

**APPROVED**  
AUG 12 2015

BOARD OF RECREATION  
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 15-177

DATE August 12, 2015

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PORTER RANCH – APPROVAL OF CONCEPTUAL PLAN FOR PORTER RANCH SESNON PROPERTY PROJECT; AUTHORIZATION TO ISSUE A RIGHT-OF-ENTRY PERMIT

|                        |            |             |       |
|------------------------|------------|-------------|-------|
| <i>for</i> *R. Barajas | <u>CSD</u> | K. Regan    | _____ |
| H. Fujita              | _____      | N. Williams | _____ |
| V. Israel              | _____      |             |       |

*Neil Williams for*  
\_\_\_\_\_  
General Manager

Approved ✓ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the conceptual plan for the Porter Ranch Sesnon Property, as described in the Summary of this Report and shown on Attachment A; and,
2. Authorize Department of Recreation and Parks' (RAP) staff to issue a Right-Of-Entry (ROE) permit to the Porter Ranch Development Company (PRDC) to develop the site and to maintain the site until the project is complete and accepted by the RAP, contingent on the following conditions:
  - A. Any additional required environmental assessments or documentation, if needed, will have been completed and satisfied;
  - B. Issuance of any necessary grading and building permits or approvals;
  - C. Department review, comment, and concurrence on any preliminary site preparation work proposed to be performed at the site, including but not limited to, any grading or site preparation work.

SUMMARY:

The RAP acquired the Porter Ranch Sesnon Property in 1993 as a part of a multi-parcel property exchange with Porter Ranch Development Company (PRDC) (Report No. 483-87, Report

## REPORT OF GENERAL MANAGER

PG. 2

NO.15-177

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No. 232-93, and City Council File (CF) No. 93-2395). In that transaction, RAP transferred five (5) parcels, 30.19 acres in total, to PRDC in exchange for two (2) parcels, one (1) of which was the Porter Ranch Sesnon Property, totaling 64.35 acres. At the time the land exchange was approved by the RAP, it was noted; that “A preliminary plan for the property suggested that 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).

The Porter Ranch Sesnon Property is approximately 50.11 acres. The majority of the Porter Ranch Sesnon Property remains in an unimproved natural condition. Some portions of the property have been graded and contain engineered open space slopes improved with concrete drainage benches and down drains.

The PRDC has recently prepared an updated concept plan and rendering for the development of Porter Ranch Sesnon Property (Attachment A). The proposed project scope, as identified on the concept plan, includes: two (2) pickleball courts, one (1) full basketball court, two (2) bocce ball courts, one (1) volleyball court, a game table and picnic areas, multiple parking lots, a pavilion, event space and seating areas, a restroom, picnic shelters, open turf and lawn area, trails, multipurpose paths, children’s play area, splash pad, and outdoor fitness amenities.

### 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 PRDC relative to the development of the various improvements listed in the Specific Plan (Development Agreement), the 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 since been amended three times. The First Amended and Restated Development Agreement (Ordinance No. 173,873) was entered into on May 29, 2001; the Second Amended and Restated Development Agreement (Ordinance No. 180,084) was

## REPORT OF GENERAL MANAGER

PG. 3

NO. 15-177

adopted on July 25, 2008; and the third Amended and Restated Development Agreement (Ordinance No. 183,579) was adopted on May 20, 2015.

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, “prior 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, “upon 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”.

A map identifying Subareas D and E of the Single-Family Area of the Specific Plan is attached to this report (Attachment B).

### Park Development Funding

As previously noted, the PRDC is required to fully develop the Porter Ranch Sesnon Property; however it 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 the 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 of the Los Angeles Municipal Code.

Tentative Tract Nos. 50505, 50506, 50507, 50508, 50509, 50510, 50511, 50512, 53177, 53783, 54153, and 54154 are all located within the Specific Plan area and would, absent Section 9.G of the Specific Plan and Section V.B.2.B of the Development Agreement, have been required to pay the City approximately \$10.5 million in Quimby Fees.

