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Motion for Board Consideration

January 30, 2017

Motion: Discussion and possible action to authorize Jason Hector or another approved Board member to file an amendment to the January 11, 2017 CIS (Community Impact Statement) of SUPPORT for the Porter Ranch Village Commercial Development project (Council File # 16-1341-S1) IF AMENDED with the following four points to be added:

1. On the north side of Rinaldi Street, no building shall exceed three stories or a height of 48 feet. On the south side of Rinaldi Street, no building shall exceed three stories or a height of 48 feet.
2. Landscape plan and entire project to meet ALL the Porter Ranch Land Use/Transportation Specific Plan requirements in Section 6 Part H-1(c) (Parking Lots and Parking Buildings) including but not limited to "non-deciduous, shade producing trees at a minimum rate of one tree for every four parking spaces." This is a concern because the Porter Ranch Town Center was allowed to be built without meeting these minimum standards. A guarantee that this will not happen again is absolutely necessary. Public concerns regarding a "heat island" were expressed.
3. Request formation of Porter Ranch Arts Council as required by Development Agreement (page 53 part 3) prior to issuance of any building permits for the Porter Ranch Village. This was overlooked or bypassed during the building of the Porter Ranch Town Center and it is required "as a condition of development and/or the issuance of building permits." The Porter Ranch Arts Council should have been formed by the City and the Developer back in 1992 but this was never done and it is still not clear if the funds were ever deposited into the "interest bearing Porter Ranch Art Trust Account at the time of issuance of the building permit for use in purchasing public art..." for the previously built Porter Ranch Town Center.
4. Support for the use of electric vehicles within the community as part of the Transportation Management Organization (TMO) and Shared Ride Transportation System (Section 9-F of Specific Plan). The community and Porter Ranch Neighborhood Council participation in the Transportation Management Organization is essential for successful public input and community awareness. To date, it is unclear if this TMO was ever formed as required by the specific plan.

Proposed by: David Balen, Chair PRNC Land Use Committee

Description: At our January 11, 2017 board meeting, the following Community Impact Statement was passed with a vote of 9 yea and 2 abstain to "SUPPORT the

Porter Ranch Village Commercial Development project (Council File # 16-1341-S1) IF AMENDED as follows:

1. Environmental Impact Report is updated to include recent (less than 2 years old) traffic studies for all streets adjacent to the project as well as include of the potential impacts of the Aliso Canyon gas storage facility.
2. Require the developer to have the 2 acre site deeded to City of Los Angeles for future library or other municipal facility (senior center, multipurpose room, etc.) prior to issuance of any building permits.
3. The Applicant / Developer provides proof of compliance with state Greenhouse Gas Emissions law AB 32 and SB 375 and project includes all required mitigations to achieve compliance with the above laws.
4. Require evidence of Art Fees deposited into Porter Ranch Art Trust account to be also provided to Porter Ranch Neighborhood Council.
5. Continued denial of double side digital sign as recommended by City Planning Commission and City Planning staff with all signage to conform to specific plan and building code. (Applicant has appealed this ruling)
6. Require the 4000 square foot community room to be built as part of the project, as recommended by the City Planning Commission given the current shared space at the Porter Ranch Community School site is not readily available to the community on weekends, when school is out of session or when it is being used by school. Additionally, the 10 year contract will expire with no guarantee of the benefit being available in perpetuity if LAUSD or City of LA chooses not to renew.”

After public comment at the January 11, 2017 Porter Ranch Neighborhood Council meeting, it was decided that a modified version of the motion will be brought back to the board for a vote.

The Porter Ranch Village Development is now going through the City Council Process and the Community Impact Statement is a means for the Porter Ranch Neighborhood Council have a voice at the hearing to raise issues which are of concern.

Benefits to PR: The public benefits are potentially at risk of not being provided such as the community room and dedication of 2 acres to the City of LA for library or municipal buildings. Other issues of concern brought up in prior public meetings were height of building (hotel) being inconsistent with character of the community, concern that amount of shade trees be maximized and done better than what we have at Porter Ranch Town Center, compliance with greenhouse gas emission law, updating the environmental impact report, collection of art fees and formation of Arts council, freeway distraction issue of a potential digital sign and more.