



Porter Ranch Neighborhood Council  
Land Use Committee Meeting Minutes – August 2, 2006  
Porter Ranch Public Library  
By: Mel Mitchell

Meeting called to order at 6:35 pm

The PRNC Board of Directors asked the Land Use Committee to hold a special meeting on Wednesday, August 2, 2006 to discuss proposed YMCA expansion plans and to present its findings at the PRNC general meeting on August 15, 2006. Jane Stanton, YMCA Group Vice President, Executive Director and Christopher Murray, Rosenheim & Associates, Inc. attended the meeting to present the proposed YMCA expansion plans. They indicated that Daniel Green with the City Planning Department, Zoning Administration has requested that the YMCA first meet with the PRNC and local residents before formally submitting the plans to the City. As part of the formal filing, Mr. Green requested letters of support from the PRNC and local residents who may be affected by the expansion.

Briefly, the YMCA expansion will involve the following (See the attachments for layout details):

- Add, use and maintain up to 13,262 square feet of new floor area to an existing and approximately 33,540-square foot building located on an approximately 140,927-square foot property located at 11300 N. Corbin Avenue.
- The proposed addition will be approximately 32 feet in height and be several feet below the height of the existing gymnasium.
- 38 additional off-street parking spaces will be provided resulting in a total of 178 off-street parking spaces.
- A new pool occupying approximately 2,290-square feet will be added on the first floor adjacent and north of the existing pool.
- The basement will contain an approximately 2,030-square foot group exercise room and approximately 2,100-square feet of storage. An elevator, stairwell and mechanical equipment room are also planned for the basement.
- The proposed first floor area will occupy approximately 4,700-square feet for a child-watch center, exercise room, bathroom for child-watch center use, elevator and stairwell.
- The proposed second floor will occupy approximately 4,200-square feet for administrative offices, activity rooms, 2 bathrooms, elevator, stairwell and approximately 550-square feet of storage.



- The YMCA Building Committee has been considering expansion for about a year because of a strong demand for services, large waiting lists for classes and activities, and forecasted growth in the area. As stated, approximately 300 youths are on waiting lists each month for YMCA classes and services.
- The YMCA's busiest times are in the mornings from about 8:00 am to noon and from 3:00 pm to 8:00 pm. Use by youths is heaviest until about 5:30 each afternoon.
- The exercise rooms will be expanded and about 50 new pieces of equipment will be added.

Many questions were asked by the Stakeholders in attendance and some important concerns were presented by the attendees. Jane and Chris addressed the issues and concerns during the meeting and following summarizes the discussion:

- Stakeholders expressed that adding only 38 new parking spaces may not be enough in the future and that a lot more will be needed. The use of a shuttle service for the YMCA may be considered in the future but is not part of the current plans. Building a multi-story parking structure was also discussed but is expensive and not being considered now.
- Stakeholders expressed desires for tennis and racquetball courts as part of the YMCA expansion. These will never be part of the North Valley YMCA because they will require a lot of space and are not practical on the existing property.
- Stakeholders expressed concern that the existing property has been and will continue to be too small to support the needs of the North Valley YMCA. Instead of expanding the existing facility, a suggestion was made to move the YMCA to a different location with more space. This would be an expensive undertaking and is not being considered. In addition, there are no plans at this time to build another YMCA in the North Valley to help relieve pressures from the current and projected demands.
- There was considerable discussion about the YMCA being a regional center and not just for Porter Ranch residents. It was stated that, even though this appears to be a small project, it would have significant impact on the community. Specifically, more traffic congestion, people, pollution, noise, and possible crime would come into the area and affect the Porter Ranch quality of life. Attendees acknowledged this and concluded that the YMCA's family orientation would also produce many positives for the community.
- The proposed expansion is estimated to cost between \$5.3 and \$10 million. Building funds will mostly come from fundraising and donations. Small increases to monthly dues will probably occur in the future. Congressman Brad Sherman's office has already pledged \$72,000 for the project.

