

APPROVED

SEP 05 2018

BOARD OF RECREATION AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 18-193

DATE September 5, 2018

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PORTER RANCH – APPROVAL OF FINAL PLANS FOR PORTER RANCH
SESNON PROPERTY PROJECT

AP Diaz

V. Israel

for R. Barajas

CSD

S. Pifa-Cortez

H. Fujita

N. Williams

General Manager

Approved X

Disapproved

Withdrawn

RECOMMENDATIONS

1. Approve the final plans and specifications, substantially in the form on file with the Board of Recreation and Parks Commissioners' (Board) Office, for the Porter Ranch Sesnon Property Project (Project); and,
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report;

SUMMARY:

The Porter Ranch Sesnon Property is a 50.11 acre park located at 11811 North Porter Ranch Drive in the Porter Ranch community of the City. The Porter Ranch Sesnon Property is currently unimproved and is not open to the public. Large portions of the property have been graded by the Porter Ranch Development Company (PRDC) and now contain engineered open space slopes improved with concrete drainage benches and down drains.

RAP acquired the Porter Ranch Sesnon Property in 1993 as a part of a multi-parcel property exchange with PRDC (Report No 483-87, Report No. 232-93, and City Council File 93-2395). In that transaction, RAP transferred five (5) parcels, 30.19 acres in total, to Porter Ranch Development Company in exchange for two (2) parcels, one of which was the Porter Ranch Sesnon Property, totaling 64.35 acres. At the time the land exchange was approved by the Board, RAP staff reported that "A preliminary plan for the property suggest the development of a graded 25-acre outdoor sports facility complete with sports field, paved game courts, patron parking, etc. When a more definitive plan is available, and prior to any work by the [PRDC], the plan will be submitted to the Board for approval" (Report No. 232-93).

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On August 12, 2015, the Board approved a conceptual plan for the Project and authorized RAP staff to issue a Right-Of-Entry permit to PRDC to develop the site and to maintain the site until the Project is complete and accepted by the Board (Report No. 15-177).

PORTER RANCH SPECIFIC PLAN AND DEVELOPMENT AGREEMENT

Pursuant to the Porter Ranch Land Use/Transportation Specific Plan (Specific Plan) and the associated agreement between the City of Los Angeles and the Porter Ranch Development Company relative to the development of the various improvements listed in the Specific Plan (Development Agreement), PRDC is required to fully develop the Porter Ranch Sesnon Property. The guidelines and procedures relative to the approval of the development of the Porter Ranch Sesnon Property, and for its construction, are detailed in the Specific Plan and the Development Agreement.

The Specific Plan was first adopted by the City in 1990 (Ordinance No. 166,068) and has been amended several times since. The Specific Plan is a general plan implementation document and, as such, establishes a link between implementing policies of the City's general plan and the individual development proposals in a defined area. The Specific Plan established a comprehensive set of development regulations for the area and formed the basis for a Development Agreement that was later adopted by the City Council. The Development Agreement between the City and PRDC was entered into on February 18, 1992 (Ordinance No. 167,523) and has also been amended several times.

Pursuant to Section 9.G of the Specific Plan, PRDC is required to "fully develop, in accordance with a plan approved by the Los Angeles City Board of Recreation and Parks Commissioners," the Porter Ranch Sesnon Property. However, PRDC is "not required to expend for improvement to the park more than the amount that [PRDC] would otherwise be required to pay as fees under the Quimby Act for recordation of residential subdivisions within the Specific Plan area" Additionally, "[p]rior to the development of this park, the Department of Recreation and Parks shall transmit a copy of its proposed plan to the [Porter Ranch Design Review Board] for its review" and "The Porter Ranch Design Review Board shall review any development plan for the park facilities and shall transmit its recommendations to the Councilmember with a copy to the Board of Recreation and Parks Commissioners".

