

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE


Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



c/o PMP Management, Inc.
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*****URGENT ATTENTION Regarding new 50-acre Park in Porter Ranch*****

August 15, 2023

John S. Lee, Councilman for Council District 12, City of Los Angeles City Council

Via email: Councilmember.Lee@lacity.org

Karen Bass, Mayor, City of Los Angeles

Via email: Mayor.HelpDesk@lacity.org

Gabby Maarse, Deputy Press Secretary for Mayor Bass

Via email: Gabby.Maarse@lacity.org

Cathie Santo-Domingo, Assistant General Manager, City of Los Angeles Department of Recreation & Parks

Via email: Cathie.SantoDomingo@lacity.org

Dina Elkinawy, Board of Building & Safety Commissioners Office

Via email: Dina.Elkinawy@lacity.org

Michel R. Moore, Chief of Police, LAPD

Via email: Contact.LAPDonline@gmail.com

CC:

Board of Commissioners, City of Los Angeles Department of Recreation & Parks

Via email: RAP.Commissioners@lacity.org

Area Planning Commission (APC), North Valley

Via email: APCNorthValley@lacity.org

Brad Watson, President, PMP Management, Inc.

Via email: Brad.Watson@PMPmanage.com

Nick Norvilas, Division President, Toll Brothers, Inc.

Via email: Nick.Norvilas@TollBrothers.com

Steve Mikhalevich, Vice President, Toll Brothers, Inc.

Via email: Smikhalevich@TollBrothers.com

New 50-acres Park in Porter Ranch

On behalf of the Avila at Porter Ranch Community Association's membership of 160 homeowners, the Board of Directors request the City of Los Angeles and Toll Brothers immediately stop further construction of the new

50-acres Park located at 11900 Mason Avenue, Porter Ranch, California 91326 because of a huge safety and security concern that needs to be addressed.

In the first quarter of 2023, the developer of the Park installed a solid brick wall from Porter Ranch Drive behind the Villagio gated community. That brick wall ends at the start of the Avila gated community and becomes a standard wrought-iron fence all the way behind Avila until Mason Avenue.

Original plans apparently included a gated entry into the Park from the Avila community. However, on or around May 2023, the association was informed by the developer that such gate was not being installed, as planned, because the City denied it due to safety concerns. The Avila at Porter Ranch Community Association applauds the City for taking such action.

Since such gate is no longer being installed, there is no reason why the solid brick wall already existing behind the Villagio gated community cannot be extended behind the Avila gated community to Mason Avenue. This solid brick wall will help alleviate noise complaints and trespassing into the Avila community. It will also help to prevent any safety and security concerns residents have from the public using the new Park.

Just last night/early this morning (August 15, 2023 at approximately 2:00 A.M.), a man jumped the wrought iron fence from the Park into Avila to break into vehicles parked along Carabela Court. (see photos attached)

The Avila at Porter Ranch Community Association kindly request that the City of Los Angeles require the developer to extend the solid brick wall all the way from Porter Ranch Drive to Mason Avenue.

Sincerely yours,

AVILA AT PORTER RANCH COMMUNITY ASSOCIATION
Board of Directors

Sean B. Frank

Sean B. Frank, Board President on behalf of the association

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This photograph shows the existing **solid brick wall** from Porter Ranch Drive all the way behind the Villagio community.



These photographs shows the **wrought iron fence** from Mason Ave all the way behind the Avila community.

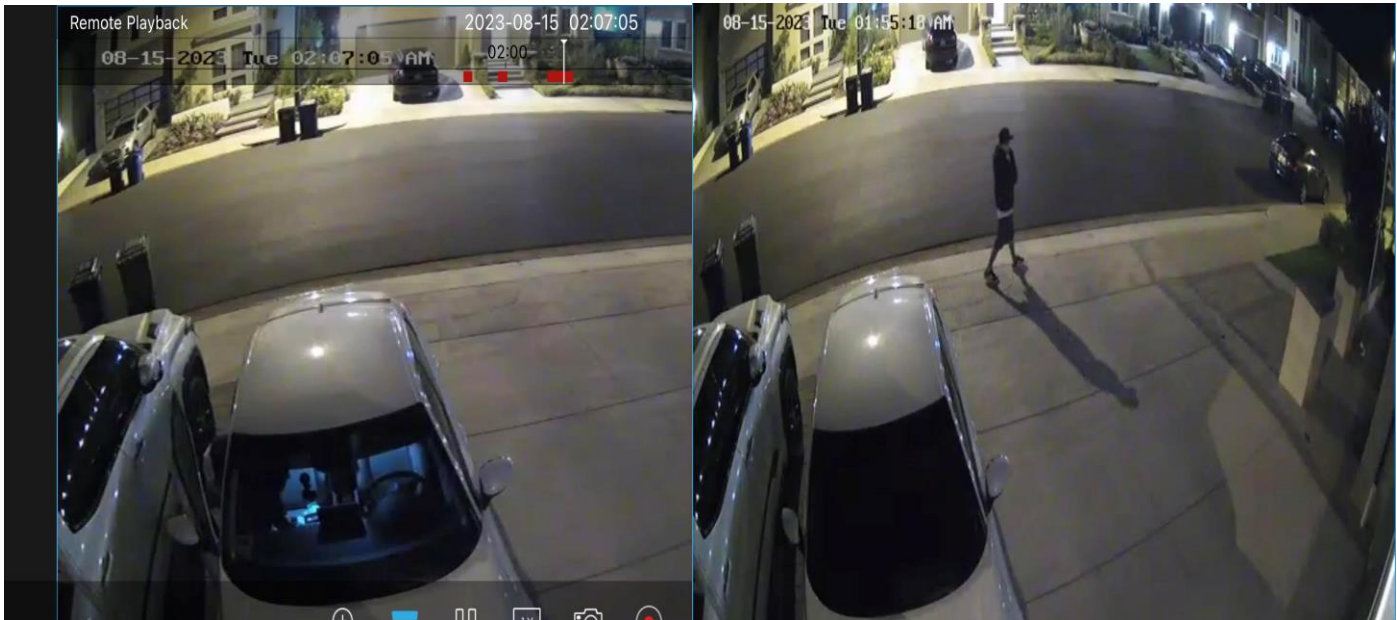




These photographs show the patch of grass inside Avila, where Toll Brothers took out the cement sidewalk leading into the park. And it shows how they left the “cut” wrought iron fence.



These photographs show a man jumping the wrought iron fence into the Avila community on August 15, 2023 at approximately 2:00 A.M. from the Park – and walking along Carabela Court before breaking into vehicles.



DAY OF HEARING SUBMISSIONS