

August 25, 2016

Sent via electronic mail to:
May.Sirinopwongsagon@lacity.org

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

Re: Comments on Proposed Commercial Development in Porter Ranch
City Planning Case No. CPC-2016-838-DA

Dear Ms. Sirinopwongsagon:

Thank you for the opportunity to provide comments on the commercial development planned in Porter Ranch. This development is named "The Village at Porter Ranch" and will be located on the northwest corner of Rinaldi Street and Porter Ranch Drive. The Porter Ranch Neighborhood Council (PRNC) has been following the overall planning effort and has provided input on this Development in the past.

The PRNC is tasked with advocating for our community in front of City Council and City government. To that end, the PRNC is keenly aware of the concerns of many members of the community about the impact of this development on Porter Ranch, and on about the changes in the terms of the agreement between the City and the developer. With this letter, we bring to your attention some of these concerns. We ask that the Planning Commission seriously take these concerns into consideration during its deliberations on this matter.

Environmental Impact

It is our understanding that the Environmental Impact Report (EIR) was developed in the 1980's, and its conclusions and recommendations seem to continue to be carried forward through 2016 and beyond. First, the actual report is not readily available to the public to review and understand. We are confident that it is available somewhere and would ask that we obtain an electronic copy of it so we can properly post it on our website. More importantly, we are concerned that many of the assumptions made almost 30 years ago about the environmental impact of this project may no longer be valid. For example, even without any traffic contribution from the new hundreds of residential units being constructed along with the commercial development, there is already a significant traffic congestion problem on Rinaldi Street that spills over from the 118 Freeway traffic each day. At the time the EIR

was written, the 118 Freeway hardly had any traffic on it, let alone cause congestion on side streets. With the addition of the residential and commercial developments, it is safe to assume that there will be far more congestion problems that will impact the community greatly, not only from an inconvenience perspective, but also from a health perspective as we breathe the vehicle emissions during the daily periods of stop-and-go traffic on Rinaldi Street. Unfortunately, this street crosses all streets that lead into the community heading north from the San Fernando Valley, and therefore, everyone living in the community will encounter its traffic. At a minimum, we believe that a new traffic study is needed to update the assumptions based on today's traffic conditions.

In addition, an EIR developed in the 1980's would not address the energy and water consumption concerns of today's California. This commercial development, along with the hundreds of homes being built simultaneously, will likely put a significant additional load on an already strained LADWP network that could not have been predicted in the 1980's. LADWP is implementing an aggressive incentive program to reduce power consumption and promote alternative energy sources. Yet, this development does not appear to have any plans to implement energy conservation measures. In our opinion, this developer should work with LADWP to design and implement state-of-the-art energy conservation measures, and take advantage of the large open parking lot to harness as much of the sun's energy as possible and reduce reliance on the electric grid.

For all the above reasons and others, the PRNC asks that a thorough re-examination of the EIR's assumptions regarding this and other environmental impacts be conducted, and not accept the Negative Declaration made by the developer.

Agreement Terms Regarding Public Benefits

The Porter Ranch Specific Plan formalized under City Ordinance 166,068 in July 1990 included specific provisions related to Public Benefits to the Community that the developer and the City agreed to. The PRNC is concerned that these provisions have been either removed or greatly reduced in the current project plan. We ask that the developer maintain its commitment to provide these benefits to the Community as originally agreed to, and that the City does not approve this project without these benefits in place. The specific benefits were stated as follows:

1. The construction of a community meeting facility to seat no less than 300 people, and should be constructed so as to be divided into four separate meeting areas of 75 seats each. The developer seems to be asserting that they have met this requirement by the multipurpose room added at the Porter Ranch Community School (PRCS). However, the PRNC is concerned that the community's use of this facility is allowed under an existing agreement between the City and LAUSD, which expires around 2022. The agreement does not provide for any guarantees of the continued availability of the room for the community. Moreover, the facility is not available to the community at all times. Its use is limited by LAUSD to specific hours of the day. In addition, any community use of this room during weekend days is contingent on LAUSD assigning a staff member to open the facility. It is our understanding that there have been instances when LAUSD denied community access to the facility over the weekend because they could not find a staff member able to provide

access to the room. While we understand LAUSD's need to control access to the school grounds and facilities, these limitations are in clear conflict with the intended plan of providing a community room that is available to the community without limitations. From our perspective, we assert that this requirement has not yet been met.

2. The dedication to the City a two-acre site for government offices or other municipal buildings and uses, including a public library facility. The developer is now going to replace these two acres with a single community room in the commercial development, and their argument is that the City does not have the resources to build the facilities on this site. Regardless of whether the City currently does or does not have the resources to construct the facilities at this site, this site is intended to be to the benefit of the Community, and it is the community that will need to work with the City to make those resources available, either now or in the future. The PRNC asks that this site remain as part of the agreement and be available to the Community as we move forward.
3. An operational childcare facility for up to 100 children initially, with an ultimate capacity of 250 children. PRNC does not see this facility being proposed anywhere in the current plan. The developer stated at one of the hearings that the Shepherd of the Hills Church across the street has a child-care facility, and somehow that facility is supposed to satisfy this requirement under the agreement. The PRNC does not understand how the child-care facility clearly spelled out in the Specific Plan is being transferred to a private entity over which the City has no jurisdiction! This is not an acceptable modification to the PRNC.
4. Sums equal to one percent (1%) of the permit value of all the commercial buildings under the Specific Plan are to be deposited in an interest-bearing Porter Ranch Art Trust Account, and are to be used in purchasing public art and/or for the capital cost and maintenance cost to display such acquired art with the Specific Plan area. The agreement also calls for the establishment of a third-party entity (aside from City and Developer) to be called the Porter Ranch Arts Council, whose role is to administer such account. This Council was supposed to be created in 2009 or earlier. To our knowledge, this Council was never created, and we are not aware of the creation of any Art Trust Account to date. Since many commercial facilities have already been permitted and constructed as part of the early phases of this development, the PRNC is concerned that the funds have either never been paid by the developer, or have been utilized for other purposes in clear violation of the Agreement.