Pursuant to Section V.B.2.B of the Development Agreement, "[u]pon completion of all residential dwelling units in Subareas D and E of the Single-Family Area, Porter Ranch will fully develop, in accordance with a plan approved by the City Board of Recreation and Parks Commissioners, the [Porter Ranch Sesnon Property]. Additionally, Section V.B.2.B notes that "although the cost for such development and improvement shall constitute credit for any required Quimby Fees the dedication of the [Porter Ranch Sesnon Property] shall not be used as a set-off against the requirement of Section 17.12 of the Los Angeles Municipal Code for dedication of real property for park and recreational purposes, or for payment of a fee in lieu thereof".

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PARK DESIGN

The PRDC has recently completed the final plans and specification for the Project. PRDC proposes to develop about half of the 50.11 acre park site as a part of the Project. The remainder of the Porter Ranch Sesnon Property would remain undeveloped.

The proposed scope of work for the Project includes the following:

- An Amphitheater and Event Space
- Open Lawn Area (with Seat Walls)
- A Promenade with Shade Structures
- Two Children's Play Areas (a 2-5 Area and a 5-15 Area)
- Splash Pad
- One (1) Full Basketball Court
- Four (4) Pickleball courts
- Two (2) Restroom Building
- Outdoor Game Tables
- Multiple Picnic Areas
- Multiple Parking Lots
- An Outdoor Classroom Area (with Seat Walls)
- An Equestrian Trail
- Walking Trails and Sidewalks
- Maintenance Yard

As required pursuant to Section 9.G of the Specific Plan, the Porter Ranch Land Use/Transportation Specific Plan Design Review Board (Design Review Board) reviewed the Final Plans for the Project on June 25, 2018. Only July 31, 2018, the Department City Planning transmitted the Design Review Board's comments to the Board (Attachment 1). As indicated in that letter, the Design Review Board "was generally pleased with the design of the park, the programming of active and passive recreation space, the location and quantity of parking, and the materials utilized on the park structures."

A rendering of the Project and proposed improvements is attached to this Report (Attachment 2).

TREES AND SHADE

The Project proposes to plant over 750 trees, with box sizes varying from 24 inches to 72 inches. There are 22 varieties of trees proposed to be planted as a part of the Project, including Silk, Redbud, Willows, Cypress, Coral, Mesquite, Pear, Oak, and Elm trees, as well as multiple types of Pine and Palms trees.

The Project will also install multiple shade structures throughout the site, with shade structures proposed to be located at the Outdoor Class Room Area, adjacent to the Children's Play Area, adjacent to the Basketball Courts, and along the Promenade.

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Additionally, the Children's Play Areas will include shade sails over the various climbing and play structures and the playground swings.

PROJECT SCHEDULE

PRDC anticipates starting construction of the Project in Fall 2018 and estimates that construction would take about one year to complete.

PROJECT FUNDING

PRDC currently estimates that the Project will cost \$13.2 Million.

As previously noted, the PRDC is required to fully develop the Porter Ranch Sesnon Property. However, under the requirements set forth in the Specific Plan and the Development Agreement, PRDC is not required to expend more than PRDC would have otherwise been required to pay in Quimby fees for the various Tentative Tract Maps located within with Specific Plan Area. These Specific Plan and Development Agreement requirements relative to the development of the Porter Ranch Sesnon Property supersede the City's Quimby requirements as detailed in Section 17.12 (prior to its amendment on January 11, 2017) of the Los Angeles Municipal Code.

It is important to note that the final amount required to be expended by PRDC on the development of the Porter Ranch Sesnon Property will be determined once PRDC has determined the final number of dwelling units that have, or will be, developed on each Tract Map in the Specific Plan area and, all of the Final Tract maps within the Specific Plan Area have been cleared by City staff for final recordation.

RAP staff will continue to work with PRDC to identify and finalize the amount of funding that PRDC is required to expend on the development of the Porter Ranch.

ENVIRONMENTAL IMPACT STATEMENT

Staff determined that under the California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the Advisory Agency decision on May 9, 2013, approving modifications to the subject Vesting Tentative Tract (VTT-50509-M2), there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the Project.

FISCAL IMPACT STATEMENT

The development of the Project is anticipated to be funded by the Porter Ranch Development Company or funding sources other than RAP's General Fund.

