8%		
TANDEM STALLS	59	11.5%		
CARPORTS	128	24.9%		
ACCESSIBLE CARPORTS	1	0.2%		
<b>TOTAL PROVIDED PARKING</b>	<b>514</b>	<b>100%</b>		
<b>PARKING RATIO</b>				<b>1.93</b>

UNIT TYPES	QTY.	%
TOTAL COVERED PARKING	267	52%
TOTAL UNCOVERED PARKING	247	48%
<b>TOTAL PROVIDED PARKING</b>	<b>514</b>	<b>100%</b>

**BICYCLE PARKING SUMMARY TOTAL REQUIRED & PROVIDED**

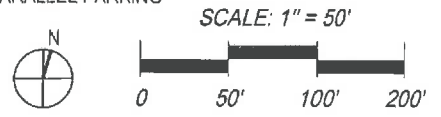
UNIT TYPES	UNITS	RATIO	REQ.	PROVIDED
SHORT TERM (0.10 PER UNIT)	266	0.10	27	27
LONG TERM (1.0 PER UNIT)	128	1.00	128	128
<b>TOTAL PROVIDED</b>				<b>155</b>

\*Developments that include individually access private garages for each unit shall not be required to provide long-term bicycle parking

**PARKING LEGEND**  
 P = OPEN RESIDENTIAL PARKING  
 CP = RESIDENTIAL COVERED CARPORT PARKING  
 T = TANDEM PARKING  
 G = GUEST PARKING  
 PL = COMPACT GUEST PARALLEL PARKING

**EXHIBIT "A"**  
 Case No. 3 of 20  
 Case No. DIR-2016-1555-PRO-SP-SPR  
 ORIGINAL SUBMITTAL

**A-101**



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**  
 8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

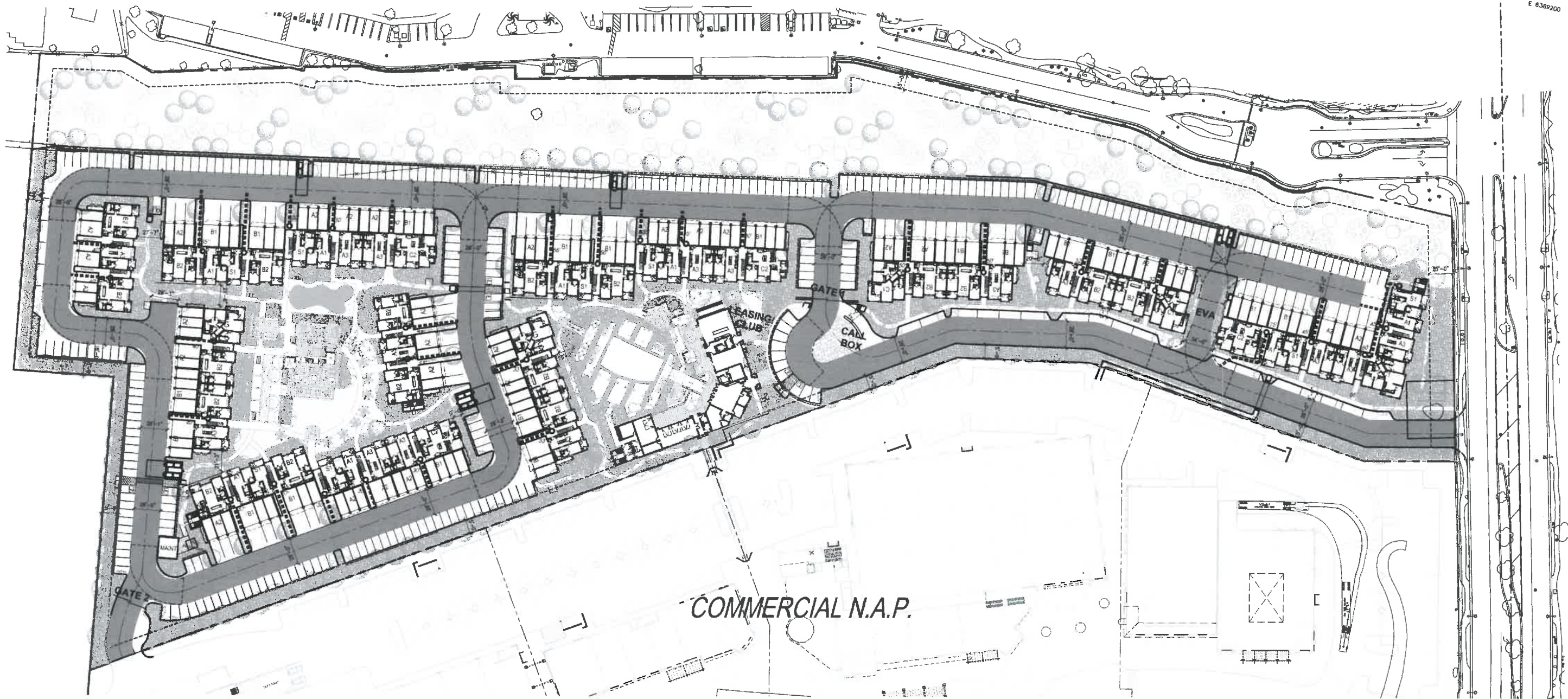
LOS ANGELES, CA

**CONCEPT SITE PLAN**






**ARCHITECTS ORANGE**  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860



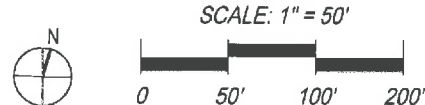
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**FIRE ACCESS LEGEND**

	<table border="1" data-bbox="637 1461 761 1522"> <tr><td>BLDG X</td></tr> <tr><td>TYPE X</td></tr> </table>	BLDG X	TYPE X	BUILDING NUMBER
BLDG X				
TYPE X				
		PROPERTY LINE		
		SETBACK LINE		
		CLEAR FIRE LANE/ FIRE ACCESS		

**EXHIBIT "A"** ORIGINAL SUBMITTAL:  
 Page No. 9 of 20  
 Class No. D12-2010-1555-DR-D-312 SPR



**A-102**



# THE VILLAGE AT PORTER RANCH

LOS ANGELES, CA

# CONCEPTUAL FIRE ACCESS PLAN

## SHAPELL PROPERTIES, INC.

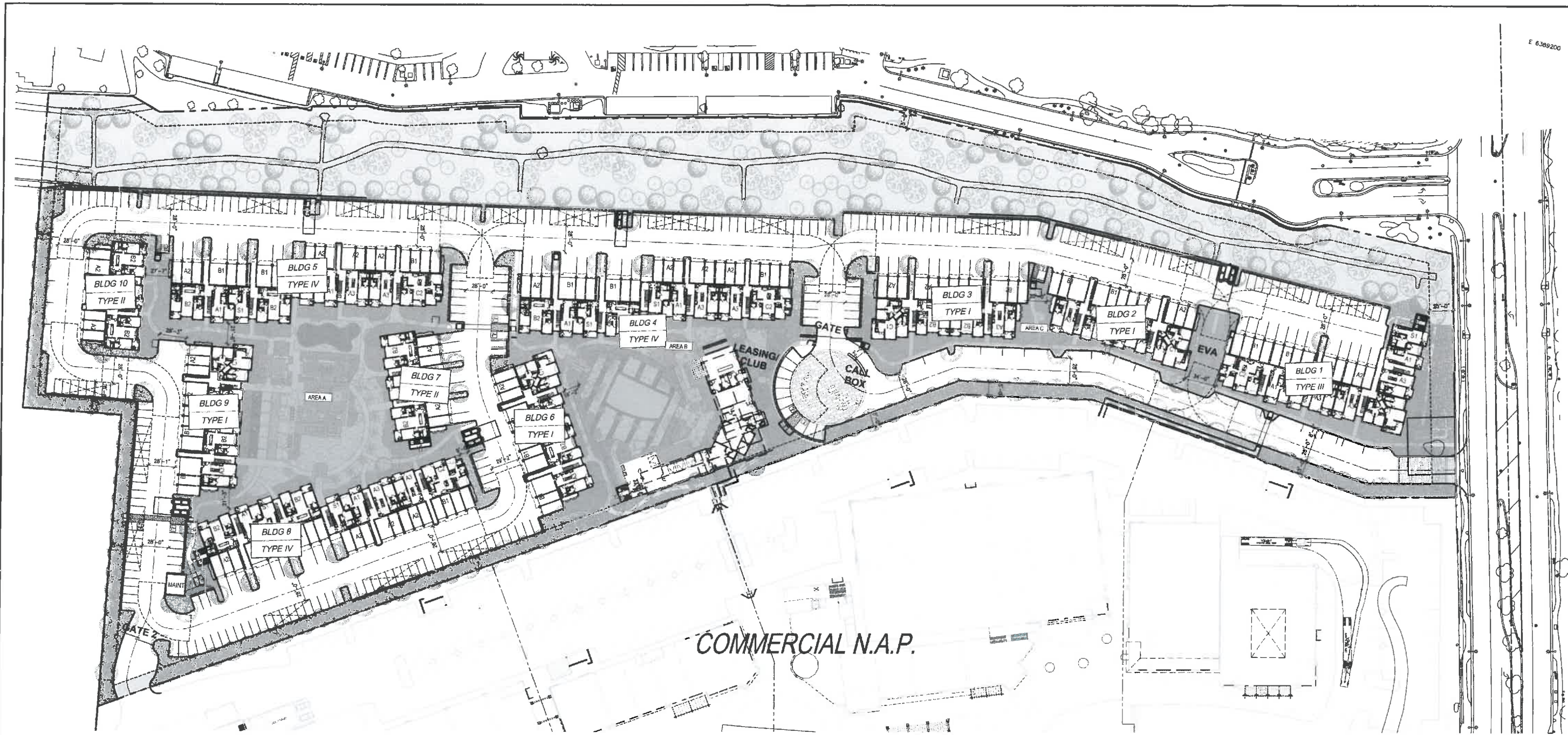
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**OPEN SPACE LEGEND**

	15'x15' COMMON OPEN SPACE
	CONTIGUOUS VISUAL OPEN SPACE
	BUILDING NUMBER TYPE X
	PROPERTY LINE
	SETBACK LINE

**OPEN SPACE REQUIRED**

TYPE	SQ. FT.	UNITS	TOTAL SQ. FT.
Less than 3 habitable rooms (Studio & 1 Bed)	100	147	14,700
3 habitable rooms (2 Bed)	125	92	11,500
More than 3 habitable rooms (3 Bed)	175	27	4,725
<b>TOTAL</b>	-	<b>266</b>	<b>30,925</b>

**COMMON AREA OPEN SPACE PROVIDED**

AREA	SQ. FT.	AC
A	41,417	0.95
B	31,940	0.73
C	17,189	0.39
<b>TOTAL</b>	<b>90,546</b>	<b>2.08</b>

COMMON OPEN SPACE MUST BE 400 SQ. FT. MINIMUM WITH NO HORIZONTAL DIMENSION LESS THAN 15'-0". CAN INCLUDE RECREATIONAL AMENITIES SUCH AS SWIMMING POOLS, SPAS, TABLES, BENCHES, CHILDREN'S PLAY AREAS, BALL COURTS, BBQ'S, AND SITTING AREAS -SEC 12.21.G(b)

**CONTIGUOUS VISUAL OPEN SPACE PROVIDED**

AREA	SQ. FT.	AC
	162,845	3.74
<b>TOTAL</b>	<b>162,845</b>	<b>3.74</b>

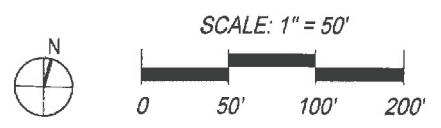
FOR LANDSCAPE PERCENTAGE INFORMATION PLEASE REFER TO LANDSCAPE PLANS

**PRIVATE AREA OPEN SPACE PROVIDED**

UNIT TYPES	QTY	ACTUAL PATD SQ. FT.	TOTAL SQ. FT.
S1	22	67	1,474
A1	24	60	1,440
A2	56	70	3,920
A3	45	66	2,970
B1	38	120	4,560
B2	54	65	3,510
C1	15	130	1,950
C2	12	62	744
<b>TOTAL</b>	<b>256</b>	-	<b>20,568</b>

PRIVATE OPEN SPACE MUST CONTAIN MINIMUM 50 SQ. FT. PER DWELLING UNIT, AND HAVE NO HORIZONTAL DIMENSION LESS THAN 6'-0" - SEC 12.21.G(a)

**EXHIBIT "A"** ORIGINAL SUBMITTAL:  
 Page No. 5 of 20  
 Case No. 12-2016-1555-DCA WPSPE



**A-103**



**THE VILLAGE AT PORTER RANCH**

LOS ANGELES, CA

**OPEN SPACE PLAN**

**SHAPELL PROPERTIES, INC.**

**ARCHITECTS ORANGE**

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860

2014 157 05-03-2016

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FRONT ELEVATION

ORIGINAL SUBMITTAL: \_\_\_\_\_  
 \_\_\_\_\_  
**EXHIBIT "A"**  
 Page No. 4 of 20  
 City of LA Div. 3016-155-126 SP. SEC.

**A-201**

**TYPE I BUILDING - CONCEPTUAL ELEVATION**  
 LOS ANGELES, CA

SCALE: 1/8" = 1'-0"



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**

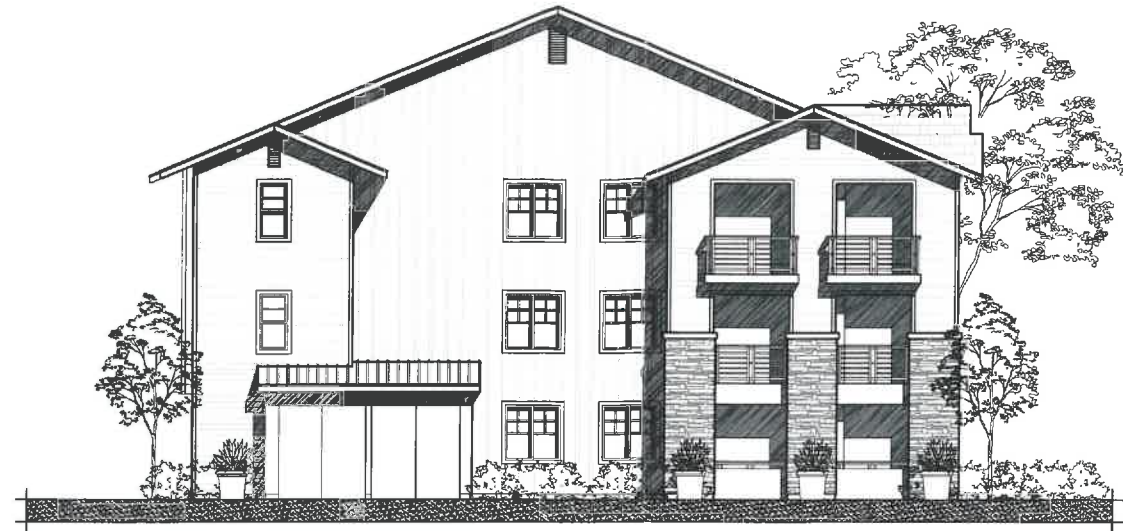
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RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

ORIGINAL SUBMITTAL:

EXHIBIT "A"  
 Page No. 7 of 20  
 0110 110, P12-2016, 1555-PP-6-SP-382

A-202

TYPE I BUILDING - CONCEPTUAL ELEVATION

LOS ANGELES, CA

SCALE: 1/8" = 1'-0"

2014-157 05-03-2016



THE VILLAGE AT PORTER RANCH

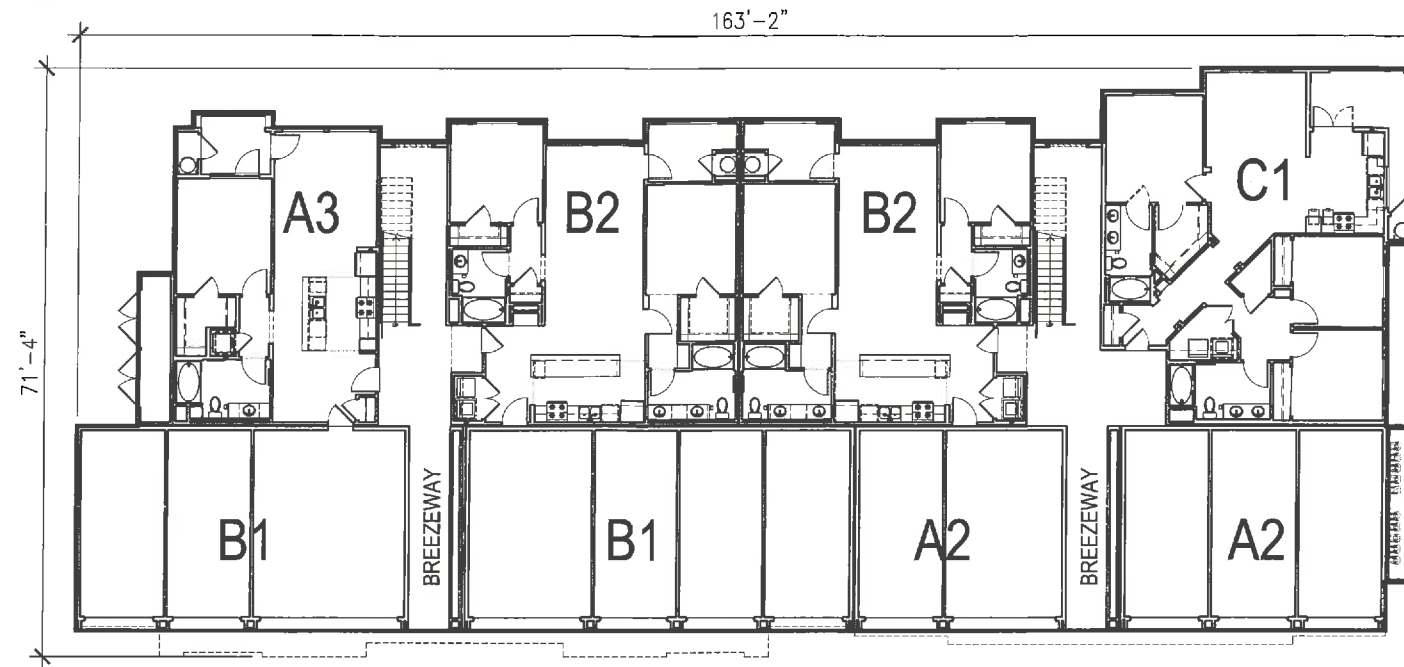
SHAPPELL PROPERTIES, INC.

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

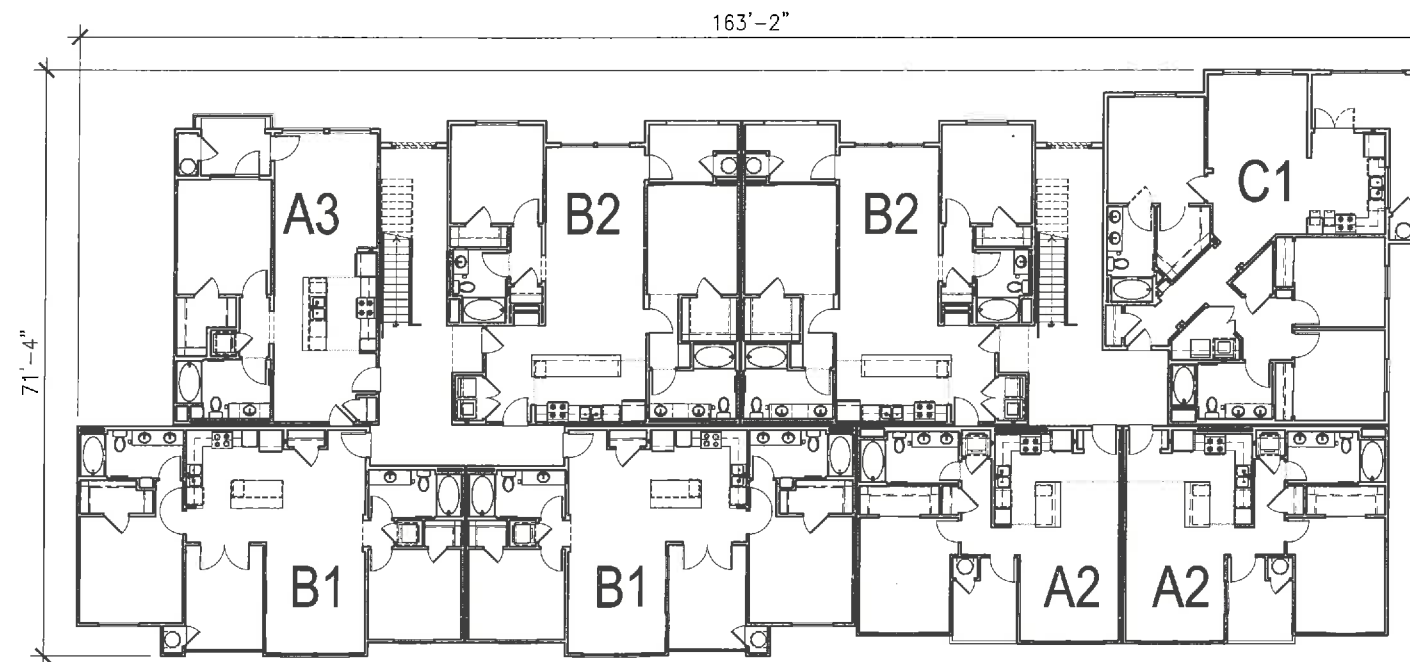
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1st FLOOR PLAN



2nd & 3rd FLOOR PLAN

**EXHIBIT "A"**  
 Page No. 8 of 20  
 Case No. DIR-2016-1555-DIG-SHAPK

ORIGINAL SUBMITTAL:  
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 \_\_\_\_\_  
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**A-203**

**TYPE I BUILDING - FLOOR PLANS**

LOS ANGELES, CA

SCALE: 3/32" = 1'-0"



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**

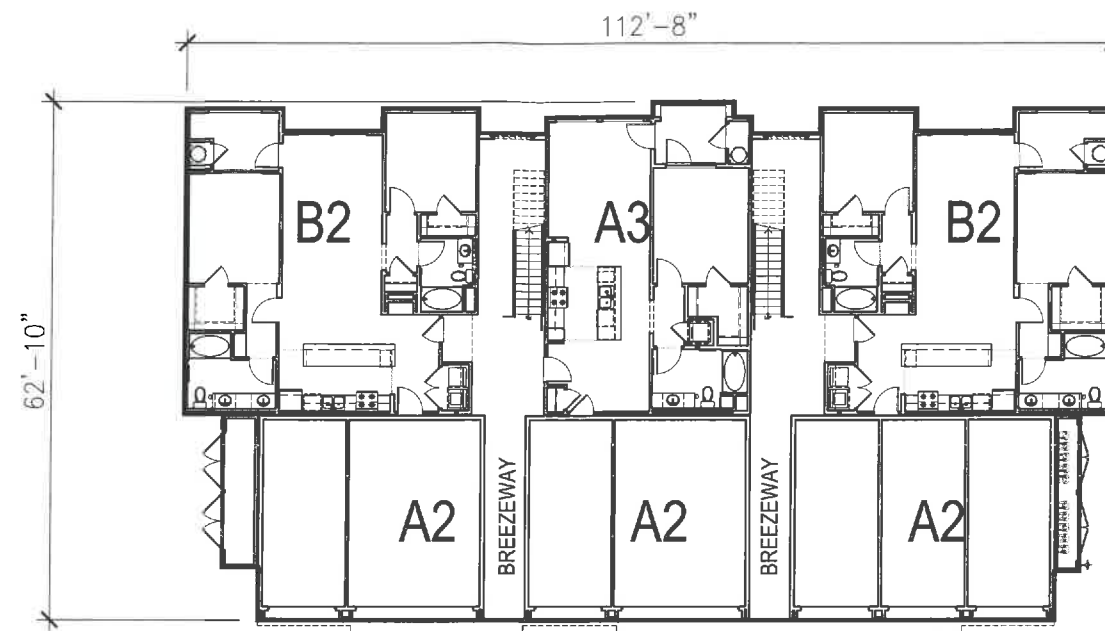
8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**ARCHITECTS ORANGE**

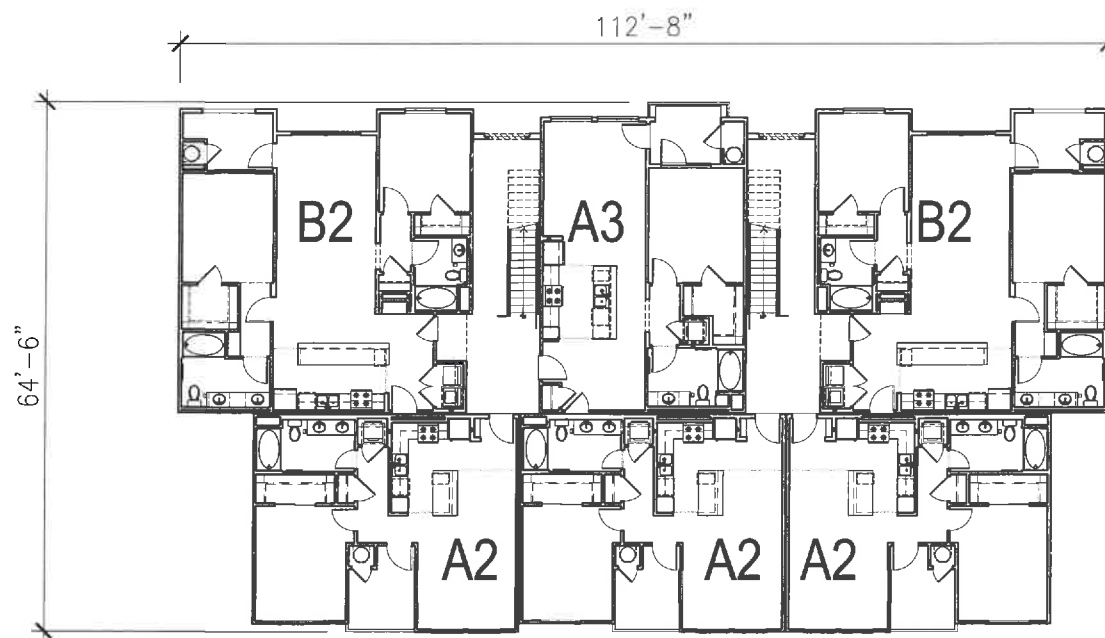
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1st FLOOR PLAN



2nd & 3rd FLOOR PLAN

**EXHIBIT "A"**  
 Page No. 9 of 20  
 Case No. D12-2016-1555-UR-9-SR-SP-2

ORIGINAL SUBMITTAL:  
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 \_\_\_\_\_  
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**A-204**

**TYPE II BUILDING - FLOOR PLANS**

LOS ANGELES, CA

SCALE: 3/32" = 1'-0"



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

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**EAST ELEVATION**  
PORTER RANCH DRIVE



**SOUTH ELEVATION**  
PRIVATE ENTRY DRIVE

ORIGINAL SUBMITTAL:

**EXHIBIT "A"**  
Page No. 10 of 20  
Project No. DWG. 2016-1535-DWG-SWP-SD12

**A-205**



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**TYPE III BUILDING - CONCEPTUAL ELEVATION**  
LOS ANGELES, CA

SCALE: 1/8" = 1'-0"

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**WEST ELEVATION**  
ADJACENT TO EVA



**NORTH ELEVATION**  
PRIVATE ROAD ADJACENT TO BURM

ORIGINAL SUBMITTAL:

**EXHIBIT "A"**  
Page No. 11 of 20  
Case No. PR-2016-1555-DR-6 SRP SR **A-206**



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**TYPE III BUILDING - CONCEPTUAL ELEVATION**  
LOS ANGELES, CA

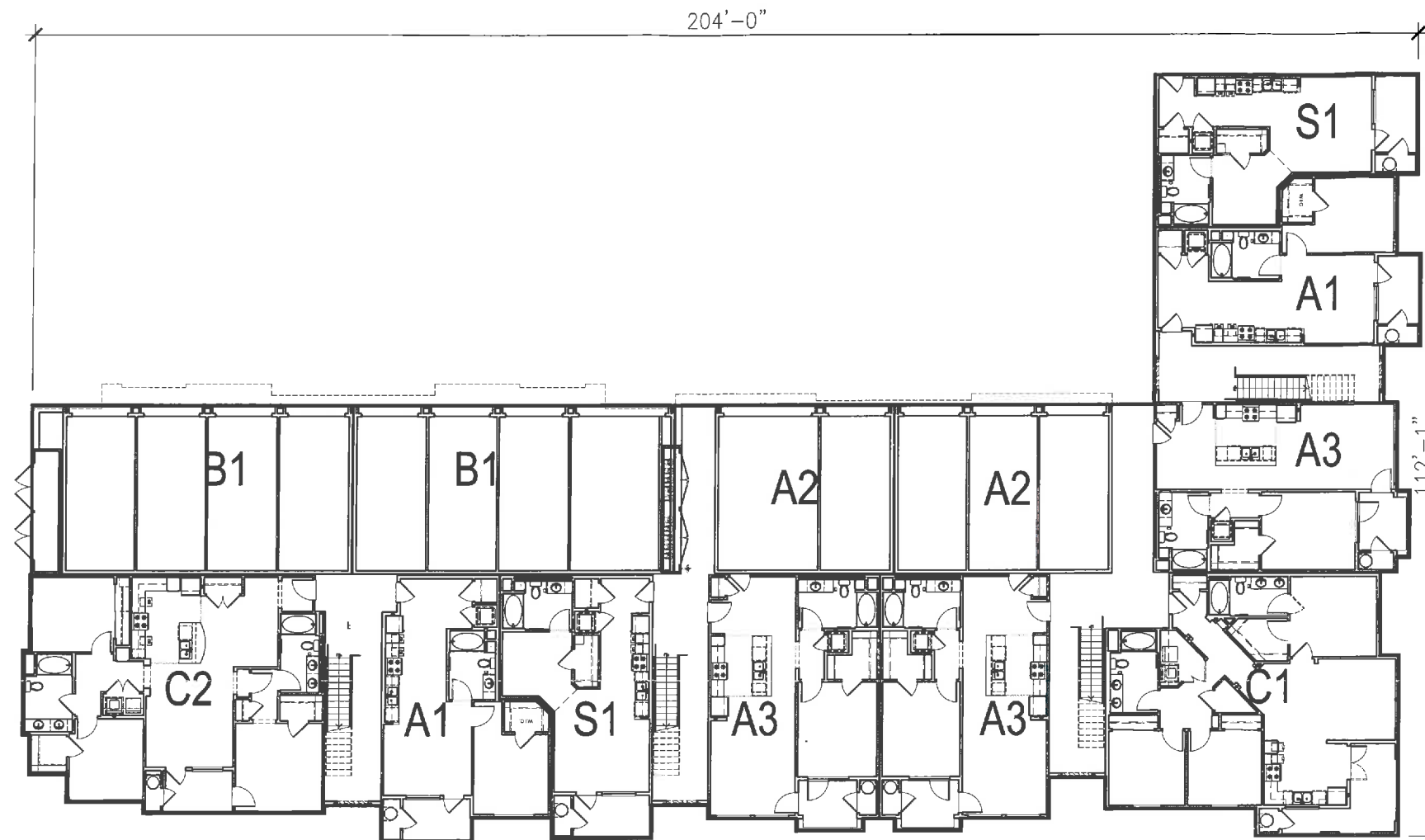
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1st FLOOR PLAN

EXHIBIT A  
 Page No. 12 of 20  
 DR-2016-1555-PROSPP-SP2

ORIGINAL SUBMITTAL:

A-207

TYPE III BUILDING - FLOOR PLANS

LOS ANGELES, CA

SCALE: 3/32" = 1'-0"

2014-157 05-03-2016



THE VILLAGE AT PORTER RANCH

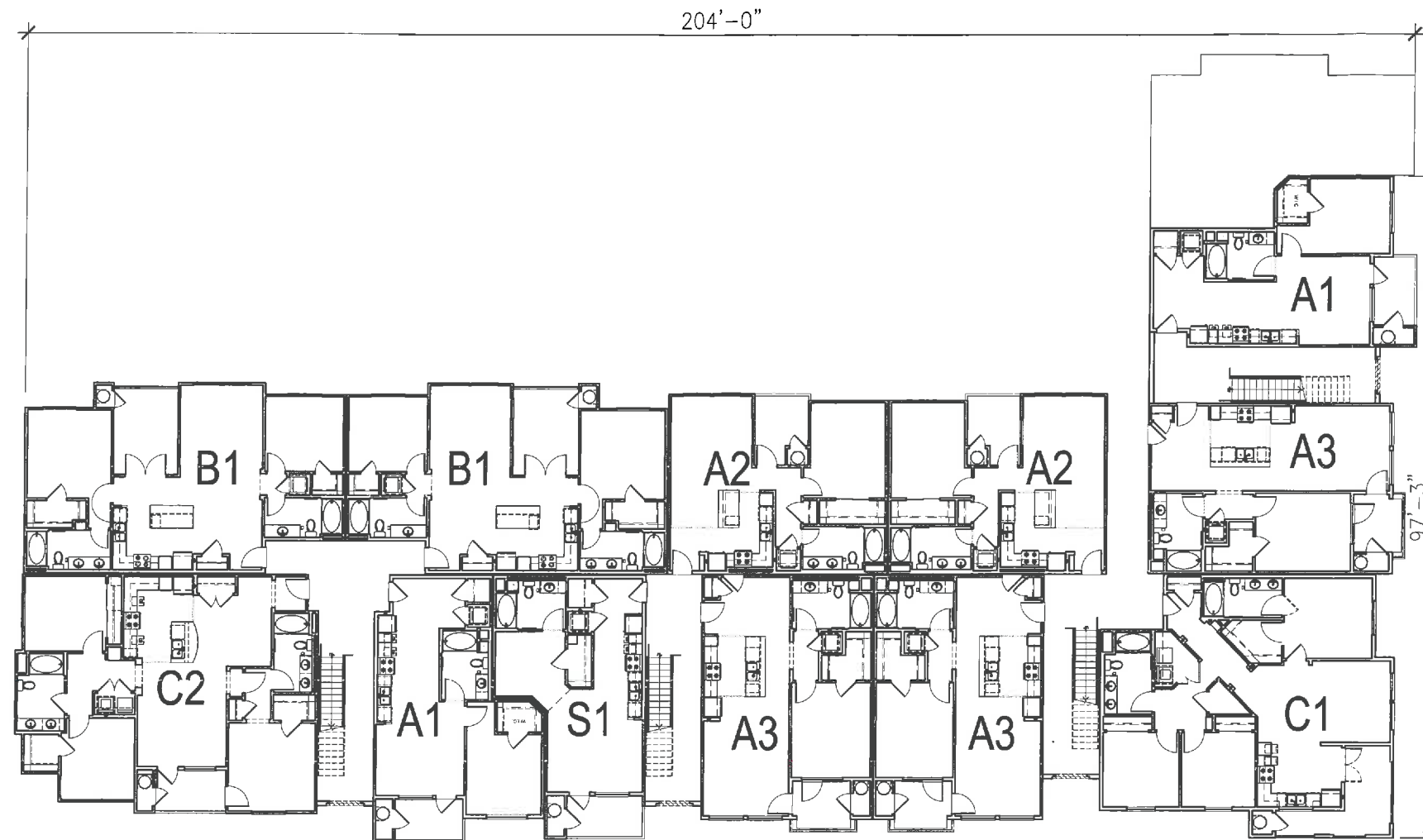
SHAPELL PROPERTIES, INC.