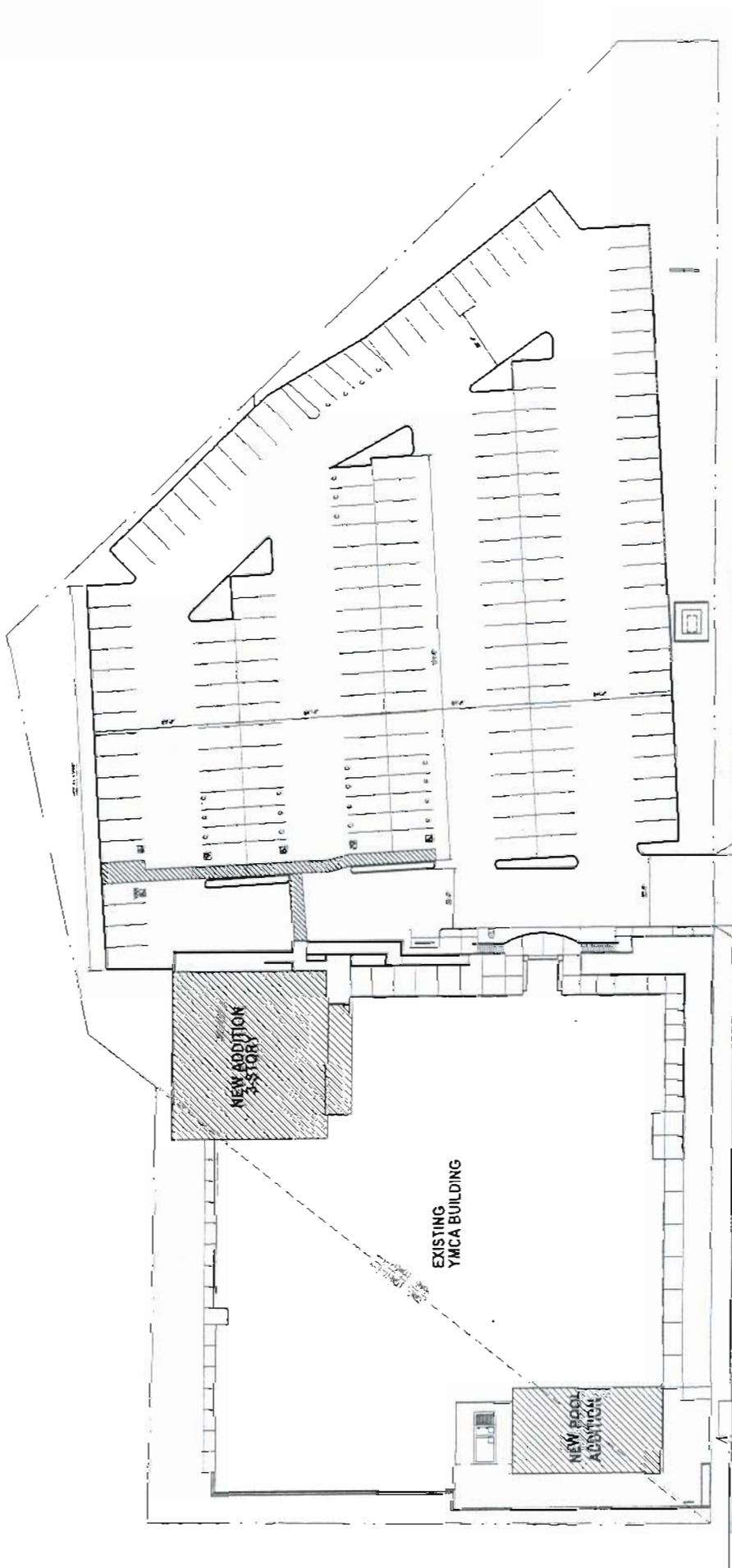


- Construction cannot begin until 70% of the expansion costs are raised and not just pledged. Therefore, the YMCA is actively seeking project approval from the City so they can begin an aggressive fundraising campaign as soon as possible. Construction costs are expected to increase every year for the foreseeable future.
- A building contractor has not been chosen yet and selection will not occur until the project is funded.
- The new facility will be designed for flexibility to be able to support large and small classes and activities by easily moving walls, relocate equipment, etc. The YMCA may offer meeting rooms on an on-request basis for the PRNC and other local organizations.

Throughout the meeting, the committee engaged in very specific and detailed discussions about the YMCA expansion plans and all attendees had an opportunity to share their opinions and concerns. At the end, the overall conclusion was that the YMCA expansion will be a positive addition to Porter Ranch and good for the YMCA members, families and community.

Meeting Adjourned at 8:00 pm

A handwritten signature in black ink that reads "Mae Mitchell". The signature is written in a cursive, flowing style.