## REPORT OF GENERAL MANAGER

PG. 4

NO. 15-177

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; the City Planning Department has calculated the amount of Quimby Fees that are, or will be, required to be paid for each Tract Map; 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 the City Planning Department staff and PRDC to identify and finalize the amount of funding that PRDC is required to expend on the development of the Porter Ranch Sesnon Property

### Public Outreach

In the spring of this year, the Office of Council District Twelve, in conjunction with Toll Brothers, the owners of PRDC, conducted preliminary outreach to the community to discuss the design and general programming for the development of the Porter Ranch Sesnon Property.

Meetings were held with key stakeholders in the community and Council District Twelve sought feedback from the community through several forums which included an open community meeting and a presentation to the Porter Ranch Neighborhood Council on May 6, 2015. Council District Twelve also shared information and hosted inspirational images (Attachment C) of proposed park features on their website and via their weekly newsletter that goes out to approximately 40,000 people.

Council District Twelve also encouraged community members to submit Park Feedback forms (Attachment D) at each of these community meetings as through their online communications. A total of 120 people turned in a feedback form with 86% of responses coming from the communities of Porter Ranch, Chatsworth, Granada Hills, and Northridge. Council District Twelve indicated that overall comments were supportive of the proposed park and appreciative of the opportunity to provide input and that, in general, respondents liked the unique recreational opportunities and family friendly nature of this proposal and liked the walking paths, the natural ridgeline, and the images of the play areas.

Council District Twelve is supportive of the current conceptual design of the park, and believes that it is in line with the desires and recreational needs of the community.

### Proposed Park Development Schedule

PRDC anticipates that it would, upon approval of this Report, start preliminary grading work on the Porter Ranch Sesnon Property in August 2015 and complete grading work by August 2016. PRDC is proposing to perform this preliminary grading work in conjunction with grading work

REPORT OF GENERAL MANAGER

PG. 5

NO. 15-177

that they are undertaking for Vesting Tentative Tract 50509, which is located immediately adjacent to southern boundary of the Porter Ranch Sesnon Property. Concurrent with this preliminary grading work, RAP staff would coordinate with PRDC and Council District Twelve to complete the design of the park project and to prepare detailed final plans and specifications for the development of the park for the Board's review and approval.

PRDC has indicated that it is targeting an August 2016 start date for construction of the park with a goal to complete construction of the park by August 2017.

REPORT OF GENERAL MANAGER

PG. 6 NO. 15-177

ENVIRONMENTAL IMPACT STATEMENT:

RAP staff determined that no additional environmental review is required for the Project pursuant to the California: Public Resources Code Section 21166 and the California Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that there have been no changes to the Project or 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 the previously identified significant effects, since the Advisory Agency decision on May 9, 2013 approving modifications to the subject Vesting Tentative Tract (VTT-50509-M2).

FISCAL IMPACT STATEMENT:

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

The annual maintenance costs and operational costs of the park, once complete, are estimated at approximately \$280,000. This cost estimate includes staff, materials and supplies. Maintenance and operation funds for the new park would be requested as part of the annual City budget process.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.



PLAN VIEW  
Scale: 1" = 100'



VICINITY MAP  
Scale: 1" = 1/2"

**LEGEND**

- 1. Porter Ranch Park - See Enlargement
- 2. Protected Existing Oak Trees
- 3. DG Trail
- 4. Slope Planting
- 5. Park Signage
- 6. Proposed trail

**Toll Brothers**  
Architect - Landscape Architects

DATE: 07/2014  
DRAWN: 07/2014

**LEGEND**

1. Park Signage
2. Overlook
3. Pickleball Court (2)
4. Full Court Basketball
5. Bocce ball court (2)
6. Sand volleyball court
7. Game Table & Picnic Area
8. Parallel Parking (64 spaces)
9. Parking Lot (100 spaces)
10. Drop-off Plaza
11. Picnic area
12. Pavilion w/ Green Room
13. Promenade & Event space
14. Terraced seating
15. Restroom facility
16. Group picnic shelter
17. Open turf play & event space (+ 1 Acre)
18. Trail
19. Children's playground
20. Children's splash pad
21. Fitness amenity "Stair Climber"
22. 10' wide multi-purpose pathway (2,750')
23. Trail connection to additional open space



