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December 2, 2005

David Hasson (Owner and Applicant)
Vice President
Porter Ranch Development Company
8383 Wilshire Boulevard, Suite 700
Beverly Hills, California 90211

**CASE NO. DIR 2005-7389-DRB-SPP
PORTER RANCH SPECIFIC PLAN
DESIGN REVIEW DETERMINATION
PROJECT PERMIT COMPLIANCE REVIEW**

Location: 20021 Rinaldi Street
CEQA Clearance: EIR 1988-26-SP-ZC-PA
Council District: 12
Plan Area: Chatsworth-Porter Ranch
Area Planning Commission: North Valley
Neighborhood Council: Porter Ranch
Plan Land Use: Regional Center Commercial
Zone: [T]C2-2D, [T]C4-2D, and A1-2D
District Map: 210B113 and 213B113
Legal Description: Lot 4, Tract: 53783

Pursuant to Section 11.5.7.C. of the Los Angeles Municipal Code and to the **Porter Ranch Specific Plan** as the designee of the Director of Planning, I hereby **conditionally approve:**

A Design Review Determination and Project Permit Compliance Review for the site plan and conceptual landscape plan only for a proposed retail commercial center. The proposed center will be located on the northwest corner of Rinaldi Street and Porter Ranch Drive.

This project is located within the Porter Ranch Specific Plan, and it is subject to the Plan's applicable provisions, design guidelines, and standards. This conditional approval is subject to the additional terms and conditions stated below.



Design Review Conditions from the Porter Ranch Specific Plan:

A. Administrative

1. The use and development of the property shall be in substantial conformance with the site, floor, elevation, and roof plans attached to the file labeled Exhibit A, dated and stamped on October 31, 2005.
2. The applicant shall submit in writing any subsequent changes to the plans, identified with illustrations, detailing the proposed changes, and approved by the Director of Planning, prior to obtaining a building permit from the Department of Building and Safety.
3. The applicant shall print all the conditions of approval on the cover page of the building plans submitted to the Department of City Planning and the Department of Building and Safety. The Department of City Planning will not sign off on plans lacking this document.
4. Copies of any approvals, guarantees, verification of consultations, or reviews, as may be required by these conditions, shall be provided to the Department of City Planning for placement in the case file.
5. The applicant shall comply with all area, height, and use regulations of the [T]C2-2D and [T]C4-2D zone classifications for this property.
6. Prior to plan check approval by the Department of Building and Safety, the applicant shall submit the final project plans to the Porter Ranch Specific Plan staff of the Department of City Planning for verification of compliance with the Director of Planning's Conditions of Approval.

B. Conditions of Approval

1. The project shall return to the Design Review Board for the final design review of the buildings, hardscape, signs, and landscape plans, as required by the Specific Plan.
2. The applicant shall comply will all parking requirements **under** the Los Angeles Municipal Code.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of this Director's Determination shall be fulfilled before the use may be established. This instant authorization is further conditional upon the privileges being utilized within **two (2) years** after the effective date of this determination and if such privileges are not utilized or substantial physical construction work has not begun and carried on diligently to completion, the authorization shall terminate and become void. The Director of Planning or his/her designee may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee, is filed with a public office of the Department of City Planning setting forth the reasons for the request and the Director of Planning or his/her designee determines that the request is reasonable.

TRANSFERABILITY

This determination runs with the land. In the event the property is sold, leased, rented, or occupied by any person or corporation other than yourself, you must advise them regarding the conditions of this grant.

VIOLATIONS OF THE CONDITIONS, A MISDEMEANOR

Section 11.00 M of the Los Angeles Municipal Code states that in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction."

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license, and 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 is not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions, as stipulated in the Los Angeles Municipal Code.

All appeals shall be filed pursuant to procedures established under LAMC Section 11.5.7 C 6. Per LAMC Section 11.5.7 C 4 (c), the Determination in this matter shall become effective after 15 calendar days from the approval date, unless an appeal is filed. 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 Design Review Determination, and received and receipted at a public office of the Department of City Planning on or before the above date to be accepted. Forms are available on-line at <http://cityplanning.lacity.org>. The Department of City Planning public offices are located at:

Figueroa Plaza Public Counter
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

The applicant is further advised that all subsequent contacts regarding this Determination must be with the decision maker who acted on the case. This includes clarifications, verification of conditions, or building permit applications. They shall be done 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 applicant is further advised that all subsequent contact regarding this case must be by appointment only with the Porter Ranch Specific Plan staff at (818) 374-5043.