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

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2nd & 3rd FLOOR PLAN

**EXHIBIT "A"**  
 Page No. 13 of 20  
 Case No. DIC-2016-1555-DR-SPP-SPR

ORIGINAL SUBMITTAL:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**A-208**

**TYPE III BUILDING - FLOOR PLANS**

LOS ANGELES, CA

SCALE: 3/32" = 1'-0"



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**

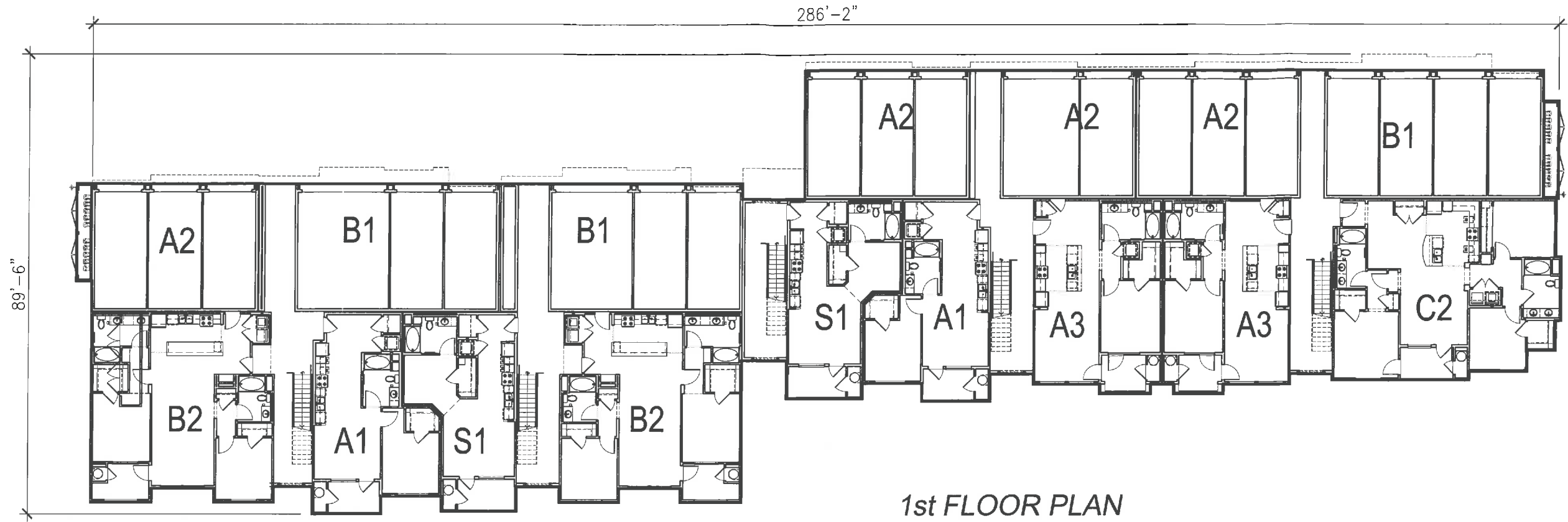
8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**ARCHITECTS ORANGE**

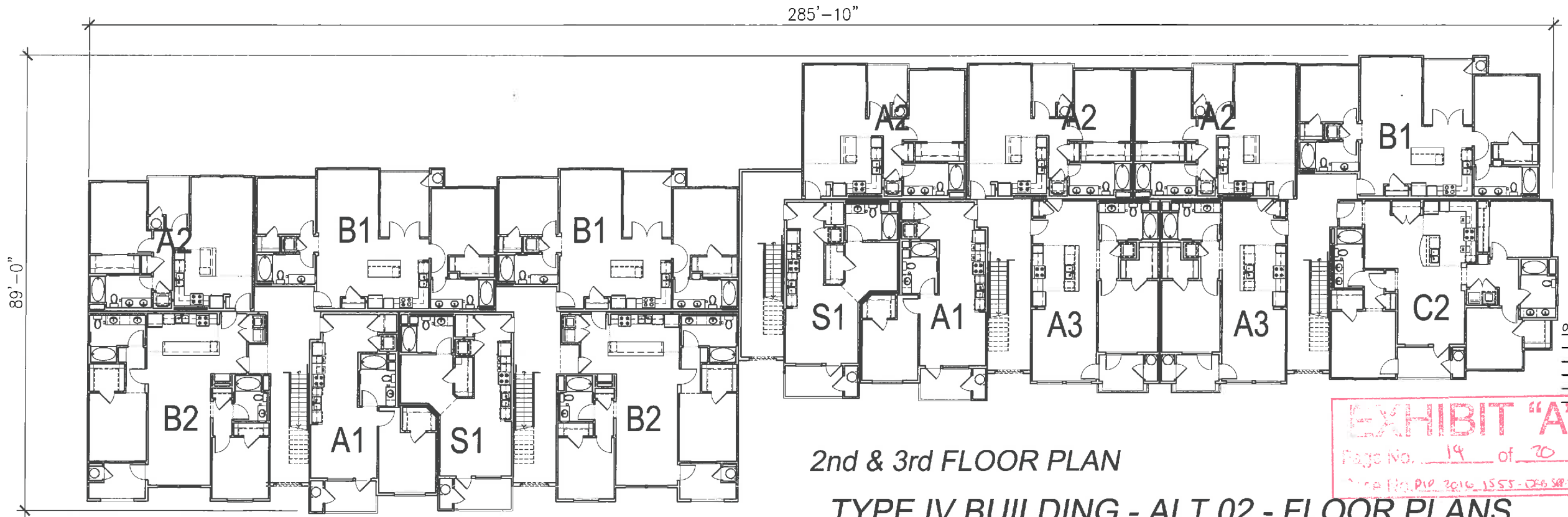
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1st FLOOR PLAN



2nd & 3rd FLOOR PLAN

**TYPE IV BUILDING - ALT 02 - FLOOR PLANS**

LOS ANGELES, CA

**EXHIBIT "A"**  
 Page No. 19 of 20  
 A-209  
 2016-1555-026 SR502

ORIGINAL SUBMITTAL:  
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2014-157 05-03-2016

SCALE: 3/32" = 1'-0"



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**  
 8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**ARCHITECTS ORANGE**  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



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ENTRY DRIVE



RETAIL EDGE

ORIGINAL SUBMITTAL:

EXHIBIT "A"  
 Page No. 15 of 20  
 Date: 05-03-2016 1555-DRYSPR SPP

A-301



THE VILLAGE AT PORTER RANCH

SHAPELL PROPERTIES, INC.

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

LEASING/AMENITIES ELEVATION CONCEPT  
 LOS ANGELES, CA

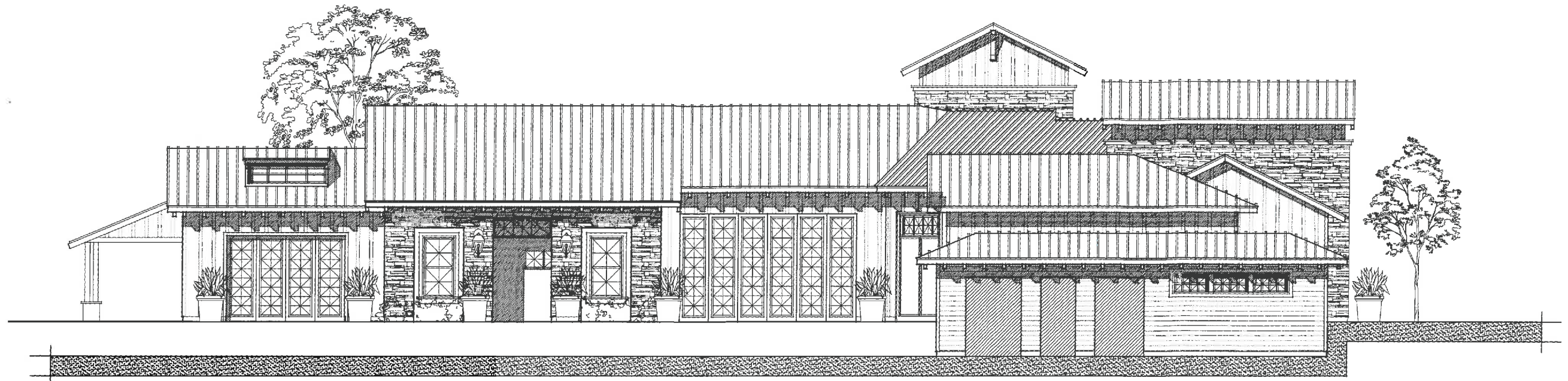
SCALE: 3/16" = 1'-0"

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POOL SIDE (CLUBHOUSE)



POOL SIDE (FITNESS)

ORIGINAL SUBMITTAL:

EXHIBIT "A"  
 Page No. 16 of 20  
 Case No. DIR 2016 1555-PRO-SPR-SPD

A-302



THE VILLAGE AT PORTER RANCH

SHAPELL PROPERTIES, INC.

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

LEASING/AMENITIES ELEVATION CONCEPT  
 LOS ANGELES, CA

SCALE: 3/16" = 1'-0"

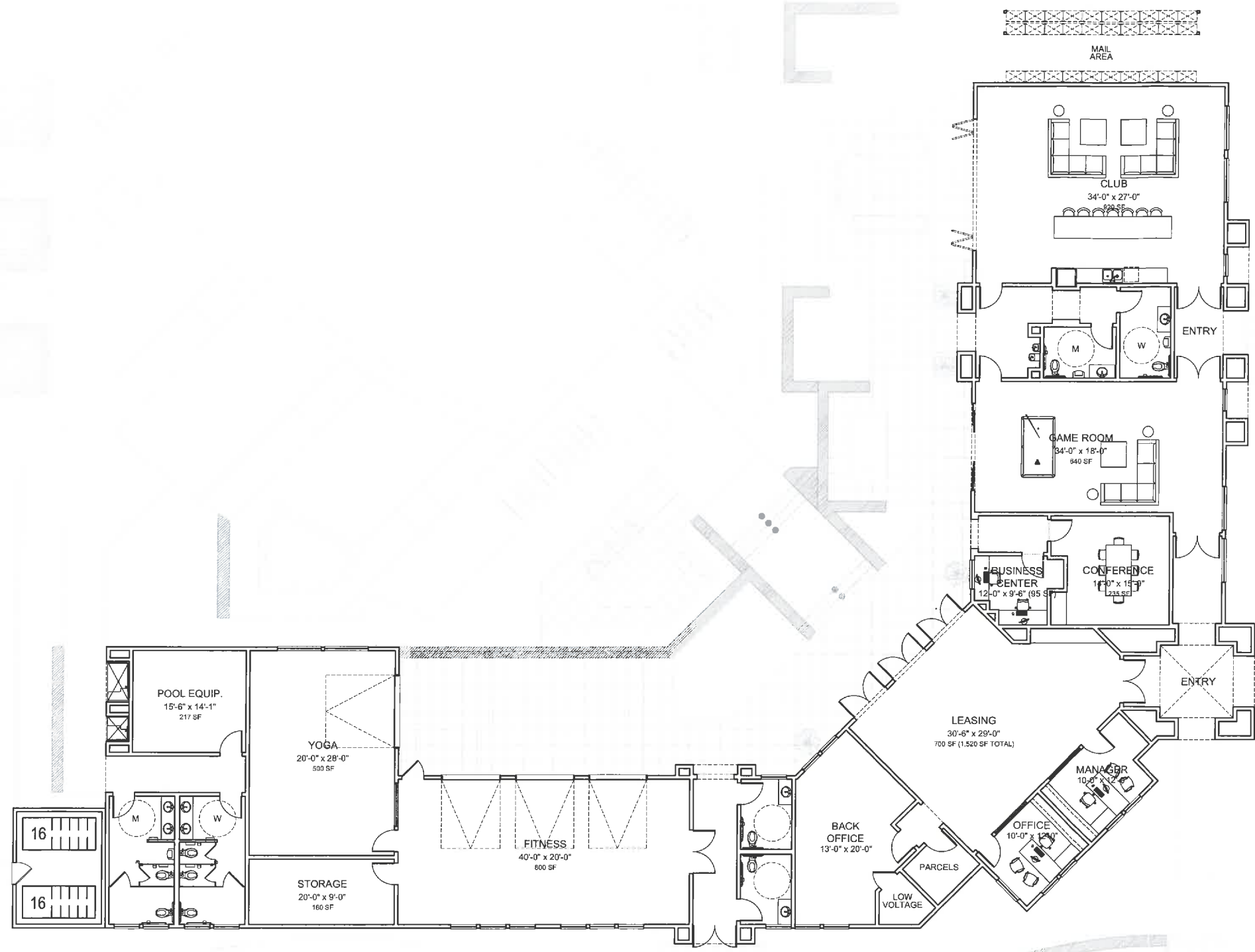
ARCHITECTS ORANGE

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**EXHIBIT "A"**  
 Page No. 17 of 20  
 Case No. PIC 2016-1555-P.R.D-SW-SP

ORIGINAL SUBMITTAL:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**A-303**



**THE VILLAGE AT PORTER RANCH**

LOS ANGELES, CA

**LEASING/AMENITIES PLAN**

SCALE: 1/8" = 1'-0"

**SHAPELL PROPERTIES, INC.**

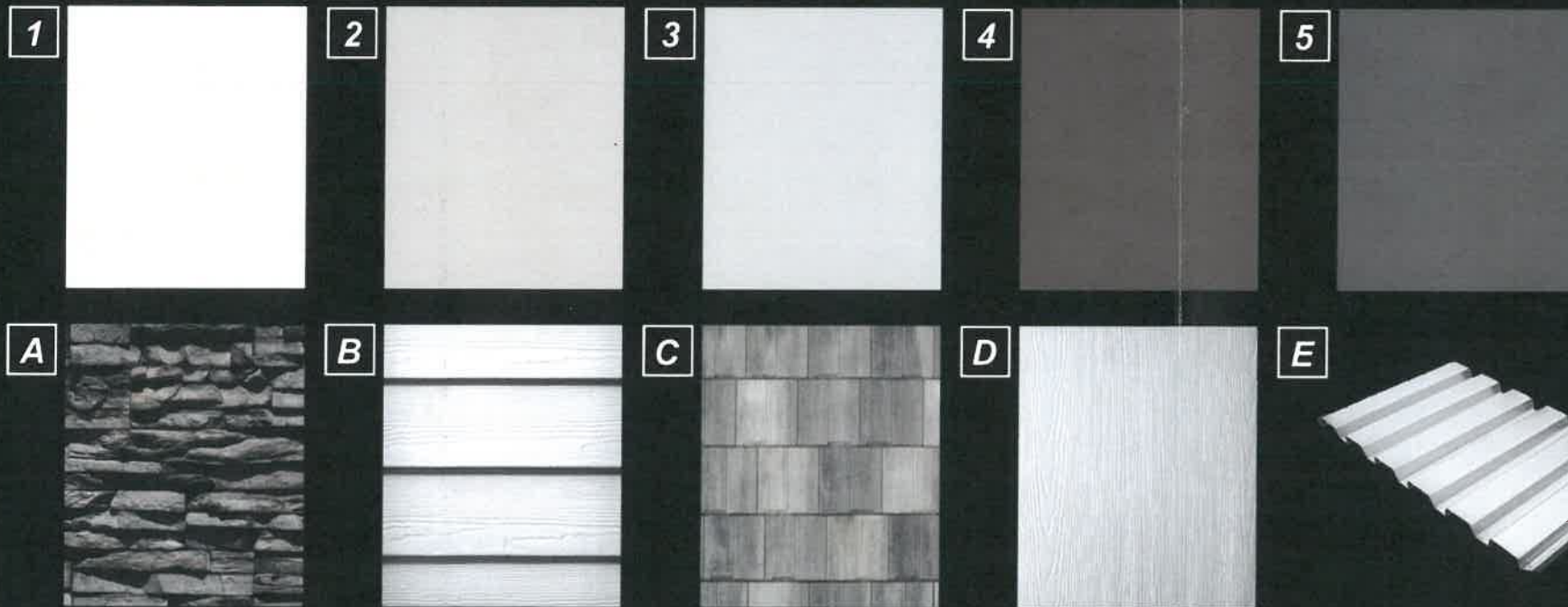
8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**ARCHITECTS ORANGE**

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- 1** SW 6084 MODEST WHITE
- 2** SW 7036 ACCESSABLE BEIGE
- 3** SW 7064 PASSIVE
- 4** SW 6076 TURKISH COFFEE
- 5** SW 7048 URBANE BRONZE
- A** ELDORADO STACKED STONE - BLACK RIVER
- B** HARDIE LAP SIDING
- C** ROOF BORAL SAXONY SPILT SHAKE 600  
STONE MOUNTAIN BLEND
- D** HARDIE BOARD AND BATTEN SIDING
- E** REVERSE BOX RIB PROFILE METAL SIDING  
SW 7067 CITYSCAPE

**A-401**



**THE VILLAGE AT PORTER RANCH**

**SHAPELL PROPERTIES, INC.**

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**TYPE I BUILDING - CONCEPTUAL ELEVATION**  
LOS ANGELES, CA

SCALE: 1/8" = 1'-0"

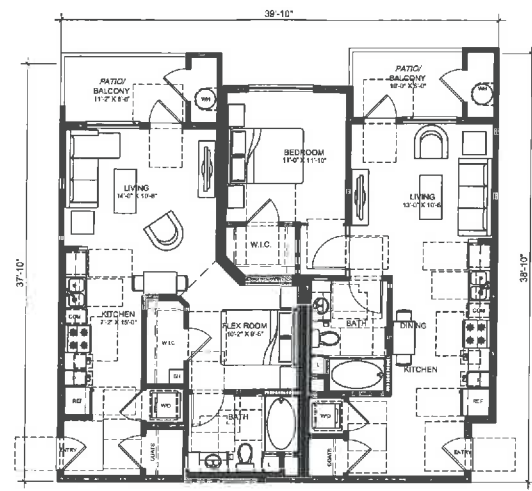
**ARCHITECTS ORANGE**

144 NORTH ORANGE ST. ORANGE, CALIFORNIA 92666 (714) 539-9850



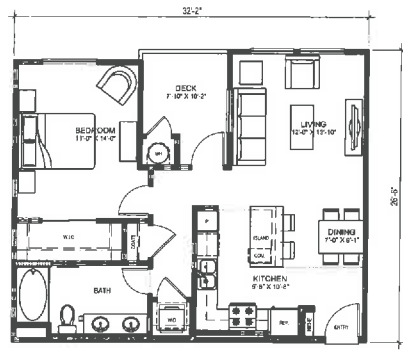
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EXHIBIT A STAMP ON BACK SIDE

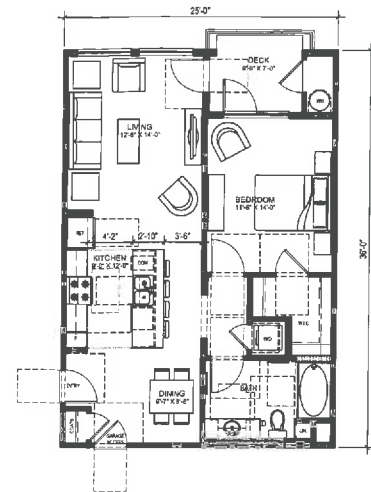


UNIT S1  
STUDIO UNIT  
UNIT AREA: 618 SQ. FT.  
PATIO/BALCONY: 67 SQ. FT.

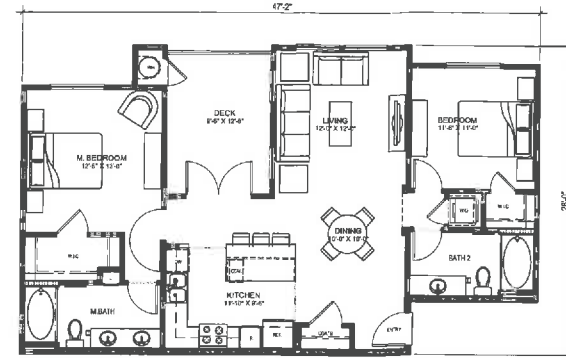
UNIT A1  
1 BEDROOM - 1 BATH  
UNIT AREA: 704 SQ. FT.  
PATIO/BALCONY: 60 SQ. FT.



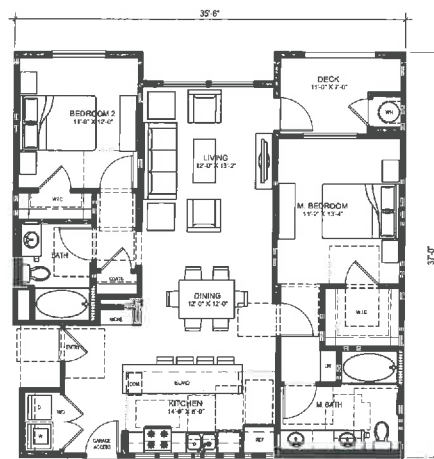
UNIT A2  
1 BEDROOM - 1 BATH  
UNIT AREA: 789 SQ. FT.  
PATIO/BALCONY: 70 SQ. FT.



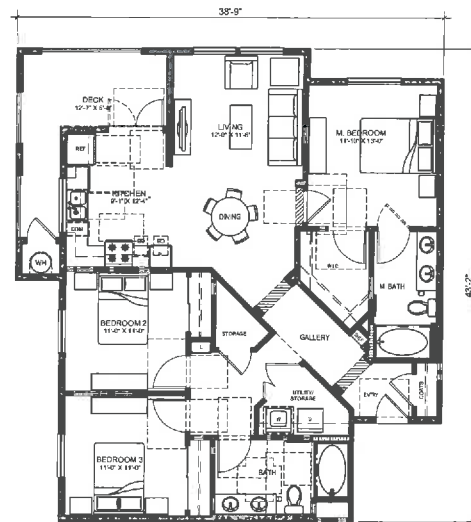
UNIT A3  
1 BEDROOM - 1 BATH  
UNIT AREA: 830 SQ. FT.  
PATIO/BALCONY: 68 SQ. FT.



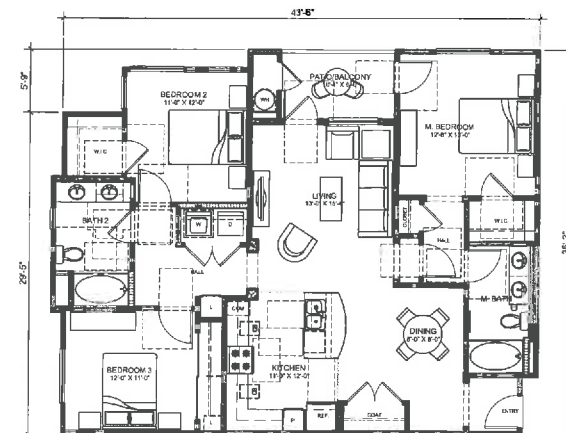
UNIT B1  
CARRIAGE  
2 BEDROOMS / 2 BATHS  
UNIT AREA: 1068 SQ. FT.  
PATIO/BALCONY: 120 SQ. FT.



UNIT B2  
2 BEDROOMS / 2 BATHS  
UNIT AREA: 1167 SQ. FT.  
PATIO/BALCONY: 65 SQ. FT.



UNIT C1 - ALT D3  
3 BEDROOM - 2 BATH  
NET UNIT SQ. FT.: 1319 SQ. FT.  
PATIO/BALCONY: 130 SQ. FT.



UNIT C2  
3 BEDROOMS / 2 BATHS  
UNIT AREA: 1401 SQ. FT.  
PATIO/BALCONY: 62 SQ. FT.

**EXHIBIT "A"**  
Page No. 19 of 20  
Case No. DIR. 2016-1555-DPB-SUP-SAP

ORIGINAL SUBMITTAL:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**A-501**



**THE VILLAGE AT PORTER RANCH**

LOS ANGELES, CA

**SHAPELL PROPERTIES, INC.**

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

**UNIT PLANS**

**ARCHITECTS ORANGE**

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860



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**EXHIBIT "A"**  
 Page No. 20 of 20  
 Case No. DIR-2016-1555-DR-SPR.SP

<b>Multi-Family Site:</b>	
Site Area	557,568 SF (12.8 acres x 43,560 SF / acre = 557,568 SF)
Landscape Area	229,950 SF
LANDSCAPE AREA REQUIRED =	25%
LANDSCAPE AREA PROVIDED =	41%

# Village at Porter Ranch

## Porter Ranch

L.A. Group Design Works, Inc.



Date: 02-17-2016  
 Date: 11-18-2015  
 Date: 11-04-2015  
 Date: 10-30-2015  
 JOB # 4401

**L-1**

**L.A. GROUP**  
 Design Works

Landscape Architecture  
 24013 Ventura Blvd. Suite 201  
 Calabasas, CA 91302  
 P 818.251-9718 / 818.251-9719  
 email: PdesignWorks@lagroupinc.net

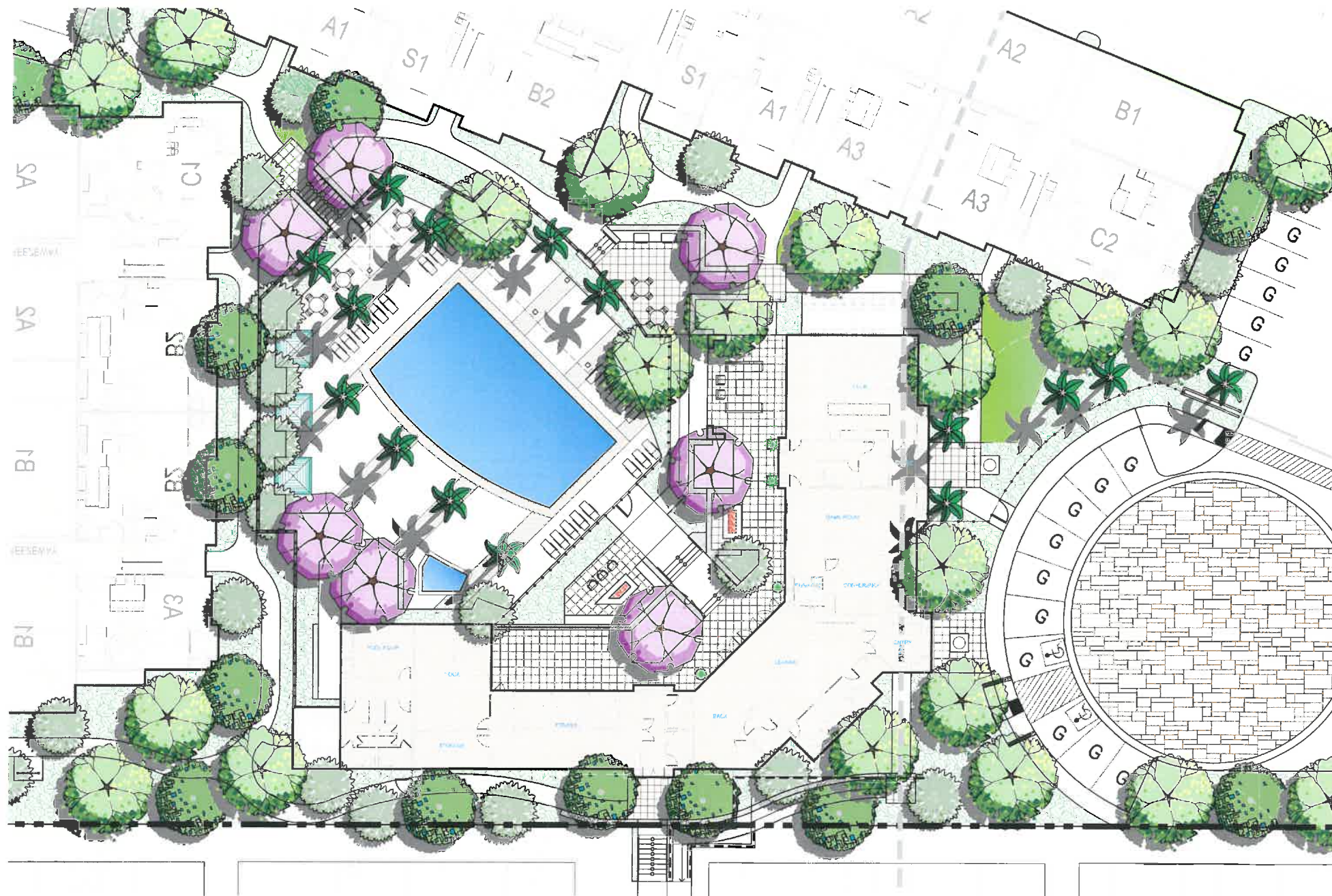


EXHIBIT "A"  
 Page No. 21 of 22  
 Case No. D12-2016-1555-020-SPR-SPR

# Village at Porter Ranch

## Porter Ranch

Date: 5/3/2018  
 Date: 2/12/2016  
 JOB # 4401

**L-2**

**L.A. GROUP**  
 Design Works

Landscape Architecture  
 24013 Ventura Blvd, Suite 201  
 Calabasas, CA 91302  
 p 818.251-9718 f 818.251-9719  
 email: DesignWorks@lagroupinc.net

SCALE: 1/16" = 1'-0"



EXHIBIT <sup>SR A12</sup> A  
 Page No. 22 of 22  
 Case No. Dir. 2016 1555-DRBSPRSPR

# Village at Porter Ranch

## Porter Ranch

L.A. Group Design Works, Inc.

Date: — JOB # 4401 **L-3**

**L.A. GROUP**  
 Design Works

Landscape Architecture  
 24013 Ventura Blvd. Suite 201  
 Calabasas, CA 91302  
 p 818.251-9718 f 818.251-9719  
 email: DesignWorks@lagroupinc.net

SCALE: 1/16" = 1'-0"

Landscape Architecture



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## Village at Porter Ranch

2 messages

---

**Amy Attiyah Muck** <aaattiyah@yahoo.com>

Tue, Aug 9, 2016 at 12:20 PM

Reply-To: Amy Attiyah Muck <aaattiyah@yahoo.com>

To: "May.Sirinopwongsagon@lacity.org" <May.Sirinopwongsagon@lacity.org>

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch, for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Sincerely,  
Amy Attiyah

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:38 AM

To: Amy Attiyah Muck <aaattiyah@yahoo.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]

**EXHIBIT E**



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## For your consideration

2 messages

---

**Andrea Elberger** <andreaelberger@gmail.com>

Fri, Aug 12, 2016 at 4:44 PM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

>  
> We hope that the Shapell Village project can begin soon – as originally planned. We have been anticipating it for years.  
>  
> Michael and Andrea Elberger  
> [andreaelberger@gmail.com](mailto:andreaelberger@gmail.com)

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 8:23 AM

To: Andrea Elberger <andreaelberger@gmail.com>

Thank you for comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]





May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## Porter Ranch Village

3 messages

---

**Arielle Alterman** <arielle.alterman@gmail.com>

Mon, Aug 8, 2016 at 4:33 PM

To: May.Sirinopwongsagon@lacity.org

Cc: board@prnc.org

To Whom it May Concern:

I am a recent homeowner in Porter Ranch - in the millennial category. My boyfriend and I moved here from the hustle and bustle of Ventura Boulevard in Sherman Oaks to the family friendly, suburban area in Porter Ranch .

We love to explore new areas of the city - especially new dining. Porter Ranch is currently lacking such dining, and one can only eat at TGIFriday's so many times a month.

When I heard that a new village would go in next to our home, I relished in the idea that we can eat at new places rather than have to travel to other parts of the valley for good eats.

I'm looking forward to seeing the new Village proceed as promised!

If there are any other questions or if you'd like me to comment further, I'd be happy to help!

Warmly,

Arielle Alterman  
[949-521-3601](tel:949-521-3601)

---

**Becky Leveque** <dleveque@socal.rr.com>

Sat, Aug 13, 2016 at 9:18 AM

To: Arielle Alterman <arielle.alterman@gmail.com>

Cc: May.Sirinopwongsagon@lacity.org, board@prnc.org

My sentiments exactly. I am in favor of the shopping center.

Becky Leveque

Sent from my iPad

[Quoted text hidden]

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 8:23 AM

To: Arielle Alterman <arielle.alterman@gmail.com>

Cc: board@prnc.org

Thank you for comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:213978-1372)  
Department of City Planning  
Expedited Processing Section

8/15/2016

City of Los Angeles Mail - Porter Ranch Village

200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## Fwd: The Village and Hidden Creeks

2 messages

---

**Becky Leveque** <dleveque@socal.rr.com>

Sat, Aug 13, 2016 at 9:55 AM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Sent from my iPad

Begin forwarded message:

**From:** Jeff Jeon <jjeon@yahoo.com>  
**Date:** August 13, 2016 at 8:37:26 AM PDT  
**To:** Dave and Becky Leveque <dleveque@socal.rr.com>  
**Cc:** Issam Najm <IssamNajm@pmc.org>  
**Subject:** Re: The Village and Hidden Creeks

Thank you for your response. I will be calling the LAUSD, but I would urge PRNC to continue pressing the LAUSD as well. I believe a new high school should be one of the top priorities for our neighborhood.