In the final analysis, the PRNC has serious concerns over the progress of the development and its lack of conformance to the requirements of the Porter Ranch Specific Plan, as well as concerns over the environmental and health impacts of the development that may not have been captured by the 30-year old EIR. For these reasons, the PRNC urges the Commission to consider the following:

1. Request that the project be suspended until a thorough update to the technical assumptions of the EIR regarding all the environmental impacts of the project be conducted based on today's conditions. This update should be conducted by a third-party with significant participation of members of the community. The PRNC would be willing to nominate individuals to serve on a

review committee of the updated EIR. This committee will then submit its review comments to the Commission before the project proceeds to the next step.

2. Request that the developer conforms to the terms of the Specific Plan to the satisfaction of the City and the Community. This request is specific to the Public benefits items discussed in this letter.

We hope that the Commission will seriously consider our comments and concerns, and we are ready to discuss our concerns with the Commission at any time.

Respectfully Yours,



Issam Najm, Ph.D., P.E.

Board President

Porter Ranch Neighborhood Council

cc: PRNC Board Members
Councilman Mitchell Englander
Mayor Eric Garcetti

From: D. C. vasya.cg@gmail.com
Subject: I am supporting PRNC letter of concern about shopping center
Date: August 10, 2016 at 9:46 AM
To: board@prnc.org

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Hello, PRNC board members,

I urge you not to rush Village at Porter Ranch development before necessary community concerns about traffic congestion, schools availability and destruction of open spaces are addressed. I read a proposed letter of concern to City Planning and am fully supporting it.

Sincerely,
Arpineh Hovsepian, Porter Ranch resident

From: M. makulaturag@gmail.com
Subject: Thank you for a Letter of Concern
Date: August 10, 2016 at 11:13 AM
To: board@prnc.org

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Glad to see fellow residents helping our community to get what was promised, we all are so sick and tired of all the traffic on Rinaldi, mainly on Sundays, we don't have enough schools and parks, who is benefiting from thousands of new homes? Not the residents for sure, only developers can gain from over-development.

Thank you,

M.B. & Sandra Makulowski

From: **Matt Pakucko** matt@SavePorterRanch.com
Subject: I support the proposed letter to City Planning, PRNC 8/10/16 meeting agenda item #14.
Date: August 10, 2016 at 1:25 PM
To: board@prnc.org
Cc: matt@saveporterranch.com

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Dear PRNC Board of Directors:

Regarding your proposed letter to LA City Planning (pasted below):

Save Porter Ranch, which represents approximately 1800+ area residents and concerned citizens, agrees with all of the concerns raised in the proposed letter.

Save Porter Ranch is not opposed to **A** shopping center. We just want it to be appropriate to our community, and to enhance the community, not enhance what developers will profit from (hotel) nor **give away public land** to them. The proposed Hidden Creeks Estates project **also** takes away previously negotiated Porter Ranch open space and gives it to the developers. When do we, the residents, draw the line? SPR would rather see delayed a poorly planned project, temporarily, than to be permanently stuck with it. Let's get it right!

Our bullet point concerns about the project as currently proposed are below and expand on or clarify our concerns some of which are also outlined in the letter:

- **It gives away 2 ACRES of prime PR real estate.** We get a small so-called "community room" in exchange. Retaining those 2 acres for public use was negotiated & agreed to in the Plan for PR some 25 years ago.
- The Environmental Impact Report is about 30 years old. So much has changed: More people, more traffic congestion, the SoCalGas facility dangers are now known. There are **water and drought concerns, power concerns**, etc. that were not even conceived of back then.
- **It adds 12 more apartment buildings** and all those people and more school-age children. **Several Board members that have school age children: do we have the necessary quantity and quality of schools as it stands now?** Also consider that this is on top of the approximately **1400 more homes already slated**, many of which we are seeing built now. No more schools are planned that we know of.
- We also believe that there is no substantial need for a **5 STORY HOTEL WITH 105 ROOMS** and banquet facility for local residents. It will get some use by locals...of course. But ANYTHING that is built will get some use by PR area residents. But will the traffic and congestion it brings enhance or degrade the character and enjoyment of our quaint community? Is the occasional hotel room usage worth the 27/7 price we will pay?

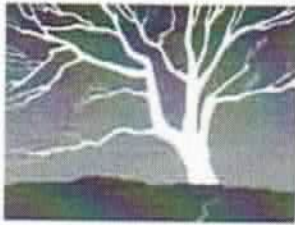
These serious issues should have been raised, and some of them were raised, long ago. It's about time we actually take action on them.

Thank you for educating the community about these critical issues. Previous incarnations of the Porter Ranch Neighborhood Council virtually ignored them.

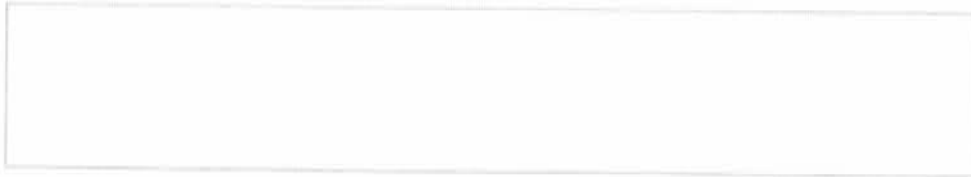
Matt Pakucko
President and Co Founder
Save Porter Ranch

www.saveporterranch.com

www.facebook.com/SavePorterRanch



Save Porter Ranch



August 10, 2016

Sent via electronic mail to:
May.Sirinopwongsagon@lacity.org

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

Re: Comments on Proposed Commercial Development in Porter Ranch
City Planning Case No. CPC--2016--838--DA

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The PRNC is keenly aware of the concerns of many members of the community about the potential impact of the development on Porter Ranch, and on the progress of the development. With this letter, we bring to your attention some of those concerns. We ask that the Planning Commission seriously take these concerns into consideration during its deliberations.

Environmental Impact

It is our understanding that the Environmental Impact Report (EIR) was developed in the 1980's, and its conclusions and recommendations seem to continue to be carried forward through 2016 and beyond. First, the actual report is not readily available to the public to review and understand. We are

confident that it is available somewhere and would ask that we obtain an electronic copy of it so we can properly post it on our website. More importantly, we are concerned that many of the assumptions made almost 30 years ago about the environmental impact of this project may no longer be valid. For example, even without any traffic contribution from the new hundreds of residential units being constructed along with the commercial development, there is already a significant traffic congestion problem on Rinaldi Street that spills over from the 118 Freeway traffic each day. At the time the EIR

was written, the 118 Freeway hardly had any traffic on it, let alone cause congestion on side streets. With the addition of the residential and commercial developments, it is safe to assume that there will be far more congestion problems that will impact the community greatly, not only from an inconvenience perspective, but also from a health perspective as we breathe the vehicle emissions during the daily periods of stop--and--go traffic on Rinaldi Street. Unfortunately, this street crosses all streets that lead into the community heading north from the San Fernando Valley, and therefore, everyone living in the community will encounter its traffic. At a minimum, we believe that a new traffic study is needed to update the assumptions based on today's traffic conditions.