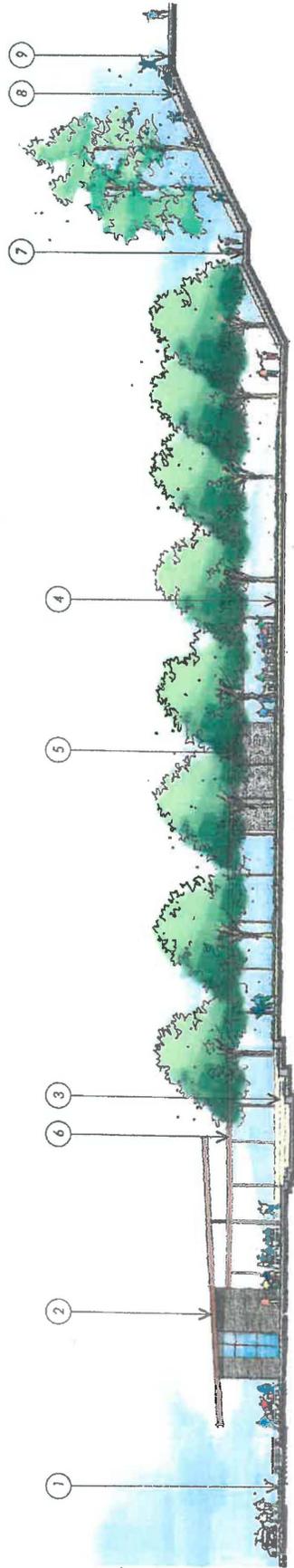
PLAN VIEW  
Scale: 1" = 50.0'

**Toll Brothers**  
Architects Landscape Architects

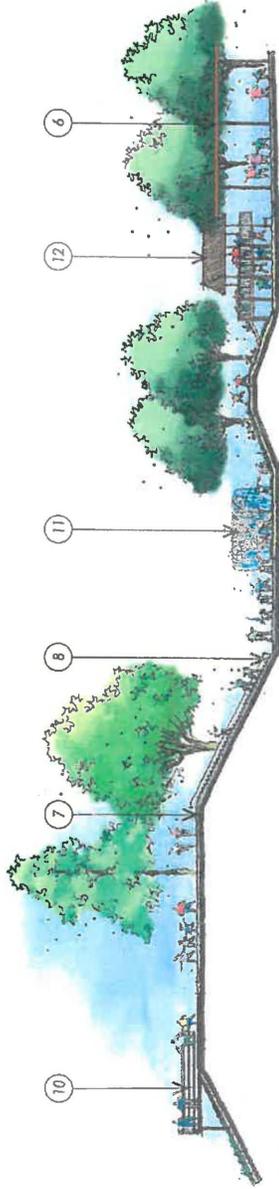


**PORTER RANCH**  
LOS ANGELES, CALIFORNIA

172-0111-0000-0000



Section / Elevation A  
Scale: 1" = 10'-0"



Section / Elevation B  
Scale: 1" = 10'-0"



Section / Elevation C  
Scale: 1" = 10'-0"

**LEGEND**

- 1. Drop-off Plaza
- 2. Pavilion w/ Green Room
- 3. Terraced seating
- 4. Open turf play & event space
- 5. Restroom facility
- 6. Promenade & Event space
- 7. 10' wide multi-purpose pathway
- 8. Fitness amenity "Stair Climber"
- 9. Connection to trail
- 10. Overlook
- 11. Children's splash pad
- 12. Children's playground
- 13. Group picnic shelter
- 14. Retaining wall



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 American's Leading Space Designer®