On Aug 12, 2016, at 1:19 PM, Dave and Becky Leveque <dleveque@socal.rr.com> wrote:

Jeff,

You are not alone. From what I know after having a lead role in the acquisition and development and planning of the PRCS, LA Unified has no plans nor money to build a high school in Porter Ranch. It is not the decision of the PRNC. It is the decision of the LAUSD. I suggest you contact and work with LAUSD regarding your wishes. Our Board Member for this area is Scott Schmerelson. Give him a call and discuss this with him. He is in a better position to know the possibilities. The telephone # I have for him is [213-241-8333](tel:213-241-8333).

Let me know what he has to say.

Sincerely,

Becky Leveque

PRNC

Former Education Chair

—Original Message—

From: Jeff Jeon [<mailto:jjeon@yahoo.com>]

Sent: Friday, August 12, 2016 9:13 AM

To: [board@pmc.org](mailto:board@pmc.org)

Subject: The Village and Hidden Creeks

I'm currently a resident in Renaissance and have been living in Porter Ranch for more than 10 years. I'm very concerned about the proposed land use and possible public land give away to developers.

What we desperately need in our community is a new high school to go with our already excellent elementary and middle schools in our neighborhood. I don't understand how we can continue supporting continued growth and development without having the schools needed to support the families that live (and will live) in the area.

I urge the Board to push for a new high school ASAP with LAUSD and use public lands for that purpose. If developers want to continue with their proposed build out, we should push them to contribute to that effort as well.

Sincerely,

Jeff Jeon

20234 Via Galileo

Porter Ranch

[\(818\) 775-1884](tel:8187751884)

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

To: Becky Leveque <dleveque@socal.rr.com>

Thank you for the forward, it has been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## Fwd: Letter to City Planning

2 messages

---

**Becky Leveque** <dleveque@socal.rr.com>

Sat, Aug 13, 2016 at 9:54 AM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Sent from my iPad

Begin forwarded message:

**From:** Beverly Kulow <bkulow@hotmail.com>

**Date:** August 8, 2016 at 10:18:23 AM PDT

**To:** "board@prnc.org" <board@prnc.org>

**Subject:** Letter to City Planning

Please have builder continue plans and building without sending this letter to City Planning. This project is a much needed addition to community and this letter will only cause further delay and expense.

Sincerely,

Beverly Kulow

Sent from [Outlook](#)

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 8:20 AM

To: Becky Leveque <dleveque@socal.rr.com>

Thank you for your comments and concerns, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:2139781372)

Department of City Planning

Expedited Processing Section

8/15/2016

City of Los Angeles Mail - Fwd: Letter to City Planning

200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## I Support the New Porter Ranch Shopping Center

2 messages

---

**Cooper gmail** <cocooper53480@gmail.com>

Wed, Aug 10, 2016 at 3:30 PM

To: may.sirinopwongsagon@lacity.org

Cc: Board@prnc.org

Honorable Planning Commission,

On behalf of the people in our household we would like to express our concern with the proposed action to delay the construction of the Village Project at Porter Ranch.

Delaying the project any further than it already has been will delay the addition of sustainable employment positions for area residents, delay sales tax revenue, and prevent the beneficial environmental improvements outlined in the Porter Ranch General Plan.

Although we agree with several of the issues highlighted in the proposed letter to delay the project we believe that these issues can be achieved without causing delays in the construction.

Let's get the Village project built!  
PRNC Board - Do not send the letter!

Forwarded with the highest respect for the Commission.

Regards,

Sent from my iPad

**CONFIDENTIALITY NOTICE:** This electronic mail transmission is confidential, may be privileged and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system.

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:21 AM

To: Cooper gmail <cocooper53480@gmail.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]





May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## Support for the New Porter Ranch Shopping Center

2 messages

---

**David Lasher** <davidlasher@live.com>

Mon, Aug 8, 2016 at 11:38 PM

To: may.sirinopwongsagon@lacity.org

Cc: MelMitchell@prnc.org

Let's get the Village project built! Enough with the analysis paralysis!!

I live in Porter Ranch and support the project! Thank you.

David Lasher  
(818) 795-6394

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:41 AM

To: David Lasher <davidlasher@live.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
(213)978-1372  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## Village at Porter Ranch

2 messages

---

**Frank Su** <franksuu@gmail.com>  
To: may.sirinopwongsagon@lacity.org

Tue, Aug 9, 2016 at 4:20 PM

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Sincerely,

Frank Su

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>  
To: Frank Su <franksuu@gmail.com>

Mon, Aug 15, 2016 at 9:33 AM

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
(213)978-1372  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## re The Village at Porter Ranch

2 messages

---

**Fred Weiss** <fredweiss@outlook.com>

Fri, Aug 12, 2016 at 2:18 PM

To: May.Sirinopwongsagon@lacity.org

"Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. It will enhance the value of our houses after the devastating devaluation caused by the Aliso Canyon leak. Please recommend this plan to move forward as proposed by the developer.

Sincerely,

Fred Weiss & Heene Levine

11909 Laughton Way

Porter Ranch, CA 91326

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 8:24 AM

To: Fred Weiss <fredweiss@outlook.com>

Thank you for comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:2139781372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## The Village at Porter Ranch

2 messages

---

**Gerry Braganza** <gbraganza@sbcglobal.net>

Tue, Aug 9, 2016 at 11:22 PM

To: May.Sirinopwongsagon@lacity.org

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Sincerely,

Gerry Braganza

[gbraganza@sbcglobal.net](mailto:gbraganza@sbcglobal.net)

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:30 AM

To: Gerry Braganza <gbraganza@sbcglobal.net>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## Village at Porter Ranch

2 messages

---

**Jason Lumsden** <jasonlumsden@ymail.com>

Tue, Aug 9, 2016 at 12:51 PM

To: May.Sirinopwongsagon@lacity.org

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for the past year and I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Sincerely,  
Jason Lumsden  
Bella Vista in Porter Ranch.  
[919-451-6772](tel:919-451-6772)

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:38 AM

To: Jason Lumsden <jasonlumsden@ymail.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:213-978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## The Porter Ranch Village Project Built - Please Do Not Delay!

2 messages

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Jeremy Li <ljeremy@yahoo.com>

Mon, Aug 8, 2016 at 9:45 PM

Reply-To: Jeremy Li <ljeremy@yahoo.com>

To: "may.sirinopwongsagon@lacity.org" <may.sirinopwongsagon@lacity.org>, "Board@prnc.org" <Board@prnc.org>

"Let's get the Village project built! I've been waiting years to have more choices in dining and entertainment opportunities in our community." MS

---

"I'm very perplexed as to why the plan, which was so enthusiastically supported last year when it was unveiled to a standing room only crowd, is now being questioned by some of the (new) board. I question whether this latest development respects the wishes of a majority of the community or is a personal agenda of a few individuals." KW

---

"Please have builder continue plans and building without sending this letter to City Planning. This project is a much needed addition to the community and this letter will only cause further delay and expense." BK

---

I am 59 and my husband is 60. We would like to live long enough to enjoy the Village. Our children are 25 and 28 and at the pace this project is moving they will also have died from old age before it's complete. We ask that you do not send your letter. We don't care about the community center, we already have a library, and the traffic will be fine. Please, no more analysis paralysis and just let the Builder build the thing." KW

---

"My family, neighbors and I have been so looking forward to the promise of a more upscale destination of dining and shopping so close to home, in fact within walking distance. We don't understand why the Porter Ranch Neighborhood Council is now questioning the feasibility of this anticipated space. The intent of this plan is to bring the community together in a much needed destination of additional dining and shopping choices, and a place to enjoy an evening or afternoon out, and keep our dollars spent in our own community. Please proceed with the plans!" WM

Thank you.

Jeremy Li

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May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:43 AM

To: Jeremy Li <ljeremy@yahoo.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

(213)978-1372

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

8/15/2016

City of Los Angeles Mail - The Porter Ranch Village Project Built - Please Do Not Delay!

Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## The Village at Porter Ranch

2 messages

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**Jonathan Paras** <jonathan.paras@gmail.com>

Tue, Aug 9, 2016 at 1:55 PM

To: May.Sirinopwongsagon@lacity.org

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Regards,

Jonathan Batugo Paras

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:36 AM

To: Jonathan Paras <jonathan.paras@gmail.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
(213)978-1372  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]





May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Supporting the Village at Porter Ranch

2 messages

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**Kathy West** <readwest@gmail.com>

Thu, Aug 11, 2016 at 7:41 AM

To: May.Sirinopwongsagon@lacity.org

We are writing to you to express support for the Village at Porter Ranch. Less than a year ago we attended a meeting of the Porter Ranch Neighborhood Council (PRNC) where hundreds of stakeholders in the community listened to a presentation by Shappell explaining the Village (<http://www.pnrc.org/village-porter-ranch-provide-best-class-destination-retail>). People were wildly enthusiastic and supportive. The mood was that the project was long overdue and the sooner the groundbreaking the better.

Unfortunately, we were not able to attend July 13th meeting at your office. Having a meeting during the week in the middle of the day, as you might imagine, is very inconvenient, especially for people who work. We did read a summary of the meeting that was posted on the PRNC site. The summary said that there was an audience of about 35 and it was split on support of the plan as presented. It then detailed some objections such as no library, sustainability concerns, etc. Frankly, it seems as most of these concerns are already addressed in building and health codes and others, such as the library, are simply not a priority (especially given we already have libraries in Porter Ranch and Chatsworth).

We personally, have not spoken with a single community member who has any objection to the plan as-is. Please do not let a few people with what appear to be unwarranted concerns further delay this project. We truly believe had your meeting been held in the evening, as the one was less than a year ago, you would have had another standing room only crowd clamoring for the thing to be built.

Let's stop the analysis paralysis and let Shappell proceed.

Respectfully,  
Kathy and Mark West  
(and Garrett & Taylor West)  
20231 Pienza Lane  
Northridge, CA 91326  
[818-363-8177](tel:818-363-8177)

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 8:27 AM

To: Kathy West <readwest@gmail.com>

Thank you for comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:2139781372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## I Support the New Porter Ranch Shopping Center

2 messages

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**Kimberly Portugal** <knportugal23@icloud.com>

Wed, Aug 10, 2016 at 12:55 AM

To: may.sirinopwongsagon@lacity.org, board@prnc.org

Although I would like childcare, a community resource center/meeting place as supposedly written in the criteria set forth initially with plans for the Village at Porter Ranch (because current locales have their limitations), I cannot stress enough how much I would sacrifice those interests in favor of continuing the progress made and schedule for the Village at Porter Ranch. Let's get this done, as the plans currently stand. And if we are able to add a room for meetings or childcare service, then all the better.

We have waited long enough, endured so much with the Gas Company's massive leak, and as a community, have eagerly anticipated this grand and wonderful development to further enhance the area. Yes, it comes with traffic, of course! But it is a draw, another bonus to this area, and a convenience for us all. It will raise our property values and be something that we enjoy, even if we are stuck in our vehicles a few minutes longer. I look at that dirt patch and wonder when it will ever get done. If a delay for the positive could only take a couple of months, that would be fine, but we all know, it will drag on for much longer than that. What a disappointment for us all that would be. Bureaucracy or hesitancy from one or a few individuals should not hasten or stop the progress that has been so long in the making. We residents of Porter Ranch yet again must speak up for what we want. And we want our village!

I would attend the PRNC meeting to stand as another resident in favor of forward movement, but this agenda item is not until the later part of the evening and I have three kids with no coverage for me to go alone. So, I write this letter in hopes that it will make a difference.

Sincerely,  
Kimberly Portugal

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:29 AM

To: Kimberly Portugal <knportugal23@icloud.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Sign

2 messages

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**Krissy** <shopkrissy@aol.com>

Sun, Aug 7, 2016 at 11:15 PM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

I forgot to add on my last email the 'LED' sign at he shopping center, anything lit,bright,loud... Should be a NO. I love the wine country feel, Santa Barbara, Napa.... But I have NEVER seen a LED/brightly lit sign in wine country! They are creating an 'atmosphere' let's keep that 'feeling' .... Rustic wood, organic, wine barrels, nature... That doesn't equate to bright signs! If you don't believe me, take a drive to Santa Barbara.

Thank you again,

Kristina

Sent from my iPhone

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 8, 2016 at 1:12 PM

To: Krissy <shopkrissy@aol.com>

Hi Kristina,

Your additional comments have been incorporated into the file as well.

Sincerely,

May

May Sirinopwongsagon  
(213)978-1372  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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**Re: Porter Ranch Village Center/ case #TPC-2016-837**

2 messages

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**Krissy** <shopkrissy@aol.com>

Sun, Aug 7, 2016 at 8:04 PM

To: may.sirinopwongsagon@lacity.org, board@prnc.org, councilmember.englander@lacity.org

I attended the July hearing with the intention of supporting this development. I'm upset that I even need to write this kind of email.

Almost 25 years ago, residents fought hard for their community. The pie was cut, politicians and developers got almost all of it, the community got a very thin sliver of a slice. Today, we have to FIGHT just to keep the sliver.

Why can't the developer do what they promised?

How can these be a City Ordinance, but nobody is following it?

First, the 2 acres of land should be given as stated. The average value is around \$1.5 million dollars. Bartering that land for a 3,000 sq ft community center on the second floor of a retail complex is not in the best interest of the community.

Second, the community center requirement is 'allegedly' being fulfilled by the school. At the hearing, I found out that the contract with LAUSD is expiring soon and there is no requirement for LAUSD to resign a new contract. Not to mention, the 'community' doesn't classify the recreation room at the school as a 'true' community center.

Thirdly, I have an issue with the community childcare facility requirement being fulfilled at a religious establishment (Shepherd of the Hills Christian Church) Residents of other faiths should not to be excluded from the benefits of having a community childcare center; nor have their children be required to attend a weekly religious service during childcare hours. (Ex. Jewish, Hindu, LDS, Muslim)

Lastly, the Art Fund. I have put a request into the city on 7/18/16, and they are still gathering information. I have requested details regarding where this account is located and how much money is in it, if any. Again, it was written on the initial Development agreement, the community would have an Art Council set up, and would be apart of the decision making regarding the art purchased. To date, I have no knowledge that any such art fund exists, another disappointment.

The developer was able to build more houses because of this agreement, decades of politicians have gotten generous contributions because of this agreement, sadly the community to date has gotten nothing from this agreement.

While I know a traffic study hasn't been done in decades, I'm willing to forgo the request for a new study because I know it would delay the project even further. The items I referenced above can easily be addressed and will not delay this project in any manner.

I want an upscale shopping and dining area, very badly. But I'm not willing to sellout the community to do it. Many along the way have sold out to these deep pockets, please help and advocate for the community to get what was promised to them.....Nothing less, and nothing more.

Thank you for taking the time to read this, and thank you for always responding to my questions in a timely manner.

Kristina Zitkovich

A lifetime Chatsworth resident, business owner, and a mom who is passionate about the community!

Sent from my iPad

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 8, 2016 at 1:10 PM

8/8/2016

City of Los Angeles Mail - Re: Porter Ranch Village Center/ case #TPC-2016-837

To: Krissy <shopkrissy@aol.com>

Cc: board@pmc.org, councilmember.englander@lacity.org

Hello Kristina,

Thank you for comments and concerns, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

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May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Porter Ranch Village

2 messages

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**Marisa D'Anna** <marisatdanna@sbcglobal.net>

Wed, Aug 10, 2016 at 7:30 AM

Reply-To: Marisa D'Anna <marisatdanna@sbcglobal.net>

To: "May.Sirinopwongsagon@lacity.org" <May.Sirinopwongsagon@lacity.org>

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Sincerely,

Marisa Solomon

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:24 AM

To: Marisa D'Anna <marisatdanna@sbcglobal.net>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Village at Porter Ranch

4 messages

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**MattSchaaf@aol.com** <MattSchaaf@aol.com>

Sat, Aug 6, 2016 at 3:04 PM

To: May.Sirinopwongsagon@lacity.org

Dear Sir,

I'm getting really tired of waiting for the Village to go in. I'm not sure what issues are relevant to the general public other than if you drag your feet any longer I may die of old age before I can enjoy this welcome addition to the neighborhood. Do we really need a library there? What's wrong with the one just two blocks down the street? We need more entertainment and restaurants in the neighborhood!

Thank you,

Matthew Schaaf  
19528 Nashville Street  
Porter Ranch, CA 91326

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 8, 2016 at 1:15 PM

To: MattSchaaf@aol.com

Hello Matt,

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
(213)978-1372  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]

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**Matthew Schaaf** <mattschaaf@aol.com>

Wed, Aug 10, 2016 at 8:30 PM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

May,

I was at the meeting tonight. It is clear to me that the current board is not transparent. It would be helpful if any future meetings were better publicized. The vast majority of our community supports this project. The September meeting was standing room only and everyone attending went home with the understanding that this was a done deal.

Sincerely,

Matt Schaaf

Sent from my iPhone

[Quoted text hidden]

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:17 AM

To: Matthew Schaaf <mattschaaf@aol.com>

Hi Matt,

Thank you for the follow up comments. I've included them as part of your previous comments.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]





May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Support for the New Porter Ranch Shopping Center

2 messages

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**Mel Mitchell** <mel.mitchell.2000@gmail.com>

Fri, Aug 12, 2016 at 10:35 AM

To: may.sirinopwongsagon@lacity.org

My name is Mel Mitchell and the attached letter expresses my family's support for the new Porter Ranch shopping center. We have lived in Porter Ranch for the past 25 years and are eagerly waiting for the opening of the new Center - As soon as possible with no further delays!

I plan to attend the hearing on August 25, 2016 but may have to be out of town for work. Please accept this letter for Public Comment if I am unable to present in person.

—

**Mel Mitchell**

[Mel.Mitchell.2000@gmail.com](mailto:Mel.Mitchell.2000@gmail.com)



**Letter to Department of City Planning in Support of New PR Shopping Center - August 10 2016.pdf**

377K

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 8:25 AM

To: Mel Mitchell <mel.mitchell.2000@gmail.com>

Thank you for comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]

MEL MITCHELL  
18751 Lisburn Place  
Porter Ranch, CA 91326  
HOME: 818-366-4468

August 10, 2016

Ms. May Sirinopwongsagon  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012  
(213) 978-1372

Re: Case No. CPC-2016-838-DA

Dear Ms. Sirinopwongsagon:

My name is Mel Mitchell and this letter expresses my family's support for the new Porter Ranch shopping center. We have lived in Porter Ranch for the past 25 years and are eagerly waiting for the opening of the new Center - As soon as possible with no further delays!

I have personally reviewed this project for many years: I have been on the Porter Ranch Neighborhood Council (PRNC) Board since it was founded in 2003, served as its President for 8 years and on the PRNC Land Use Committee for the past 2 years. I am also a member of the Porter Ranch Design Review Board (DRB).

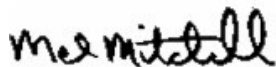
Since November 2005, Porter Ranch has reviewed 3 different designs for the shopping center: First in 2005, next in 2010 and the last on September 2, 2015 for the current design. The DRB also recently met regarding this project.

Consistently over the years Porter Ranch residents and stakeholders have supported a new shopping center for the community. The center is expected to be a gathering place for Porter Ranch residents and a destination for visitors to enjoy shopping, dining, theater and community events like a "Great Streets" Event / Pop-Up Art, Crafts, Music, Poetry.

The Porter Ranch gas leak occurred in October last year and the community has focused on this issue since then. The DRB meeting was held after the gas well was capped in February 2016 and the community was most vocal at the meeting about making this center a model for **"Sustainable Building Development" or "Green Construction"**.

We feel now after the gas leak disaster, that Porter Ranch has an opportunity to be an example or a model for effective Green Construction. We want this project to go beyond just minimum construction standards and requirements for **sustainably-designed buildings**. We strongly request that the City of Los Angeles require that the new Center adopt the most advanced and leading-edge sustainable design strategies.

Very truly yours,



Mel Mitchell & Family



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## The Village at Porter Ranch

2 messages

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**Melissa** <melissabryan@sbcglobal.net>

Tue, Aug 9, 2016 at 2:09 PM

To: May.Sirinopwongsagon@lacity.org

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am very excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Sincerely,

Melissa Cuevas  
Bella Vista Community Resident and parent of two children of PRCS

Sent from my iPhone

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:36 AM

To: Melissa <melissabryan@sbcglobal.net>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Proposed Shopping Center in Porter Ranch

2 messages

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**meowmom16@hotmail.com** <meowmom16@hotmail.com>

Tue, Aug 9, 2016 at 12:10 PM

To: May.Sirinopwongsagon@lacity.org

"Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

It will be a great and much needed asset to our community.

Sincerely,

Dana Berg

11519 Amalfi Way

Porter Ranch

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:39 AM

To: meowmom16@hotmail.com

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Re: New Porter Ranch Center

2 messages

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**Nicole Bootel** <nbootel@gmail.com>

Tue, Aug 9, 2016 at 6:34 PM

To: May.Sirinopwongsagon@lacity.org

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Sincerely,

Nicole Bootel

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:32 AM

To: Nicole Bootel <nbootel@gmail.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## The Village at Porter Ranch- please don't stop! We want it!!!

2 messages

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**Stacy O'Rourke** <stacy.orourke@me.com>

Tue, Aug 9, 2016 at 11:28 AM

To: May.Sirinopwongsagon@lacity.org

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Thanks  
Stacy O'Rourke

Sent from my iPhone

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:39 AM

To: Stacy O'Rourke <stacy.orourke@me.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## The Village At Porter Ranch

2 messages

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**Susan Lumsden** <Susan.lumsden@ymail.com>

Tue, Aug 9, 2016 at 2:39 PM

To: May.Sirinopwongsagon@lacity.org

Cc: Jen & Scott Hollestelle <jenhollestelle@gmail.com>, Gabbie Su <gabbie1023@gmail.com>

Dear Ms. Sirinopwongsagon,

I've been following the progress of the proposed shopping center in Porter Ranch, The Village at Porter Ranch for several years. I am excited at the possibilities and opportunities this project will give to all of Porter Ranch. Please recommend this plan to move forward as proposed by the developer.

Sincerely,

Susan Lumsden

Susan Lumsden

[919-451-4983](tel:919-451-4983)

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:34 AM

To: Susan Lumsden <Susan.lumsden@ymail.com>

Cc: Jen & Scott Hollestelle <jenhollestelle@gmail.com>, Gabbie Su <gabbie1023@gmail.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:213-978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Property development at Rinaldi and Porter Ranch St. In Porter Ranch

2 messages

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**Wendy** <wendym613@yahoo.com>

Sun, Aug 7, 2016 at 2:24 PM

To: May.sirinopwongsagon@lacity.org

Cc: board@pmc.org

I want to express my opinion regarding the plans for a "Walkable Village" at the intersection of Rinaldi and Porter Ranch streets in Porter Ranch. I live about 1 mile from this proposed development. I have lived here since 1998 when there was no retail space on Rinaldi and Corbin. I am so pleased that I have a convenient place to shop and dine. And my family, neighbors and I have been so looking forward to the promise of a more upscale destination of dining and shopping so close to home, in fact within walking distance. My son just bought a new home right next to this proposed area and has also been looking forward to a place to walk to and spend time. We don't understand why the Porter Ranch Neighborhood Council is now questioning the feasibility of this anticipated space. Their request for another library, when we have a fine one a mile away, doesn't make sense. Or the need for a child care facility. Or the traffic impact, that has already been taken into consideration. The intent of this plan is to bring the community together in a much needed destination of additional dining and shopping choices, and a place to enjoy an evening or afternoon out, and keep our dollars spent in our own community. Please proceed with the plans!

Thank You  
Wendy Margolis

Sent from my iPad

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 8, 2016 at 1:14 PM

To: Wendy <wendym613@yahoo.com>

Cc: board@pmc.org

Hello Wendy,

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
(213)978-1372  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

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**PORTER RANCH  
GENERAL COMMENTS**

**City Planning Case No. CPC-2016-837-SP-MCUP-DRB-SPP-SPR  
City Planning Case No. CPC-2016-838-DA  
Environmental Assessment Case No. ENV-1998-26-EIR Addendum**

*HEARING DATE: Wednesday, July 13, 2016 at 6262 Van Nuys Blvd. (Room 1B), Van Nuys, CA 9140*

**Hearing Officer: May Sirinopwongsagon (213) 978-1372**

**May.Sirinopwongsagon@lacity.org**

**TO: Los Angeles City Planning Dept.  
Expedited Processing Section  
200 N. Spring Street – Room 721  
Los Angeles, CA 90012  
ATTN: May Sirinopwongsagon, Hearing Officer**

**5 July 2016**

Dear Ms. Sirinopwongsagon:

The Porter Ranch Specific Plan was created as City Ordinance 166,068 on July 10, 1990. This was twenty-five long years ago. It did not appear out of thin air. It was the result of a great deal of bickering, squabbling, and give and take between the community, the developer, and the city. It did not satisfy everyone involved, but it was finally accepted as a somewhat reasonable compromise to most of the parties.

As part of the negotiations to obtain permission to develop the property, the Developer agreed to provide certain Public Benefits to the community, including the three following items, each of which is spelled out in **SPECIFIC PLAN SECTION 6** (*The Community Center Area Regulations*), **SPECIFIC PLAN SECTION 9**: (*Developments and Improvements to be Assured by Development Agreement(s)*), **DEVELOPMENT AGREEMENT SECTION III** (*Pages 11 and 12*), and **DEVELOPMENT AGREEMENT SECTION V** (*Pages 21 through 35 and 53 through 56*).

1. **The dedication of a stand-alone 2-acre site to the City** for government buildings and uses, **including a public library**. The two-acre site is to be located in the Community Center Area
2. **The construction of a community meeting facility in the Community Center Area**. The facility must seat no less than 300 people, and should be constructed so it can be divided into four separate meeting areas of 75 seats each.
3. **The construction or provision for child care facilities for up to 250 children within the Community Center Area**. It was anticipated that this facility would be essential to serve the needs of hundreds of workers in the Community Center Area, as well as residents of Porter Ranch and nearby communities.

These benefits were specifically negotiated by the community, the city, and THE DEVELOPER, as an integral part of the consideration for allowing THE DEVELOPER to construct 3,595 dwelling units and 3,293,000 square feet of commercial buildings on the 1,300-acre Porter Ranch site that was originally planned for a mere 2,000 homes. None of these negotiated benefits has yet been provided by THE DEVELOPER.

In 2008 THE DEVELOPER attempted to move all these facilities away from the Community Center, and instead place them on the grounds of a new grammar school site to be built in Porter Ranch. This maneuver was wisely defeated by the Los Angeles Unified School District, for many reasons, including a huge increase in necessary parking spaces, additional traffic problems, operation of an indoor-outdoor Child Care business that would likely include children who are not toilet trained, a full-size library open to the public during day and night hours, and the burdensome requirement to accommodate hundreds of adults who would require school staff to be on hand to open, close, and clean the Community Room for potentially dozens of community meetings each month, including weekends.

THE DEVELOPER now proposes to completely eliminate its obligation to dedicate the 2-acre site to the city, eliminate the public library, and wiggle out of the requirement to provide a child care center. This is harmful to the city, the surrounding community, and the workers in the planned Super-Regional Mall, which THE DEVELOPER prefers to call the "Community Center".

*As an industry note, the 70,000-member ICSC (International Council of Shopping Centers) says the average "Community Center" is less than 200,000 square feet, whereas a "Super-Regional Mall" is defined as "any shopping center larger than 800,000 square feet".*

I attended the Porter Ranch Design Review Board meeting at the Porter Ranch grammar school on June 13, 2016, specifically to ask why THE DEVELOPER had not yet fulfilled its Development Agreement obligations to the city and the community. The responses I received from THE DEVELOPER'S representatives were:

1. **The city cannot afford to grade or develop the 2-acre site, and intends to give it back to THE DEVELOPER.** This makes no sense. If the city has no funds to construct a building, it can leave the 2 acres undeveloped until the funds become available. Or it can lease the land to a builder who will construct a building, including a library, and lease it back to the city. Or it can put a temporary park on the property, for the use and enjoyment of the community, the shoppers, and the workers in the "Community Center". Meanwhile, the city should acquire the 2-acre site, which is a no-cost asset to the community as well as to the city. There is absolutely no reason for the city to make a no-strings-attached gift of a 2-acre site to THE DEVELOPER.
2. **The community doesn't need a library in the Community Center, because there is already a library approximately 2 miles from the proposed development.** A small branch library is located at 11371 Tampa Avenue, which is outside the Specific Plan area and therefore outside the Community Center Area. THE DEVELOPER feels the Porter Ranch residents can travel to the Tampa Avenue library if they wish access to computer workstations, books, or magazines. This is inconvenient for occupants of the 3,595 dwelling units, of which 400 are specifically set aside for Senior Citizens, many of whom would have difficulty traveling to the existing library. It is not what the community or the city councilperson wanted when the library was discussed and agreed upon.
3. **The Community Meeting "Facility" will be a simple "room" included as part of another building somewhere in the Community Center.** The **Specific Plan** (*Section 9.J. on page 32*) and **Development Agreement** (*Section V.A.2.j. on page 31*) require THE DEVELOPER to provide "a Community Meeting Facility to seat no fewer than 300 people, which facility can be divided into four separate meeting areas of 75 seats each."

It was originally envisioned by the community and the city council office that the facility would be available to the community at all hours of the day, and on all days of the week. It was presumed that it would have some sort of stage and audio-visual equipment for the meetings to be held, and it was further presumed that it likely would be incorporated into the same building that would house the library and other government uses, on the 2-acre site to be dedicated to the city by THE DEVELOPER. The intent was that it would be a no-cost Public Benefit to the community, with the government absorbing the rent, ongoing maintenance, and cleanup costs as they occurred. The government would also be able to use the facility for its own purposes, when not in use by the community.

However the Notice of Public Hearing indicates that THE DEVELOPER intends to substitute this original vision with "a 4,000-square-foot community room in lieu of a library and other municipal facilities." The Notice also states THE DEVELOPER is proposing a 120-room hotel, a grocery store, 48,941 sf of medical offices, and the remainder in restaurant and retail stores. The location of the "room" is not disclosed.

Again, this does not meet the needs of what the community or the city councilperson had in mind. If the community "room" is built as part of a privately-owned building, a set of CC&Rs should be drafted to assure the community that it is exclusively a "community room" and will not be used for any other purpose, and that it will be available to the community at all hours of the day, and on all days of the week. The owner of the building should ensure that it will contain amenities (chairs, lights, and equipment) that will allow it to be divided into four parts with a total capacity of at least 300 people. And some provision should be made so that the use and purpose of the "room" will not change, even though ownership of the building may change from time to time. A provision should also be made to determine who pays meeting and maintenance costs, including the rent, staffing, and cleanup costs required during and after each meeting.

4. **Child care facilities for up to 250 children are not needed, because a local church (Shepherd of the Hills – phone 818-831-3971) already operates a nursery and preschool business, from 3 months through 5 years of age.** However, photographs on the school website reveal the school's facilities consist of four small rooms and a small playground. The current capacity is 170 children, but enrollment is limited depending on the child's age. This is not sufficient for the child care accommodations envisioned by the community, the city, and the councilperson, and which are required for up to 250 children under the Specific Plan and the Development Agreement. The school website also shows Monthly Tuition Rates ranging from \$856 to \$1,112 for full-day enrollment, which would be required by a full-time worker in the Community Center or other nearby areas.

In addition to these three items, **Page 53 of the Development Agreement (V.B.3. ADDITIONAL OBLIGATIONS OF PORTER RANCH AS CONSIDERATION FOR AGREEMENT - Contribution for Art)** also requires THE DEVELOPER to deposit "1% of the Permit Value of all commercial buildings built in Subareas 1, 2, and 3 in an interest-bearing Porter Ranch Art Trust Account" at the time of issuance of the building permit." The money is to be used exclusively for "purchasing public art and/or for the capital cost and maintenance cost to display any such acquired art within the Specific Plan Area." **Page 13 of the Development Agreement (III.G. PUBLIC BENEFITS – Public Art)** clarifies that the contribution is "for the use, purchase, or display of public art in the Specific Plan Area not otherwise required by the Specific Plan." **Page 53 of the Development Agreement** further states that "Porter Ranch and the City shall

agree that a third-party entity, to be called the Porter Ranch Arts Council, shall be designated within one year of the Effective Date of this Amended Agreement to administer such account.” The effective date of the Amended Agreement was September 9, 2008.

NOTE: Even though I served on the Porter Ranch Design Review Board for several years, I personally am not aware that the *Porter Ranch Art Trust Account* was ever established, or that the *Porter Ranch Arts Council* was ever appointed or elected to administer the interest-bearing trust account. Both actions are specifically required under the Development Agreement. I **believe the Porter Ranch Neighborhood Council and other community groups and members should be informed where they can examine Minutes of the Council Meetings and financial statements from 2009 to the present.**

Finally, the Master Signage drawings presented to the public at the June 13 Design Review Board meeting showed the layout of all buildings for the proposed 345,295 sf shopping center, but showed no provisions for **trash enclosures**. The Notice of Public Hearing disclosed that liquor permits will be requested for 24 establishments, including the grocery store and movie theater, both of which will offer alcohol and food for consumption on site. The restaurants and bars will generate considerable wet and dry trash, and will require a considerable amount of space for the trash bins. THE DEVELOPER should be required to show all trash enclosures on the site plan, complete with access to each. **The trash enclosures should have roofs, four walls, concrete floors, and provisions should be made for water spigots and sewer drains for each enclosure.** This was not done during the initial planning of Subarea 1 to the east of the proposed project, with the result that the restaurants in Subarea 1 had no place to discard their wet garbage and other trash. The only practical solution when the problem was discovered was to randomly place new trash enclosures in the parking lot, eliminating many of the parking stalls that were originally intended for the Subarea 1 tenants and their customers. This should not be allowed to happen again.