SITE PLAN

PARKING COUNT	
VAN	1
ACCESSIBLE	5
COMPACT	19
STANDARD	153
TOTAL	178



71265  
602512 632

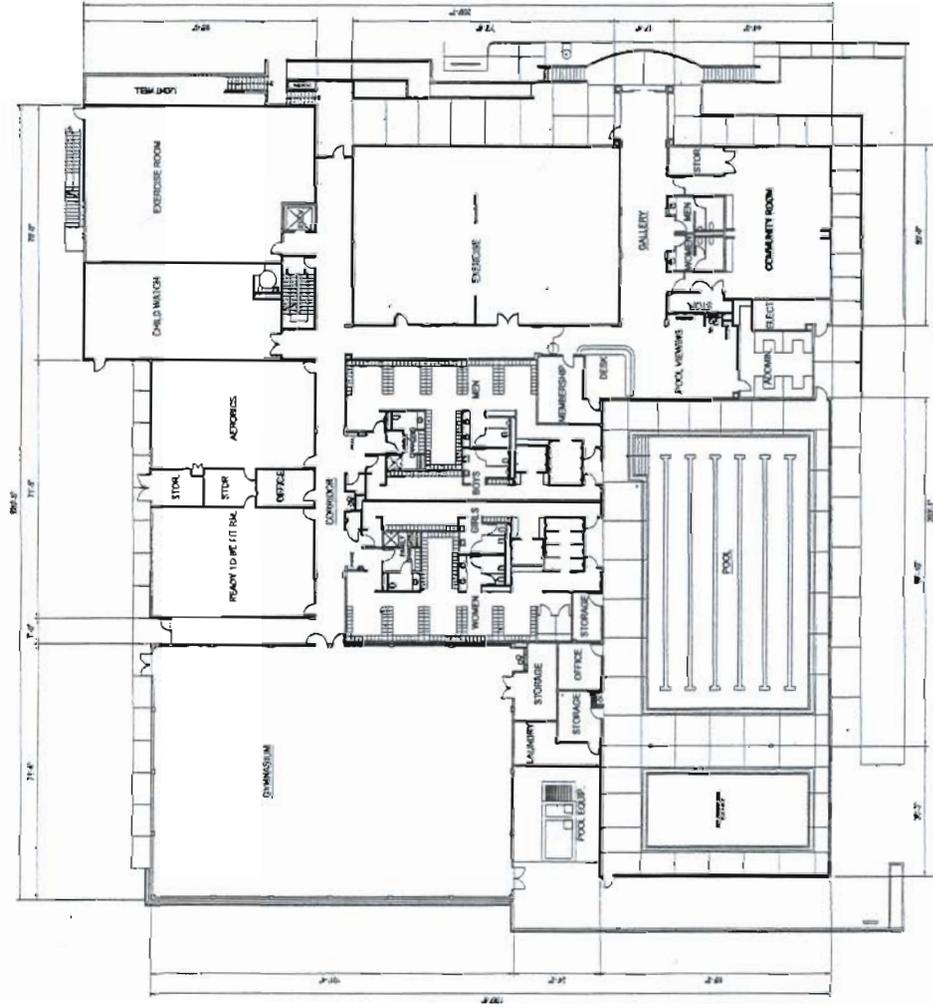
**NORTH VALLEY YMCA**  
11336 CORBIN AVE.  
NORTHRIDGE, CA. 91328

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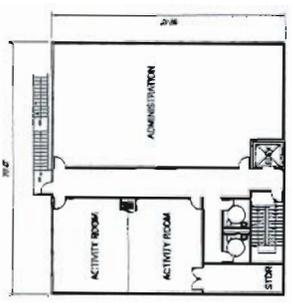
Architecture - Planning - Interiors  
JUNE 14, 2004