In addition, an EIR developed in the 1980's would not address the energy and water consumption concerns of today's California. This commercial development, along with the hundreds of homes being built simultaneously, will likely put a significant additional load on an already strained LADWP network that could not have been predicted in the 1980's. LADWP is implementing an aggressive incentive program to reduce power consumption and promote alternative energy sources. Yet, this development does not appear to have any plans to implement energy conservation measures. In our opinion, this developer should work with LADWP to design and implement state--of--the--art energy conservation measures, and take advantage of the large open parking lot to harness as much of the sun's energy as possible and reduce reliance on the electric grid.

For all the above reasons and others, the PRNC asks that a thorough re--examination of the EIR's assumptions regarding this and other environmental impacts be conducted, and not accept the Negative Declaration made by the developer.

Agreement Terms Regarding Public Benefits

The Porter Ranch Specific Plan formalized under City Ordinance 166,068 in July 1990 included

specific provisions related to Public Benefits to the Community that the developer and the City agreed to. The PRNC is concerned that these provisions have been either removed or greatly reduced in the current project plan. We ask that the developer maintain its commitment to provide these benefits to the Community as originally agreed to, and that the City does not approve this project without these benefits in place. The specific benefits were stated as follows:

1. The construction of a community meeting facility to seat no less than 300 people, and should be constructed so as to be divided into four separate meeting areas of 75 seats each. The developer seems to be asserting that they have met this requirement by the multipurpose room added at the Porter Ranch Community School (PRCS). However, the PRNC is concerned that the community's use of this facility is allowed under an existing agreement between the City and LAUSD, which expires around 2022. The agreement does not provide for any guarantees of the continued availability of the room for the community. Moreover, the facility is not available to the community at all times. Its use is limited by LAUSD to specific hours of the day. In addition, any community use of this room during weekend days is contingent on LAUSD assigning a staff member to open the facility. It is our understanding that there have been instances when LAUSD denied community access to the facility over the weekend because they could not find a staff member able to provide

access to the room. While we understand LAUSD's need to control access to the school grounds and facilities, these limitations are in clear conflict with the intended plan of providing a community room that is available to the community without limitations. From our perspective, we assert that this requirement has not yet been met.

2. The dedication to the City a two--acre site for government offices or other municipal buildings and uses, including a public library facility. The developer is now going to replace these two acres with a single community room in the commercial development, and their argument is that the City does not have the resources to build the facilities on this site. Regardless of whether the City currently does or does not have the resources to construct the facilities at this site, this site is intended to be to the benefit of the Community, and it is the community that will need to work with the City to make those resources available, either now or in the future. The PRNC asks that this site remain as part of the agreement and be available to the Community as we move forward.
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In the final analysis, the PRNC has serious concerns over the progress of the development and its lack of conformance to the requirements of the Porter Ranch Specific Plan, as well as concerns over the environmental and health impacts of the development that may not have been captured by the 30--year old EIR. For these reasons, the PRNC urges the Commission to consider the following:

1. Request that the project be suspended until a thorough update to the technical assumptions of the EIR regarding all the environmental impacts of the project be conducted based on today's conditions. This update should be conducted by a third--party with significant participation of members of the community. The PRNC would be willing to nominate individuals to serve on a

review committee of the updated EIR. This committee will then submit its review comments to the Commission before the project proceeds to the next step.

2. Request that the developer conforms to the terms of the Specific Plan to the satisfaction of the City and the Community. This request is specific to the Public benefits items discussed in this letter.

We hope that the Commission will seriously consider our comments and concerns, and we are ready to discuss our concerns with the Commission at any time.

Respectfully Yours,

Issam Najm, Ph.D.,
P.E. Board President
Porter Ranch Neighborhood Council

cc: PRNC Board Members
Councilman Mitchell Englander
Mayor Eric Garcetti

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From: E. S. kuryukag@gmail.com
Subject: Letter to PRNC Board about tonight's agenda
Date: August 10, 2016 at 2:29 PM
To: board@prnc.org

Thank you for your letter of concern. A 30 year old EIR is unacceptable. Thank you for being the voice of our community and for sharing residents concerns.

Current board members Becky Leveque and Mel Mitchell sent email using their voteprnc2016.org website where they are trying to divide Board, implying that older Board was good for the community, but new Board has some hidden evil agenda. They even included fake testimonials to support their claims that runaway over-development is good for Porter Ranch. Don't let this happen, don't let Porter Ranch turning into another Warner Center with insane traffic and pollution, we've have been living in quaint clean suburb which has been turning with the help of previous Boards into what it is right now - downtown grade traffic, destroyed pavements, homeless living on the streets and in rundown RVs, no places in local Porter Ranch schools for Porter Ranch kids.

Shawn Massauli

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From: **Angela Sillus** angela.c.sillus@gmail.com
Subject: New Porter Ranch Shopping Center
Date: August 10, 2016 at 2:34 PM
To: may.sirinopwongsagon@iacity.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

From: **Helen Sim** helenysim@gmail.com
Subject: Porter Ranch - The Village
Date: August 10, 2016 at 3:51 PM
To: board@prnc.org, may.sirinopwongsagon@lacity.org

HP

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

18

From: kyokohibino@aol.com
Subject: I support the proposed letter to City Planning, PRNC 8/10/16 meeting agenda item #14
Date: August 10, 2016 at 4:01 PM
To: board@prnc.org



Dear PRNC Board of Directors:

Re: Proposed letter to LA City Planning dated 8/10/16 regarding commercial development in Porter Ranch.