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The annual maintenance costs and operational costs of the park, once complete, are estimated at approximately \$255,000. This cost estimate includes the annual costs for 2 new Full-Time Gardner Caretakers, 2 new Part-Time Special Program Assistants, and 1 Full Time Maintenance and Construction Helper, as well as \$15,000 in annual expenses for materials, supplies, and contractual services. Additionally, there would be a total of \$79,600 in one-time expenditures for new equipment and materials.

Maintenance and operation funds for the new park will be requested as part of the RAP's General Fund.

This Report was prepared by Darryl Ford, Senior Management Analyst I, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

1. Letter from City Planning Department Re Design Review Board Review
2. Project Plan and Concept Rendering

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

July 31, 2018

TO: Board of Recreation and Park Commissioners

FROM: Michelle Levy, Senior City Planner
Valley Project Planning Division
Department of City Planning

SUBJECT: Porter Ranch Land Use/Transportation Specific Plan Design Review
Board Recommendations Regarding the 50-Acre Park

Pursuant to the Development Agreement adopted by City Council, and the Porter Ranch Land Use/Transportation Specific Plan, the developer is obligated to provide various community benefits in conjunction with the development of the Porter Ranch community. Pursuant to Section V.A.2.g. of the Development Agreement, the developer is required to dedicate an approximately 50-acre park to the City, in accordance with a plan approved by the City Board of Recreation and Parks Commissioners. Projects which are required by the Development Agreement are exempt from the Project Permit Compliance Review procedure outlined in the Specific Plan, however, the Specific Plan does indicate that the Design Review Board must review the project and must make findings regarding the Community Park's appropriateness.

On June 25, 2018, the Porter Ranch Land Use/Transportation Specific Plan Design Review Board convened at the Chatsworth Chamber of Commerce with a quorum and reviewed the abovementioned project. A representative from the Toll Brothers attended to present the project.

The Board was generally pleased with the design of the park, the programming of active and passive recreation space, the location and quantity of parking, and the materials utilized on the park structures. The Board had concerns about the landscaping materials and whether those materials would be sufficient to appear full at the time of planting.

A final Landscaping Plan was provided to the Board on June 26th, 2018. According to the plan, the applicant is providing plants which are 'low water usage', as the plants have a WUCOLS ("Water Use Classification of Landscape Species") rating of Moderate, Low and Very Low.

Additionally, it appears the applicant is proposing to plant 760 trees, from 22 varieties, with box sizes varying from 24 inches to 72 inches. There would be 60 inch and 72 inch box trees near the tot lot playground area, waterpark, and amphitheater to serve as focal points. Forty-eight (48) inch box trees would be utilized near the three entrances to the park in order to provide prominent entrances. The remainder of the site would utilize 24 inch box and 36 inch box trees, with a variety of trees arranged in clusters to provide visual interest. Lastly, there are palm varieties which are located along the 'active use' spaces - such as the farmer's market promenade, tennis court area, baseball field, and the water park area.

Based on a review of the final Landscape Plan, it appears the plan is consistent with the Board's recommendation, in that the plants will be drought tolerant species, and the wide variety of tree sizes and the placement of said trees, will ensure the park is planted with mature material to ensure the viability of the plants and the appearance of the park at planting.

Inquiries regarding this matter shall be directed to Valentina Knox-Jones, City Planner for the Department of City Planning at (818) 374-5038.



MICHELLE LEVY
Senior City Planner

cc: Councilmember Mitchell Englander, Twelfth District
Porter Ranch Land Use/Transportation Specific Plan Design Review Board



