



## PORTER RANCH NEIGHBORHOOD COUNCIL

### General Board Meeting Minutes

Tuesday, June 7, 2011

at Shepherd of the Hills Church, 19700 Rinaldi St., Porter Ranch, CA 91326

#### 1. **Welcome and Introductions**

President Mel Mitchell called the Meeting to order at 6:04 p.m. and explained procedures.

#### 2. **Roll Call**

Board Members introduced themselves: Mel Mitchell (President), Paula Cracium (Vice-President), Maha Batta (Treasurer), Mandhata Chauhan, Sue Hammarlund, Becky Leveque, Pat Pope, Dick Rippey and Vas Singh.

Nine of the 11 Board Members were present at the beginning of the Meeting. The PRNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is seven, so the Board could take such votes. No Board seats were vacant. Also attending: 43 Stakeholders and guests. Board Members absent: Ali Dabirian (Secretary) and Bright Aregs (both excused).

#### 3. **Secretary**, Ali Dabirian - Motion to approve unapproved Minutes.

Mr. Dabirian was absent and Mr. Mitchell Postponed approval of the May 3, 2011 Minutes. Approval of the PRNC-NWNC Joint March 15, 2011 Meeting Minutes awaits NWNC approval of a version that includes a PRNC clarification.

#### 4. **Treasurer**, Maha Batta - Motion to accept the Treasurer's Report as presented at the June 7, 2011 meeting.

Ms. Batta reviewed the "[PRNC] Budget for Fiscal Year 2010-2011: Revised on 6/7/2011." "Total Funds Available" as of June 7<sup>th</sup> is \$5,226. Next year's Budget was cut 10% to \$40,500 and all rollover funds were taken back by the City. There was no Motion.

#### 5. **Discussion/Motion**, Susan Hammarlund - approval of the letter regarding lack of parking at Holleigh Bernson Park.

Ms. Hammarlund distributed copies of a draft letter to L.A. City District 12 Councilman Greig Smith regarding "a parking problem at Holleigh Bernson Park." This is based upon a September 7, 2010 Board discussion. There was discussion of the letter wording. Ms. Leveque noted that no leagues or reserved uses are allowed at the Park; "only casual use." Megan Cottier, Field Deputy for Councilman Smith (818-756-8501; Megan.Cottier@LACity.org), confirmed that and will contact a Stakeholder about it.

## **6. Committee Reports**

Mr. Chauhan reported that he attended a discussion of DWP roles, expenses and environmental impacts. The NCs' MOU (Memorandum of Understanding) with the DWP is due to expire in 2012. The new Ratepayer Advocate Office may fill the role now filled by the DWP Oversight Committee. Mr. Pope volunteered to help.

Mr. Rippey reported that he submitted 540 petition signatures for the City to install "Porter Ranch" signs, more than the 500 needed; the City Council will later vote on it.

## **7. Community speakers**

Ms. Cottier distributed a flyer for the Councilman's "Movies Under the Stars" on June 11<sup>th</sup> at Holleigh Bernson Park. The City Council will vote upon the proposed Community Care Facilities Ordinance. The L.A. Police Commission voted to stop red light camera enforcement. Wilbur Ave. striping should be done this weekend.

Ed Young, local Optimist International Governor (818-704-1505; Ed19357@yahoo.com; PSWDOptimists.org), distributed "The Optimist Creed"; he announced and encouraged joining a new local Club that meets Mondays at 6:30 p.m. at Lamplighter Restaurant at Nordhoff and DeSoto.

## **Presentations:**

**Rebuild Plans for the Gas Station located at 11240 Tampa/Rinaldi.** [The following paragraph was on the Meeting Agenda.]

Plans have been submitted to the Los Angeles City Council for a raise and rebuild of the existing facility - planning to build a new food mart and gas station, new tanks will be installed subterranean, and adding diesel, also going to be full service including ice, gas, propane, western union, all foods-hot and cold, affordable yet great wine, plenty of parking, and will operate 24/7.