The Public Benefit facilities required in the Specific Plan and Development Agreement are there for a reason. It has been 25 years since the first Specific Plan became effective, and residents of Porter Ranch and the surrounding communities have not yet seen one Public Benefit that was promised to them. We ask that THE DEVELOPER be required to honor the provisions of the Development Agreement. We ask that the two-acre site be immediately dedicated to the city. It will be a perfect site for the Library, the Community Meeting Facility, and the Child Care Center for workers in the shopping center and the Porter Ranch area. The city council office might also choose to locate its office in the facility, and local community users such as the Porter Ranch Neighborhood Council, various homeowner groups, the Porter Ranch Design Review Board, and even the Porter Ranch Arts Council will all welcome a permanent home, complete with parking.

It's time for THE DEVELOPER to make good on the promises made to the city and the community 25 years ago.

  
Walter N. Prince  
Bluegrass Country Estates Homeowners Assn.  
(818) 993-6300

**ATTACHMENTS:**

Cut-and-paste excerpts from the 2008 Specific Plan – 3 pages (L.A. City Ordinance 180,083)  
Cut-and-paste excerpts from the 2008 Development Agreement – 7 pages (L.A. City Ordinance 180,084).

cf: Hon. Mitch Englander, Council District 12

Bluegrass Country Estates Homeowners Assn.  
c/o Walter N. Prince 19025 Parthenia St #200 Northridge, CA 91324

Section 6. (Pages 6, 7)

**THE COMMUNITY CENTER AREA REGULATIONS.**

- A. The Community Center Area -- Permitted Uses: Every lot or portion of a lot located within the Community Center Area shall conform to the following regulations:

1. Except as provided in this subsection and Subsections B and C below, any use permitted in the C4 Zone on the effective date of this Specific Plan Ordinance shall be permitted within Subareas I, II and III of the Community Center Area, provided that all uses conform to the regulations of the C4 Zone.

**3. Subarea II:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.16 to the contrary, and in addition to the uses permitted in Paragraph 1 above, the following uses are permitted in Subarea II:

- e) C2 Zone uses on C2-zoned lots.

**4. Subarea III:** Notwithstanding the provisions of LAMC Section 12.16 to the contrary, **the only uses permitted in Subarea III** are restaurants with sit-down food service, childcare facilities, Senior Assisted Living Units, medical service and **office uses, general office uses**, banks, schools, religious institutions, **open space and public and quasi-public uses**.

**5. Subarea IV:** Notwithstanding the provisions of LAMC Section 12.05 to the contrary, **the only uses permitted in Subarea IV** are residential uses permitted in the A 1 Zone, and open space and **public and quasi-public uses**. An additional use of parking shall be permitted within the portion of Subarea IV located south of Rinaldi Street and east of Porter Ranch Drive on Lot 22 of Tract 52154, provided that the parking use serves a permitted use in Subareas I, IV and V south of Rinaldi Street.

**6. Subarea V:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.05 to the contrary, **the only uses permitted in Subarea V** are **religious institutions and schools**, by conditional use under the procedures established in LAMC Section 12.24.

Section 9. (Pages 27, 31, 32)

**DEVELOPMENTS AND IMPROVEMENTS TO BE ASSURED BY DEVELOPMENT AGREEMENT(S).**

In order to suitably guarantee completion of infrastructure improvements, the City and the Applicant may enter into one or more Development Agreements, as indicated in Section 5 of this Specific Plan. Absent these Development Agreements, Projects shall require Project Permit Compliance. The following is a list of improvements, all of which must be included in Development Agreements between the City and the Applicant, unless otherwise provided or assured by others.

- I. Library and Other Municipal Facilities: **The Applicant shall provide and dedicate to the City of Los Angeles a two-acre site for government offices or other municipal buildings and uses, including a public library facility, as determined by the City Council**, within Subareas I, II, III or IV of the Community Center Area, or as part of the K-8 school site as provided for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the City Council have entered into a joint use agreement regarding that site. If no such agreement has been reached prior to the Los Angeles Unified School District breaking ground on the K-8 school site, then the Applicant shall provide this site within Subareas I, II, III or IV of the Community Center Area.
- J. Community Meeting Facility: **The Applicant shall construct a community meeting facility within Subareas I, II, III or IV of the Community Center Area**, or as part of the K-8 school site as provided for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the City Council have entered into a joint use agreement regarding that facility. If no such agreement has been reached prior to the Los Angeles Unified School District's breaking ground on the K-8 school site, then the Applicant shall provide this facility within Subareas I, II, III or IV of the Community Center Area. **The facility shall seat no fewer than 300 people and shall be designed so that it can be divided into four separate meeting areas of 75 seats each.**
- K. Child Care: **The Applicant shall construct or provide for an operational child care facility, as defined under applicable state laws and regulations, within the Community Center Area**, or as part of the K-8 school site provided for in Subsection H. This requirement can be satisfied on the K-8 school site if the Los Angeles Unified School District and the Applicant have entered into a joint use agreement regarding that facility. If no such agreement has been reached prior to the Los Angeles Unified School District's breaking ground on the K-8 school site, then the Applicant shall provide the child care facility within the Community Center Area. The physical location of the child care facility shall be consistent with the requirements of applicable state laws and regulations for these facilities. The child care facility shall be constructed prior to or concurrent with the issuance of a building permit for the 800th home within the Specific Plan area, and shall have an initial capacity of 100 children. After the facility becomes operational, the City Planning Commission, as part of its annual review of the Porter Ranch Development Agreement, may require that the capacity be increased, up to a maximum of 250 children, based on demand for additional capacity as demonstrated by the number of children on the waiting list for admission to the facility. The Applicant shall provide waiting list information each year as part of its Development Agreement compliance report. Floor area provided as part of the child care facility shall not count against the floor area limitations for non-residential space as set forth in Section 6 C 2 of this Specific Plan.

**Section 10.** (Pages 34 & 39)

**PORTER RANCH DESIGN REVIEW.**

- A. Purpose: The purpose of this section is to provide guidelines for review and approval of exterior and site design of buildings, structures or other developments proposed for construction within the Community Center Area.
- B. Porter Ranch Design Review Board Composition: The Porter Ranch Design Review Board shall consist of seven voting members.
- F. Design Review -- Library Facilities: After being advised by the Director of Planning that a proposal has been made for development of a library facility in the Specific Plan area, the Board shall make recommendations to the Councilmember relative to the location of the proposed library facility. This recommendation shall be based on the following criteria:
  - 1. The development of the library facility conforms to the intent of the Specific Plan and the Community Plan;
  - 2. The location of the library facility will be convenient to present and future library users;
  - 3. The proposed site provides adequate available parking; and
  - 4. The location of the library facility will promote a high volume of public circulation of library services.

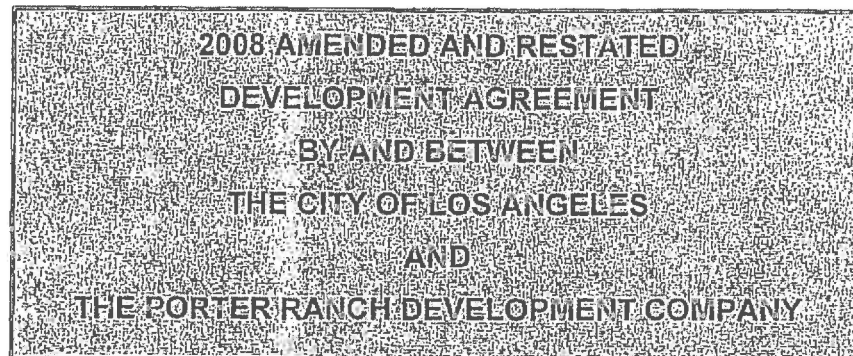
RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Andrew J. Nocas, Deputy City  
Attorney Los Angeles City Attorney's  
Office Real Property Division  
700 City Hall East  
200 N. Main Street  
Los Angeles, California 90012

Exempt from Fees Per Gov.Code § 6103

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Space above this line for Recorder's Use Only



Original Effective Date: FEBRUARY 14, 1992

Effective Date for First Amended and Restated Agreement:

May 29, 2001

Effective Date for 2008 Amended and Restated Agreement:

\_\_\_\_\_, 2008

COUNCIL FILE NOS: 91-2400; 99-0892-S3; 07-3660

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25 **III. PUBLIC BENEFITS**

26 This Amended Agreement confirms the benefits provided for in the  
27 Specific Plan as set forth in Sections V.A and V.B herein, **and additional** public benefits  
28 not required in the Specific Plan, as follows:

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18 111.G. Public Art. Monetary contribution for the use, purchase or display of  
19 public art in the Specific Plan Area not otherwise required by the Specific Plan;

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1 111.J. Municipal Office Building/Public Library Facility. The **dedication of a**  
2 **two-acre site** for government offices or other municipal buildings and uses, including a  
3 public library facility, within Subareas I, II, III or IV (or at another location as may be  
4 permitted under the provisions of this Amended Agreement), after the construction and  
5 occupancy of a specific amount of non-residential floor area in the Community Center  
6 Area;

7 111.K Community Meeting Facility. The construction of a community meeting  
8 facility after the construction and occupancy of a specific amount of non-residential floor  
9 area in the Community Center Area;

10 111.L Child Care Facilities. Constructing or providing for an operational child  
11 care facility within the Community Center Area prior to or concurrent with the issuance  
12 of a building permit for the 800th home within the Specific Plan area that will have an  
13 initial capacity of 100 children, with provision for increased capacity, **up to a maximum**  
14 **of 250 children**, based on demand for additional capacity as demonstrated by the  
15 number of children on the waiting list for admission to the facility;

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V.A.2.j. Community Meeting Facility (Sec.9.J). In

11 Subareas I, II, III or IV of the Community Center Area, Porter Ranch will construct  
12 a Community Meeting Facility to seat no fewer than three hundred **(300) people**,  
13 which facility can be divided into **four separate** meeting areas of seventy-five (75)  
14 seats each, or as part of the New School Site. This requirement can be satisfied  
15 on the New School Site if the School District and the City Council have entered  
16 into a joint use agreement regarding such facility. If no such agreement has  
17 been reached prior to the School District's breaking ground on the New School  
18 Site, then Porter Ranch shall provide this facility within Subareas I, II, III or IV as  
19 provided above. See Section V.B.7 for additional obligations of Porter Ranch.

20 V.A.2.k. Child Care (Sec. 9.K). Porter Ranch will construct or  
21 provide for an operational child care facility, as defined under applicable state  
22 laws and regulations, within the Community Center Area, or as part of the New  
23 School Site. This requirement can be satisfied on the New School Site if the  
24 School District and Porter Ranch have entered into a joint use agreement  
25 regarding such facility. If no such agreement has been reached prior to the  
26 School District's breaking ground on the New School Site, then Porter Ranch  
27 shall provide the child care facility within the Community Center Area as provided  
28 herein. The physical location of the child care facility shall be consistent with the  
29 requirements of applicable state laws and regulations for such facilities. The

Page 31 of 81

1 child care facility shall be constructed prior to or concurrent with the issuance of a  
2 building permit for the 800th home within the Specific Plan area, and shall have  
3 an initial capacity of 100 children. After the facility becomes operational, the City  
4 Planning Commission, as part of its annual review of the Porter Ranch  
5 Development Agreement, may require that the capacity be increased, up to a  
6 maximum of 250 children, based on demand for additional capacity as  
7 demonstrated by the number of children on the waiting list for admission to the  
8 facility. Porter Ranch shall provide the waiting list information **each year** as part  
9 of its development agreement compliance report. Floor area provided as part of  
10 the child care facility shall not count against the floor area limitations for non-  
11 residential space as set forth in Section 6 C 2 of the Specific Plan.

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24 V.B. **Additional Obligations Of Porter Ranch As Consideration**  
25 **For Agreement.**

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18 V.B.3. **Contribution For Art.** One percent (1%) of the permit value of all  
19 commercial buildings built within Subareas I, II, and III, shall be **deposited** in an interest-  
20 bearing Porter Ranch Art Trust Account at the time of issuance of the building permit for  
21 use in purchasing public art and/or for the capital cost and maintenance cost to display  
22 any such acquired art within the Specific Plan Area. Porter Ranch and the City shall  
23 agree that a third-party entity, to be called the Porter Ranch Arts Council, shall be  
24 designated within one year of the Effective Date of this Amended Agreement to  
25 administer such account. Compliance with this Section of the Amended Agreement by  
26 Porter Ranch shall be deemed to satisfy City Ordinance Nos. 166,724 and 166,725,  
27 effective April 18, 1991, requiring contribution to the arts as a condition of development  
28 and/or the issuance of building permits.

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3 V.B.6. **Government Or Municipal Office Building Or Public Library**  
4 **Facility.** After the construction of and issuance of certificates of occupancy for seven  
5 hundred fifty thousand (750,000) square feet of commercial floor area in the Community  
6 Center Area, Porter Ranch **shall dedicate a two (2) acre site** for government offices or  
7 other municipal buildings and uses, including a public library facility, as determined by  
8 the City Council, at a location in Subareas I, II, III or IV of the Community Center Area to  
9 be determined by Porter Ranch and the City's Department of General Services with the  
10 advice of the Porter Ranch Design Review Board and the Councilmember of the  
11 District, or as part of the New School Site, in accordance with the following conditions.  
12 This requirement can be satisfied on the New School Site if the School District and City  
13 Council have entered into a joint use agreement regarding such site. If no such  
14 agreement has been reached prior to the School District breaking ground on the New  
15 School Site, then Porter Ranch shall provide this site within Subareas I, II, III or IV as  
16 provided above. If the threshold of construction and issuance of certificates of  
17 occupancy for seven hundred fifty thousand (750,000) square feet of commercial floor  
18 area in the Community Center Area is reached prior to the School District breaking  
19 ground on the New School Site, then Porter Ranch shall not be required to dedicate the  
20 two-acre site until either the School District breaks ground on the New School Site, or  
21 the School District formally rejects a joint use agreement, or the School District no  
22 longer holds title to the New School Site or has any reservation of the New School Site,  
23 whichever is the earlier to occur. In the event that any of the circumstances set forth in  
24 the preceding sentence occur, then Porter Ranch shall have one year from the date of  
25 such circumstance to submit to the City a plan which locates the two-acre site in  
26 Subareas I, II, III or IV of the Community Center Area.

27 V.B.7. Community Meeting Facility. After the construction of and  
28 issuance of certificates of occupancy for seven hundred fifty thousand (750,000) square  
29 feet of commercial office space in the Community Center Area, Porter Ranch will design  
30 and construct a community meeting facility, which shall remain a community meeting

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1 facility throughout the Term of this Amended Agreement, at a location in Subareas I, II,  
2 III or IV of the Community Center Area to be determined by Porter Ranch with the  
3 advice of the Porter Ranch Design Review Board and the Councilmember of the  
4 District, to seat no fewer than **300 people**, which facility can be divided into **four**  
5 separate meeting areas of **75 seats each**, or as part of the New School Site, in  
6 accordance with the following conditions. This requirement can be satisfied on the New  
7 School Site if the School District and the City Council have entered into a joint use  
8 agreement regarding such facility. If no such agreement has been reached prior to the  
9 School District's breaking ground on the New School Site, then Porter Ranch shall  
10 provide this facility within Subareas I, II, III or IV as provided above. If the threshold of  
11 construction and issuance of certificates of occupancy for seven hundred fifty thousand  
12 (750,000) square feet of commercial office space in the Community Center Area is  
13 reached prior to the School District breaking ground on the New School Site, then  
14 Porter Ranch shall not be required to design and construct the community meeting  
15 facility until either the School District breaks ground on the New School Site, or the  
16 School District formally rejects a joint use agreement, or the School District no longer  
17 holds title to the New School Site or has any reservation of the New School Site,  
18 whichever is the earlier to occur. In the event that any of the circumstances set forth in  
19 the preceding sentence occur, then Porter Ranch shall have one year from the date of  
20 such circumstance to file an application with the Porter Ranch Design Review Board for  
21 the community meeting facility in Subareas I, II, III or IV of the Community Center Area,  
22 and, following the final Design Review Board approval of such application, 9 months to  
23 commence construction of the community meeting facility, and thereafter Porter Ranch  
24 shall diligently carry on such construction to completion of such facility.

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May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Community Shuttle Bus

4 messages

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**Alison Smith** <ahsmith@milkschool.org>

Thu, Jul 28, 2016 at 2:35 AM

To: May.Sirinopwongsagon@lacity.org

May,

To alleviate traffic congestion, pollution and parking concerns, please provide a community shuttle that stops in front of gated communities. A bike rack attached would also be beneficial.

Thanks for your consideration!

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Thu, Jul 28, 2016 at 8:55 AM

To: Alison Smith <ahsmith@milkschool.org>

Hello,

Thank you for your comments, but could you clarify which project you are referring to?

Thank you,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:2139781372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]

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**Alison Smith** <ahsmith@milkschool.org>

Thu, Jul 28, 2016 at 9:49 AM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

May,

Your email was provided in an email regarding a pedestrian friendly shopping plaza in Porter Ranch, California. The article encouraged the community so submit concerns/ideas.

Thanks for your quick reply!

[Quoted text hidden]

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**Alison Smith** <ahsmith@milkschool.org>

Thu, Jul 28, 2016 at 9:50 AM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Actually, it should have been submitted using my personal account, which is [Alison.howardsmith@gmail.com](mailto:Alison.howardsmith@gmail.com).

On Jul 28, 2016 11:55 AM, "May Sirinopwongsagon" <may.sirinopwongsagon@lacity.org> wrote:

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## New Porter Ranch Shopping Center

2 messages

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**Angela Sillus** <angela.c.sillus@gmail.com>

Wed, Aug 10, 2016 at 2:34 PM

To: "may.sirinopwongsagon@lacity.org" <may.sirinopwongsagon@lacity.org>

Cc: Board@prnc.org

Dear Ms. May Sirinopwongsagon and PRNC,

I would like to weigh in regarding the development of the new shopping center and hotel in Porter Ranch. I am strongly in favor of building a new hotel (with as many environmentally friendly features as possible) since we have very few to choose from in the Northridge area, and the new shopping center (with HIGH end restaurants, please, because there are nearly no good restaurants to choose from unless I drive all the way to Ventura Blvd).

However, before this work is done, I do believe we need to hold the developers accountable for anything that was previously agreed to, including providing the community 2 acres and a community center, and an art fund. I travel a lot for work and am always impressed by communities with fun gathering places and thoughtful art, and think it would add a lot of value to our community.

I am also concerned with traffic in our community, particularly with additional houses being built, and the possibility of additional apartments being built on the same property as the shopping center. The traffic at the shopping center with the Ralphs/ Walmart is a train wreck. I have often seen very bad behavior at the intersection within the parking lot near the Souplantation. People are confused and/or frustrated with whose turn it is to proceed into the intersection to wait at the light to turn onto Rinaldi. I don't blame the drivers, per se (other than the ones who nearly run over people trying to walk across the lot to Souplantation). But I do blame whoever designed the driveway because it really is confusing and aggravating. Once you add more people to the neighborhood, this will exacerbate the situation. I think the environmental/ traffic study is a very good idea so we can control traffic appropriately.

Thanks for listening. Let me know if you have questions.

Angela Sillus

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:23 AM

To: Angela Sillus <angela.c.sillus@gmail.com>

Thank you for your comments and concerns, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

(213)978-1372

Department of City Planning

Expedited Processing Section

8/15/2016

City of Los Angeles Mail - New Porter Ranch Shopping Center

200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]





May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## New Neon sign for Porter Ranch Village

2 messages

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**Carole Rodin** <caroleandco@sbcglobal.net>

Tue, Aug 9, 2016 at 7:09 AM

Reply-To: Carole Rodin <caroleandco@sbcglobal.net>

To: "may.sirinopwongsagon@lacity.org" <may.sirinopwongsagon@lacity.org>

As a Porter Ranch resident who lives at Mason and Rinaldi - I am very concerned about the signage proposed. The last thing we need is a Neon sign that looks like it belongs in Las Vegas to advertise the new Village. It should not be a neon sign at all and should be scaled down. It is bad enough that the buildings will block our view - do not need an obnoxious large sign as well.

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:40 AM

To: Carole Rodin <caroleandco@sbcglobal.net>

Thank you for your comments regarding the proposed pole sign, they have been incorporated as part of the file.

Sincerely,

May

May Sirinopwongsagon

(213)978-1372

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

On Tue, Aug 9, 2016 at 7:09 AM, Carole Rodin <caroleandco@sbcglobal.net> wrote:

As a Porter Ranch resident who lives at Mason and Rinaldi - I am very concerned about the signage proposed. The last thing we need is a Neon sign that looks like it belongs in Las Vegas to advertise the new Village. It should not be a neon sign at all and should be scaled down. It is bad enough that the buildings will block our view - do not need an obnoxious large sign as well.



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## New Porter Ranch Shopping Center

2 messages

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**Evan Press** <c.kentt@gmail.com>

Wed, Aug 10, 2016 at 8:22 PM

To: May.sirinopwongsagon@lacity.org

Hi,

Below is an email I sent to councilman Mitch Englander. Didn't get a response however I was told that you were the person to give my opinion to as a resident of Porter Ranch concerning potential LED signage that is being proposed. Many of my friends and family share the below.

Mitch,

I understand there has been talk of putting up Led signage for the new center being discussed. If we as a community want to do this in a high class way putting up led signage is not the way to go. What they have done in Simi Valley looks cheap and I would venture to say that Calabasas ,Westlake or the new Village in Woodland hills which all have upscale shopping centers don't have this.

Is this really something that they would do? I thought they wanted this to be an upscale development? This would be a very tacky addition. I would assume that under your watch you would not want something that looks like this. Even Walmart doesn't have Led signage. Having revolving ads etc on an Led screen looks like a cheap Vegas motel.

I hope this is something you can and will help with. Thanks!

Evan Press  
Porter Ranch Resident  
[C.kentt@gmail.com](mailto:C.kentt@gmail.com)

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:18 AM

To: Evan Press <c.kentt@gmail.com>

Hi Evan,

Thank you for your comments in regards to the proposed signage. I've included it as part of the record.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Porter Ranch - The Village

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**Helen Sim** <helenysim@gmail.com>

Wed, Aug 10, 2016 at 3:51 PM

To: board@prnc.org, may.sirinopwongsagon@lacity.org

Dear Board and Ms. May Sirinopwongsagon,

I am a property owner and resident of Porter Ranch and it has come to my attention that the purposed building of The Village has NOT kept its promise to this community. I would like The Village to be built honoring the 2 acres, community center, childcare center and library that was promised, as well as the Art Fund.

I am a parent and it is disconcerting to hear that there may not be room at the local Porter Ranch schools for the children of this community. What did I move here for if my kid(s) can't even attend the schools here? I'm also highly concerned for the traffic that will ensue from these developments that are proposed and the fact that the plans were made so many years ago (30 years?) indicates that it needs to be updated and everything up to code and with sustainable energy as the focus. We want to advance and improve our community, not cheapen, pollute and overcrowd it.

Please ensure that The Village is FOR this community and that it lives up to its purposed promise to this community and that we don't end up with a second rate version of it. We deserve better!

Sincerely,  
Helen Sim Ritenour



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

## Porter Ranch Village Comments for the Record-- Case# TPC-2016-837

Jason Ian Hector <jason15838@gmail.com>

Fri, Aug 5, 2016 at 4:28 PM

To: May.Sirinopwongsagon@lacity.org

Cc: Jason <jhector@socal.rr.com>

Please ensure that my comments below are incorporated into the Staff report for the August 25th hearing. I have attached a word file for your convenience.

Porter Ranch Village Comments-- Case# TPC-2016-837 to [May.Sirinopwongsagon@lacity.org](mailto:May.Sirinopwongsagon@lacity.org) 213-978-1372 by Jason Ian Hector, Porter Ranch resident.

**Most importantly--Reject the community center proposed amendment which removes the requirement for a 2 acre parcel to be given to the community. The Porter Ranch community should not be deprived of this extremely beneficial community asset for which a library or other municipal facility was promised to us in the Porter Ranch Land Use Specific Plan.**

Additionally, Porter Ranch will likely receive substantial reparations for the approximately 100,000 metric tons of methane given SB 888 and the City Attorney lawsuit as well as PUC or other penalties. Supervisor Antonovich has passed a motion asking damages to go to the impacted residents of Porter Ranch.

Specific plan amendments in 2008 clearly required the amount of community space for the library or government center to be 2 acres. This was a PROMISE to the community!! I would think the city would want to embrace this project as a way to bring a new clean and safe park, playground, library, exercise areas for people of all ages. Having these open areas where people can relax, learn and spend free time without having to spend money on an expensive meal or movie. Also, having this two acre parcel will provide more enjoyment to the Porter Ranch community and show the developer's commitment to ALL aspects of the Specific Plan, not just the ones that are profitable. Those things that are profitable to the developer mean that the community must spend money to enjoy such as dinner at a restaurant. **Not everyone can afford spend large sums of money to eat out or go to a movie so that is why we need this 2 acre parcel for the community to be given as promised.**

TRAFFIC—In response to concerns about increased traffic given that Porter Ranch Drive is the main access from the freeway to Porter Ranch Community school north of there and is **already plagued with heavy traffic**, the developer talked about traffic lights, however putting in a street light will only increase traffic and not offset the increase in traffic from the new development. AN INDEPENDENT ENVIRONMENTAL IMPACT REPORT PERFORMED BY A NEUTRAL PARTY, NOT HIRED BY THE DEVELOPER MUST BE PERFORMED AND GIVEN TO THE COMMUNITY TO REVIEW AND COMMENT ON. As far as I know there is no EIR available for review since it has not been completed or made public. How can the public and Land Use Committee decide when this report has not been made available or is not yet complete. ANY DECISIONS ON THIS DEVELOPMENT SHOULD BE MADE ONLY AFTER AN INDEPENDENT EIR HAS BEEN COMPLETED AND MADE AVAILABLE TO PUBLIC WITH ADEQUATE TIME FOR THE PUBLIC AND COMMITTEE TO REVIEW, COMMENT, PROVIDE COUNTER ARGUMENTS, ETC.

Additionally, the Porter Ranch Neighborhood Council has been requested to provide a Community Impact Statement which will document the concerns of the stakeholders. This input should be of great concern to the Land Use Committee since they are representing the interests of the community and make rules to ensure that developments are done with minimal negative impacts on the community and when there are impacts, that adequate buffers or offsets are mandated such as the open space or 2 acres described above.

There is a need for covered parking which could include mature or fast growing shade trees combined with solar carports to enhance the desirability of the development. Nobody wants to park their car in the hot sun and come back to a car which is 150 degrees from sitting in the hot sun. That's why I like to go to places with covered parking if possible. Porter Ranch Town Center, despite having trees, has virtually no shade anywhere because the trees are very slow growing and provide barely any shade. The trees planted at Topanga Mall, however are Chinese Flame Trees which grow very fast and provide lots of shade and you can find many spots to park out of the blazing hot sun. Providing this type of shaded parking is what an UPSCALE development looks like and that is not what is being proposed by this developer.

The specific plan mentions a 1% art fee to be for including art within the developments. This is what we really need in our community!!! Why is this not being mandated? The City Planning Committee, PLUM, LADBS or some other government entity MUST ensure compliance so that the Specific Site Plan can be followed. I am simply asking for what's been written into the plan to be followed. Now that this is being brought to your attention, we kindly ask for compliance so that we can enjoy the intended benefits that art brings to the community.

If the developer doesn't want to put more solar or covered parking, that's not required by the site plan but it will only help the development in the long run by reducing energy costs, overheating cars, carbon footprint and help bring more people to the business there.

As a mitigating factor to the **increased danger to pedestrians** and **increased traffic** and **increased urban density**, however incorporating solar and covered parking and mature or fast growing trees will help. There are several types of trees that can be used that are better than the ones in the Porter Ranch Town Center which grow very slow and provide little or no shade. I challenge anyone to try and find one tree shaded spot in the parking lot.

Many concerns have been raised about the digital sign. This doesn't conform with our neighborhood since we don't have any digital signs and also this is a distraction from the freeway. Digital signs become a marketing tool for profits of the developer later down the road since there is not enforcement or limitations of their use once approved. I can't call LAPD and say they are violating their promise to only put the names of the business. The Simi Valley Town center has a digital sign and it's used for advertising and is very distracting to drivers along the freeway and ruins the looks of the neighborhood as well.

Overcrowding schools is a big concern since they are overcrowded already. There is no response to schools except that they will pay the fees and that this is not a residential development because the two projects were separated (commercial and residential). Unfortunately, our community is not separated and it is all interconnected. Where are all the children for the 1200 new homes going to go if they are not building any new schools? The City Planning and Land Use Committee MUST look at how this problem should be addressed since it takes several years to plan for a new school, we need to start working on a solution now rather than waiting till the problem is in our face and saying "now what do we do?" Planning for the future needs of the community is an important part and amendments to the Site Plan should only be for addressing these types of needs or concerns and NOT for removing requirements the developer doesn't want to follow since they are not profitable such as giving 2 acres or a digital sign which makes them more money.

With respect to the motion from Mitch Englander, it simply says that amendments can be made and does not state an opinion on the projects amendments. Amendments should NOT be used to remove requirements the developers doesn't want (because not profitable or costly). I reject the idea that the motion gives an opinion on the project as it was explained by the representatives from the developer. Amendments are needed to deal with unforeseen issues such as the need for more schools but not as a tool to remove all of the mitigation measures and community benefits. That which benefits the community is not going to be profitable to the developer but it is a cost of doing business and an obligation of the developer to the community. **Porter Ranch residents have purchased many homes from the developer over the years and allowed them to make substantial profits so it is a tremendous injustice and leaves a bad taste in my mouth when they want to remove the one small item (2 acres of land) that actually helps our community.**

We already have plenty of restaurants in the Porter Ranch Town Center and a movie theater on Winnetka and at the Northridge mall which are both very close. Our restaurants at the Porter Ranch Town Center are not crowded so I don't know why we need 24 more??? We all like restaurants and movies but how about something educational and artistic which doesn't cost you \$50 or \$100 a night. Education is the key to our success in life and if we don't invest in that, we are making a BIG mistake.

To the City Planning Committee: Please consider the importance of preserving the balance between the "concrete jungle" and open space for public use. A community center provides no value to the community and is simply a way to avoid giving 2 acres to the community. If the city doesn't want to put a park in then let it sit as vacant land till a use can be determined. Our community is very strong and motivated so it will only be a short while before a plan is put in place for the 2 acre parcel. Thank you in advance for incorporating my many points into the staff report and should you wish to contact me, I can be reached at [818-357-9658](tel:818-357-9658).

Sincerely,

Jason Ian Hector, Porter Ranch Resident



**Porter Ranch Village Meeting.docx**

17K



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Village at Porter Ranch

2 messages

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**Jen Hollestelle** <jenhollestelle@gmail.com>

Tue, Aug 9, 2016 at 2:57 PM

To: May.Sirinopwongsagon@lacity.org

Dear Ms. Sirinopwongsagon,

As an 18 year resident of Porter Ranch, I am excited about and looking forward to the new Village at Porter Ranch. This is something out community really needs.

Please help move this plan forward as proposed by the developer.

Jen Hollestelle  
11769 Cetona Way  
Porter Ranch, CA 91326

Sent from my iPhone

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:33 AM

To: Jen Hollestelle <jenhollestelle@gmail.com>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

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May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## The Village at Porter Ranch

2 messages

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**Jennifer Milbauer** <jennifermilbauer@icloud.com>

Tue, Aug 9, 2016 at 6:35 PM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Dear May,

I am writing to express my concerns regarding the proposed plans for the shopping center development called The Village in Porter Ranch.

While I would greatly enjoy some more upscale & unique dining options for our neighborhood, I do not think it is prudent to rush into anything without considering some critical issues, some of which were negotiated in the Specific Plan & are no longer included in the proposal:

- The need for an EIR / Traffic Study (the last one is nearly 30 years old & traffic is already bad on Porter Ranch Drive & Rinaldi, down to Mason.
- Two Acres (could be used for the community center, the library & the childcare center which were promised & are no longer being delivered.)

I understand the desire to move forward as quickly as possible, but not at the expense of things that were written into the specific plan that are now no longer included.

Additionally, I strongly recommend that there are NO obnoxious, large, electronic signs of any sort included at The Village - it would ruin the aesthetics of our community - and it is tasteless. And, I also do not see the need for a hotel at all! We do not have any major attractions that require a hotel here, and there are plenty of options nearby in Chatsworth & Northridge.

Thank you for your time & consideration.

Best,

Jennifer Milbauer

[JenniferMilbauer@me.com](mailto:JenniferMilbauer@me.com)

Please excuse any typos~Sent from my mobile

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:31 AM

To: Jennifer Milbauer <jennifermilbauer@icloud.com>

Thank you for your comments and concerns, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]





May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Porter ranch case#TPC-2016-837

2 messages

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**khill27@socal.rr.com** <khill27@socal.rr.com>

Fri, Aug 5, 2016 at 11:19 PM

To: may.sirinopwongsagon@lacity.org

[May.Sirinopwongsagon@lacity.org](mailto:May.Sirinopwongsagon@lacity.org)

Subject: case #TPC-2016-837

Priority: Normal Date: Saturday, August 6, 2016 12:58 AM Size: 1 KB

Dear May Siringswongsagon,

I am from Porter Ranch. Many residents do not want this mall in Porter Ranch .I am urging you to reject the community center proposed amendment which removes the requirement for a 2 acre parcel to be given to the community for a library or other municipal facility, as was promised to us.

An independant EIR should be done, by a neutral party and not hired by the developer.Traffic is already getting very bad in Porter Ranch, schools are overcrowded. We have movie theaters.We have 3 malls within 5 miles.We do not need this.These plans were made many years ago , we need to rethink this plan.We need to STOP all this over building. It is ruining our Porter Ranch and the reasons we chose to live here.