Overall Site Plan

PORTER RANCH PARK

PORTER RANCH, CALIFORNIA



Toll Brothers C2 Collaborative

TB101
07/28/2017



Overall Park Plan

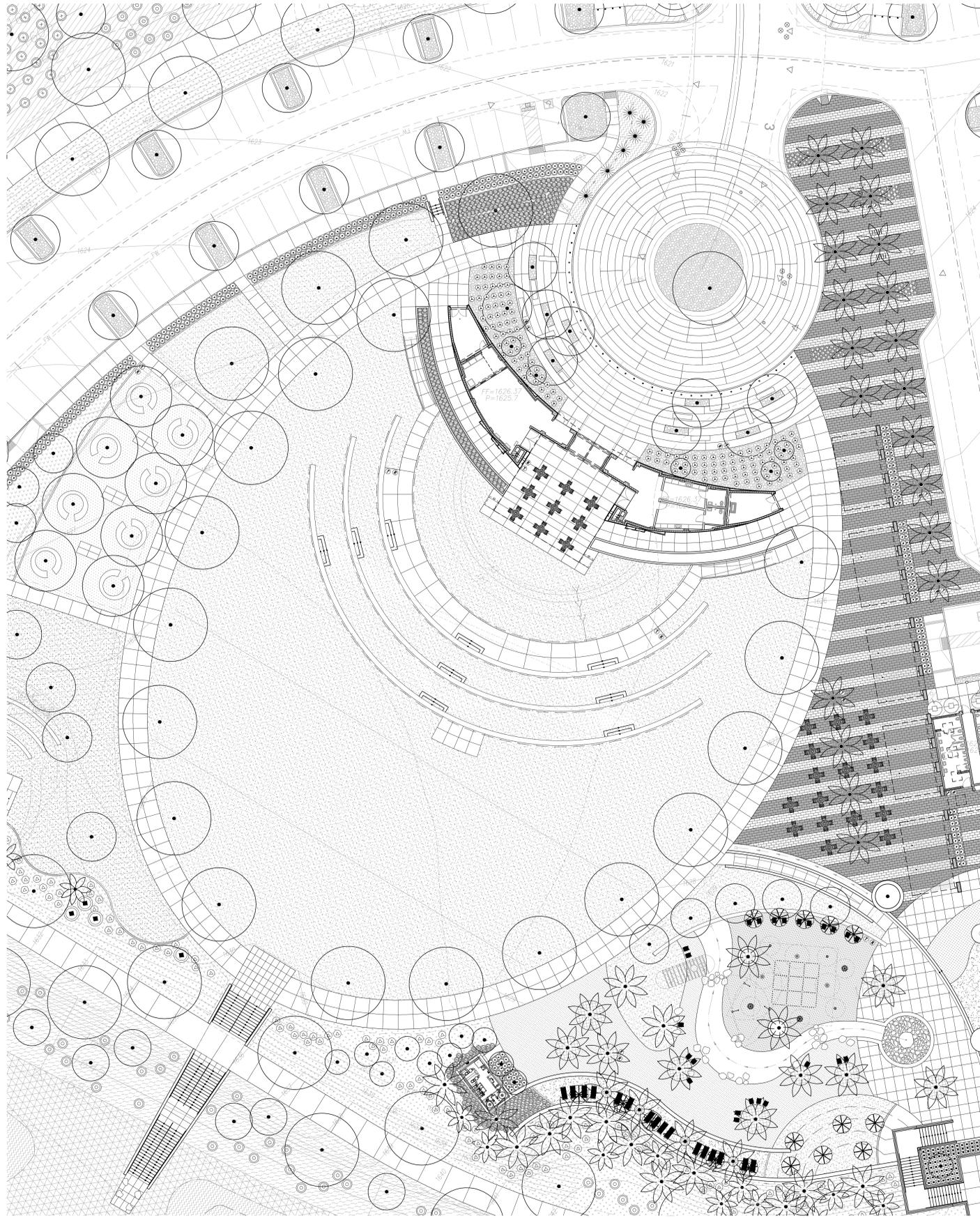
PORTER RANCH PARK

PORTER RANCH, CALIFORNIA



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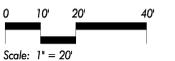
TB101
07/28/2017