Burton, Callahan

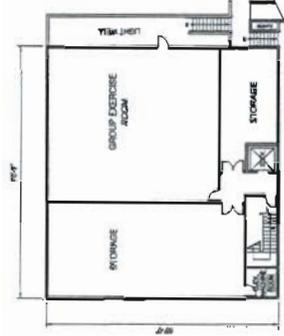




FIRST FLOOR PLAN - OPTION 4



SECOND FLOOR PLAN - OPTION 4

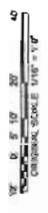


BASEMENT FLOOR PLAN - OPTION 4

**EXPANSION AREA:**

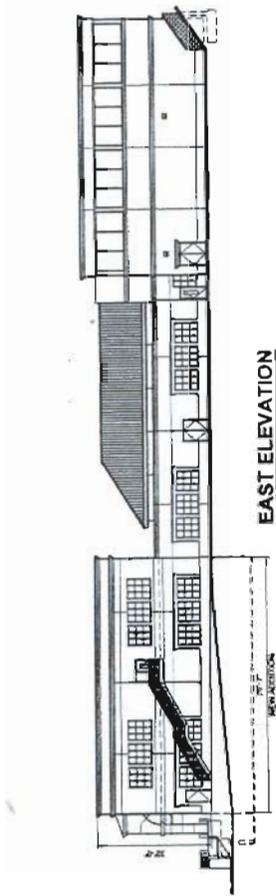


<b>BASEMENT :</b>	0,000 SQ.FT. GROSS FLOOR AREA
STORAGE	2,100 SQ.FT.
NON-STORAGE	2,030 SQ.FT. "
<b>FIRST FLOOR:</b>	4,750 SQ.FT. "
<b>SECOND FLOOR:</b>	4,200 SQ. FT. "
<b>SECOND POOL:</b>	2,290 SQ. FT. "
<b>TOTAL GROSS FLOOR AREA EXPANSION</b>	13,262 SQ.FT.

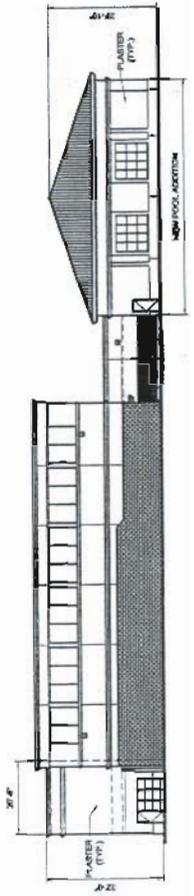


**NORTH VALLEY YMCA**  
 11346 CORBIN AVE.  
 NORTHBRIDGE, CA 91326

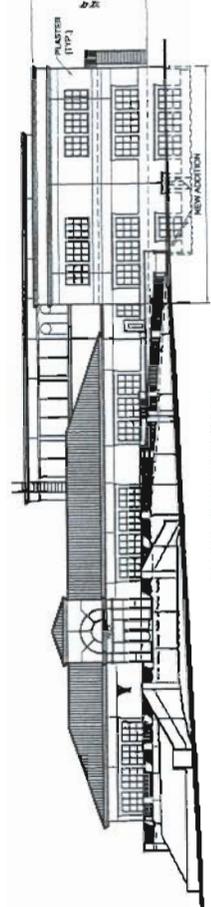
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 Architecture / Planning / Interiors  
 June 26, 2008  
 Burbank, California



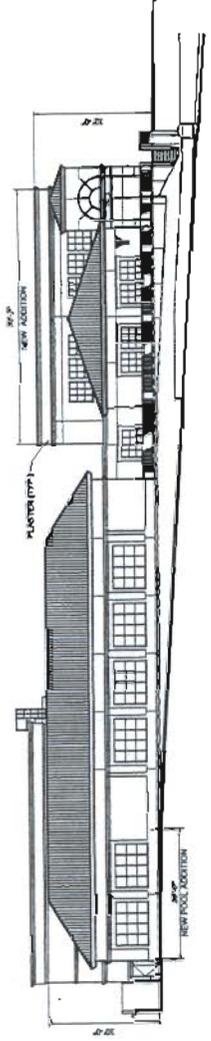
**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