Thank you for taking considerations of the residents. I support your letter. Please accept my bullet point concerns about the project as currently proposed below, addition to all items outlined in your letter:

- Addendum to the currently used EIR needs to be done with current trend and including upcoming and approved 1584 residential lots (this number is used by Savills Studley for this project).
- Even IF Porter Ranch Specific plan allows to have commercial building of 5 stories in Subarea II, 5 story hotel is such out of character in the area. Current tallest building in Porter Ranch is UCLA medical center/Facey Medical group at 19950 Rinaldi St, which is 3 story. When it was built, it looked too tall for the area. 5 story building will be too tall. Just for the comparison, Residence Inn in Burbank by the freeway is 5 story building with 150 guest rooms and it stands out in the area in not pleasant way. Hotel is not the representation and character of Porter Ranch. Lot of communities in affluent residential neighborhood in Los Angeles county takes the volume and height of the commercial building very seriously and step in to challenge and overwrite city's general ordinance and zoning code to protect the character and the sensitivity of the neighborhood. I am hoping PRNC will take that position.
- Applicant of the project keeps telling us it is "upscale" shopping center and lot of residents believe that. However, there is no list of potential tenants nor any such requirement. The developers marketing is thus misleading. We don't know what retails they are envisioning as an example. The types of retail should be stated in the project application to avoid to have another kind of Porter Ranch shOpping center across the street.
- Digital signs in any format should be avoided to keep the residential environment of Porter Ranch.
- At least one stand alone building MINIMUM should be LEED certified (Gold minimum) to reflect the commitment and representation of the sustainable community.

Thank you.

Kyoko Hibino
Resident of Porter Ranch

From: **Sarah Ting** kangsarah@gmail.com
Subject: **Re: Porter Ranch - The Village**
Date: August 10, 2016 at 4:27 PM
To:
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

From: **Krissy** shopkrissy@aol.com 
Subject: Re: Porter Ranch Village Center/ case #TPC-2016-837
Date: August 7, 2016 at 8:05 PM
To: may.sirinopwongsagon@lacity.org, board@prnc.org, councilmember.english@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!

From: thechois@gmail.com 
Subject: Porter Ranch - The Village
Date: August 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 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'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 purposed 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

From: **Peter Lyew** Peter.Lyew@ltcreit.com
Subject: MY SHOPPING CENTER COMMENTS
Date: August 9, 2016 at 11:03 AM
To: board@prnc.org



Hello PRNC,

I read the letter by Dr. Najm and it brings to our attention that the developers are not following the previous agreement. These developers have made millions developing the neighborhood and stand to make many more. I fully support the points made.

With regards to the Village at Porter Ranch, is there any way to have neighborhood input into its design besides what is mentioned in the letter? I have found on the internet the plans. My main concern is that it is really going to be another parking lot similar to the Walmart center across the street. Aesthetically, will it improve the neighborhood or just provide a means for Shapell to collect rental income? Shouldn't the parking spaces either be partially underground with only a two story structure above ground hidden by foliage and/or build to fit in with other neighborhood structure?

And a residence inn, in my book, does not improve the area!!! It does not fit in with what I envisioned for Porter Ranch.

Given that Shapell produced the current commercial center which includes the Walmart across the street, they do not give me a lot of confidence that they have the neighborhood's interest at heart.

Doesn't Porter Ranch and surrounding communities deserve a commercial development of similar quality as The Commons at Calabasas?



Peter Lyew | VP & Director of Taxes
2829 Townsgate Rd. Suite 350, Westlake Village, California 91361
direct 805.981.8642 | main 805.981.8655 | cell 805.335.8737
www.LTCreit.com | Peter.Lyew@LTCreit.com

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From: **Sandie Minasian** sminasian@yahoo.com
Subject: Meeting / Letter Comments
Date: August 23, 2016 at 12:10 PM
To: board@prnc.org

SM

Hello PRNC,

Yet another meeting I cannot attend but would if not for a school meeting.

Please know that I am in full support of asking the city to re-address the EIR and plans for the commercial space at Rinaldi and Mason - Porter Ranch Drive.

If it causes the project to be delayed, that is a good reason for a delay. I'm so tired of every entity just rubber stamping the plans that are thrown out there, allowing for all sorts of developments, etc., that would happen if people really thought things through and didn't just agree with the next person. So glad the PRNC is becoming that entity that asks 'Why?' Keep it up!

Can we address how Toll Brothers was allowed to change the large equestrian properties at Mason and Sesnon that we had heard about for years into condos? How can there be no community notification? Or maybe there was but 500 feet only captures a few homes and the school.

Sandie Minasian
Villagio resident

From: **Loraine Lundquist** loraine.lundquist@gmail.com
Subject: my comments regarding the proposed letter on development and NCSA
Date: August 23, 2016 at 1:19 PM
To: board@prnc.org



Dear PRNC,

I share the concerns of the excellent letter drafted regarding the planned development. I am in favor of this letter being sent.

Likewise, I am very much in favor of PRNC joining the NCSA and Susan Gorman-Change being our representative there.

thank you,
Loraine Lundquist

From: **Mila Bautista** mila.obautista@gmail.com
Subject: MY SHOPPING CENTER COMMENTS
Date: August 23, 2016 at 2:54 PM
To: board@pmc.org

MB

I want to see quality Elementary School and High School rather than these "high end shops". Our land community are being wasted on these senseless projects. Build schools. We need to educate our future American citizenry for a better world.

From: **Vikki Salmela** vsalmela@earthlink.net
Subject: Concerns about the Porter Ranch Village for meeting 8-24-16
Date: August 24, 2016 at 3:40 PM
To: board@PRNC.org



Dear Board,

I have previously written with my concerns prior to the last board meeting where not enough members showed up to vote. I hope tonight you are able to vote and send a message to LA City Planning prior to their meeting on Thursday concerning this issue of expansion. As well as have a representative from our council speak at that meeting with all concerns.

I have serious concerns over the progress of the development of the proposed new Village at Porter Ranch, as well as the surrounding, acreage and its lack of conformance to the requirements of the Porter Ranch Specific Plan as well as concerns over the environmental and health impacts of the development that may not have been captured by the 30 year old EIR. This includes the impact of an influx of people coming into the area, and the impact not only on residents living here, but on those using the facilities with the problems still occurring at Aliso Canyon.

Do not give away the prime 2 acres of real-estate for resident's use, for an indoor facility very few will have access to.

I want NO lit up billboards about our bedroom community, it's bad enough to see what is going on above me on the mountain, no more ugliness.