The time in which a party may seek judicial review of this determination is governed by California 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 Procedures 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.

FINDINGS

Based on a review of the plans labeled Exhibit A, attached to the administrative file DIR 2005-7389-DRB-SPP, 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.

Design Review and Project Permit Compliance Review Findings

1. The project complies with the applicable regulations, standards, and provisions of the Porter Ranch Specific Plan, Section 6, Community Center Area Regulations as follows:
 - a. The commercial uses are permitted within Subarea II.

- b. The 231,250 square feet shall not exceed the floor area use limitations of 2,295,000 square feet for Subarea II.
 - c. The buildings shall be required to return for design review.
2. The project complies with the applicable regulations, standards, and provisions of the Porter Ranch Specific Plan, Section 10, Design Review and Section 11, Project Permit Compliance Approval. As conditioned, the project shall be compatible with existing buildings and shall ensure a more unified appearance along Porter Ranch which promotes the purpose of the Specific Plan for orderly, attractive, and harmonious development.
3. The project complies with the following Objectives of the Porter Ranch Design Guidelines:
 - a. *"Objective 1: Develop commercial facade frontages to maximize pedestrian and commercial activity."* This project places buildings along the street to maximize pedestrian activities.
 - b. *"Objective 2: Except along streets with a required setback, buildings designed for retail and other commercial uses should be sited at or near the front property line or along the edges of a primary pedestrian courtyard entrance."* This project places buildings along the street.
4. Pursuant to the City CEQA Guidelines the proposed Project Permit request has been granted an environmental clearance through EIR 1988-26-SP-ZC-PA.
5. As determined by the Director of Planning, based upon the findings established above, the project substantially complies with the applicable regulations, standards, and provisions of the Specific Plan pursuant to Section 11.5.7. (C) of the Los Angeles Municipal Code.

BACKGROUND AND CHRONOLOGY REPORT

10/14/05 Project Permit Application filed.
10/31/05 Application Deemed Complete.
11/15/05 The Porter Ranch Design Review Board met and recommended conditional approval.
12/02/05 Department of City Planning issues a recommendation for conditional approval.

MARK WINOGROND
Interim Director of Planning

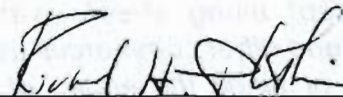
APPROVED BY:

REVIEWED BY:

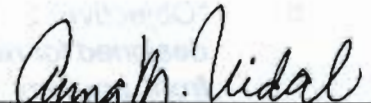
PREPARED BY:



Robert Z. Dueñas
Senior City Planner



Richard H. Platkin
City Planner



Anna M. Vidal
City Planning Associate

cc: Councilmember Greig Smith, 12th District
Porter Ranch Design Review Board Chair
Department of Building and Safety
Porter Ranch Neighborhood Council
Adjacent Property Owners

APPENDIX A

PORTER RANCH LAND USE AND TRANSPORTATION SPECIFIC PLAN
DESIGN REVIEW BOARD

APPLICANT STATUS REPORT & BOARD RECOMMENDATION

DATE: November 15, 2005

PROJECT: The review of site plan and conceptual landscape plan only for a proposed retail commercial center.

CASE NO.: DIR 2005-7389-DRB-SPP

PROJECT ADDRESS: 20021 Rinaldi Street

PLANS: Submitted on October 14, 2005

APPLICANT NAME: David Hasson, Vice President Porter Ranch Development Company (Owner)

REQUEST: Design Review approval for the review of site plan and conceptual landscape plan only for a proposed retail commercial center.

DESIGN REVIEW BOARD ACTION:

Meeting Date: November 15, 2005

Recommendation:

Approved

Conditions (attached sheet if necessary):

With landscape, Bldg elevations, signs, and landscape plans to be submitted at another time for review.

MOVED: *Sampson*
SECOND: *Blankenburg*
AYES: 5: *Sampson, Blankenburg, Mitchell*
NAYS: 1: *Wein* } *Stanton and Chance*
ABSTAIN:
ABSENT: *Gallager, McCombe*

Frank Wein

CHAIR, PORTER RANCH DRB

Nov. 11, 2005

DATE