Joseph Karaki, Architect, presenting on behalf of the owners, distributed diagrams and described the project; it's "a family-operated business . . . for 40 years in the same location." They're requesting PRNC approval. June 3<sup>rd</sup> he met with the Zoning Administrator who tentatively approved the project "pending the outcome of this Meeting . . . no neighbors showed up at the Zoning Administrator Meeting." The project "does not" have to go before the Design Review Board. They estimate four to six months to complete construction; the first two weeks expect demolition noise and dust. It would "remain a 76 Station" and would be 1,750 square feet with six fuel pumps and a food mart; there would not be any car wash or mechanics garage. They'd add five feet in height, going from 17 feet to 22 feet high. They'd sell "beer and wine only . . . from 6:00 a.m. to 12:00 a.m. . . . no hard liquor" and "no singles, no 32-ounce" beer or wine sales. "The doors [would] be locked at 12:00 [a.m.] . . . [and] surveillance cameras running 24 hours a day." There'd "be some trellis in back."

**MOTION** (by Ms. Cracium, seconded by Ms. Leveque): The Porter Ranch Neighborhood Council approves of the plan submitted to the L.A. City Zoning Administrator regarding Case #ZA-2010-3328(CUB)(CU)(ZV) to rebuild the Gas Station located at 11240 Tampa at Rinaldi with the following recommendations: to install a trellis and landscaping across the east side of the building; gas station supply deliveries will be restricted to the hours of 8:00 a.m. – 4:00 p.m.; sales of beer

and wine will be restricted to the hours of 6:00 a.m. – 12:00 a.m. (midnight); and no sales of single beer or wine containers is allowed.

**MOTION PASSED** unanimously by a hand vote (Batta, Chauhan, Cracium, Hammarlund, Leveque, Mitchell, Pope, Rippey and Singh).

Mr. Mitchell agreed to e-mail a letter including the above Motion and vote to the Zoning Administrator by Friday, June 10th at 5:00 p.m.

**Hidden Creeks Estates Update.** [The following paragraph was on the Meeting Agenda.]

The PRNC last heard about the project in May 2008. The project is proposed for a location west of Brown's Canyon, to the northwest of the Renaissance community. At that time the proposal included 188 single family residential lots, 25 of which would be Equestrian lots. The average lot size would be 18,500 square feet. The development site is approximately 285 acres, of which 118 acres would remain as natural open space. Plans also called for an 18-acre recreational park with ball fields, restrooms, tot lot, basketball courts, and a community meeting building, all available to the Porter Ranch Community.

Mike Sanders distributed Hidden Creeks Estates ([www.Hidden-Creeks.com](http://www.Hidden-Creeks.com)) information fliers and presented and described the project owned by the Four-Star Real Estate Group for more than ten years. "The houses [would] be up in four to five years." It would "have a community room" and other youth facilities. "Different sizes and different varieties" of trees are planned, not including any pines because they're too flammable. It would have 120 horse stalls. The Horse Arena would be 100 feet by 200 feet, covered and with limited parking. Horse trails would run from Chatsworth to a horse trailer staging area. "The trail through the property [would] have a dedicated easement." The project is intended to have a two-mile loop "of exercise trails" for residents. The Park would have "100 parking spaces."

He estimated 1 ½ to two percent increased local homeowner traffic. "It's not part of [the] project" to connect with Sesnon Blvd. They'd construct "up to 13 . . . turnouts on Brown's Canyon Road to help with evacuations and emergencies. "The DWP facilities [would] be underground" and there'd be increased emergency water capacity. He stated that the project would be a part of the City of L.A. and meets City open space goals; the address would be "Porter Ranch 91311." The project is currently in L.A. County; they'll "be requesting annexation into the City . . . a Conditional Use Permit . . . a General Plan Amendment" and more. The project is "going through the LAFCO process." A bridge to be built would cross the creek over Gas Company property.

**MOTION** (by Mr. Rippey, seconded by Ms. Hammarlund): to **ADJOURN** the Meeting.

**MOTION PASSED** without any objections.

The Meeting was ADJOURNED at 8:14 p.m.