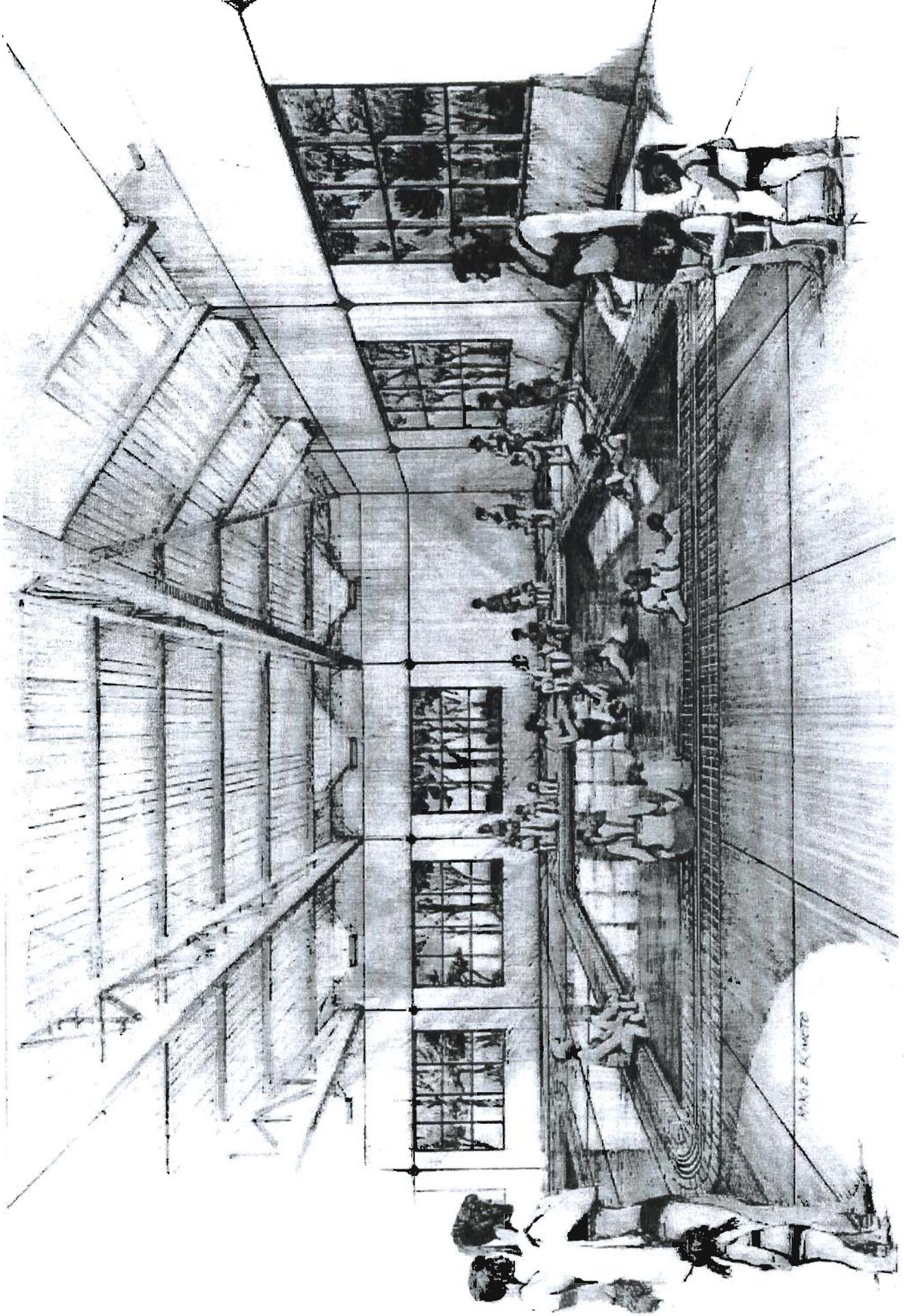
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1916 KURETO



# North Valley Family YMCA Aquatic Schedule

## Pool # 2

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5:00-8:00a							
8:00-9:00a	Water Walkers 10	Arthritis exercise 25	Water Walkers 10	Arthritis exercise 25	Water Walkers 10	Arthritis exercise 25	Family Open Swim
9:30-10:30a	Parent Tot swim lessons 10	Lower back work out 25	Parent Tot swim lessons 10	Lower back work out 25	Water aerobics 25	Swim Lessons Skippers & Progressive 9:00a-2:00p 80	Arthritis exercise 25
10:30-11:30a	Water aerobics 25	Parkinson's Class 20	Water aerobics 25	Parkinson's Class 20	Water aerobics 25		Swim Lessons 40
11:30-1:00p	Family Open Swim	Family Open Swim	Family Open Swim				
1:00-2:00p							
2:00-5:00p	Swim Lessons 2:00-5:00 80	Swim Lessons 2:00-7:00 144	Swim Lessons 2:00-7:00 80	Swim Lessons 2:00-5:00 144	Lower back Work out 4:00-5:00 25		
5:00p-6:00p	Arthritis exercise 25	Swim Lessons 60	Arthritis exercise 25	Swim Lessons 60	Arthritis exercise 25		
6:00p-7:00p	Wet ball 20	Swim lessons 60	Wet Ball 20	Swim lessons 60	Wet Ball 20		
8:00p-9:30p	Family Open Swim						

Adults= 420/wk  
 Youth= 756/wk  
 Family= 420/wk