For these reasons, I urge the PRNC to consider the following:

Request that the project be suspended until a thorough update to the technical assumptions of the EIR, regarding all the environmental impacts of the project be conducted based on today's conditions, can be completed. This update should be conducted by a third party, with significant participation of residents of the community, not the developers involved, who will not be dealing with the aftermath of what gets decided.

Traffic on Rinaldi is already at a horrid level compared to when I moved here in 2003, one of the main reasons of getting away from valley floor congestion. The building contractors do not have to end up with the poor city planning, the residents will.

Best,
Vikki Salmela
Porter Ranch Resident

From: **kavita ramchandani** kavitabombay@yahoo.com 
Subject: COMMENTS about The SHOPPING CENTER In Porter Ranch
Date: August 24, 2016 at 5:49 PM
To: board@prnc.org



Dear Sir, As a concerned citizen of the Porter Ranch neighborhood, we do not wish to have new shopping center around. Please respect the wishes of our community.

Regards,

Kavita.

11652 Porter Valley Dr

Porter Ranch

Ca 91326.

From: **Ramesh R** ramesh@focusbiz.com 
Subject: MY SHOPPING CENTER COMMENTS
Date: August 24, 2016 at 5:51 PM
To: board@prnc.org

RR

Dear Members of PRNC

We are NOT in favor of the new shopping center

We oppose this move

Ramesh Ramchandani
11652 Porter Valley Dr
Porter Ranch CA 91326

From: **Lori Kalman** |@kalman.org
Subject: RE: The Village in Porter Ranch
Date: August 8, 2016 at 5:15 PM
To: Lori Kalman |@kalman.org
Cc: board@prnc.org



Please vote to show the board will NOT support this project as it presently sits with the city. My email is below. My personal testimony was submitted in July. Shapell has already allowed a Walmart into our area & residents know that was supported by the board.

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Lori Kalman <l@kalman.org>
Date: 8/8/16 5:37 PM (GMT-06:00)
To: May.sirinopwongsagon@lacity.org
Subject: The Village in Porter Ranch

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



From: **Wendy** wendym613@yahoo.com
Subject: Property development at Rinaldi and Porter Ranch St. In Porter Ranch
Date: August 7, 2016 at 2:24 PM
To: May.sirinopwongsagon@lacity.org
Cc: board@prnc.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

From: **Beverly Kulow** bkulow@hotmail.com
Subject: Letter to City Planning
Date: August 8, 2016 at 10:18 AM
To: board@pnc.org



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](#)



From: **Simon Margolis** margolis.simon@gmail.com
Subject: Re: Porter Ranch Village
Date: August 8, 2016 at 4:13 PM
To: May.Sirinopwongsagon@lacity.org
Cc: board@prnc.org

+ PRNC Board

On Mon, Aug 8, 2016 at 4:04 PM Simon Margolis <margolis.simon@gmail.com> wrote:
To Whom It May Concern,

My girlfriend and I are new homeowners in Porter Ranch though I've grown up in the 91326 zip code my entire life. I have my family, friends, work, and life in the area.

That said, deciding to live here as opposed to someplace like Studio City, Sherman Oaks, Woodland Hills, etc was no easy choice. Moving to Porter Ranch meant we had to sacrifice proximity to high end dining, shopping, and entertainment.

As a 25 year old businessman, I know I do not represent the population of Porter Ranch perfectly, but wouldn't residents in my socioeconomic and age bracket be attractive patrons of such businesses? My girlfriend and I crave the ability to drive under 20 minutes for a nice bite to eat (at something a bit more dressed up than TGI Fridays) and a nice bar (since the only place to go for a "nice" glass of wine is currently Starbucks, ironically).

In short, I optimistically anticipate the Porter Ranch Village project moving forward without hindrance. Even though our new home is directly adjacent to this project, we eagerly and actively await it's construction and opening.

I'd love to provide more comment if appropriate, and thank you for your consideration.

Best,

Simon Margolis
margolis.simon@gmail.com
+1 818 625 6694



From: **Arielle Alterman** arielle.alterman@gmail.com
Subject: Porter Ranch Village
Date: August 8, 2016 at 4:34 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

From: **Eileen Viadero** etc10571@gmail.com 
Subject: Letter
Date: August 8, 2016 at 9:40 PM
To: board@pnc.org



Please allow Shappel to continue with their original plans for the new development in Porter Ranch.

Sent from my iPhone



From: **Jeremy Li** lijeremy@yahoo.com
 Subject: The Porter Ranch Village Project Built - Please Do Not Delay!
 Date: August 8, 2016 at 9:46 PM
 To: may.sirinopwongsagon@lacity.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

From: **Andrea Elberger** andreaelberger@gmail.com 
Subject: For your consideration
Date: August 8, 2016 at 6:44 PM
To: board@pmc.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



From: Sean O'Rourke sean.orourke@yahoo.com
Subject: Porter Ranch Village - 2 Acre Requiremten
Date: August 9, 2016 at 6:30 AM
To: Board@prnc.org board@prnc.org

Fact checking this board is apparently going to be a full time job.

There are lots of ways the points in your proposed letter are meaningless and show a true lack of Porter Ranch History, The Porter Ranch Specific Plan, subsequent ordinances to that plan and the LAUSD/City of LA/Porter Ranch Joint use plan.

But let's tackle the easiest.

Especially when it comes to this issue of a 2 acre requirement for government space.

From the Porter Ranch Specific Plan:

"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 Porter Ranch Land Use/Transportation Specific Plan 31 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."

See the part where it says: "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."

Since that agreement was entered into and the land donated and school built I'm unsure how this requirement as not been fulfilled?

Shame on you PRNC for misrepresenting the facts



From: **jennifer preuss** jenpreuss@icloud.com
Subject: MY SHOPPING CENTER COMMENTS
Date: August 9, 2016 at 7:21 AM
To: board@pmc.org

To whom it may concern,

I am a proud Porter Ranch resident for 11 years. The past year has been challenging with all our community has been through.

I was asked to share my thoughts on the new shopping center and hotel that are supposed to begin later this fall. I am not sure if my opinion falls in with the agenda of the group that asked me to do this, but I feel very strongly about this new shopping center.