Lastly IF this mall is to be built it should be required to have solar to lessen our carbon footprint.We in Porter Ranch have just lived through the largest methane GAS leak in history, We should now lead the pack for clean energy. Sincerely,

Kelly, Ray, and Matthew Hill

11855 porter valley drive  
Porter Ranch, Ca 91326  
818 488 1759

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 8, 2016 at 1:17 PM

To: khill27@socal.rr.com

Hello,

Thank you for your comments and concerns, I've included them into the file for the record.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Porter Ranch Village Comments-- Case# TPC-2016-837

2 messages

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**Loraine Lundquist** <loraine.lundquist@gmail.com>

Mon, Aug 8, 2016 at 10:22 AM

To: May.Sirinopwongsagon@lacity.org

Re: Porter Ranch Village -- Case# TPC-2016-837

Dear Sirs,

I am particularly concerned about how the Porter Ranch Village plan removes the requirement for a 2 acre parcel to be given to the community. This was promised to the community in 2008, and the substitution suggested in the current plan is not a reasonable replacement. Porter Ranch should not be deprived of this extremely beneficial community asset for which a library or other municipal facility was promised to us in the Porter Ranch Land Use Specific Plan.

I also request an independent Environmental Impact Report.

thank you,  
Loraine Lundquist  
16908 Kinzie St.  
Northridge, CA 91343

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 8, 2016 at 11:43 AM

To: Loraine Lundquist <loraine.lundquist@gmail.com>

Hi Loraine,

Thank you for your comments, they have been included into the file for the record.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## The Village in Porter Ranch

2 messages

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**Lori Kalman** <l@kalman.org>

Mon, Aug 8, 2016 at 3:37 PM

To: May.sirinopwongsagon@lacity.org

I attended the July hearing and expected to support the project, but once the developers explained they had made many significant changes, I can't support this project unless the promises made are carried through. The 2 acres of land should be given as stated. The average value is around \$1.5 million dollars. Bartering that land for a 3,000 sq ft community center is inequitable for the residents.

The original agreement included a community childcare facility requirement with the ability to accommodate approximately 250 children. The developers claim this agreement is being fulfilled at Shepherd of the Hills Christian Church. The intention of the agreement was to benefit everyone. LAUSD accommodates this by taking all children & does not teach faith to any of the children. I see this childcare requirement as similar & the same sensitivities to the children's faith (or even non believers) should be applied. I was also informed that the classes don't house 250 students, the number is around 80 students.

To date, I have no knowledge that any art fund exists. Porter Ranch has an incredibly artistic subset in our community & it would be wonderful to share our communities creations within our community.

During my oath I spoke about my 69 year old Dad recently passing. I spoke about the need for an ambulance & a hospital. Ask any parent with a child at PRCS, the school population grew too fast. We definitely need to include LAUSD in any developer discussions. The frustration with developers increases as I truly don't think they have their finger on the pulse of our community needs.

I am extremely disappointed in our councilman supporting this project as is. He knows what was agreed to with the previous councilman, so he should have stood strong on those agreements. Most of the room was visibly shocked he supported this revised agreement for The Village.

Thank you,  
Lori Kalman

Sent from my Verizon 4G LTE smartphone

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:42 AM

To: Lori Kalman <l@kalman.org>

Thank you for your comments and concerns, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
(213)978-1372  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]





May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Porter Ranch Village Comments

8 messages

maureen <tatcap@aol.com>

Mon, Aug 8, 2016 at 1:15 PM

To: "May.Sirinopwongsagon@lacity.org" <May.Sirinopwongsagon@lacity.org>

Case TPC 2016-837 Porter Ranch Comments

I have been a Porter Ranch resident for over 42 years and have seen this community grow and just watch the land and the hills go bye bye! Soon there will be nothing for the residents here it is all for the developers. The residents are loosing their voice as the big bucks are talking and taking over. SoCalGas, Shappell Brothers;, Toll Brothers just shut us all out. We were suppose to have a small voice in the matter and they are trying to shut us out. Please be fair to the resident and the community that has suffered so much through the SoCalGas Blow out and they won't even cooperate and come to terms with us. We are all trying to pull together to bring out community back. Give us the small piece that was promised to us in the beginning.

Sincerely

Maureen Capra

18838 Killoch Way

Porter Ranch, Ca. 91326 91326

[818-360-4269](tel:818-360-4269)

Sent from [Mail](#) for Windows 10

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May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Mon, Aug 8, 2016 at 1:24 PM

To: maureen <tatcap@aol.com>

Hi Maureen,

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:2139781372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]

**maureen** <tatcap@aol.com>

Mon, Aug 8, 2016 at 1:38 PM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Does it make sense to you? Sometimes I ramble on!!

maureen

Sent from [Mail](#) for Windows 10

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**From:** [May Sirinopwongsagon](#)

**Sent:** Monday, August 8, 2016 1:33 PM

**To:** [maureen](#)

**Subject:** Re: Porter Ranch Village Comments

[Quoted text hidden]

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 8, 2016 at 1:42 PM

To: maureen <tatcap@aol.com>

Hi Maureen,

My understanding is that you are generally not in support of the project. Is there a specific part that you are not in support of or the entire project?

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](#)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]

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**maureen** <tatcap@aol.com>

Mon, Aug 8, 2016 at 1:57 PM

To: May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

Right

Taking away the 2 acres of land that we could have used for community center that was not under lock and key in a shopping center or a library hospital or another fire station or something for the people! Not a hotel and why don't they put in solar for that center.

maureen

Sent from [Mail](#) for Windows 10

**From:** [May Sirinopwongsagon](#)

**Sent:** Monday, August 8, 2016 1:43 PM

[Quoted text hidden]

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**May Sirinopwongsagon** <[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)>

Mon, Aug 8, 2016 at 2:17 PM

To: maureen <[tatcap@aol.com](mailto:tatcap@aol.com)>

Ok, thank you for the clarification. I've included it as part of the file.

Sincerely,

May

[May Sirinopwongsagon](#)

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]

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**tatcap@aol.com** <[tatcap@aol.com](mailto:tatcap@aol.com)>

Mon, Aug 8, 2016 at 5:14 PM

To: [may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)

May,

I do not object to new restaurants we do need them (quality ones) and a theater just the idea of them controlling the community room to their specifications and having a key to it and not using solar but I do object to the hotel, I told you my brain rambles!!!!

maureen

[Quoted text hidden]

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**May Sirinopwongsagon** <[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)>

Mon, Aug 15, 2016 at 9:42 AM

To: maureen <[tatcap@aol.com](mailto:tatcap@aol.com)>

Thank you for your additional comments. I've included them along with your previous comments.

Sincerely,

May

[May Sirinopwongsagon](#)

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

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May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

---

## New Porter Ranch Shopping Center

2 messages

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**Patrick Pope** <patrickpope@prodigy.net>

Tue, Aug 9, 2016 at 2:36 PM

To: may.sirinopwongsagon@lacity.org

Ms. Sirinopwongsagon:

This is to support the current plan for the new Porter Ranch Town Center.

The new Porter Ranch Neighborhood Council is considering asking for a delay in development. I have spoken with many residents of Porter Ranch that oppose a delay and more changes.

Some form of a commercial area has been in the general and specific plans ever since the western side of Porter Ranch has been a concept.

The proposed new center is a well thought-out concept and will be a great addition to our community. We need more restaurants and higher end shops in Porter Ranch.

Shapell owns the property. They paid for that property to be commercial. Of all the concepts we have seen over the years, this is the most promising and fits our community best.

The big vacant lots cannot continue to exist. The lack of a sidewalk on the north side of Rinaldi presents traffic hazards as joggers and pedestrians are often forced to walk in the street. The current situation allows dust to waft across the Valley in every Santa Ana wind.

Again, since Shapell invested millions of dollars in this community and for those lots they will not just leave them fallow. The shopping center will be close to Porter Ranch Drive interchange with the 118 freeway. It will have an impact on Rinaldi and Porter Ranch Drive during shopping hours. If that property was turned into another use, like condos or apartments the traffic impact will be far worse.

The one concept I do not like is the jumbotron style of signage. It is as out of place here as it is for the Simi Valley shopping center.

I hope the board considers the voice of Porter Ranch RESIDENTS that live close to Rinaldi and does not try to delay this long needed project.

I wish I could attend your meeting tomorrow, but since I can't please consider this like you would a public comment.

Patrick Pope  
11229 Ravenna Lane  
Porter Ranch, CA 91326  
[patrickpope@prodigy.net](mailto:patrickpope@prodigy.net)

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 9:35 AM

To: Patrick Pope <patrickpope@prodigy.net>

Thank you for your comments, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
[\(213\)978-1372](tel:(213)978-1372)



8/15/2016

City of Los Angeles Mail - New Porter Ranch Shopping Center

Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Comment on CPC 2016-837-SP-MCUP-DRB-SPP-SPR

2 messages

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**prrockstar310@yahoo.com** <prrockstar310@yahoo.com>

Wed, Jun 8, 2016 at 7:48 PM

Reply-To: prrockstar310@yahoo.com

To: "may.sirinopwongsagon@lacity.org" <may.sirinopwongsagon@lacity.org>

Good Evening May,

I am a resident that lives in the Aldea Community located adjacent and across the street from the proposed development by Shapell Liberty Investment Properties, LLC. We are in receipt of the Notice of Public Hearing notices for June 13, 2016 and June 21, 2016. Unfortunately I will not be able to attend either public hearings, but I just want to point out a couple items that shall be done during development and construction of the zones identified in the public notices. Due to spontaneous high wind events at Porter Ranch, I recommend that the developer and contractor provide Best Management Practices (BMPs) to mitigate any dirt and dust from blowing to the Aldea Community during construction hours (especially during grading and utility excavation activities) and during off-hours. Additionally, controlling construction equipment emissions is very important since our community is home to many families with young children. It is understood that the Developer and Contractor will be controlling dust during construction hours with water trucks and hoses, however in addition to that BMP a temporary high fence with a breathable mesh tarp that does not allow soil or dust particles through shall be installed along the east perimeter wall of the Aldea Community and along the perimeter of the development/construction site to contain the dust and dirt within their work area. Our community has experienced wind blown dirt and dust from the Toll Brother Development just north of the Aldea Community which has created maintenance issues for some of the residents with dust and dirt covering patios, collecting on resident windows and blowing through gaps in garage doors, making the communities water feature murky, and making the pool extremely dirty. Since the various City of Los Angeles Departments and the Southern California Air Quality Management District has jurisdiction over Porter Ranch, I am sure our community can be supported by either agency to have the Developer and Contractor implement the BMP action plan to control dirt and dust and control construction equipment emissions.

Thank you.

Aldea Community Resident

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**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Thu, Jun 9, 2016 at 7:21 AM

To: prrockstar310@yahoo.com

Hello,

Thank you for your comments, I will include them into the record.

Also, I would like to note that the June 21st hearing has been rescheduled to July 13th. You should be receiving a new notice shortly. The June 13th hearing before the Design Review Board will still be held as noticed.

If you have additional comments, please feel free to email them to me.

Sincerely,

May

May Sirinopwongsagon

[\(213\)978-1372](tel:(213)978-1372)

Department of City Planning

Expedited Processing Section

200 N. Spring Street, Room 763

Los Angeles, CA 90012

[Quoted text hidden]



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Porter Ranch - The Village

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**Sarah Ting** <kangsarah@gmail.com>

Wed, Aug 10, 2016 at 4:26 PM

Cc: board@prnc.org, may.sirinopwongsagon@lacity.org

Good afternoon,

I am concerned about the plans proposed for the village in Porter Ranch. I would like to see this land be used for our community such as a library, new school, and/or a community center as promised years ago. I do not want to see an apartment complex or a hotel, which will not benefit the community at all.

Sincerely,

Sarah Ting  
20323 Via Urbino

Sent from my iPhone



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

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## Porter Ranch - The Village

2 messages

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**thechois@gmail.com** <thechois@gmail.com>

Sat, Aug 13, 2016 at 6:10 PM

To: board@prnc.org, may.sirinopwongsagon@lacity.org

Dear Board and Ms. May Sirinopwongsagon,

I am a property owner and resident of Porter Ranch and it has come to my attention that the proposed building of The Village has NOT kept its promise to this community. I would like The Village to be built honoring the 2 acres, community center, childcare center and library that was promised, as well as the Art Fund.

I'm very concerned about the traffic that will result from these proposed developments and the fact that the plans were made so many years ago (30 years?) indicates that it needs to be updated. The plans should be made up to code and with sustainable energy as the focus. We want to advance and improve our community, not pollute and overcrowd it.

Please ensure that The Village is FOR this community and that it lives up to its promised promise to this community and that we don't end up with a second rate version of it. We deserve better!

Sincerely,  
Gloria Choi

Sent from my iPhone

---

**May Sirinopwongsagon** <may.sirinopwongsagon@lacity.org>

Mon, Aug 15, 2016 at 8:18 AM

To: thechois@gmail.com

Cc: board@prnc.org

Thank you for your comments and concerns, they have been incorporated into the file.

Sincerely,

May

May Sirinopwongsagon  
(213)978-1372  
Department of City Planning  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

[Quoted text hidden]

PUBLIC COMMENT

JULY 13, 2016

**To: Hearing Officer**

Or Staff Contact: May Sirinopwongsagon

**From:** Kyoko Hibino

**Re:** Case No. CPC 2016-837-Sp-MCUP-DRB-SPP-SPR /

Related Case: ENV-1998-26-EIR Addendum

CEQA No: DIR-2016-1555-DRB-SPP-SPR

Incidental case: CPC-2016-838-DA

Dear Hearing Officer,

I am a resident in Porter Ranch for 9 years. The North Valley has been going through one of the biggest man made environmental disaster in US history by our neighbor Southern California Gas Company, fundamentally caused by fossil fuel energy. After this disaster, our community learned about the danger of fossil energy and what sustainability means. We want our community to heal and be a safe and healthy place to live and raise family. We want our community to be sustainable. And City of Los Angeles should be leading city to achieve sustainability.

Current green building code requires basic sustainability items but we would like more. While there is no specific requirement addressed under the current Porter Ranch Land Use / Transportation Specific Plan regarding sustainability, Porter Ranch should have monumental sustainability buildings. The most obvious way is to have at least one stand alone building to be a LEED rated building. And new construction is the place to do it. Proposed medical building or hotel should be LEED rated, at least Gold. It should be added and written in the conditions.

CEQA case ENV-1998-26-EIR Addendum is not addressing any of the danger caused by neighboring gas and oil field made approx 8,000 households to displaced during the Gas leak. EIR should address the concern which will affect the prospective new residents, hotel guests and employees. This project would put all these additional people in harms way.

Sincerely,



Kyoko Hibino

19410 Kilfinan St.

Porter Ranch, CA 91326

**Arteen Mnayan**

ASK IF ON BEHALF

**From:** Paula Cracium <pcracium@theshepherd.org>  
**Sent:** Wednesday, July 13, 2016 8:06 AM  
**To:** Arteen Mnayan  
**Subject:** Re: Letter in support of The Village at Porter Ranch  
**Attachments:** imageffd528.JPG

This letter is from Paula Cracium President of the Porter Ranch Neighborhood Council. I had so wanted to be there however I am out of town speaking to the US Department of Transportation on proposed federal legislation springing out of the Aliso Canyon Gas Leak.

This leak has had a devastating impact on the communities well being that I believe this project, The Village at Porter Ranch, do much to help heal and restore our community.

As a community, we have always been supportive of this plan, the design, retail spaces and amenities will be something the community has looked forward to and will enjoy for years to come . – But now we hope it will be the "shot in the arm" needed to change the paradigm in our community and give this community something to be excited about allowing us to focus on the positive future of our community -rather that the crisis we have all just been through.

This developer has always been a valued part of the community and supportive of activities and events that the community has benefited from.

We are anxious to see The Village at Porter Ranch complete and look forward to the ongoing relationship with the developer as we all work to make our community better.

Thank you for allowing this letter to be read today.

Paula Cracium  
//President  
Porter Ranch Neighborhood Council  
P.O. Box 7337  
Porter Ranch, California 91327-7337  
Voicemail 818-217-0279<tel:818-217-0279> [PaulaCracium@prnc.org](mailto:PaulaCracium@prnc.org)<mailto:PaulaCracium@prnc.org>  
PRNC.org

# City of Los Angeles

Department of City Planning • Expedited Processing Section  
City Hall • 200 N. Spring Street, Room 763 • Los Angeles, CA 90012



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## **ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE PORTER RANCH LAND USE/TRANSPORTATION SPECIFIC PLAN**

**Chatsworth–Porter Ranch Community**

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**Case Number: 88-0026-(P)(ZC)(PA)**  
**State Clearinghouse Number: 88050420**

**Project Location:** 11601 Porter Ranch Drive / 20200 Rinaldi Street, Los Angeles, California 91326

**Council District:** 12

**Project Description:** Shapell Properties, Inc. (Applicant) proposes to develop a new shopping center totaling approximately 345,295 square feet within Subarea II of the Community Center Area of the Specific Plan. The proposed shopping center would include a grocery store, a luxury movie theater, medical office uses, retail and restaurant uses, and a hotel. As part of the proposed shopping center, the Applicant proposes modifications to the Specific Plan to provide for the development of a 4,000-square-foot community room for a variety of community-oriented uses within Subarea II of the Community Center Area. This proposed community room would be constructed in lieu of the previously approved development of government offices or other municipal buildings and uses within Subareas I, II, III, or IV of the Community Center Area, or as part of the K–8 school site, as provided in Section 9.I of the Porter Ranch Specific Plan. Modifications to the signage requirements set forth in the Specific Plan for the Community Center Area are also proposed, including the development of new signage regulations that would allow for new types of signage and a larger project pole sign than what is currently permitted under the Specific Plan.

**APPLICANT:**  
Shapell Properties, Inc.

**PREPARED BY:**  
Eyestone Environmental

**ON BEHALF OF:**  
The City of Los Angeles  
Department of City Planning  
Expedited Processing Section

**August 2016**

**EXHIBIT F**



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Appendix A Porter Ranch LED Sign—Lighting Technical Study

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# **ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE PORTER RANCH LAND USE/TRANSPORTATION SPECIFIC PLAN**

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## **I. Introduction/Background**

This document is an Addendum to the Environmental Impact Report (EIR) prepared for the Porter Ranch Land Use/Transportation Specific Plan (State Clearinghouse No. 88050420), which was certified by the City of Los Angeles (City) in 1989. As discussed below, following certification of the EIR, several modifications were proposed for the Porter Ranch Land Use/Transportation Specific Plan (Porter Ranch Specific Plan). These modifications were addressed in a Supplemental Draft EIR and Final EIR prepared in 1990 and four Addenda prepared in 1990, 2000, 2000, and 2006. Therefore, the Certified EIR, as referred to herein, consists of the Draft EIR and the Final EIR (1989), the Supplemental Draft and Final EIRs (1990), and four Addenda (1990, 2000, 2000, and 2006). This Addendum analyzes additional proposed modifications to the development program for the Porter Ranch Specific Plan, as described in detail below in Section III, Project Description, of this Addendum.

As a conceptual planning document, the Porter Ranch Specific Plan provides guidelines and a process for review and approval of subdivisions, building and site design (i.e., building heights, sign and lighting standards, setbacks, etc.), open space, or other developments proposed for construction within the Specific Plan area. The Porter Ranch Specific Plan area, as described further below, is divided into two major areas referred to as the Community Center Area and the Single-Family Area. These areas are further divided into subareas (Subareas I through V within the Community Center Area and Subareas A through H-2 within the Single-Family Area).

The Porter Ranch Specific Plan currently allows for the development of 2,437 single-family dwelling units within the Single-Family Area; 1,400 multi-family residential dwelling units; 2,755,000 square feet of floor area for office, hotel, and retail space and other uses in Subareas I, II, and III of the Community Center Area; and 293,000 square feet of open space, quasi public, public uses, religious institutions and schools in Subareas IV and V of the Community Center Area. All references within this Addendum to the currently entitled Project (herein referred to as the Approved Project) reflect the Porter Ranch Specific Plan as evaluated in the EIR and as modified by the Supplemental EIR and four Addenda.

As detailed below in Section III, Project Description, of this Addendum, as part of the proposed development of a new shopping center within Subarea II of the Community Center Area, modifications to the Porter Ranch Specific Plan are proposed to provide for the development of a 4,000-square-foot community room for a variety of community-oriented uses within Subarea II of the Community Center Area. This proposed community room would be constructed in lieu of the previously approved development of government offices or other municipal buildings and uses, including a public library facility, within Subareas I, II, III, or IV of the Community Center Area, or as part of the K–8 school site, as provided in Section 9.1 of the Porter Ranch Specific Plan. Modifications to the signage requirements set forth in the Specific Plan for the Community Center Area are also proposed. The proposed modifications to the Approved Project described herein are collectively referred to in this Addendum as the Modified Project.

## II. CEQA Authority for Addendum

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

*“The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”*

Section 15162 of the CEQA Guidelines requires the preparation of a Subsequent EIR when an EIR has been certified or a negative declaration has been adopted for a project and one or more of the following circumstances exist:

- “1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

- a. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
- b. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- c. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
- d. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”*

Likewise, California Public Resources Code Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental EIR shall be required by the lead agency or by any responsible agency:

- (a) *Substantial changes are proposed in the project which will require major revisions of the environmental impact report.*
- (b) *Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.*
- (c) *New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.*

As demonstrated by the analysis herein (refer to Section IV, Comparative Analysis of Modified Project Impacts, below), the Modified Project would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts. Rather, all of the impacts associated with the Modified Project are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Based on this determination, the Modified Project does not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

### **III. Project Description**

#### **A. Overview of the Porter Ranch Specific Plan Area**

The Porter Ranch Specific Plan area comprises approximately 1,118.33 acres in the northwest San Fernando Valley area of the City of Los Angeles. As shown in Figure 1 on page 5, the Porter Ranch Specific Plan area is specifically situated along the southern foothills of the Santa Susana Mountains, lying roughly north of the Ronald Regan Freeway (SR-118) and the Department of Water and Power's Granada Trunk Line; west of Porter Ranch Drive; south of Sesnon Boulevard and the City/County boundary; and east of the City/County boundary.

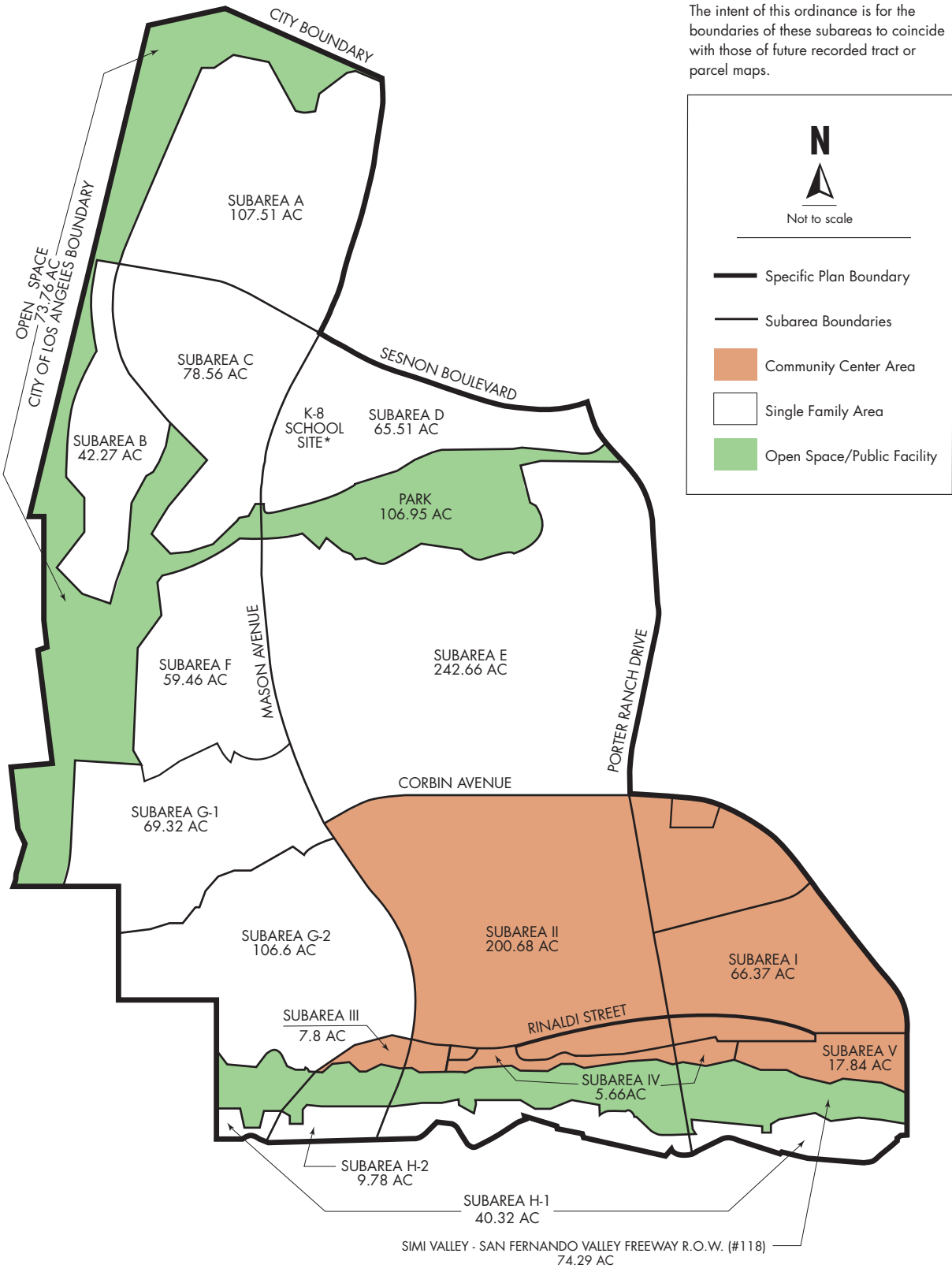
As previously discussed, the Specific Plan area is divided into two major areas referred to as the Community Center Area and the Single-Family Area. As shown in Figure 1, the Community Center Area is situated generally in the southerly portion of the Porter Ranch Specific Plan area, roughly bounded by Corbin Avenue to the north, Porter Ranch Drive to the east, Rinaldi Street and the CA-118 to the south, and Mason Avenue to the west. As shown in Figure 1, the Single-Family Area comprises the majority of the Porter Ranch Specific Plan area. Some development has occurred within the Community Center and Single-Family Areas of the Porter Ranch Specific Plan.

#### **B. Project Location and Existing Conditions**

As previously discussed, as part of the proposed development of a new shopping center within Subarea II of the Community Center Area (collectively referred to herein as the Shopping Center Site), modifications to the Porter Ranch Specific Plan are proposed to provide for the development of a 4,000-square-foot community room within Subarea II of the Community Center Area. This proposed community room would be constructed in lieu of the previously approved development of government offices or other municipal buildings and uses, including a public library facility, within Subareas I, II, III, or IV of the Community Center Area, or as part of the K-8 school site, as provided in Section 9.I of the Porter Ranch Specific Plan. Modifications to the signage requirements set forth in the Specific Plan for the Community Center Area are also proposed.

As shown in Figure 2 on page 6, the proposed shopping center would be developed on two adjacent sites (in Subarea II of the Community Center Area) west of Porter Ranch Drive, which are bisected by Rinaldi Street. Subarea II lies north and south of Rinaldi Street. The Shopping Center Site is approximately 1,402,200 square feet (32.19 acres) and is specifically located at 11601 Porter Ranch Drive and 20200 Rinaldi Street.

The intent of this ordinance is for the boundaries of these subareas to coincide with those of future recorded tract or parcel maps.



\*Final location within subarea D to be determined by LAUSD (rev. 12/11/2007)

**Figure 1**  
Porter Ranch Specific Plan Boundaries and Subareas





**Figure 2**  
Shopping Center Site

The Shopping Center Site is located in the Chatsworth-Porter Ranch Community Plan (Community Plan) area and the Porter Ranch Specific Plan area. The Shopping Center Site is currently vacant. The Shopping Center Site is bounded by residential uses to the north, retail uses associated with the Porter Ranch Town Center and office uses to the east, open space to the south, and residential uses to the west.

## **C. Approved Project**

The Porter Ranch Specific Plan provides for the development of a mix of residential, commercial, recreational, and public service uses within the Specific Plan area. Specifically, the Specific Plan currently allows for the development of 2,437 single-family dwelling units within the Single-Family Area; 1,400 multi-family residential dwelling units; 2,755,000 square feet of floor area for office, hotel, and retail space and other uses in Subareas I, II, and III of the Community Center Area; and 293,000 square feet of open space, quasi public, public uses, religious institutions and schools in Subareas IV and V of the Community Center Area. In addition to the specific uses allowed within the Community Center Area and the Single-Family Area, Section 8, Advisory Agency Approvals, and Section 9, Development and Improvements to be assured by Development Agreement(s), of the Specific Plan provide for the development of improvements to support the uses within the Specific Plan, including utilities, parks and open space, public open space, sidewalks, bike lanes, equestrian and hiking trails, roadways, schools, library and other municipal facilities, community meeting facility, child care, and refuse separation and recycling. To ensure that such improvements are implemented, Section 5 of the Specific Plan provides that the owners of the fee interests in the property within the Specific Plan area may enter into one or more Development Agreements with the City in which the owners agree to the construction of all of the improvements contained in Sections 8 and 9 of the Specific Plan. Section 5 of the Specific Plan further provides that if an applicant seeks to obtain a building permit to build a project on property which is not the subject of an executed Development Agreement suitably guaranteeing the construction of all of the applicable improvements listed in Sections 8 and 9 of the Specific Plan, then the applicant must obtain a Project Permit Compliance pursuant to Section 11 of the Specific Plan. As a conceptual planning document, the Porter Ranch Specific Plan also provides guidelines and a process for review and approval of subdivisions, building and site design (i.e., building heights, sign and lighting standards, setbacks, etc.), open space, or other developments proposed for construction within the Specific Plan area.

## **D. Modified Project**

Shapell Properties, Inc. (Applicant) proposes to develop a new shopping center totaling approximately 345,295 square feet within Subarea II of the Community Center Area of the Specific Plan. Specifically, Subarea II, located primarily north of Rinaldi Street, would be improved with an approximately 221,804-square-foot shopping center, including a

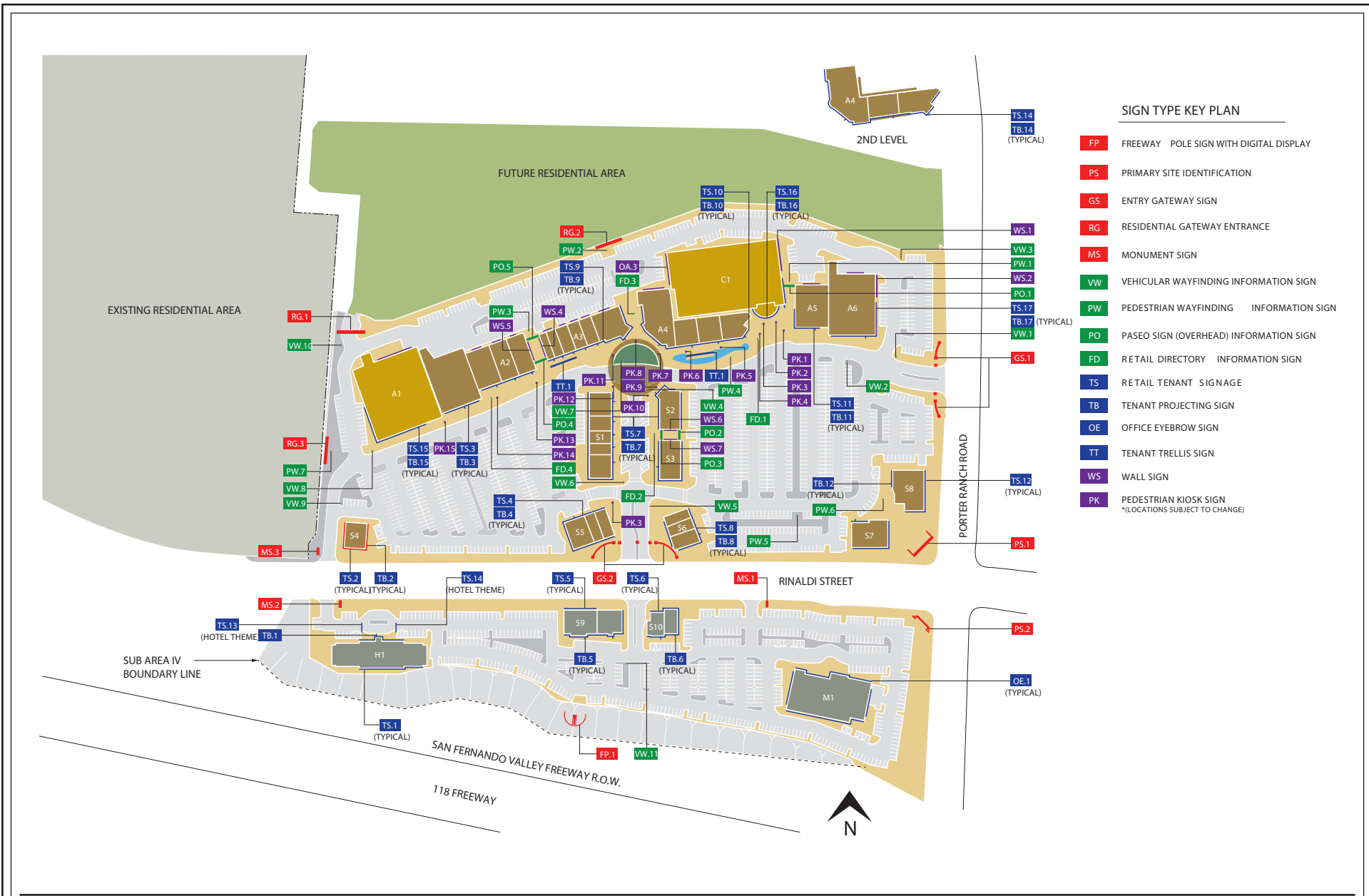
grocery store, a luxury movie theater, and retail stores. The remaining portion of Subarea II, which lies south of Rinaldi Street, would be improved with approximately 48,941 square feet of medical office uses, approximately 12,045 square feet of retail and restaurant uses, and a approximately 57,775-square-foot 120-room hotel with multipurpose rooms.