Amphitheater Enlargement Plan

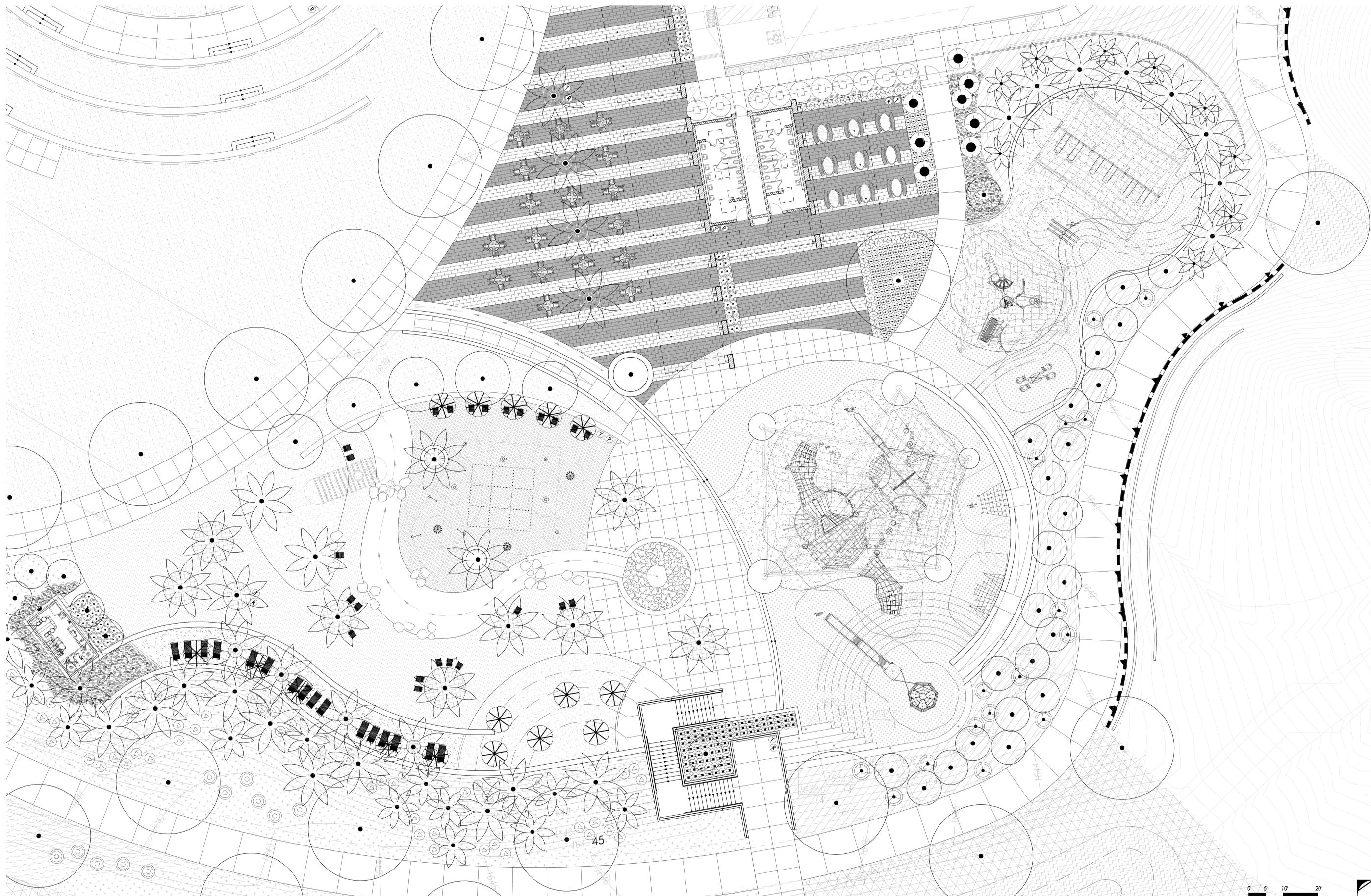
PORTER RANCH PARK

PORTER RANCH, CALIFORNIA

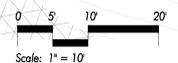


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Children's Playground and Water Park Enlargement Plan



PORTER RANCH PARK

PORTER RANCH, CALIFORNIA



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Porter Ranch Park
Porter Ranch, CA June 6, 2017 90084-1-6-1-1



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Children's Playground Renderings

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