I was beyond thrilled to hear that we were getting a new center up here. We need more restaurants (not chains), a good breakfast place, a place to go to a farmer's market, a movie theatre, and yes a hotel. I do not have any family out her in LA. When my family visits, our home is not big enough to have everyone stay. They stay at the Radisson or extended stay which are not that close to my house. The hotels are also not that great (actually, they are disgusting and my parents would rather not visit), are in congested areas and make it harder for my parents to get to my house. I have an upcoming Bar Mitzvah I am planning in April of 2018 with 90 out of town people visiting. I was very much looking forward to having a better option for my family and friends to stay. The shopping center also will allow my guests to have access to some fun shopping and restaurants. Our event is in Porter ranch, both the temple and then the party at the country club. This new center would allow my guests to be in Porter Ranch the entire time without needing to deal with all the LA travel. It really was a dream come true for us.

My hope is that we proceed with this Village at Porter Ranch, but that it's what had been promised....a place where residents can shop, eat, and enjoy being outdoors. I hope we get what we were promised. I am not clear on why everyone is so upset, but if what I am reading is true and that this is now going to be more apartments and a community center and another school, I'll tell you that is NOT what our community needs. Our community needs to be a place people want to come to. We have enough banks, junk food, banks, did I mention banks? It's kind of ridiculous. Not 1 great place to have breakfast, no good shopping for clothes, nowhere to hang out beside Starbucks after a good hike or bike ride.

We need to restore our image after this disaster of a year with the gas blowout. The village that opened in Topanga is extremely successful and it did wonders for the woodland hills area. I am hoping we can do the same for Porter Ranch. I am asking that we proceed with this Shopping Center and do it in a smart way that really and truly will build our community back to a place people wish to come to.

Sincerely,
Jennifer Preuss

Sent from my iPad



From: **Patrick Pope** patrickpope@prodigy.net
Subject: Proposed Addition to the Porter Ranch Town Center -- Item 14 on PRNC Agenda
Date: August 9, 2016 at 2:32 PM
To: board@prnc.org
Cc: Mitch Englander Councilmember.Englander@iacity.org

I know some on the Board are very familiar with the evolution, twists, and turns of the proposed new addition to the Porter Ranch Town Center, while others on the Board are fairly new to the issue.

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

From: **Kimberly Portugal** knportugal23@icloud.com
Subject: I Support the New Porter Ranch Shopping Center
Date: August 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



From: **Ania Zador** aniazador@outlook.com
Subject: New Porter Ranch Shopping Center
Date: August 10, 2016 at 3:24 PM
To: board@pmc.org, councilmemberenglander@lacity.org

To the Porter Ranch Council:

I am Ania Zador. My husband and daughter and I have lived at Renaissance in Porter Ranch for more than 14 years. I have attended Porter Ranch Council meetings regularly but will not, unfortunately, be able to attend this evening's meeting.

The vacant lot at the intersection of Porter Ranch Drive and Rinaldi had been planned and approved for a shopping center years ago. Most of us are looking forward to the construction of a high class modern center where we could relax, shop, spend time, dine at upscale restaurants, and go to the movies and which would benefit the community by creating jobs, bringing in revenue and enhancing its prestige. I have been an active participant while attending council meetings these past several years and submit that the new Board members and the others who are against the project were not involved until recently and are not sufficiently familiar with the project as proposed. It seems incongruous that the many who were silent until recently have only now begun to raise their voices and are acting out of unreasonable fear. Were where they two, three, four, or more years ago?

Please put me down as one who is in support of the construction and completion of the proposed shopping center. If you would care to discuss further with me, I can be contacted at 818-282-6750 or by e-mail at azador@socal.rr.com.

Sincerely,

Ania Zador

Sent from Mail for Windows 10



From: **Cooper gmail** ccooper53480@gmail.com
Subject: I Support the New Porter Ranch Shopping Center
Date: August 10, 2016 at 3:31 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.

From: **Keith Hamman** keithhamman@gmail.com 
Subject: Comments for tonight's meeting
Date: August 10, 2016 at 8:26 PM
To: board@prnc.org



Esteemed board members,

I had to leave early tonight and therefore withdrew my comment card.
Kindly consider the following points:

1. Proposed letter of concern to City Planning: I don't understand why it is in the best interest of the people of PR to demand that the Village at PR have a community room, public library and child care facility. Anything that takes away square footage of high end shopping and dining will only serve to devalue our home values. If we need a community room for some reason, rent a local hall and pay for it. A child care facility will only attract non-Porter Ranch residents similar to Wal Mart and Toys R Us. Do we need another LAPD police car parked outside the new shopping center just like they do at Wal Mart because of shoplifters and other unscrupulous people? As for the public library, who says we need this? If the city needs more libraries, let the city build and staff them. The truth is, libraries are losing propositions. If the city can't afford to build them then the Village at PR shouldn't have to foot the bill. Add another nice restaurant instead.
2. Pan handlers: We should petition the city to stop the pan handlers from our nearby shopping centers. Yes, they might be nice people but they're only here for a handout and they trample in the flowerbeds of the shopping centers and they leave their trash on the ground. Get them out of here.
3. The local housing developments and apartment complexes that Toll Bros. are continually promoting should not require all these small signs that are mounted on 3-foot wooden stakes and hammered into the grass landscaping all through the community. I'm sure you've seen these signs: "Sonoma at Porter Ranch" is a common one. There's usually four all in a row. These are illegal signs according to county building and safety ordinances as well as bureau of streets and engineering. It's blight.
4. More and more abandoned shopping carts are appearing in the community. These are typically Wal Mart carts. If it were simple to pick them up and return them, I'm sure people might oblige. But it's not that easy. I suggest the PRNC require Wal Mart to install electronic locks on all their carts so when they're removed from the parking lot the wheels are locked. Again, this is causing blight.
5. The corner of Porter Ranch Dr. and Sesnon, the landscaping in front of the Holleigh Bernson Park is being neglected, over ran with weeds, and needs attention. Also, all the wrought iron perimeter fence at the park is in desperate need of painting. In many places the metal is exposed and it's rusting. Paint is used to protect the sub straight, not just for looks. If the city can't maintain it, can we appoint a volunteer team to do it? What about having Park West add it to the other areas they maintain in the community? We don't want this park looking like the other parks in the city of Los Angeles.

I commend each and every one of you for volunteering and representing our great community, and I thank you.

Kindly take these comments as suggestions for improvement and not merely moaning and complaining.

I'm sorry I couldn't attend tonight's meeting in full. I hope to attend next month.