In conjunction with the proposed shopping center, the Applicant proposes to create new signage regulations that would allow for new types of signage and a larger project pole sign than what is currently permitted under the Specific Plan. The proposed signage regulations would place limitations on the types, amounts, locations, and sizes of permitted signs. Permitted signage would include a freeway-adjacent pole sign (located within Subarea IV of the Community Center Area) with a light-emitting diode (LED) digital display; information signs (e.g., retail directory signs and vehicular and pedestrian wayfinding signs); identification signs; wall signs; banner signs; monument signs; roof signs; projecting signs; holiday decorations; tenant signs; and real estate signs. Signage would range in size, with the largest permitted sign (i.e., the pole sign) not to exceed 1,608 square feet. The majority of signage would consist of interior signage with limited visibility from off-site locations. The types and extent of permitted signage would emphasize and be consistent with the Community Center aspect of the Shopping Center Site, and would be consistent with adjacent commercial development to the east in the Porter Ranch Town Center. The freeway pole sign would also incorporate design features and materials such as a stone clad retaining wall base, perimeter planters, rounded edges, and a neutral color palette to minimize visual contrast with the vegetated freeway right-of-way. Conceptual illustrations of the proposed signs are shown in Figure 3 on page 9 through Figure 4 on page 10.

Illuminated signage would include the proposed digital pole sign adjacent to the freeway as well as interior signage including identification signs, entry gateway signs, monument signs, directories, vehicular and pedestrian wayfinding signs, and tenant signs.

In response to specific community needs, as part of the proposed development of the shopping center, the Applicant also proposes modifications to the Specific Plan to provide for the development of a 4,000-square-foot community room for a variety of community-oriented uses within Subarea II of the Community Center Area. This proposed community room would be constructed in lieu of the previously approved development of government offices or other municipal buildings and uses, including a public library facility, within Subareas I, II, III, or IV of the Community Center Area, or as part of the K–8 school site, as provided in Section 9.I of the Porter Ranch Specific Plan.

The proposed modifications to the Specific Plan or Approved Project described herein (i.e., sign modifications and development of community room in lieu of other government facilities) are collectively referred to in this Addendum as the Modified Project.



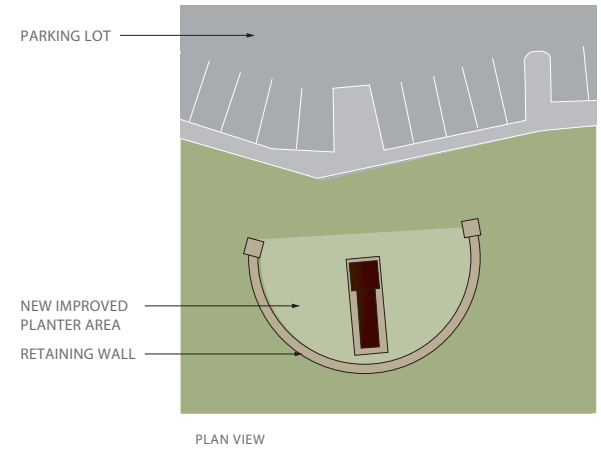
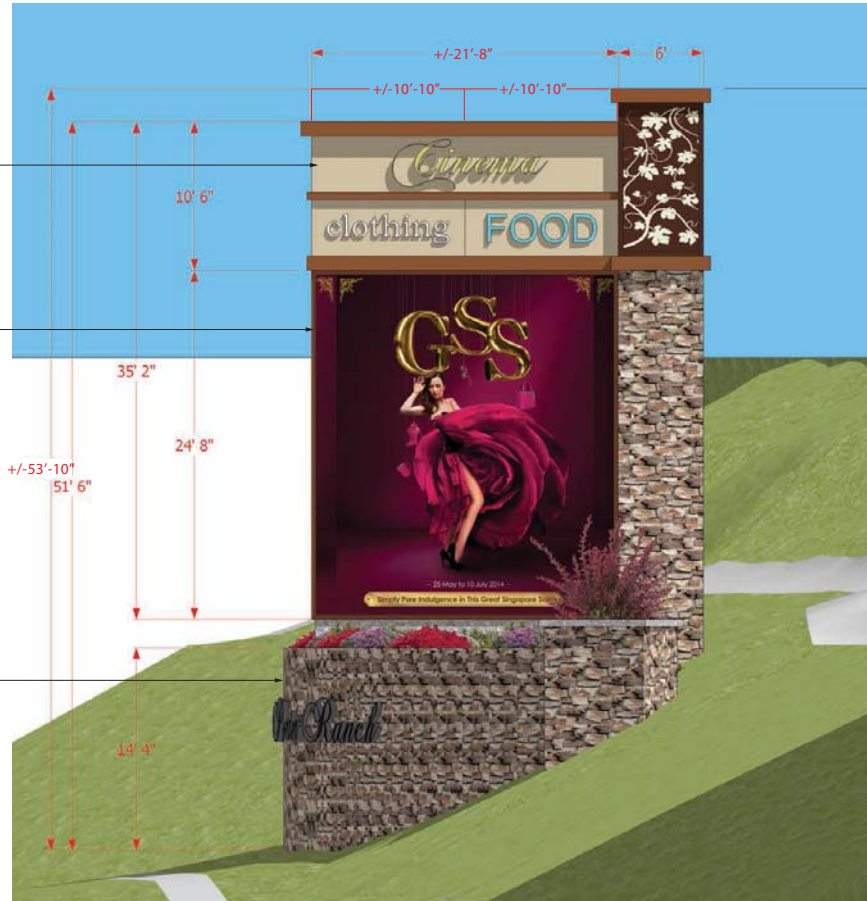
**Figure 3**  
Modified Project Sign Location Site Plan

PAINTED ALUMINUM PYLON SIGN WITH CHANGABLE TENANT PANELS AND LANTERN.

PLACEHOLDER FOR 21' X 24' LED DISPLAY (OR) STATIC DISPLAY ON (2) FACES.

STONE CLAD RETAINING WALL (PLANTED) WITH PROJECT ID APPLIED TO WALL FACE. MAX. HEIGHT TO BE VERIFIED BY FINAL ENGINEERING

**PRELIMINARY**



SIGN AREA TOTAL: 1608 SQ.FT  
\*SUBJECT TO CHANGE

**Figure 4**  
Modified Project Freeway Pole Sign With Digital Display

To provide for the proposed modifications to the Specific Plan, the Applicant is requesting the following discretionary approvals:

- Pursuant to LAMC Section 11.5.7-G, a Specific Plan Amendment to:
  - Allow for a 4,000-square foot community room in lieu of dedication of a 2-acre site for government offices or other municipal buildings and uses; and
  - Create new signage regulations that would allow for new types of signage and a larger pole sign than what is currently permitted under the Specific Plan. Permitted signage would include a freeway-adjacent pole sign with a light-emitting diode (LED) digital display.
- Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for alcohol for a total of 24 establishments.
- Pursuant to LAMC Section 11.5.7-D, a Project Permit Compliance determination.
- Pursuant to LAMC Section 16.05, Site Plan Review and approval.
- A Development Agreement amendment.

## **IV. Comparative Analysis of Modified Project Impacts**

The analyses provided below address each of the environmental issues analyzed in the Certified EIR and focuses on the potential changes in environmental impacts that could result from implementation of the Modified Project. Specifically, potential impacts attributable to the Modified Project are compared with the analysis and findings within the Certified EIR to determine if such impacts are within the envelope of impacts documented in the Certified EIR, including whether new significant impacts would result from the Modified Project or whether previously identified significant impacts would be substantially more severe. As set forth by the analyses below, the Modified Project would not result in any new significant environmental impacts or a substantial increase in the severity of a significant impact already identified in the Certified EIR. All mitigation measures set forth in the Certified EIR and as modified during approval of the Approved Project would continue to be implemented under the Modified Project.

## **A. Earth**

### **1. Approved Project Impacts**

As discussed in the Certified EIR, there are no known active faults within the Specific Plan area. The closest fault to the Specific Plan area is the San Fernando Fault located approximately nine miles northeast of the Specific Plan area. Therefore, no direct ground rupture from fault displacement within the Specific Plan area is anticipated. However, there are several active and potentially active faults in proximity to the Specific Plan area. Movement upon this or any other active faults in the area would cause varying degrees of ground shaking within the Specific Plan area. Moderate to high intensity ground shaking would probably occur during the life of the development. In the event of a major earthquake, this ground shaking could result in significant impacts on the Specific Plan area. However, with implementation of the mitigation measures set forth in the Certified EIR, the potential risk related to ground shaking would be reduced to a level consistent with other residential, commercial and industrial projects in the Los Angeles area. Notwithstanding, the Certified EIR determined that potential impacts related to ground shaking would remain significant with implementation of mitigation.

Due to the elevation and location of the Specific Plan area, the depth of the water table on-site, and the underlying materials, there is little potential for any impacts resulting from seismically induced tsunamis, seiches, floods from dam failure, or liquefaction to occur within the Specific Plan area. Therefore, no significant impacts from seismically induced tsunamis, seiches, floods from dam failure, or liquefaction would occur as a result of the Approved Project.

With regard to slope stability, as discussed in the Certified EIR, potential impacts from landslides, unstable soils, and natural slopes descending from a graded pad could occur. In addition, the failure to recognize soils or bedrock with expansive properties could potentially impact building foundations and slabs. Similarly, the failure to recognize areas underlain by compressible and/or collapsible soils can result in the eventual settlement of overlying fills and costly damage to structures and other improvements. However, with implementation of the mitigation measures set forth in the Certified EIR, potential impacts associated with slope stability would be reduced and no adverse impacts would occur.

Development of the Specific Plan area would result in the grading and excavation of earth material to create building pads and a circulation system. The proposed grading would cause much of the natural soil material to be removed and recompacted. Where structures are proposed, decreased subsoil permeability, increased runoff, and inherent fertility would likely be decreased. Grading impacts would be long-term since the landform alteration would be permanent and irreversible. With implementation of the mitigation measures set forth in the Certified EIR, potential grading impacts would be reduced.

However, the Certified EIR determined that such impacts would remain significant with implementation of mitigation.

## 2. Modified Project Impacts

As described above, the proposed modifications would be implemented primarily within the existing boundaries of Subarea II of the Community Center Area with the proposed pole sign located within Subarea IV of the Community Center Area of the Specific Plan. As the Modified Project would remain within the Specific Plan area analyzed under the Certified EIR, the geologic conditions under the Modified Project would remain the same. Similar to the Approved Project, the Modified Project would potentially expose people to on-site seismic hazards. However, with implementation of similar mitigation measures as the Approved Project, the Modified Project would be designed so that there would be no increased threat of exposing people, property, or infrastructure to geotechnical or seismic hazards. In addition, similar to the Approved Project, the Modified Project would implement similar mitigation measures as the Approved Project to address potential impacts related to landslides, unstable soils, natural slopes, expansive soils, and compressible and/or collapsible soils. Furthermore, similar to the Approved Project, all grading under the Modified Project would be required to conform to specific recommendations established by the soil engineers and to the City Grading Ordinance. As such, the Modified Project would not create any new impacts with respect to fault rupture, seismic hazards, slope stability, and grading, nor would the Modified Project increase the severity of any previously identified impacts. Thus, as with the Approved Project, the impacts of the Modified Project would be significant with respect to seismic hazards, less than significant with respect to slope stability, and significant with respect to grading with implementation of mitigation measures. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

## 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address impacts associated with seismic hazards, slope stability, and grading would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant impacts would result from implementation of the Modified Project.



## **B. Air**

### **1. Approved Project Impacts**

#### *(a) Air Quality*

##### *(i) Construction*

During the grading phases of proposed development within the Specific Plan area, emissions of sulfur dioxide, nitrogen oxides, hydrocarbons, carbon monoxide, and particulates would result from the operation of heavy-duty construction equipment. In addition, fugitive dust would be emitted from exposed surfaces by vehicle movement during grading and construction activities. Due to the transient nature of the grading and construction activities, the emissions associated with these activities would only have temporary and localized effects. Therefore, as set forth in the Certified EIR, regional and local air quality impacts during construction of the Approved Project would be significant. With the implementation of the mitigation measures set forth in the Certified EIR to ensure proper implementation of South Coast Air Quality Management District Rule 403, the Approved Project's regional and local air quality impacts during construction would be reduced to levels which are not expected to result in delays in regional attainment of state and federal air quality standards. As a result, the Approved Project is anticipated to be in conformance with the goals and objectives of the Air Quality Management Plan. However, construction emissions would result in significant air quality impacts.

##### *(ii) Operation*

As discussed in the Certified EIR, the primary source of on-site direct emissions from housing developments is the combustion of natural gas in homes or commercial buildings. An additional source of on-site emissions within the basin would occur indirectly as a result of electricity generation necessary to serve the proposed development. Furthermore, the primary source of off-site indirect pollutant emissions would be the increased amount of automobile traffic accessing the Specific Plan area. Buildout of the Approved Project would produce significant emissions of nitrogen oxides, carbon monoxide, hydrocarbons, and particulates. Of all emissions, carbon monoxide would be the largest constituent. Accordingly, modeling was conducted in order to estimate peak carbon monoxide concentrations resulting from the full development of the Approved Project. The results of the modeling indicate that projected levels of carbon monoxide emissions would be above the California 1-hour and 8-hour standards and the federal 8-hour standard. Furthermore, the Certified EIR determined that at two of the three intersections, traffic generated by the Approved Project would provide an incremental increase in carbon monoxide emissions of less than 1 ppm, which is below the measurable increase limits for carbon monoxide as set by the South Coast Air Quality Management District. However, at the remaining intersection, projected-generated traffic would produce

an incremental carbon monoxide increase of nearly 5 ppm and would exceed the measurable increase limits for carbon monoxide set by the South Coast Air Quality Management District. With implementation of mitigation measures set forth in the Certified EIR for traffic, carbon monoxide emissions at the remaining intersection would be reduced from 5 ppm to 3 ppm and would be above the measurable increase limits for carbon monoxide set by the South Coast Air Quality Management District. However, as stated above, the Approved Project would not result in delays in attainment of state and federal air quality standards and would be consistent with SCAQMD's Air Quality Management Plan. Notwithstanding, operational emissions would result in significant air quality impacts.

*(b) Meteorology*

With development of the Approved Project, winds that now flow directly across the site would instead flow around the sides of each structure. The wind speed of the ambient air flow in the general area would not be increased by the proposed development. However, some acceleration of wind speeds around the upwind corners of these buildings would be expected. Since many meteorological factors vary on a day to day basis, a range of wind conditions could be expected.

As applied to the Approved Project, increased wind conditions would be limited to the Specific Plan area, and largely limited to the Community Center Area of the Specific Plan area. The building height threshold for wind impacts is generally considered to be six stories. As a result, wind impacts relating to development of the Single-Family Area would be expected to be of an insignificant level. Although specific development plans have not yet been created, the general design of the Community Center Area, consisting of lower buildings surrounding a central core of taller structures, would be expected to create a graduated effect on daytime winds flowing across the site from any direction. The greatest potential impacts from air movement would occur in the central portion of the Community Center Area where increased wind flows could impact pedestrian traffic, particularly during afternoon hours when wind speeds are higher and pedestrian activity is greater. These anticipated changes in wind speed in areas of pedestrian traffic are not anticipated to be a normal occurrence because of the variability of the wind conditions and speeds normally experienced in the Specific Plan area. However, during periods of increased ambient winds, wind speeds in excess of the 11 mile per hour threshold of discomfort can be expected to occur in unprotected pedestrian areas on-site. During the majority of evening, night, and morning hours, ambient wind speeds would be below that required to result in any pedestrian discomfort on-site. Increases in wind velocities should not be considered strictly an adverse impact. For example, with increases in wind velocities, the mixing and dispersion of air pollutants is enhanced. Also, during many months of the year, and particularly during the summer, increases in ambient wind velocities can be desirable for cooling areas that would normally receive little natural breeze. The Certified EIR included

mitigation measures to reduce potential meteorology impacts associated with the Approved Project. However, such impacts would remain significant.

*(c) Greenhouse Gas Emissions*

A greenhouse gas (GHG) analysis was not included in the Certified EIR due to the absence of regulations when the Certified EIR was written. The State Office of Planning and Research developed GHG-related amendments to the CEQA Guidelines, which became effective on March 18, 2010. The CEQA Guidelines state that a project would have a significant impact related to GHG emissions if it would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and/or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Neither the City nor SCAQMD have adopted GHG significance thresholds related to the Approved Project. SCAQMD has only adopted significance thresholds for Stationary Sources, and Rules and Plans where SCAQMD is the lead agency. Thus, in the absence of any adopted quantitative threshold, the Approved Project would not have a significant effect on the environment if it is found to be consistent with the applicable regulatory plans and policies to reduce GHG emissions, including the emission reduction measures discussed within the AB 32 Climate Change Scoping Plan and SCAG's Sustainable Communities Strategy.

The following discussion describes the extent the Approved Project would be consistent with the applicable regulatory plans and policies to reduce GHG emissions.

*(i) AB 32 Climate Change Scoping Plan*

The goal to reduce GHG emissions to 1990 levels by 2020 (Executive Order S-3-05) was codified by the Legislature as the 2006 Global Warming Solutions Act (Assembly Bill 32). In 2008, the California Air Resources Board (CARB) approved a Climate Change Scoping Plan as required by AB 32.<sup>1</sup> The AB 32 Climate Change Scoping Plan proposes a “comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health.”<sup>2</sup> The AB 32 Climate Change Scoping Plan has a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 implementation fee to fund the program. The following discussion focuses on pertinent

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<sup>1</sup> *Climate Change Proposed Scoping Plan was approved by CARB on December 11, 2008.*

<sup>2</sup> *Climate Change Scoping Plan, CARB, December 2008, [www.arb.ca.gov/cc/scopingplan/document/scopingplandocument.htm](http://www.arb.ca.gov/cc/scopingplan/document/scopingplandocument.htm), accessed March 7, 2016.*

reduction actions that have the greatest potential to reduce Approved Project-related GHG emissions. Provided below is an evaluation of applicable reduction actions/strategies by emissions source category to determine the extent the Approved Project's design features comply with or exceed the reduction actions/strategies outlined in the AB 32 Climate Change Scoping Plan.

Applicable GHG reduction actions and strategies from the emission reduction measures discussed within the AB 32 Climate Change Scoping Plan that would serve to reduce GHG emissions from the Approved Project are included in the following tables by source type: Table 1, Energy, on page 18; Table 2, Mobile on page 20; Table 3, Solid Waste Diversion, on page 21; and Table 4, Water, on page 22. These GHG reduction actions and strategies would serve to reduce GHG emissions from the Approved Project. As shown in the tables, the Approved Project would be consistent with these reduction actions and strategies.

*(ii) SCAG's Sustainable Communities Strategy*

As described in Table 2 on page 20, SB 375 requires the Metropolitan Planning Organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plan. SCAG's SCS is included in SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS). The goals and policies of the 2016–2040 RTP/SCS that reduce vehicle miles traveled (VMT) feature transportation and land use planning that include building infill projects, locating residents closer to where they work and play and designing communities so there is access to high-quality transit service. The 2016–2040 RTP/SCS is expected to reduce per capita transportation emissions by 8 percent by 2020 and 18 percent by 2035. This level of reduction would meet and exceed the region's GHG targets set by CARB of 8 percent per capita by 2020 and 13 percent per capita by 2035.<sup>3</sup> Furthermore, although there are no per capita GHG emission reduction targets for passenger vehicles set by CARB for 2040, the 2016-2040 RTP/SCS's GHG emission reduction trajectory shows that more aggressive GHG emission reductions are projected for 2040.<sup>4</sup> The 2016-2040 RTP/SCS would result in an estimated 21-percent decrease in per capita GHG emissions by 2040. By meeting and exceeding the SB 375 targets for 2020 and 2035, as well as achieving an approximately 21-percent decrease in per capita GHG emissions by 2040 (an additional 3-percent reduction in the five years between 2035 [18 percent] and 2040 [21 percent]), the 2016-2040 RTP/SCS is expected to fulfill and exceed its portion of SB 375 compliance with respect to meeting the state's GHG emission reduction goals.

<sup>3</sup> *Southern California Association of Governments, Final 2016–2040, RTP/SCS, Executive Summary, p. 8, April 2016.*

<sup>4</sup> *Southern California Association of Governments, Final 2016–2040, RTP/SCS, April 2016, p. 153.*

**Table 1  
AB 32 Climate Change Scoping Plan Reduction Measures—Energy**

<b>Actions and Strategies</b>	<b>Consistency Analysis</b>
<p><b>California Renewables Portfolio Standard (RPS) program:</b> Senate Bill 2X modified California’s RPS program to require that both public and investor-owned utilities in California receive at least 33 percent of their electricity from renewable sources by the year 2020. California Senate Bill 2X also requires regulated sellers of electricity to meet an interim milestone of procuring 25 percent of their energy supply from certified renewable resources by 2016.</p>	<p><b>Consistent.</b> These levels of reduction are consistent with LADWP’s commitment to achieve 35 percent renewables by 2020. In 2011, LADWP indicated that 20 percent of its electricity came from renewable resources in Year 2010.<sup>a</sup> As LADWP would provide electricity service to the Project Site, the Approved Project would use electricity consistent with this performance based standard.</p>
<p><b>Senate Bill 350 (SB 350):</b> The Clean Energy and Pollution Reduction Act of 2015 increases the standards of the California RPS program by requiring that the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by 2030 and also requires the State Energy Resources Conservation and Development Commission to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.<sup>b</sup></p>	<p><b>Consistent.</b> LADWP would be required to meet this performance based standard. As LADWP would provide electricity service to the Project Site, the Approved Project would use electricity consistent with this performance based standard. Doubling of the energy efficiency savings from final end uses of retail customers by 2030 would primarily rely on the existing suite of building energy efficiency standards under the California Code of Regulations Title 24, Part 6 and utility-sponsored programs such as rebates for high-efficiency appliances, heating ventilation and air-conditioning (HVAC) systems and insulation. The Approved Project would support this action/strategy via compliance with specific requirements of the Los Angeles Green Building Code.</p>
<p><b>California Code of Regulations (CCR), Title 20:</b> The 2012 Appliance Efficiency Regulations, adopted by the California Energy Commission (CEC), include standards for new appliances (e.g., refrigerators) and lighting, if they are sold or offered for sale in California.</p>	<p><b>Consistent.</b> This performance standard applies to new appliances and lighting that are sold or offered for sale in California. As such, appliances and lighting used by the Approved Project would comply with this performance based standard.</p>
<p><b>CCR, Title 24, Building Standards Code:</b> The Building Energy Efficiency Standards contained in Title 24, Part 6 (also known as the California Energy Code), requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.</p> <p>The California Green Building Standards Code (Part 11, Title 24) established mandatory and voluntary standards on planning and design for sustainable site development, energy efficiency (extensive update of the California Energy Code), water conservation, material conservation, and internal air contaminants.</p>	<p><b>Consistent.</b> The Approved Project would comply with applicable provisions of the Los Angeles Green Building Code which in turn requires compliance with mandatory requirements included in the California Green Building Standards. The current 2013 Building Energy Efficiency Standards are 25 percent more efficient than the 2008 standards for residential construction and 30 percent better for nonresidential construction.<sup>c</sup> The 2013 Standards are approximately 40 to 45 percent more efficient than the 2020 Projected Emissions under Business-as-Usual in the AB 32 Climate Action Scoping Plan. The standards offer builders better windows, insulation, lighting, ventilation systems and other features that reduce energy consumption in homes and businesses.</p>

**Table 1 (Continued)**  
**AB 32 Climate Change Scoping Plan Reduction Measures—Energy**

Actions and Strategies	Consistency Analysis
<p><b>Energy Independence and Security Act of 2007 (EISA):</b> EISA requires manufacturing for sale within the Untitled States to phase out incandescent light bulbs between 2012 and 2014 resulting in approximately 25 percent greater efficiency for light bulbs and requires approximately 200 percent greater efficiency for light bulbs, or similar energy savings, by 2020.</p>	<p><b>Consistent.</b> This performance based standard would serve to reduce the use of incandescent light bulbs for the Approved Project.</p>
<p><b>Assembly Bill 1109 (AB 1109):</b> The Lighting Efficiency and Toxic Reduction Act prohibits a person from manufacturing for sale in the state requires the establishment of minimum energy efficiency standards for all general purpose lights. The standards are structured to reduce average statewide electrical energy consumption by not less than 50 percent from the 2007 levels for indoor residential lighting and not less than 25 percent from the 2007 levels for indoor commercial and outdoor lighting by 2018.<sup>d</sup></p>	<p><b>Consistent.</b> As discussed above, the Approved Project would meet this performance based standard.</p>
<p><b>The Cap-and-Trade Program:</b> This program is designed to reduce GHG emissions from major sources, such as refineries and power plants, (deemed “covered entities”) by setting a firm cap on statewide GHG emissions and employing market mechanisms to achieve AB 32’s emission-reduction mandate of returning to 1990 levels of emissions by 2020.</p>	<p><b>Consistent.</b> The Cap-and-Trade Program provides a firm cap, ensuring that the 2020 statewide emission limit will not be exceeded. In sum, the Cap-and-Trade Program will achieve aggregate, rather than site-specific or project-level, GHG emissions reductions. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects’ electricity usage are covered by the Cap-and-Trade Program.</p>
<p><sup>a</sup> Website <a href="http://www.ladwpnews.com/go/doc/1475/987799/">www.ladwpnews.com/go/doc/1475/987799/</a>, accessed March 7, 2016.</p> <p><sup>b</sup> Senate Bill 350 (2015–2016 Reg. Session) Stats 2015, Ch. 547.</p> <p><sup>c</sup> California Building Standards Commission, Energy Commission Approves More Efficient Buildings for California’s Future, News Release, May 31, 2012, <a href="http://www.energy.ca.gov/releases/2012_releases/2012-05-31_energy_commission_approves_more_efficient_buildings_nr.html">www.energy.ca.gov/releases/2012_releases/2012-05-31_energy_commission_approves_more_efficient_buildings_nr.html</a>, accessed March 7, 2016.</p> <p><sup>d</sup> 2007b. Assembly Bill 1109 (2007–2008 Reg. Session) Stats. 2007, Ch. 534.</p> <p>Source: Eyestone Environmental, 2016.</p>	

**Table 2  
AB 32 Climate Change Scoping Plan Reduction Measures—Mobile**

Actions and Strategies	Consistency Analysis
<p><b>Assembly Bill 1493 (AB 1493) “Pavley Standards”:</b> AB 1493 requires the development and adoption of regulations to achieve “the maximum feasible reduction of greenhouse gases” emitted by noncommercial passenger vehicles, light-duty trucks, and other vehicles used primarily for personal transportation in the State. In compliance with AB 1493, CARB adopted regulations to reduce GHG emissions from non-commercial passenger vehicles and light duty trucks of model year 2009 through 2016. Model years 2017 through 2025 are addressed by California’s Advanced Clean Cars program (discussed below).</p>	<p><b>Consistent.</b> It is expected that the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016, all while improving fuel efficiency. GHG emissions related to vehicular travel by the Approved Project would benefit from this regulation and mobile source emissions generated by the Approved Project would be reduced with implementation of AB 1493 consistent with reduction of GHG emissions under AB 32.</p>
<p><b>Executive Order S-01-07:</b> The Low Carbon Fuel Standard (LCFS) requires a 10-percent or greater reduction by 2020 in the average fuel carbon intensity for transportation fuels in California regulated by CARB. CARB identified the LCFS as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009 (CARB 2009).<sup>c,d</sup></p>	<p><b>Consistent.</b> GHG emissions related to vehicular travel by the Approved Project would benefit from this regulation and mobile source emissions generated by the Approved Project would indirectly be reduced with implementation of the LCFS, consistent with reduction of GHG emissions under AB 32.</p>
<p><b>Advanced Clean Cars Program:</b> In 2012, CARB approved the Advanced Clean Cars Program, a new emissions-control program for model year 2017 through 2025. The program combines the control of smog, soot, and GHGs with requirements for greater numbers of zero-emission vehicles. By 2025, when the rules will be fully implemented, the new automobiles will emit 34 percent fewer global warming gases and 75 percent fewer smog-forming emissions.</p>	<p><b>Consistent.</b> These standards will apply to all passenger and light duty trucks used by customers, employees, and deliveries to the Approved Project. GHG emissions related to vehicular travel by the Approved Project would benefit from this regulation and mobile source emissions generated by the Approved Project would be reduced with implementation of this performance based standard, consistent with reduction of GHG emissions under AB 32.</p>
<p><b>Senate Bill (SB) 375:</b> SB 375 requires integration of planning processes for transportation, land-use and housing. Under SB 375, each Metropolitan Planning Organization would be required to adopt a Sustainable Community Strategy (SCS) to encourage compact development that reduces passenger vehicle miles traveled and trips so that the region will meet a target, created by CARB, for reducing GHG emissions.</p>	<p><b>Consistent.</b> SB 375 requires the Southern California Association of Governments to direct the development of the SCS for the region. As shown below, the Approved Project would be consistent with SCAG’s Regional Transportation Plan Sustainable Communities Strategy and thus consistent with SB 375.</p>

<sup>a</sup> *United States Environmental Protection Agency, Light Duty Vehicle Greenhouse Gas Emission Standards and Corporate Average Fuel Economy Standards, Final Rule, May 7, 2010, www.federalregister.gov/articles/2010/05/07/2010-8159/light-duty-vehicle-greenhouse-gas-emission-standards-and-corporate-average-fuel-economy-standards, accessed March 7, 2016.*

<sup>b</sup> *California Air Resources Board, Addendum to Comparison of GHG Reductions for all Fifty United States Under CAFÉ standards and ARB Regulations Adopted Pursuant to AB 1493 (www.arb.ca.gov/cc/ccms/pavley-addendum.pdf).*

<sup>c</sup> *California Air Resources Board, Initial Statement of Reason for Proposed Regulation for The*

**Table 2 (Continued)**  
**AB 32 Climate Change Scoping Plan Reduction Measures—Mobile**

Actions and Strategies	Consistency Analysis
<p><i>Management of High Global Warming Potential Refrigerant for Stationary Sources, October 23, 2009, www.arb.ca.gov/regact/2009/gwprmp09/isorref.pdf, accessed March 7, 2016.</i></p> <p><sup>d</sup> <i>Carbon intensity is a measure of the GHG emissions associated with the various production, distribution, and use steps in the “lifecycle” of a transportation fuel.</i></p> <p><i>Source: Eyestone Environmental, 2016.</i></p>	

**Table 3**  
**AB 32 Climate Change Scoping Plan Reduction Measures—Solid Waste Diversion**

Actions and Strategies	Consistency Analysis
<p><b>California Integrated Waste Management Act of 1989 and Assembly Bill 341:</b> The California Integrated Waste Management Act of 1989 requires each jurisdiction’s source reduction and recycling element to include an implementation schedule that shows (1) diversion of 25 percent of all solid waste by January 1, 1995, through source reduction, recycling, and composting activities; and (2) diversion of 50 percent of all solid waste on and after January 1, 2000, through source reduction, recycling, and composting facilities.<sup>a</sup></p> <p><b>AB 341 (2011)</b> amended the California Integrated Waste Management Act of 1989 to include a provision declaring that it is the policy goal of the state that not less than 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020, and annually thereafter.<sup>b</sup></p>	<p><b>Consistent.</b> GHG emissions related to solid waste generation from the Approved Project would benefit from this regulation and solid waste disposal emissions generated by the Approved Project would be reduced with implementation of this performance based standard, consistent with reduction of GHG emissions under AB 32.</p>
<p><sup>a</sup> <i>Cal. Pub. Res. Code Section 41780(a).</i></p> <p><sup>b</sup> <i>Cal. Pub. Res. Code Section 41780.01(a).</i></p> <p><i>Source: Eyestone Environmental, 2016.</i></p>	

The 2016–2040 RTP/SCS recognizes that transportation investments and future land use patterns are inextricably linked, and continued recognition of this close relationship will help the region make choices that sustain existing resources and expand efficiency, mobility and accessibility for people across the region. In particular, the 2016–2040 RTP/SCS draws a closer connection between where people live and work, and it offers a blueprint for how Southern California can grow more sustainably. The 2016–2040 RTP/SCS also includes strategies focused on compact infill development and economic growth by building the infrastructure the region needs to promote the smooth flow of goods and easier access to jobs, services, educational facilities, healthcare and more.



**Table 4  
AB 32 Climate Change Scoping Plan Reduction Measures—Water**

Actions and Strategies	Consistency Analysis
<p><b>CCR, Title 24, Building Standards Code:</b> The California Green Building Standards Code (Part 11, Title 24) includes water efficiency requirements for new residential and non-residential uses, in which buildings shall demonstrate a 20-percent overall water use reduction.</p>	<p><b>Consistent.</b> The Approved Project would comply with applicable provisions of the Los Angeles Green Building Code which in turn requires compliance with mandatory standards included in the California Green Building Standards (20 percent overall water use reduction).</p>
<p><b>Senate Bill X7-7:</b> The Water Conservation Act of 2009 sets an overall goal of reducing per-capita urban water use by 20 percent by December 31, 2020. The state is required to make incremental progress toward this goal by reducing per-capita water use by at least 10 percent by December 31, 2015. This is an implementing measure of the Water Sector of the AB 32 Scoping Plan. Reduction in water consumption directly reduces the energy necessary and the associated emissions to convey, treat, and distribute the water; it also reduces emissions from wastewater treatment.</p>	<p><b>Consistent.</b> As discussed above, the Approved Project would meet this performance based standard.</p>
<p>Source: <i>Eyestone Environmental, 2016.</i></p>	

The 2016–2040 RTP/SCS states that the SCAG region is home to about 18.3 million people in 2012 and currently includes approximately 5.9 million homes and 7.4 million jobs. By 2040, the integrated growth forecast projects that these figures will increase by 3.8 million people, with nearly 1.5 million more homes and 2.4 million more jobs. High Quality Transit Areas (HQTAs) will account for 3 percent of regional total land, but are projected to accommodate 46 percent and 50 percent of future household and employment growth respectively between 2012 and 2040. The 2016–2040 RTP/SCS’s overall land use pattern reinforces the trend of focusing new housing and employment in the region’s HQTAs. HQTAs are a cornerstone of land use planning best practice in the SCAG region because they concentrate roadway repair investments, leverage transit and active transportation investments, reduce regional life cycle infrastructure costs, improve accessibility, create local jobs, and have the potential to improve public health and housing affordability.

Consistent with the SCAG’s RTP/SCS alignment of transportation, land use, and housing strategies, the Approved Project would be designed with a number of features and mitigation measures. Specifically, the Approved Project promotes reductions in vehicle trips and the resulting reduction in the generation of GHG emissions in the following ways: (a) by providing a mix of uses, including single-family homes, multi-family units, office uses, retail uses, and public and quasi-public space, including houses of worship and other community orientated facilities, as well as approximately 100 acres of recreation and public

land; (b) by providing improved opportunities for the use of public transit, including bus and rail, and other alternative transportation modes; (c) by encouraging pedestrian and bicycle circulation through a well established sidewalk system in the Approved Project vicinity; and (d) by providing on-site recreation and open space amenities. These measures would be consistent with the 2016–2040 RTP/SCS.

These measures would reduce the Approved Project’s estimated VMT and would be consistent with regional strategies to reduce transportation-related GHG emissions and would be consistent with and support the goals and benefits of the SCAG RTP/SCS, which seeks improved “mobility and access by placing destinations closer together and decreasing the time and cost of traveling between them. The convenient access to public transportation and other measures would further promote a reduction in vehicle miles traveled and subsequent reduction in GHG emissions, which would be consistent with the goals of SCAG’s 2012–2035. The Approved Project would be consistent with the goals of California’s AB 32 and SCAG’s 2016–2040 RTP/SCS.

Therefore, the Approved Project would not result in any significant impacts with respect to global climate change, either on a project-specific basis or with respect to its contribution to a cumulative impact.

## 2. Modified Project Impacts

### *(a) Air Quality*

#### *(i) Construction*

With regard to construction, similar to the Approved Project, potential short-term air quality impacts could result from the Modified Project. However, the Modified Project would result in a decrease in the amount of building construction and related air pollutant emissions since the amount of building square footage from the proposed community room would be substantially less compared to the amount of building square footage that could be built on a 2-acre site for a library and other municipal facilities. Therefore, potential construction emissions associated with the Modified Project would be less than those identified in the Certified EIR and potential short-term air quality impacts would be within the envelope of impacts identified under the Approved Project. In addition, mitigation measures set forth in the Certified EIR would continue to be implemented under the Modified Project. Therefore, similar to the Approved Project, air quality impacts during construction would not be expected to result in delays in regional attainment of state and federal air quality standards. As a result, the Modified Project is anticipated to be in conformance with the goals and objectives of the Air Quality Management Plan. However, similar to the Approved Project, impacts to air quality would remain significant with implementation of mitigation.

*(ii) Operation*

Similar to the Approved Project, air pollutant emissions associated with operation of the Modified Project would primarily be generated by the operation of on-road vehicles. The Modified Project would have a reduction in the previously estimated average daily trips and associated emissions in comparison to the Approved Project due to the reduction in building square footage. Therefore, operational emissions would be reduced under the Modified Project, and impacts would be within the envelope of impacts set forth in the Certified EIR.

With regard to localized carbon monoxide concentrations, the Modified Project would have a reduction in estimated average daily trips in comparison to the Approved Project. Therefore, the intersections volumes would be less and carbon monoxide concentrations would be less than those analyzed for the Approved Project.

Based on the above, as with the Approved Project, the Modified Project would not be expected to result in delays in regional attainment of state and federal air quality standards. As with the Approved Project, the Modified Project is anticipated to be in conformance with the goals and objectives of the Air Quality Management Plan. In addition, the Modified Project would not result in any new impacts with respect to air quality or any increase in the severity of previously identified impacts, and any such impacts would be within the scope of impacts set forth in the Certified EIR. The Modified Project would also implement the mitigation measures set forth in the Certified EIR. However, similar to the Approved Project, operational impacts to air quality would remain significant with implementation of mitigation.

*(b) Meteorology*

Similar to the Approved Project, with the development of the Modified Project, winds that now flow directly across the site would instead flow around the sides of each structure with some acceleration of wind speeds around the upwind corners of the proposed buildings. However, wind speeds would be expected to be reduced under the Modified Project with the replacement of the previously proposed 2-acre site for a library and other municipal facilities with a 4,000-square-foot community room. In addition, the Modified Project would implement the mitigation measures set forth in the Certified EIR to address potential impacts related to increases in wind speeds. While meteorology impacts associated with the Modified Project would be reduced, such impacts would remain significant, similar to the Approved Project.

*(c) Greenhouse Gas Emissions*

The proposed community room would be used on an intermittent, as-needed basis for community events, meetings, and gatherings, whereas a library or municipal facility would operate on a continuous basis during standard business hours. The traffic impacts of Specific Plan build-out were re-evaluated in a 2006 update to the previous Specific Plan traffic studies (Crain & Associates, May 2006). Applying the trip generation rates set forth in the Specific Plan, the trip generation for the Modified Project would be below levels analyzed in the 2006 traffic study update. Thus the proposed change in use from library or other municipal facility to community room would result in reduced impacts with regard to GHG emissions.

As with the Approved Project, the Modified Project is designed with a number of features and mitigation measures consistent with those provided for the Approved Project. Specifically, the Modified Project would promote reductions in vehicle trips and the consequent reduction in the generation of GHG emissions in the following ways: (a) by providing a mix of uses which reduce commuter trips and miles traveled; (b) by providing improved opportunities for the use of public transit, including bus and rail, and other alternative transportation modes; (c) by encouraging pedestrian and bicycle circulation through a well established sidewalk system in the Modified Project vicinity; and (d) by providing on-site recreation and open space amenities. In comparison to the Approved Project, the Modified Project weekday and weekend daily trips would decrease. Additionally, given the recent and continued expansion of the local public transit system, it is anticipated that vehicle trips previously allocated to the Modified Project would now be reallocated to the public transit system, further reducing mobile source GHG emissions.

Similar to the Approved Project, the Modified Project would be consistent with the goals of California's AB 32 and SCAG's 2016–2040 RTP/SCS. Therefore, since the GHG analysis for the Approved Project did not result in any significant impacts and given that the Modified Project would further reduce GHG emissions in comparison to the Approved Project, the Modified Project would similarly not be considered to have a significant impact with respect to global climate change, either on a project-specific basis or with respect to its contribution to a cumulative impact.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address air impacts would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant air impacts would result from implementation of the Modified Project.

## **C. Water**

### **1. Approved Project Impacts**

As discussed in the Certified EIR, buildout of the Specific Plan area would increase the amount of runoff from a 50-year frequency storm. This runoff would be controlled by storm drain systems that would be designed in accordance with the standards of the City of Los Angeles Department of Public Works. Notwithstanding, the proposed development would result in an increase in the overall area-generated runoff during a 50-year frequency storm and could contribute incrementally to system-wide storm drain water quality issues. Implementation of the mitigation measures included in the Certified EIR would reduce potential impacts. However, such impacts would remain significant with implementation of mitigation.

### **2. Modified Project Impacts**

As described above, the proposed modifications would be implemented primarily within the existing boundaries of Subarea II of the Community Center Area with the proposed pole sign located within Subarea IV of the Community Center Area of the Specific Plan. The Modified Project would not increase the size of these development areas. In addition, as with the Approved Project, these development areas are comprised almost entirely of pervious surfaces. The Modified Project would replace these existing primarily pervious surfaces with new impervious surfaces and additional landscaping. Therefore, similar to the Approved Project, the Modified Project would increase the amount of impervious area within the Specific Plan area. Accordingly, similar to the Approved Project, the rate and amount of stormwater runoff would increase under the Modified Project compared to existing conditions. However, compared to the Approved Project, the amount of stormwater runoff would decrease under the Modified Project as the Modified Project would replace the requirement for a 2-acre site previously contemplated to be improved for a library and other municipal facilities with a 4,000-square-foot community center. Therefore, since the rate and amount of stormwater runoff would not increase under the Modified Project, the Modified Project would not result in new or increased impacts related to water. Notwithstanding, like the Approved Project, development within the Specific Plan area could contribute incrementally to system-wide storm drain water quality issues. Implementation of similar mitigation measures as set forth in the Certified EIR under the Modified Project would reduce potential water impacts. However, as with the Approved Project, water impacts under the Modified Project would be significant. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address water impacts would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant water impacts would result from implementation of the Modified Project.

## D. Plant and Animal Life

### 1. Approved Project Impacts

#### *(a) Plant Life*

As discussed in the Certified EIR, development of the Specific Plan area would require the conversion of existing grassland, coastal sage scrub, chaparral, riparian communities, woodland communities, and ornamental area. Conversion of the majority of the Specific Plan area represents a significant loss of open space and vegetation habitat. Although grassland, coastal sage scrub, and chaparral are still relatively common in the region, the conversion of these habitats is proceeding rapidly throughout Southern California. In addition, the majority of the oak trees on the site that are not located in riparian woodland areas would be removed. While other oak trees would be preserved throughout the Specific Plan area, the removal of the remaining oak trees would be considered a loss of local importance. Furthermore, development of the Specific Plan area would require removal of a small number of California Walnut trees. As set forth in the Certified EIR, impacts to sensitive plant species from development of the Approved Project would not be expected to be significant. Similarly, impacts to sensitive natural habitats, aside from those to native grasslands and oak and riparian woodlands discussed previously, would not be expected to be significant. Also, the very small area of California black walnut trees to be removed would not be a significant impact. Mitigation measures provided in the Certified EIR would reduce potential impacts to plant life. However, the Certified EIR concluded that the Approved Project would result in a loss of vegetation constituting a loss of local significance, but not of regional significance.

#### *(b) Animal Life*

As discussed in the Certified EIR, construction activity would disturb all wildlife in the vicinity of the Specific Plan area and many species would be expected to move to adjacent areas of similar habitat, if available, at the onset of activity. Following development of the Specific Plan area, some species would return to the developed portion of the site, if suitable habitat exists. Development within the Specific Plan area would also result in the degradation of natural habitats bordering all build or modified areas. Such disturbance provides an opportunity for undesirable exotic species to invade the adjacent natural habitat. In addition, night lighting from development of the Specific Plan area may be

detrimental to wildlife in nearby natural habitats by disrupting the light-dark daily rhythms and forcing the avoidance of some habitat due to bright lights. Under the Approved Project impacts to sensitive wildlife species resulting from development of the Specific Plan area are not expected to be significant. In addition, impacts to the coast horned lizard, golden eagle, Cooper's hawk, and prairie falcon would be incremental. Notwithstanding, development of the Specific Plan area would result in an incremental loss of wildlife habitat areas, which would result in the elimination of most native species of local significance. However, with compliance with applicable regulatory requirements and implementation of the mitigation measures set forth in the Certified EIR, potential impacts to animal life would be reduced to less than significant.

With regard to the wildlife movement corridor through the Santa Susana Mountains adjacent to the Specific Plan area, the Specific Plan area is located sufficiently downslope and south from the main ridgeline of the range so as not to impede wildlife movement along this main portion of the corridor. While the development of the Specific Plan area represents a substantial loss of peripheral area, the remaining area north of the Approved Project Site boundary is sizable and contains excellent habitat elements for sustaining wildlife.

## 2. Modified Project Impacts

The proposed modifications would be implemented primarily within the existing boundaries of Subarea II with the proposed pole sign located within Subarea IV of the Community Center Area of the Specific Plan. As the Modified Project would remain within the Specific Plan area analyzed under the Certified EIR, the conditions regarding plant and animal life under the Modified Project would be similar to that for the Approved Project. Similarly, since the Modified Project would remain within the development areas previously analyzed, the Modified Project would not require the removal of additional vegetated areas. In addition, the Modified Project would implement the same mitigation measures included in the Certified EIR to address potential impacts to plant and animal life. Therefore, the Modified Project would not create a new impact or result in an increase in impacts to plant and animal life. Notwithstanding, as with the Approved Project, with implementation of mitigation, any continued loss of vegetation within the Specific Plan area would constitute a loss of local significance, but not of regional significance. With compliance with applicable regulatory requirements and implementation of mitigation, any impacts to animal life would be reduced to less than significant.

## 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address impacts to plant and animal life would also apply to the Modified Project. No additional mitigation measures

are required for development of the Modified Project as no new significant impacts to plant and animal life would result from implementation of the Modified Project.

## **E. Noise**

### **1. Approved Project Impacts**

#### *(a) Construction*

As discussed in the Certified EIR, construction within the Specific Plan area would increase noise levels in the surrounding area due to grading and construction activities. The noisiest operations would occur during the periods when each of the subareas is graded. The noisiest operation during the phased construction would occur during the periods when each unit is graded. The noise experienced by adjacent developed units would depend upon the relative location, equipment load, equipment type, existence of intervening terrain, etc. Overall, the Approved Project would result in short-term increases in area noise levels during construction. However, with implementation of the mitigation measures set forth in the Certified EIR, noise impacts during construction would be reduced to an acceptable level.

#### *(b) Operation*

As analyzed in the Certified EIR, operational noise sources from the Approved Project predominately include vehicular traffic. Future noise levels would be affected by increases in local traffic. Future noise level contours were developed that are intended to represent a worst-case condition. These contour lines assume no existing or future barriers, such as walls, which would mitigate noise impacts. Buildout of the Specific Plan area would increase future noise levels at adjacent residential uses an additional 2 dB, which, based upon City of Los Angeles environmental guidelines, is considered an insignificant incremental increase to projected noise levels. Residential properties that lie nearest to the roads would become incompatible for residential use unless mitigation measures are implemented. The Community Center area, south of Corbin Avenue and bordered by Rinaldi Street and Mason Avenue, would be considered compatible beyond the Ldn 65 dBA contour. If located along Winnetka Avenue, a hotel would be considered compatible outside the Ldn 60 contour that extends approximately 230 feet from the center of the street. If located within 230 feet of the center of Winnetka Avenue, an acoustical study of the design would need to be implemented to comply with the California Administrative Code, Title 24. The proposed site for a church, located between the 118 Freeway and Rinaldi Street, would have to be properly located so as not to overlook the traffic on the freeway and be at least 140 feet from Rinaldi Street in order to be compatible. If located within the Ldn 65 dBA contour of either corridor, mitigation measures would need to be implemented. Thus the Approved Project could result in a significant noise impact



during operation. With implementation of the mitigation measures set forth in the Certified EIR, this significant impact would be reduced to a less-than-significant level.

No significant impacts are expected from stationary noise sources following development of the Specific Plan area. The separation of the commercial uses from the residential areas within the Specific Plan area would be expected to mitigate any potential adverse effects from noise generated by activities within the commercial area.

## 2. Modified Project Impacts

### *(a) Construction*

The Modified Project includes the development of a 4,000-square-foot community room in lieu of the previously approved development of a library and other municipal facilities within a 2-acre site of the Specific Plan area and modifications to proposed signage. While the Modified Project would include additional signage within a certain portion of the Specific Plan area, overall, the Modified Project would result in a decrease in the amount of building construction and related noise generation since the amount of building square footage from the proposed community room and any construction needed for implementation of proposed signage would be less compared to the amount of building square footage that could be built on a 2-acre site for a library and other municipal facilities. In addition, since the Modified Project would continue to be implemented within the Specific Plan area evaluated in the Certified EIR, the Modified Project would not change the distance of construction activities from potential noise-sensitive uses. Furthermore, the Modified Project would continue to implement the mitigation measures set forth in the Certified EIR to address potential noise impacts. Therefore, as with the Approved Project, with implementation of the mitigation measures set forth in the Certified EIR, noise impacts during construction would be reduced to an acceptable level. The Modified Project would not create any new significant impacts related to construction noise nor result in a substantial increase in a previously identified significant impact. As such, construction noise impacts under the Modified Project would be within the envelope of impact analysis addressed in the Certified EIR.

### *(b) Operation*

As previously described, the Modified Project includes the development of a 4,000-square-foot community room in lieu of the previously approved development of government offices or other municipal buildings and uses, including a public library facility, within a 2-acre site of the Specific Plan area, and modifications to proposed signage. Under the Modified Project, the community room would be used on an intermittent, as-needed basis for community events, meetings, and gatherings, whereas a library or municipal facility, as proposed by the Approved Project, would operate on a continuous basis during standard

business hours, thereby generating increased noise levels compared to the Modified Project. Similar to the Approved Project, noise associated with operation of the Modified Project would primarily be generated by vehicular traffic. The Modified Project would have a reduction in the previously estimated average daily trips and associated noise generation in comparison to the Approved Project due to the reduction in building square footage. Therefore, operational noise associated with mobile sources would be reduced under the Modified Project. The Modified Project would also implement the mitigation measures set forth in the Certified EIR to address potential operational noise impacts from vehicular traffic. As with the Approved Project, with implementation of the mitigation measures set forth in the Certified EIR, potential operational noise impacts associated with vehicular traffic would be reduced to a less-than-significant level.

With regard to stationary noise sources, the Modified Project would continue to be implemented within the Specific Plan area and would not change distances from potential noise-sensitive uses. Therefore, similar to the Approved Project, no significant impacts are expected from stationary noise sources associated with the Modified Project.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address noise impacts would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant noise impacts would result from implementation of the Modified Project.

## F. Light and Aesthetics/View

### 1. Approved Project Impacts

#### *(a) Light*

As discussed in the Certified EIR, the Approved Project would produce new sources of illumination within the Specific Plan area. The major source of lighting is expected to occur along the interior highway and street system constructed to serve proposed development, within the Community Center office and retail buildings, at any outdoor recreational facilities throughout the Specific Plan area, and as a result of development of housing units. Illumination due to the proposed development would be visible as a perceived “glow” to people within the Specific Plan area and outside of the Specific Plan area. Residential illumination is expected to be of the same type and intensity as exists in surrounding residential communities. Such lighting is not expected to have significant environmental effects. Nighttime lighting within the Community Center Area would be visible at greater distances to more people as the Community Center Area would support a concentration of commercial and residential uses. Also, since commercial development is

proposed to range from two stories to 15 stories in height, interior lighting of the higher office buildings and hotels would be seen from greater distances. Overall, development of the Specific Plan area would produce new sources of lighting where none existing before. In addition, such lighting could impact animal habitats currently located within the Specific Plan area. Therefore, significant impacts associated with light could occur. Mitigation measures are included in the Certified EIR to reduce potential impacts associated with the introduction of new lighting within the Specific Plan area. However, such impacts would remain significant.

*(b) Aesthetics/View*

As discussed in the Certified EIR, construction activities associated with the Approved Project would include significant grading over the entire Specific Plan area to accommodate the proposed development. A variety of grading techniques would be examined in order to reduce the visual impacts of grading vacant land and surrounding landforms and recreate a natural looking terrain. Such techniques include landform grading, the concentration of development on relatively flat land, minimizing development on 50 percent or greater slopes, minimizing cut and fill in excess of 30 feet in vertical height, contour grading of all manufacture slopes, and the use of berms and landscaping to soften the visual impact of homes and graded areas. Nevertheless, visual alterations to the existing topography would occur as ridges would be cut and valleys would be filled.

Buildout of the Specific Plan area would significantly alter the visual characteristics of the Specific Plan area. In addition, development of the Specific Plan area would alter many of the views as views of undeveloped ridgelines, valleys, and the natural landscape would be converted to those of residential and commercial developments. The site plan and design review controls provided in the Specific Plan would assure the establishment of an approved architectural style for the Specific Plan area that would be compatible with the surrounding areas and reduce the visibility of development within the Specific Plan area. Notwithstanding, overall buildout of the Specific Plan area would alter the open space characteristic of the Specific Plan. In addition, while the new visual character of the Specific Plan area would be an extension of development to the south and east, the Approved Project would significantly alter the visual character of the area and views. Implementation of the mitigation measures included in the Certified EIR would reduce impacts to aesthetics and views. However, such impacts would remain significant.

## 2. Modified Project Impacts

*(a) Light*

Similar to the Approved Project, the Modified Project would produce new sources of illumination within the Specific Plan area. While the Modified Project would include

additional signage within a certain portion of the Specific Plan area, overall, the Modified Project would result in a decrease in the amount of building construction. Therefore, the amount of light generated from proposed uses would be reduced since the amount of building square footage from the proposed community room would be less compared to the amount of building square footage that could be built on a 2-acre site for a library and other municipal facilities.

With regard to signage, permitted signage would include a freeway-adjacent pole sign with a light-emitting diode (LED) digital display; information signs (e.g., retail directory signs and vehicular and pedestrian wayfinding signs); identification signs; wall signs; banner signs; monument signs; roof signs; projecting signs; holiday decorations; tenant signs; and real estate signs. Signage would range in size, with the largest permitted sign (i.e., the pole sign) not to exceed 1,608 square feet. Illuminated signage would include the proposed digital pole sign adjacent to the freeway as well as interior signage including identification signs, entry gateway signs, monument signs, directories, vehicular and pedestrian wayfinding signs, and tenant signs. The brightest sign would be the digital pole sign adjacent to the freeway. The nearest residential receptors to the pole sign are located approximately 725 feet to the south, on the opposite side of the freeway. To evaluate the Modified Project's potential impacts associated with lighting, a lighting technical study was prepared by Francis Krahe & Associates, Inc., dated March 8, 2016 and included in Appendix A of this Addendum.

A review of the proposed signage program indicates that the majority of proposed signage would consist of interior signage with limited visibility from off-site locations. Furthermore, local topography precludes direct views to the freeway from adjacent residential neighborhoods south of the freeway. Based on preliminary calculations conducted as part of the lighting technical study, the proposed freeway sign's LED display would not be anticipated to produce a light intensity greater than 3 foot-candles above ambient lighting measured at the property line of the nearest residentially zoned property. The remaining illuminated signage would be located within the interior of the Project Site and would be halo-lit or face-lit so as to provide visibility at the pedestrian level. As such, the proposed signs would not be anticipated to produce a light intensity greater than 3 foot-candles above ambient lighting measured at the property line of the nearest residentially zoned property to the west (existing) or north (planned). In addition, the Modified Project would continue to implement the mitigation measures set forth in the Certified EIR to address potential lighting impacts. Therefore, the Modified Project would not create any new significant impacts related to lighting nor result in a substantial increase in a previously identified significant impact. However, as with the Approved Project, lighting impacts would remain significant.

*(b) Aesthetics/View*

As previously discussed, the Modified Project would continue to be implemented within the Specific Plan area analyzed in the Certified EIR. Therefore, the Modified Project would not disturb additional open space or vacant land which would further alter the visual character of the surrounding area. Rather, with the development of a 4,000-square-foot community room in-lieu of a library and other municipal facilities on a 2-acre site, the Modified Project would reduce the area of disturbance. In addition, similar to the Approved Project, a variety of grading and development techniques would be implemented in order to reduce the visual impacts of the proposed development. Furthermore, the external visual character of a government facility in comparison to a community room is similar. Therefore, the visual character of the Specific Plan area would not be substantially altered from the proposed development of a community room in-lieu of a government facility.

Additionally, the proposed signage regulations would place limitations on the types, amounts, locations, and sizes of permitted signs. Furthermore, a review of the proposed signage program indicates that the majority of proposed signage would consist of interior signage with limited visibility from off-site locations. The types and extent of permitted signage would emphasize and be consistent with the Regional Center aspect of Subarea II and Subarea IV of the Community Center Area, and would be consistent with adjacent commercial development to the east in the Porter Ranch Town Center. The freeway pole sign would also not be located within a designated or eligible scenic highway under the State Scenic Highway Program managed by the California Department of Transportation (Caltrans).<sup>5</sup> The freeway pole sign would incorporate design features and materials such as a stone clad retaining wall base, perimeter planters, rounded edges, and a neutral color palette to minimize visual contrast with the vegetated freeway right-of-way. In addition, the commercial signage proposed along Porter Ranch Drive and Rinaldi Street, which are City-designated scenic highways, is already contemplated in the Specific Plan. Overall, the proposed signage program would be characteristic of an urban commercial center, consistent with the Regional Center designation, and would not substantially detract from the visual character of the Specific Plan area and surrounding uses.

The Modified Project also would not change the heights of proposed structures within the Specific Plan area. Therefore, the Modified Project would not create additional view blockages within the Specific Plan area. In addition, the Modified Project would continue to implement the mitigation measures set forth in the Certified EIR to address potential impacts to aesthetics/views. Therefore, the Modified Project would not create any

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<sup>5</sup> California Department of Transportation, *Scenic Highway Program*, [www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/scenic\\_hwy.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/scenic_hwy.htm), accessed February 5, 2016. The segment of SR-118 between SR-23 and De Soto Avenue, approximately 1 mile west of the Project Site, is eligible for scenic highway designation.

new significant impacts related to aesthetics/views nor result in a substantial increase in a previously identified significant impact. However, as with the Approved Project, aesthetics/view impacts would remain significant.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address light and aesthetics/view impacts would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant light and aesthetics/view impacts would result from implementation of the Modified Project.

## G. Land Use

### 1. Approved Project Impacts

#### *(a) District Plan (Community Plan)*

As discussed in the Certified EIR, the proposed Specific Plan and corresponding General Plan Amendments would alter the existing District Plan by increasing the density designation of some residential areas, decreasing the density designation of others, and leaving other areas unchanged. The proposed Specific Plan would also increase the total amount of commercially designated acreage within the Specific Plan area. However, no adverse impacts with respect to Specific Plan/Community Plan consistency are anticipated since adoption of the Specific Plan and concurrent General Plan Amendments would revise the existing adopted Community Plan to reflect the uses and densities proposed for the Specific Plan area. Therefore, the Specific Plan and Community Plan would be in conformity. In addition, while the Specific Plan would result in a net loss of approximately 65 acres of land designated for Public and Quasi-Public uses in the Community Plan, the inclusion of other private open space areas generally identified in the Specific Plan but not in the Community Plan would provide enough additional open space acreage to more than offset this loss.

#### *(b) Zoning*

As evaluated in the Certified EIR, the Approved Project proposes changes in zoning. In order to effectuate the proposed zoning, zone and height district changes concurrent with the General Plan Amendments would be necessary. The Specific Plan sets forth guidelines for both commercial and residential development through the proposed zoning, as outlined in the Municipal Code. Therefore, the Specific Plan discusses permitted uses, intensity of development, building heights, parking provisions, yard requirements, and lot width and area regulations. Guidelines governing landscaping, street trees, pavings, lot coverage, and signage have also been set forth. The Specific Plan provides the basis for

all land use controls governing development within the Specific Plan area and sets forth detailed parameters of allowable development.

By most other land use criteria, the Specific Plan is more restrictive than equivalent Municipal Code requirements. The impacts of the more restrictive guidelines are to enhance hillside views, cluster both commercial and residential uses, create attractive public rights-of-way and prohibit on-street parking in the commercial sectors. The zone and height district changes proposed in conjunction with the Specific Plan would bring the zoning within the Specific Plan area in conformance with the land uses and densities proposed in the Specific Plan. The concurrent General Plan Amendments would ensure that land use designations would be consistent with the proposed zoning. Therefore, no adverse impacts are anticipated with regard to zoning.

*(c) General Plan Elements*

As discussed in the Certified EIR, implementation of the Specific Plan would provide additions to the regional equestrian and hiking trail systems so that it would be in conformance with the City's equestrian and hiking trail system goals and objectives. In addition, the Specific Plan's proposed trail systems would be in conformance with the Community Plan. Similarly, development of the bicycle lanes proposed in the Specific Plan area would be in substantial conformance with the City's Bicycle Plan and the Community Plan. The Approved Project would also be consistent with the City's Open Space Plan, Noise Element, and Housing Element. Therefore, no adverse impacts with regard to the Approved Project's consistency with the applicable General Plan Elements would occur.

*(d) Regional, State, or Federal Plans*

As discussed in the Certified EIR, development of the Specific Plan area is not anticipated to impact any portion of the County General Plan and its related elements and maps. The Approved Project also would not conflict with the Air Quality Management Plan, SCAG's Growth Management Plan, or SCAG's Regional Mobility Plan.

## 2. Modified Project Impacts

*(a) District Plan (Community Plan)*

As previously discussed, the proposed modifications to the Approved Project include the development of a 4,000-square-foot community room within Subarea II of the Community Center Area in lieu of the previously approved development of a library or other municipal facilities within Subareas I, II, III, or IV of the Community Center Area, or as part of the K-8 school site, as provided in Section 9.1 of the Porter Ranch Specific Plan. Modifications to the signage requirements set forth in the Specific Plan for the Community

Center Area are also proposed. Since the amount of building square footage from the proposed community room would be substantially less compared to the amount of building square footage that could be built on a 2-acre site for a library and other municipal facilities, the density proposed within the Specific Plan area would be within that previously evaluated as part of the Approved Project. In addition, the Modified Project would not result in the loss of additional open space area. Overall, the Modified Project would continue to support the applicable goals, objectives, and policies of the Chatsworth-Porter Ranch Community Plan. Therefore, as with the Approved Project, no significant impacts relative to the Modified Project's consistency with the Chatsworth-Porter Ranch Community Plan would occur.

*(b) Zoning*

As provided above, the Modified Project does not propose a zone change or height district changes. The Modified Project would be consistent with the existing zoning and commercial development standards set forth in the Municipal Code. The Modified Project includes a request for a Master Conditional Use Permit for Alcoholic Beverages. Municipal Code Section 12.24.W.1 allows a Conditional Use Permit to be granted for the sale and dispensing of alcoholic beverages in the City's commercial and industrial zones. The proposed shopping center would be located in the Community Center area of the Specific Plan and would be one of the largest commercially-zoned parcels in the immediate area. Approval of the proposed Master Conditional Use Permit for Alcoholic Beverages would not adversely affect the community's welfare. The establishments serving alcohol would be carefully controlled and monitored, while being compatible with immediately surrounding uses, which include commercial buildings and retail. Additionally, approval of the proposed Master Conditional Use Permit for Alcoholic Beverages would contribute to the success and vitality of the commercial development and help to invigorate the Specific Plan area and vicinity.

With regard to signage, it is noted that as an update to the Transportation Element of the General Plan, the City Council recently adopted Mobility Plan 2035. Appendix B of Mobility Plan 2035 includes scenic highways guidelines such as roadway, planting, and signs/outdoor advertising design guidelines. With regard to signs/outdoor advertising within a scenic highway, Mobility Plan 2035 provides that parcels zoned for non-residential use located within 500 feet of the center line of a scenic highway would be required to comply with the sign requirements of the CR zone.<sup>6</sup> The commercial signage along Porter

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<sup>6</sup> *Section 12.12.2.A.6 of the LAMC provides that signs within the CR zone shall be attached to a building and all letters, lights and other identification matter shall be confined to only one surface of the sign, which surface shall be parallel with and facing the front lot line; except that on a corner lot such signs may be placed on a building so that the surface on which the identification matter is confined, is parallel with the side street lot line, or where a building is constructed with a diagonal or curved wall facing the*  
(Footnote continued on next page)



Ranch Drive and Rinaldi Street currently contemplated in the Specific Plan does not comply with the sign requirements of the CR zone. However, as set forth in Section 12.12.2.A.6 of the LAMC, “a zoning Administrator shall determine the application of these regulations concerning the required placement of signs, where such regulations are difficult to apply because of the unusual design of a building or its location on the lot, or because of the odd shape of the lot.” Accordingly, zoning administrator findings would be prepared to demonstrate why the sign regulations for the CR zone do not apply.

Based on the above, similar to the Approved Project, no significant land use impacts with regard to existing zoning regulations would occur under the Modified Project with approval of the Master Conditional Use Permit for Alcoholic Beverages and the determination by the zoning Administrator that sign regulations for the CR zone do not apply.

*(c) General Plan Elements*

The Modified Project would not include any modifications to the previously proposed equestrian and hiking trail systems. In addition, the Modified Project would not alter the existing or previously proposed bicycle lanes. Therefore, the Modified Project would continue to be consistent with the City’s equestrian and hiking trail system goals and objectives as well as the City’s bicycle plans. Based on the proposed modifications, as discussed throughout this Addendum, the Modified Project would also continue to support the City’s goals, objectives, and policies regarding open space, noise, and housing. As such, similar to the Approved Project, the Modified Project would not result in adverse impacts with regard to consistency with the applicable General Plan Elements.

*(d) Regional, State, or Federal Plans*

As with the Approved Project, development of the Modified Project would not impact any portion of the County General Plan and its related elements and maps. The Modified Project also would not conflict with the Air Quality Management Plan, SCAG’s Growth Management Plan, or SCAG’s Regional Mobility Plan. With regard to the proposed freeway pole sign, the sign would not be located within a designated or eligible scenic highway under the State Scenic Highway Program managed by the California Department of Transportation (Caltrans). Furthermore, while SR-118 is a landscaped freeway, the

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*adjacent street intersection, the signs may be attached to such wall so that the surface, on which the identification matter is confined, is parallel thereto. Section 12.12.2.A.6 of the LAMC further provides that no portion of any sign on a lot shall extend along the side street more than 50 feet from the principal street upon which said lot abuts. In addition, no portion of any such sign shall project more than 12 inches beyond the wall of the building nor project above the roof ridge or parapet wall (whichever is the higher) of the building.*

proposed freeway pole sign would be exempt from obtaining a permit from Caltrans under the Outdoor Advertising Act because the proposed freeway pole sign would only advertise the business conducted, services rendered, or goods produced or sold upon the property on which the advertising display is placed, as set forth in Section 5272 of the Outdoor Advertising Act. The freeway pole sign would also incorporate design features and materials such as a stone clad retaining wall base, perimeter planters, rounded edges, and a neutral color palette to minimize visual contrast with the vegetated freeway right-of-way. In addition, the commercial signage proposed along Porter Ranch Drive and Rinaldi Street, which are City-designated scenic highways, is already contemplated in the Specific Plan. Therefore, similar to the Approved Project, the Modified Project would not result in adverse impacts with regard to consistency with the applicable General Plan Elements.