Thank you for your consideration and attention.

Kind regards,

Keith Hamman

From: Alex Firshein alexfiresheinesq@gmail.com
Subject: Re: Board Bias?
Date: August 11, 2016 at 8:48 AM
To: board@prnc.org

Great job PRNC. You're really bringing the community together. Your letter isn't supported in the community, it's factually inaccurate, board members are resigning left and right due to your leadership. You also don't let stakeholders speak during public comment.

About time that the SPR board members had a taste of their own dirty tricks.



On Tue, Aug 9, 2016 at 8:09 AM, Alex Firshein <alexfiresheinesq@gmail.com> wrote:



On Sun, Aug 7, 2016 at 8:01 PM, Alex Firshein <alexfiresheinesq@gmail.com> wrote:
Issam,

It's my understanding that the PRNC be as inbiased as possible. It seems as if several of your board members have a history of being associated with an organization that has turned off a lot of stakeholders in Porter Ranch.

They say they're no longer with the organization yet the evidence points to the contrary.

I ask how is the PRNC ensuring that this portion of the PRNC by-laws is not being violated. How do you ensure this is not violated>

"No single stakeholder group shall comprise a majority on the Board, unless extenuating circumstances exist, and are approved by the Department."



North Valley etc. Democratic Club

June 4 · 🌐

Save Porter Ranch is working to elect some of its members to the Porter Ranch Neighborhood Council. Your help is needed.

To vote you must be a stakeholder in Porter Ranch. That means you could be a resident. You might do business in Porter Ranch. You might belong to a church or organization like Save Porter Ranch that has a significant interest in Porter Ranch. Membership in North Valley Democratic Club might work— if you want to use that, let us know and we will provide documentation confirming your membership.

The SPR members who are running are:

- * Susan Gorman-Chang
- * Jennifer Milbauer
- * Gabriel Khanlian
- * Andrew P. Krowne

Register for Online Voting by June 6

Then Vote by INTERNET Up To June 11

OR ENJOY THE "VOTING EXPERIENCE", feel the rush of the excitement as you visit the polls and drop your ballot in the box.

Register to Vote on Election Day

June 11, 2016 • 9 AM to 1 PM

Porter Ranch Community School

12450 Mason Ave. Porter Ranch, CA 91326

1. Bring your Photo ID (Drivers License) and a bill (or other doc) to the Poll on Election day - voters must provide 2 documents of who they are and how they are qualified to vote. Complete list are here: <https://empowerla.org/.../AcceptableFormsofDocumentation.pdf>
2. Complete registration form at Poll and VOTE.

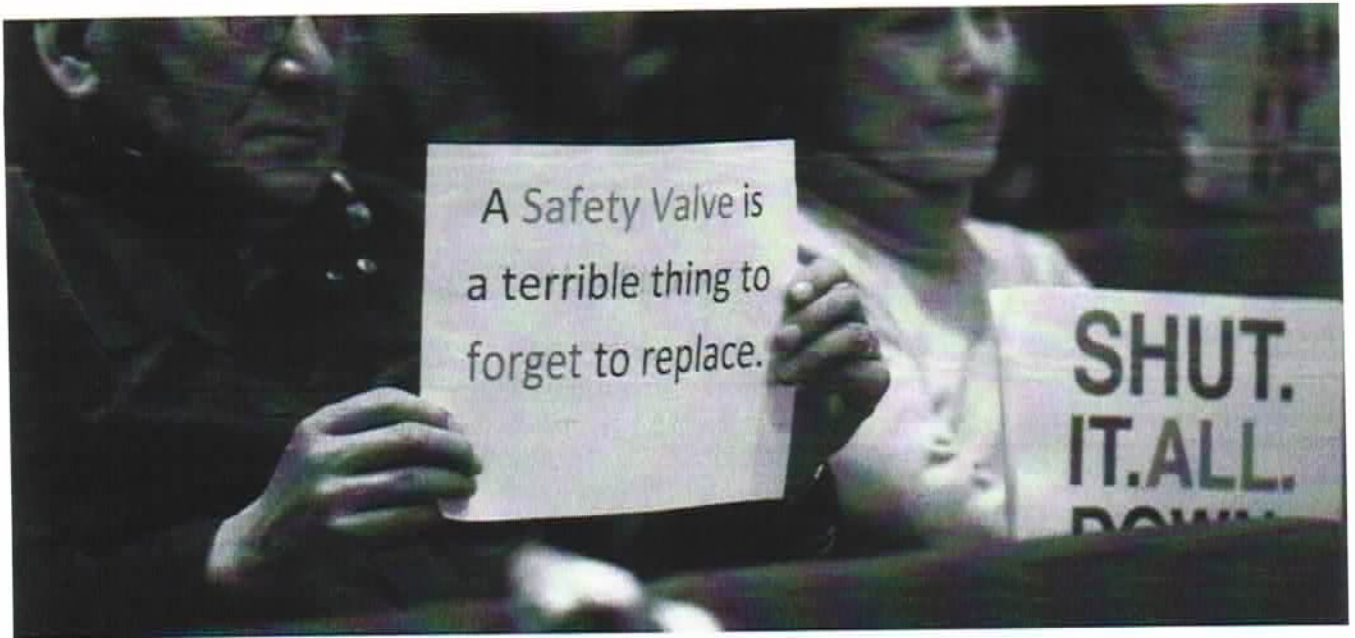
THANK YOU, Porter Ranch Community!

Clearly this post shows that those that were running and elected were/are members of Save Porter Ranch.

Perhaps this board should sign a pledge where they indicate that support all Porter Ranch stakeholders and not just the ones with an agenda.







Alex Kim above is a current member and even read their press release at a press conference.

Has anyone of the people above formally and publically resigned their association with Save Porter Ranch (SPR).

Issam, you've streamrolled your agenda through thus far with zero accountability for what the silent majority of Porter Ranch actually wants. I'd get your own house in order before you start to be so ambitious with your ideas.

I've cc'ed to register my official complaint with the City Attorney's office. Ms. Minassian, so the city attorney's office may start an official investigation into this matter.