*(e) Specific Plan*

In addition to the applicable land use policies and plans discussed in the Certified EIR and evaluated above, development within the Specific Plan area is governed by the Specific Plan. As described above, the Modified Project includes modifications to the Specific Plan to allow for development of a 4,000-square foot community room in lieu of dedication of a 2-acre site for a library or other municipal facilities, and to create new signage regulations that would allow for new types of signage and a larger pole sign than what is currently permitted under the Specific Plan. The proposed modification to construct a 4,000-square-foot community room in-lieu of a library or other municipal facilities is a direct response to specifically-identified community needs. Therefore, this proposed modification would help to better serve and meet the needs of the community. In addition, the proposed modifications regarding signage would create a more attractive and engaging retail center frontage along Porter Ranch Drive and Rinaldi Street while attracting better tenants and increasing convenience through better wayfinding for local residents. Overall, the proposed signage program would be characteristic of an urban commercial center and would not substantially detract from the visual character of the Specific Plan area and surrounding uses. Thus, with approval of the Project Permit Compliance and Site Plan Review, development under the Modified Project would be consistent with the Specific Plan.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address land use impacts would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant land use impacts would result from implementation of the Modified Project.

## **H. Population/Housing/Employment**

### **1. Approved Project Impacts**

As discussed in the Certified EIR, the provision of employment opportunities in proximity to a supply of new housing satisfies a major objective of the General Plan which is to maximize the accessibility of new housing. Additionally, development of residential units to the limits of the Specific Plan would be in keeping with the City's overall objective of providing more housing. Overall, buildout of the Specific Plan area would add both population and housing units within the Specific Plan area. In addition, development within the Community Center Area would serve to generate employment opportunities within the Specific Plan area as well as the entire San Fernando Valley. With implementation of the proposed mitigation measures regarding housing development, no adverse impacts on the housing market are expected as the proposed housing units would be developed according to the density and design standards of the Specific Plan. In addition, the potential effects to air quality, noise levels, transportation, public services, energy consumption, and utilities as a result of increased population and employment within the Specific Plan area would be addressed with implementation of the mitigation measures provided in the Certified EIR to address each of those issues.

### **2. Modified Project Impacts**

The Modified Project includes the development of a 4,000-square-foot community room in-lieu of a library or other municipal facilities within a 2-acre site of the Specific Plan area and modifications to signage requirements. The Modified Project does not propose the development of additional residential uses. Therefore, the Modified Project would not directly induce population growth within the Specific Plan area as compared to the Approved Project. In addition, since the Modified Project would reduce the building square footage for municipal facilities and given that the community room would be used on an intermittent, as-needed basis whereas a library or municipal facility would operate on a continuous basis during standard business hours, the estimated number of employment opportunities generated by the Modified Project would be less than the Approved Project. As such, the Modified Project would be unlikely to create an increased indirect demand for additional housing or households in the area. Notwithstanding, should any indirect demand occur, it would be filled by then-existing vacancies in the housing market, and some from other new units in nearby developments. Furthermore, it is anticipated that as with the previously proposed library or other municipal facilities, the proposed community room may require a range of full-time and part-time positions that would typically be filled by persons already residing in the vicinity of the workplace, and who generally do not relocate their households due to such employment opportunities. As such, the Modified Project would be unlikely to create an increased indirect demand for additional housing or households in the area. Additionally, as with the Approved Project, the Modified Project would continue to

improve the balance between jobs and housing and would have a beneficial effect on employment within the Specific Plan area. Therefore, substantial population growth is not expected to occur from the Modified Project.

Based on the above, the Modified Project would not create any new impacts with respect to population, housing, and employment nor would the Modified Project increase the severity of any previously identified impacts. Thus, as with the Approved Project, population, housing and employment impacts associated with the Modified Project would be less than significant. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address housing impacts would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant impacts to housing would result from implementation of the Modified Project. No mitigation measures regarding population and employment were provided in the Certified EIR. The Modified Project would not require new mitigation measures as no new significant impacts to population and employment would occur from implementation of the Modified Project.

## I. Right-of-Way and Access/Transportation and Circulation

### 1. Approved Project Impacts

#### *(a) Traffic*

As discussed in the Certified EIR, traffic generated by the Approved Project would result in significant impacts at 14 study intersections during either the A.M. or P.M. peak hours. Of these 14 study intersection significantly impacted by the Approved Project, only eight study intersections would be impacted during both the A.M. and P.M. peak hours. However, with implementation of the mitigation measures set forth in the Certified EIR, the Approved Project's potentially significant traffic impacts to study intersections would be reduced to a level of less than significant. Additionally, conditions on the SR-118 Freeway would generally improve over the "With Project-Without Mitigation" scenario.

#### *(b) Parking*

As discussed in the Certified EIR, during construction activities within the Specific Plan area, the potential exists for impacts to on- and off-street public parking in the vicinity from use by construction-related employees. Additionally, the implementation of some of

the mitigation measures to address the Approved Project's potential traffic impacts may adversely impact existing on-street parking. However, such impacts are not anticipated to be significant due to the current underutilization of on-street parking resources throughout the Specific Plan area. Development of the Specific Plan area would also include off-street parking as mandated by the Specific Plan. In general, requirements for the provision of parking set forth in the Specific Plan are more stringent than Municipal Code requirements. Based on the parking requirements contained in the Specific Plan, it is estimated that the Modified Project would exceed Municipal Code parking requirements. Overall, with implementation of the mitigation measures set forth in the Certified EIR, potential adverse impacts to on- and off-street public parking during construction would be reduced to a less-than-significant level.

*(c) Pedestrian Right-of-Way and Access*

As discussed in the Certified EIR, development of the Specific Plan area would include a network of sidewalks, trails, and open space areas that would provide pedestrian access throughout the Specific Plan area. There would be variations in the types of accessways created since some pedestrian access and open space areas would serve the needs of the Single-Family Area while others would serve the needs of the Community Center Area.

A separate but integrated system of pedestrian and vehicular circulation is encouraged throughout the Specific Plan area. The Specific Plan specifies that sidewalks within the Community Center area be designed with a distinctive visual character and that the materials used in their construction not prohibit use by the visually impaired and/or wheelchairs. In addition, crosswalks would be paved at intersections in order to provide pedestrian continuity linking the sidewalks. The Specific Plan also outlines the separation of vehicular and pedestrian traffic within the Community Center area through the construction and use of pedestrian bridges connecting the several subareas. A pedestrian movement plan is also proposed for the Community Center. Such a system would serve to move people around the approximately 2-mile radius of the commercial core and would be integrated with the other circulation systems serving the Community Center. Additionally, the Specific Plan encourages the landscaping of pedestrian-ways through the strategic placement of tree wells and planter boxes, and through the use of different types of paving materials designed to create a distinctive visual character.

The proposed system of public accessways would create a cohesive but varied circulation pattern which would accommodate all types of uses and which would successfully integrate non-vehicular systems into the overall commercial and residential land-use pattern. By utilizing a mixture of systems, bridges, sidewalks, plazas, and pedestrian movement systems, pedestrian uses would be encouraged within the Community Center and would be largely separated from automotive traffic and the various

grade levels of the development. Within the Single-Family Area, the creation of a meandering sidewalk pattern could encourage walking as a form of exercise or merely as a pleasurable experience, although the added length associated with such a pattern may present a deterrent for destination-oriented trips. The provision of the other types of trail systems within the Specific Plan area, and their integration with their respective regional networks offer a variety of transportation modes and is also in conformance with the elements of the Los Angeles City General Plan requiring both biking and equestrian and hiking trails. Overall, with implementation of the mitigation measures set forth in the Certified EIR, no adverse impacts are anticipated with regard to pedestrian right-of-way and access.

## 2. Modified Project Impacts

### *(a) Traffic*

As previously discussed, the Modified Project would include the development of a 4,000-square-foot community room in-lieu of the previously proposed library or other municipal facility within a 2-acre site of the Specific Plan area. Therefore, the Modified Project would result in a decrease in the amount of building construction and related traffic generation since the amount of building square footage from the proposed community room would be less compared to the amount of building square footage that could be built on a 2-acre site. In addition, the community room would be used on an intermittent, as-needed basis for community events, meetings, and gatherings, whereas a library or other municipal facility would operate on a continuous basis during standard business hours. Thus, the proposed change in use from library or other municipal facility to community room would result in reduced impacts with regard to traffic. The Modified Project would also continue to implement the mitigation measures set forth in the Certified EIR to address traffic impacts. As confirmed by the Los Angeles Department of Transportation, the Modified Project would not cause an increase in trips and no additional mitigation measures would be necessary for the Modified Project.<sup>7</sup> Therefore, as with the Approved Project, potential traffic impacts would be reduced with implementation of mitigation. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

### *(b) Parking*

Similar to the Approved Project, the potential exists for impacts to on- and off-street public parking during construction activities. However, given the reduction in building square footage associated with the development of a 4,000-square-foot community room in-lieu of a library or other municipal facilities within a 2-acre site, the amount of

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<sup>7</sup> *Email correspondence between May Sirinopwongsagon, Department of City Planning, and Sergio Valdez, Los Angeles Department of Transportation. August 16, 2016.*

construction activities and potential impacts to on- and off-street parking would be reduced. Similarly, during operation, the parking requirements associated with the community room compared to a library or other municipal facilities would be reduced. Notwithstanding, the Modified Project would continue to comply with the Specific Plan and the Municipal Code, as applicable, regarding parking requirements. The mitigation measures set forth in the Certified EIR to address potential impacts to parking during construction would also continue to be implemented under the Modified Project. Therefore, as with the Approved Project, parking impacts under the Modified Project would be less than significant with implementation of mitigation. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

*(c) Pedestrian Right-of-Way and Access*

Similar to the Approved Project, the Modified Project would continue to implement a network of sidewalks, trails, and open space areas that would provide pedestrian access throughout the Specific Plan area and connect the mix of uses within the Specific Plan area. The proposed modification to provide for the development of a 4,000-square-foot community room in-lieu of a library or other municipal facility and proposed signage program would not prohibit the development of a separate but integrated system of pedestrian and vehicular circulation. The Modified Project would also continue to implement the mitigation measures set forth in the Certified EIR regarding design of accessways. Therefore, as with the Approved Project, with implementation of the mitigation measures included in the Certified EIR, no adverse impacts are anticipated with regard to pedestrian right-of-way and access under the Modified Project. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address impacts to traffic, parking, and pedestrian right-of-way and access would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant impacts to traffic, parking, and pedestrian right-of-way and access would result from implementation of the Modified Project.

## **J. Public Services**

### 1. Approved Project Impacts

*(a) Fire Protection*

As evaluated in the Certified EIR, buildout of the Specific Plan area would increase the need for fire protection and emergency medical services in the area. A new fire station

proposed for development within the boundaries of the Specific Plan area would satisfy any potential needs for fire protection services resulting from the proposed development. Overall, with implementation of the mitigation measures set forth in the Certified EIR, no adverse impacts to fire protection are anticipated.

*(b) Police Protection*

As discussed in the Certified EIR, the Police Department has determined that buildout of the Specific Plan area would have a significant impact upon police services in this area. The projected increase in population would necessitate the need for more officers due to the increased crime rate that accompanies large influxes of population into a generally unpopulated area. However, since all of the homes within the Single-Family Area will be private, gated communities, the normal demand for police services would be reduced. Nevertheless, the Approved Project would result in a significant impact on police protection services in the Porter Ranch area. With implementation of the mitigation measures set forth in the Certified EIR, significant impacts to police protection services would be reduced but would remain significant.

*(c) Schools*

As evaluated in the Certified EIR, development of the Specific Plan would substantially increase the student population of the Porter Ranch area. The Approved Project could result in significant impacts to schools. However, with implementation of the mitigation measures provided in the Certified EIR, potential impacts to schools would be reduced to a less than significant level.

*(d) Parks*

As discussed in the Certified EIR, impacts on the Public Recreation Plan resulting from implementation of the Specific Plan are not anticipated to be significant since total park acreage provided exceeds the recommendations of the Public Recreation Plan. Similarly, implementation of the Specific Plan would be in substantial conformance with the Community Plan concerning parks and recreational sites. Additionally, while development of vacant land within the Specific Plan area would not be in conformance with the recommendation of the Open Space Element, the inclusion of the open space corridor system would ensure that open space values would be emphasized. In addition, the provision of the conservation area in the northern and western portion of the Specific Plan area would maintain a canyon riparian woodland habitat in natural open space. Overall, with implementation of the mitigation measures set forth in the Certified, no adverse impacts to parks are anticipated.



*(e) Libraries*

As evaluated in the Certified EIR, buildout of the Specific Plan area would create additional need for public library facilities due to the increase in the resident population within the Specific Plan area. The library facilities in the vicinity of the Specific Plan area are not equipped to meet the needs that would be generated by the Specific Plan. Therefore the Approved Project would result in a significant impact to library facilities. With implementation of the mitigation measure provided in the Certified EIR to provide for additional library facilities based upon the additional tax base generated by the Approved Project, this significant impact would be reduced to a level of less than significant.

## 2. Modified Project Impacts

*(a) Fire Protection*

The Modified Project would not increase the size of the Approved Project or include additional residential units which would increase the demand on fire protection services. Rather, the building square footage would be reduced with the development of a 4,000-square-foot community room in-lieu of a library or other municipal facilities within a 2-acre site of the Specific Plan area. Thus, the demand placed on fire protection would be reduced compared to levels analyzed in the Certified EIR. Additionally, the Modified Project would continue to implement the mitigation measures set forth in the Certified EIR to address potential impacts to fire protection. Therefore, as with the Approved Project, no adverse impacts to fire protection would be anticipated under the Modified Project. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

*(b) Police Protection*

The Modified Project would not increase the size of the Approved Project or include additional residential units which would increase the demand on police protection services. Rather, the building square footage would be reduced with the development of a 4,000-square-foot community room in-lieu of a library or other municipal facilities within a 2-acre site of the Specific Plan area. Thus the demand placed on police protection would be reduced compared to levels analyzed in the Certified EIR. Furthermore, with regard to the request for a Master Conditional Use Permit for Alcohol, the types of facilities that would serve alcohol would be consistent with the types of uses envisioned within the Community Center Area of the Specific Plan. In addition, the commercial uses would be consistent with other alcohol-serving facilities to the east in the Porter Ranch Town Center and would not be anticipated to generate additional demand for police protection services. The Modified Project would also implement the mitigation measures set forth in the Certified EIR to address impacts to police protection. Therefore, the Modified Project would not create a new impact or result in an increase of a previously identified significant impact. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

*(c) Schools*

The Modified Project does not propose the development of additional residential uses, which typically generate a direct demand for schools. Therefore, the Modified Project would not increase the demand for school facilities compared to the Approved Project. In addition, it is anticipated that as with the previously proposed library or other municipal facilities, the proposed community room may require a range of full-time and part-time positions that would typically be filled by persons already residing in the vicinity of the workplace, and who generally do not relocate their households due to such employment opportunities. As such, the Modified Project would be unlikely to create an increased indirect demand for school facilities associated with employees relocating to the Specific Plan area. In addition, the mitigation measures set forth in the Certified EIR to address potential school impacts would continue to be implemented under the Modified Project. Therefore, the Modified Project would not create any new impacts with respect to school facilities nor would the Modified Project increase the severity of any previously identified impacts. Thus, as with the Approved Project, school impacts associated with the Modified Project would be less than significant. Such impacts would be within the envelope of impacts analyzed in the Certified EIR.

*(d) Parks*

The Modified Project does not propose the development of additional residential uses, which typically generate a direct demand for parks. Therefore, the Modified Project would not generate a new demand or increased demand for parks compared to the Approved Project. In addition, it is anticipated that the proposed community room may require a range of full-time and part-time positions that would typically be filled by persons already residing in the vicinity of the workplace, and who generally do not relocate their households due to such employment opportunities. As such, the Modified Project would be unlikely to create an increased indirect demand for parks associated with employees relocating to the Specific Plan area. The mitigation measures set forth in the Certified EIR to address potential impacts to parks would also continue to be implemented under the Modified Project. Thus, as with the Approved Project, with implementation of the mitigation measures provided in the Certified EIR, potential impacts to parks would be less than significant under the Modified Project. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

*(e) Libraries*

The Modified Project does not propose the development of residential uses, which typically generate a direct demand for libraries. Therefore, the Modified Project would not generate a new demand or increased demand for libraries compared to the Approved Project. In addition, while the Modified Project includes the development of a 4,000-square-foot community room in lieu of the previously approved development of a library or

other municipal facilities, there are two existing libraries in the vicinity that serve the community's demand for library services: the Porter Ranch Branch Library located at 11371 Tampa Avenue and the Chatsworth Branch Library located at 21052 Devonshire Street. Furthermore, it is anticipated that the proposed community room may require a range of full-time and part-time positions that would typically be filled by persons already residing in the vicinity of the workplace, and who generally do not relocate their households due to such employment opportunities. As such, the Modified Project would be unlikely to create an increased indirect demand for libraries associated with employees relocating to the Specific Plan area. The mitigation measure set forth in the Certified EIR to address potential impacts to libraries would also continue to be implemented under the Modified Project. Thus, as with the Approved Project, with implementation of the mitigation measure provided in the Certified EIR, potential impacts to libraries would be less than significant under the Modified Project. Such impacts would be within the envelope of impacts set forth in the Certified EIR.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address impacts to public services would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant impacts to public services would result from implementation of the Modified Project.

## **K. Energy Conservation and Utilities**

### 1. Approved Project Impacts

#### *(a) Energy Conservation*

During site preparation, energy would be consumed for grading operations and material transfer by heavy-duty equipment. These vehicles are usually diesel-powered and may be used during both site preparation and construction phases. Additionally, construction worker travel to and from the site would consume fuel during the grading/construction period. Energy would also be required for the lighting of streets and other access ways within the Specific Plan area. Some additional lighting would be necessary for illumination of signs as well as the Winnetka Avenue interchange along the Simi Valley Freeway. To provide the necessary electricity, development within the Specific Plan area would require the installation of additional distribution facilities, including underground conduits and cables. Overall, construction and operation of the Specific Plan would significantly increase the use of local and regional energy resources. Mitigation measures provided in the Certified EIR would reduce the Approved Project's impacts on energy. However, such impacts would remain significant.

*(b) Water*

Water for the Specific Plan area would be delivered from the proposed Susana Tank and auxiliary storage tank that would have a pumping station. Water storage would be maintained above daily requirements for fire protection and to provide additional reserve storage. This amount would provide a sufficient supply of water for adequate fire protection for all development within the Specific Plan area. As concluded in the Certified EIR, with development of the Susana Tank and implementation of the recommended mitigation measures, no adverse impacts to water are anticipated.

*(c) Sanitary Sewers*

The Approved Project would generate an increase in sewage flows within the Specific Plan area. In addition, buildout of the Specific Plan would require the extension and installation of additional sewage facilities to carry the future sewage increases to the existing trunk lines in the area. The impact of any sewage generation increase within the system may be considered cumulatively adverse given the capacity of the Hyperion Treatment Plant. However, with the construction of additional sewers to serve the Specific Plan area, implementation of the mitigation measures set forth in the Certified EIR, and with the expansion of the Hyperion Treatment Plant, no adverse impacts to sanitary sewers are anticipated.

*(d) Solid Waste and Disposal*

Buildout of the Specific Plan area would introduce new sources that would generate solid waste. This waste would be picked up and transported by public and private collectors and disposed of at various landfill sites operated by the City of Los Angeles, County of Los Angeles, and private companies. This addition in solid waste would incrementally add to the solid waste generated by development in the northwest Los Angeles County area. The total volume of solid waste generated in this region would lead to the ultimate exhaustion of local landfills and the siting and operation of new landfills. Given the volume of solid waste anticipated to be generated by buildout of the Specific Plan area, impacts to local landfills servicing the Specific Plan area would be considered to be cumulatively adverse. Mitigation measures provided in the Certified EIR would reduce these impacts. However, such impacts would remain significant.

## 2. Modified Project Impacts

*(a) Energy Conservation*

As previously discussed, the Modified Project would result in a decrease in the amount of building construction since the amount of building square footage from the proposed community room would be substantially less compared to the amount of building

square footage that could be built on a 2-acre site for a library or other municipal facilities. Therefore, the amount of energy needed during construction would be reduced compared to the Approved Project. Similarly, the community room would be used on an intermittent, as-needed basis for community events, meetings, and gatherings, whereas a library or other municipal facility would operate on a continuous basis during standard business hours. With less frequent use, the demand for energy would be reduced compared to that required by a library or other municipal facility. Therefore, overall energy use under the Modified Project would be reduced. In addition, the Modified Project would continue to implement the mitigation measures set forth in the Certified EIR to address impacts to energy. As such, the Modified Project would not create a new impact with regard to energy or result in an increase in a previously identified significant impact. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

*(b) Water*

The proposed community room would be used on an intermittent, as-needed basis for community events, meetings, and gatherings, whereas a library or other municipal facility would operate on a continuous basis during standard business hours. With less frequent use, the demand for water would be reduced compared to the demand of a library or other municipal facility. Therefore, overall water demand under the Modified Project would be reduced. As such, the Modified Project would be accommodated by the water infrastructure within and in the vicinity of the Specific Plan area. In addition, the Modified Project would continue to implement the mitigation measures set forth in the Certified EIR to address impacts to water. Therefore, as with the Approved Project, with implementation of mitigation, no adverse impacts to water are anticipated under the Modified Project.

*(c) Sanitary Sewers*

The proposed community room would be used on an intermittent, as-needed basis for community events, meetings, and gatherings, whereas a library or other municipal facility would operate on a continuous basis during standard business hours. With less frequent use, the amount of sewage generation would be reduced compared to the demand of a library or other municipal facility. As such, the Modified Project would be accommodated by the sanitary sewer infrastructure within and in the vicinity of the Specific Plan area. In addition, the Modified Project would continue to implement the mitigation measures set forth in the Certified EIR to address impacts to sanitary sewers. Therefore, as with the Approved Project, with implementation of mitigation, no adverse impacts to sanitary sewers are anticipated under the Modified Project.

*(d) Solid Waste and Disposal*

As previously discussed, the Modified Project would result in a decrease in the amount of building construction since the amount of building square footage from the proposed community room would be substantially less compared to the amount of building square footage that could be built on a 2-acre site for a library or other municipal facilities. Therefore, the amount of solid waste generated during construction of the Modified Project would be reduced compared to the Approved Project. Similarly, the community room would be used on an intermittent, as-needed basis for community events, meetings, and gatherings, whereas a library or other municipal facility would operate on a continuous basis during standard business hours. With less frequent use, the amount of solid waste generated would be reduced compared to that required by a library or other municipal facility. Therefore, overall solid waste generation under the Modified Project would be reduced. In addition, the Modified Project would continue to implement the mitigation measures set forth in the Certified EIR to address impacts regarding solid waste and disposal. As such, the Modified Project would not create a new impact with regard to solid waste and disposal or result in an increase in a previously identified significant impact. Such impacts would be within the envelope of impact analysis addressed in the Certified EIR.

### 3. Mitigation Measures

The mitigation measures set forth in the Certified EIR to address impacts to energy conservation and utilities would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant impacts to energy conservation and utilities would result from implementation of the Modified Project.

## L. Cultural Resources

### 1. Approved Project Impacts

*(a) Archaeological*

Development of the Approved Project Site would require excavation and grading of the majority of the property. Based on the *Summary and Assessment of Archaeological Resources on a 1,300-acre Portion of Porter Ranch Property in the Santa Susana Foothills, Los Angeles County* (Archaeological Technical Report) prepared by Archaeological Associates, Ltd. (January 27, 1989), four archaeological sites were reported within the Approved Project Site. All archaeological sites were surveyed, mapped, surface collected, and explored. No midden, buried features, or essential subsurface deposit indicative of habitation, encampment, or prolonged or intensive uses were discovered on the Approved Project Site. All surface artifacts that were found were collected, mapped, and individually

identified, have been catalogued and are presently curated with Archaeological Associates. Per the Archaeological Technical Report, all of the subject sites and the entirety of the Approved Project Site has been adequately investigated and no further mitigation is required. However, as concluded in the Certified EIR, since prehistoric artifacts have been identified on and in the proximity of the Specific Plan area, the possibility exists, however remote, that significant cultural resources could be recovered from the area during grading and construction activities. With implementation of the mitigation measures set forth in the Certified EIR, potential impacts to archaeological resources would be reduced to a level of less than significant.

*(b) Social*

The Specific Plan includes regulations for the provision of a public art fund and child care facilities. The public art fund would be used for purchase of public art and/or development of cultural facilities. Application of the public art fund for the purposes proposed would enhance the environment of all areas open to public access. In addition, provisions for child care would conform to any existing or future local and state ordinances. Overall, no adverse impacts to social resources are anticipated.

## 2. Modified Project Impacts

*(a) Archaeological*

As previously discussed, the Modified Project would reduce the amount of building construction with the proposed development of a 4,000-square-foot community room in-lieu of a library or other municipal facilities on a 2-acre site within the Specific Plan area. Therefore, the Modified Project would reduce the potential for disturbance to unknown archaeological resources in the Specific Plan area. In addition, as discussed above, based on the findings of the Archaeological Technical Report, no midden, buried features, or essential subsurface deposit indicative of habitation, encampment, or prolonged or intensive uses were discovered on the Modified Project Site. All surface artifacts that were found were collected, mapped, and individually identified, have been catalogued and are presently curated with Archaeological Associates. Per the Archaeological Technical Report, the entirety of the Modified Project Site has been adequately investigated and no further mitigation is required. Notwithstanding, the Modified Project would implement the mitigation measures set forth in the Certified EIR to address any potential impacts to archaeological resources. As with the Approved Project, with implementation of mitigation, potential impacts to archaeological resources would be reduced to less than significant under the Modified Project.

*(b) Social*

The Modified Project would not involve any changes related to the Specific Plan's regulations regarding the provision of a public art fund or child care facilities. The Modified Project would continue to support the provision of social resources within the Specific Plan area. Therefore, as with the Approved Project, no adverse impacts to social resources would result from implementation of the Modified Project.

### 3. Mitigation Measures

The mitigation measure set forth in the Certified EIR to address cultural resources impacts would also apply to the Modified Project. No additional mitigation measures are required for development of the Modified Project as no new significant cultural resources impacts would result from implementation of the Modified Project.

## V. Conclusion

As demonstrated by the discussion above, impacts associated with the Modified Project would be similar to the impacts addressed in the Certified EIR. All of the impacts associated with the proposed modifications would be within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Therefore, the proposed modifications do not meet the requirements for preparation of a Subsequent EIR pursuant to Section 15162 of the CEQA Guidelines. Specifically, no substantial changes are proposed nor have substantial changes occurred which will require major revisions of the previously Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Additionally, necessary additions include the technical report included in Appendix A of this Addendum, which supplements the information necessary for evaluation of the Modified Project and do not present new information of substantial importance which would create one or more significant effects not previously disclosed or increase the severity of the significant events already evaluated in the previously Certified EIR. In addition, all of the mitigation measures included as part of the Certified EIR, and as modified during processing of the Approved Project, would continue to be implemented under the Modified Project and would only be modified as necessary. Changes to the alternatives analyzed in the previously certified EIR would not occur under the Modified Project. As such, this Addendum is the appropriate CEQA document for the proposed modifications pursuant to Section 15162 of the CEQA Guidelines.



# Appendices

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# Appendix A

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## Porter Ranch LED Sign— Lighting Technical Study





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**MEMO**

Date: January 29, 2016  
To: Heidi Mekkelson, Eyestone Environmental  
From: Francis Krahe, Francis Krahe & Associates  
Project: Porter Ranch LED Sign – Lighting Technical Study  
Subject: Sign Luminance Calculations

Francis Krahe & Associates conducted a preliminary analysis of the proposed LED Sign Pylon and Illuminated signs within the Porter Ranch Project with respect to current regulations regarding sign illumination within the City of Los Angeles Municipal Code, the California Building Code, and California Green Building Standards Code (Calgreen). FK&A calculated the Sign Illuminance (foot-candles) and Luminance (candelas/m<sup>2</sup>) to analyze if the new signs will generate new sources of light or glare that exceed the existing regulatory limits.

The calculations indicate the proposed illuminated signs will have minimal lighting impact at the nearest adjacent residential property lines. The nearest residential property line is to the south of the 118 Ronald Reagan Freeway, approximately 725 feet from the sign pylon. The estimated maximum illuminance at the residential property line will be 0.07 footcandles. This calculation assumes a conservative estimate with all of the sign surface area visible at the residential property. The sign pylon is located within the slope at the south boundary of the project site. A substantial portion of the sign surface area will not be visible from the residential property to the south due to the topography within the freeway right of way and north of the residential property.

**Sign Properties**

Sign	Height (ft.)	Width (ft.)	Area (ft <sup>2</sup> )	Faces	Total Area (ft <sup>2</sup> )
FP.1	24	21	504	2	1,608

**Illuminance (footcandles) at Residential Property Line with Max 800 candelas/m<sup>2</sup>.**

Distance to Nearest Residential Property Line to Sign (ft.)	Max Illuminance at Residential Property Line (@ 800 Candelas/m <sup>2</sup> )
725	0.07

**MEMO**

The relevant sections from the City of Los Angeles Municipal Code and proposed revisions presented in various “Working Discussion Draft” documents relative to sign illumination standards are presented below:

**1 Los Angeles Municipal Code (Current):**

The City of Los Angeles regulates lighting with respect to building and safety, transportation, and light trespass (i.e., the spillover of light onto adjacent light-sensitive properties). The City also enforces the building code requirements of the California Building Code 2013, The California Green Building Standards Code 2013 (CALGreen), and the California Electrical Code 2013. Exterior lighted signs such as streetlights and are regulated by the Los Angeles Municipal Code (LAMC). Applicable regulations for the Project Site include the following:

- Chapter 1, Article 2, Sec. 12.21 A 5(k). All lights used to illuminate a parking area shall be designed, located and arranged so as to reflect the light away from any streets and adjacent premises.
- Chapter 1, Article 4.4, Sec. 14.4.4 E. No sign shall be arranged and illuminated in such a manner as to produce a light intensity greater than 3 foot-candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.
- Chapter 1, Article 7, Sec. 17.08 C. Plans for street lighting shall be submitted to and approved by the Bureau of Street Lighting for subdivision maps.
- Chapter 9, Article 3, Div. 1, Sec. 93.0117(b). No exterior light may cause more than 2 foot-candles of lighting intensity or generate direct glare onto exterior glazed windows or glass doors on any property containing residential units; elevated habitable porch, deck, or balcony on any property containing residential units; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any other property containing a residential unit or units. Chapter 9, Article 9, Division 5, Sec 99.05.106.8. Comply with lighting power requirements in the California Energy Code, California Code of Regulations, Title 24, Part 6. Meet or exceed exterior light levels and uniformity ratios for lighting zone 3 as defined in Chapter 10 of the California Administrative Code, Title 24, Part 1.

**2 California Code of Regulations, Title 24**

Title 24 of the California Code of Regulations (CCR), also known as the California Building Standards Code, consists of regulations to control building standards throughout the State. The following components of Title 24 include standards related to lighting:

*California Building Code (Title 24, Part 1) and California Electrical Code (Title 24, Part 3)*

The California Building Code (Title 24, Part 1) and the California Electrical Code (Title 24, Part 3) stipulate minimum light intensities for safety and security at pedestrian pathways, circulation ways, and paths of egress. All Project lighting will comply with the requirements of the California Building Code.

*California Energy Code (Title 24, Part 6)*

The California Energy Code (CEC) stipulates allowances for lighting power and provides lighting control requirements for various lighting systems, with the aim of reducing energy consumption through efficient and effective use of lighting equipment.

Section 130.2 sets forth requirements for Outdoor Lighting Controls and Luminaire Cutoff requirements. All outdoor luminaires rated above 150 watts shall comply with the backlight, uplight, and glare “BUG” in accordance with IES TM-15-11, Addendum A, and shall be provided with a minimum of 40% dimming capability activated to full on by motion sensor or other automatic control. This requirement does not apply to street lights for the public right of way, signs or building façade lighting.

Section 140.7 sets forth outdoor lighting power density allowances in terms of watts per area for lighting sources other than signage. The lighting allowances are provided by Lighting Zone, as defined in Section 10-114 of the CEC. Under Section 10-114, all urban areas within California are designated as Lighting Zone 3. Sports Athletic field lighting is exempt from this energy limit, and additional allowances are provided for Building Entrances or Exits, Outdoor Sales Frontage, Hardscape Ornamental Lighting, Building Façade Lighting, Canopies, Outdoor Dining, and Special Security Lighting for Retail Parking and Pedestrian Hardscape.

Section 130.3 stipulates sign lighting controls with any outdoor sign that is ON both and day and night must include a minimum 65 percent dimming at night. Section 140.8 of the CEC sets forth lighting power density restrictions for signs.

*California Green Building Standards Code (Title 24, Part 11)*

The California Green Building Standards Code, which is Part 11 of Title 24, is commonly referred to as the CALGreen Code. Paragraph 5.1106.8 Light pollution reduction, defines all non-residential outdoor lighting must comply with the following:

- The minimum requirements in the CEC for Lighting Zones 1–4 as defined in Chapter 10 of the California Administrative Code; and
- Backlight, Uplight and Glare (BUG) ratings as defined in the Illuminating Engineering Society of North America’s Technical Memorandum on Luminaire Classification Systems for Outdoor Luminaires (IESNA TM-15-07); and
- Allowable BUG ratings not exceeding those shown in Table A5.106.8 in Section 5.106.8<sup>1</sup> of the CALGreen Code (excerpt included in the Appendix); or
- Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.