Alexander Firshein, ESQ

From: **Jeff Jeon** jjeon@yahoo.com
Subject: The Village and Hidden Creeks
Date: August 12, 2016 at 9:12 AM
To: board@prmc.org



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

From: **Kathy West** readwest@gmail.com

Subject: **August 24 Meeting**

Date: **August 22, 2016 at 6:48 PM**

To: IssamNajm@prnc.org, SusanGorman-Chang@prnc.org, AndrewKrowne@prnc.org, DavidBaien@prnc.org, GabrielKhanlian@prnc.org, heriDerohanian@prnc.org, AlexKim@prnc.org, **Jennifer Milbauer** JenniferMilbauer@prnc.org, BeckyLeveque@prnc.org, MelMitchell@prnc.org

Cc: Councilmember.Englander@lacity.org, May.Sirinopwongsagon@lacity.org



After attending the August 10th meeting and being very uncomfortable with what we witnessed we sent you and email expressing our concern. We, and frankly, every single person we have spoken to, support The Village project. We requested that any additional discussion concerning this project be well publicized and transparent. We also suggested the council obtain a clearer understanding of the opinions of a broader representation of the community.

Today, we received an email from several sources regarding the very rushed meeting being held Wednesday evening. So much for well publicized and transparent. It is obvious this council has no intention of making a serious effort to listen to anyone but a small group who oppose this development. Again we ask, how did the council go from representing the people who expressed their support in the September 2015 meeting ([The Village at Porter Ranch to Provide Best In Class Destination Retail](#)) to attempting to delay if not sabotage the project entirely?

In prior minutes council behavior was labeled as "sneaky" and it appears as if that very well may be true. This is very disappointing and very disturbing.

Kathy and Mark West
20231 Pienza Lane
Northridge, CA 91326
818-363-8177

From: MattSchaaf@aol.com
Subject: Village at Porter Ranch
Date: August 22, 2016 at 7:51 PM
To: board@prnc.org
Cc: may.sirinopwongsagon@iacity.org, councilmember.englisher@iacity.org



Dear board,

I'm not happy about some of the new board members trying to sabotage the Village development. The board is supposed to represent all of our neighbors and the majority of us want the development to begin ASAP so we can enjoy staying in our community, have a place close by to walk to and keeping our tax dollars at home instead of driving to Simi Valley or Calabasas to have a meal.

Thank you,

Matthew Schaaf

Matt's Landscape & Sprinklers
19528 Nashville Street
Northridge, CA 91326
State license # 516-233
cell: (818) 269-8045
e-mail: mattschaaf@aol.com

From: **Maureen Franke** mo.franke@hotmail.com
Subject: Porter Ranch Village
Date: August 22, 2016 at 8:25 PM
To: board@prnc.org
Cc: Councilmember.Englander@lacity.org Englander councilmember.englander@lacity.org, may.sirinopwongsagon@lacity.org

To the Porter Ranch Community Board,

I see that you have the "letter of concern" regarding the Porter Ranch Village on the agenda for a meeting this Wednesday, August 24. This certainly concerns me for two reasons. One, why are you sending an email 2 days before the meeting indicating that you are having this meeting?

Why the late notice? Two, why are you putting up road blocks for the Porter Ranch Village? The community is on record indicating its overwhelming support for this project. You are supposed to represent the entire community-- but appear to be taking on the cause of a small, but vocal, minority.

For the record I have lived here since 1992, have no connection whatsoever to the builder or any other group, but just want to enjoy the proposed Village. Two of my four children have already gone off to college, it would be nice if this thing could get built before the other two graduate high school.

Thank you,
Maureen Franke

From: **Madeleine Eichten** maddylichten@gmail.com
Subject: The Village
Date: August 23, 2016 at 9:07 AM
To: board@pmc.org
Cc: councilmember.englisher@lacity.org, May.Sirinopwongsagon@lacity.org



I'd like to express my full support of The Village development project. I, along with the community of Porter Ranch, have given full support to this project from it's inception.

The community has not wavered on it's support of this much needed development. The only change has been the addition of some new board members with special interests who do not represent the views of the majority of the community.

Again, this project should proceed as planned. This community expects the board members to act on their behalf.

Maddy Eichten

From: **Jason Muckenthaler** jmuck78@me.com
Subject: Town Center Letter of Concern
Date: August 23, 2016 at 10:40 AM
To: board@PRNC.org



I am a resident of Porter Ranch - a home owner in Bella Vista. I have read the Letter of Concern from Save Porter Ranch regarding the development at Rinaldi and Porter Ranch Drive. I oppose the Letter of Concern and the attempt to delay the development on the following grounds:

EIR - opposing an existing EIR on the grounds that the assumptions are faulty without having read the EIR is disingenuous at best and a blatant attempt to stall the project at worst. If you want to challenge specific assumptions within the EIR, then do so - but demanding a new EIR will delay the project by many years, and most of us in the community understand that to be your goal.

Traffic - when I want to take my family to the movies, we have to drive. The nearest movie theater is 10 miles away. The proposed development would allow thousands to walk or bike to the movies instead of drive.

Resources - LADWP's inability to keep up with electricity demand has nothing to do with development - the cause of electricity shortages (flex alerts are affirmative indications of electricity shortages, and are unique to California) are entirely due to public policy choices to discourage power plant growth.

2-acre government facility: There is no justification for this demand. There is already an underused public library in Porter Ranch, we don't need another one. My family supports removing the 2 acre government facility.

Childcare facility - we do not need nor want a publicly run childcare facility. The childcare facility at Sheppard of the Hills was a previously agreed to substitute and is better equipped than a publicly-run one. The city does not have the resources to adequately maintain a child care facility and a poorly maintained facility will be a net negative to Porter Ranch.

This issue has been adjudicated in many previous PRNC meetings. The current PRNC is making more work for the families living in Porter Ranch that would prefer to be able to go about their business instead of reigning in a rogue neighborhood council.

Sincerely,
Jason and Amy Muckenthaler
11936 Ricasoli Way

From: **Aaron Perry** dalvrin@yahoo.com
Subject: The Village proposal
Date: August 23, 2016 at 1:49 PM
To: board@prnc.org



Dear Sir/Madam,

My wife and I want to communicate our support for the village project proposed at the corner of Porter Ranch Dr and Rinaldi. We feel it would add value and services to Porter Ranch as a whole. Please support this project as a significant many of us in the community feel likewise. Thank you for your service to the neighborhood.

Aaron Perry and Bridget Brownell
18862 Brasilia Dr
Porter Ranch, CA 91326

Sent from iPhone