**PORTER RANCH**

LOS ANGELES, CALIFORNIA

**LEGEND**

- 1. Overlook
- 2. Picnic Area
- 3. Pavilion w/ Green Room
- 4. Promenade & Event space
- 5. Terraced seating
- 6. Restroom facility
- 7. Group picnic shelter
- 8. Open turf play & event space (+1 Acre)
- 9. Trail
- 10. Children's playground
- 11. Children's splash pad
- 12. Fitness amenity "Stair Climber"
- 13. 10' wide multi-purpose pathway (2,750')
- 14. Game Table & Picnic Area
- 15. 12' Wide Concrete path



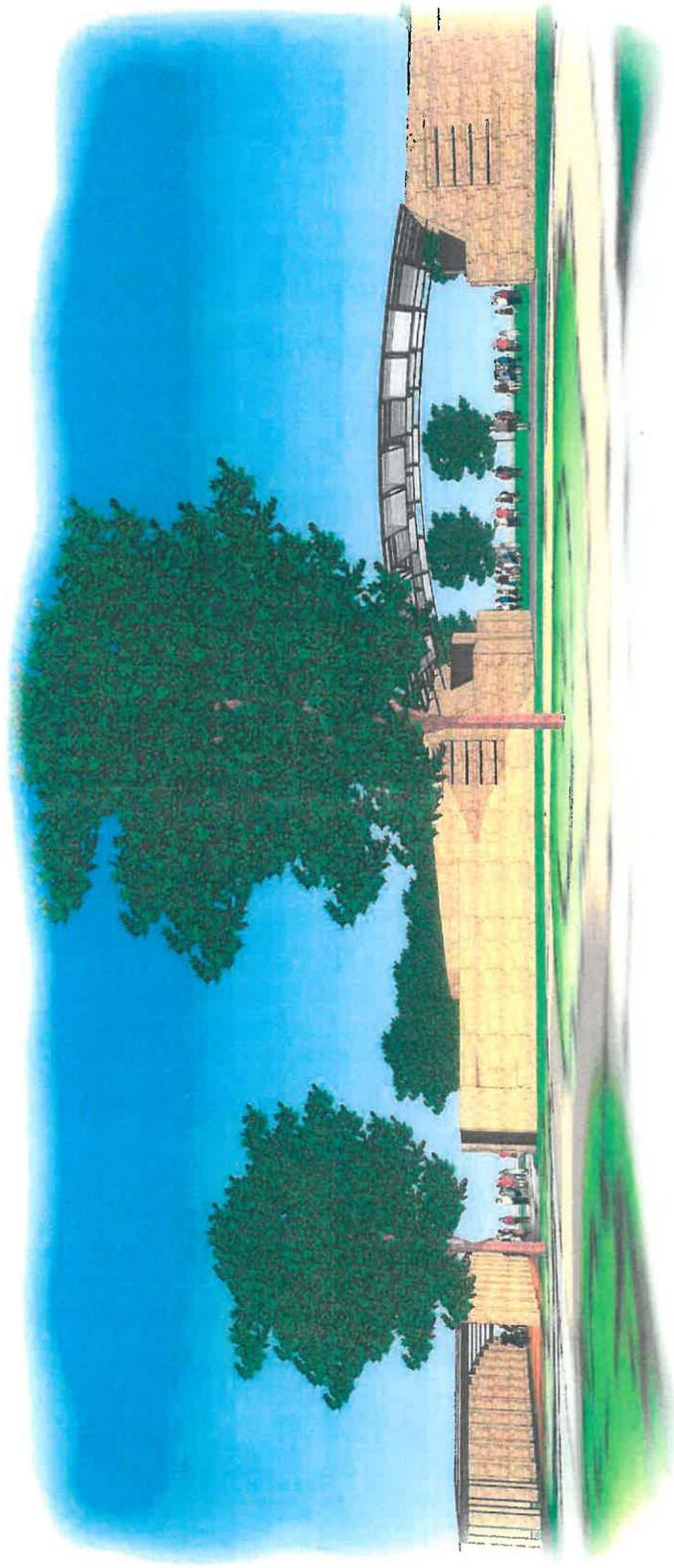
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## Porter Ranch Park Pavilion

Kalban Architects



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Porter Ranch Park Pavilion

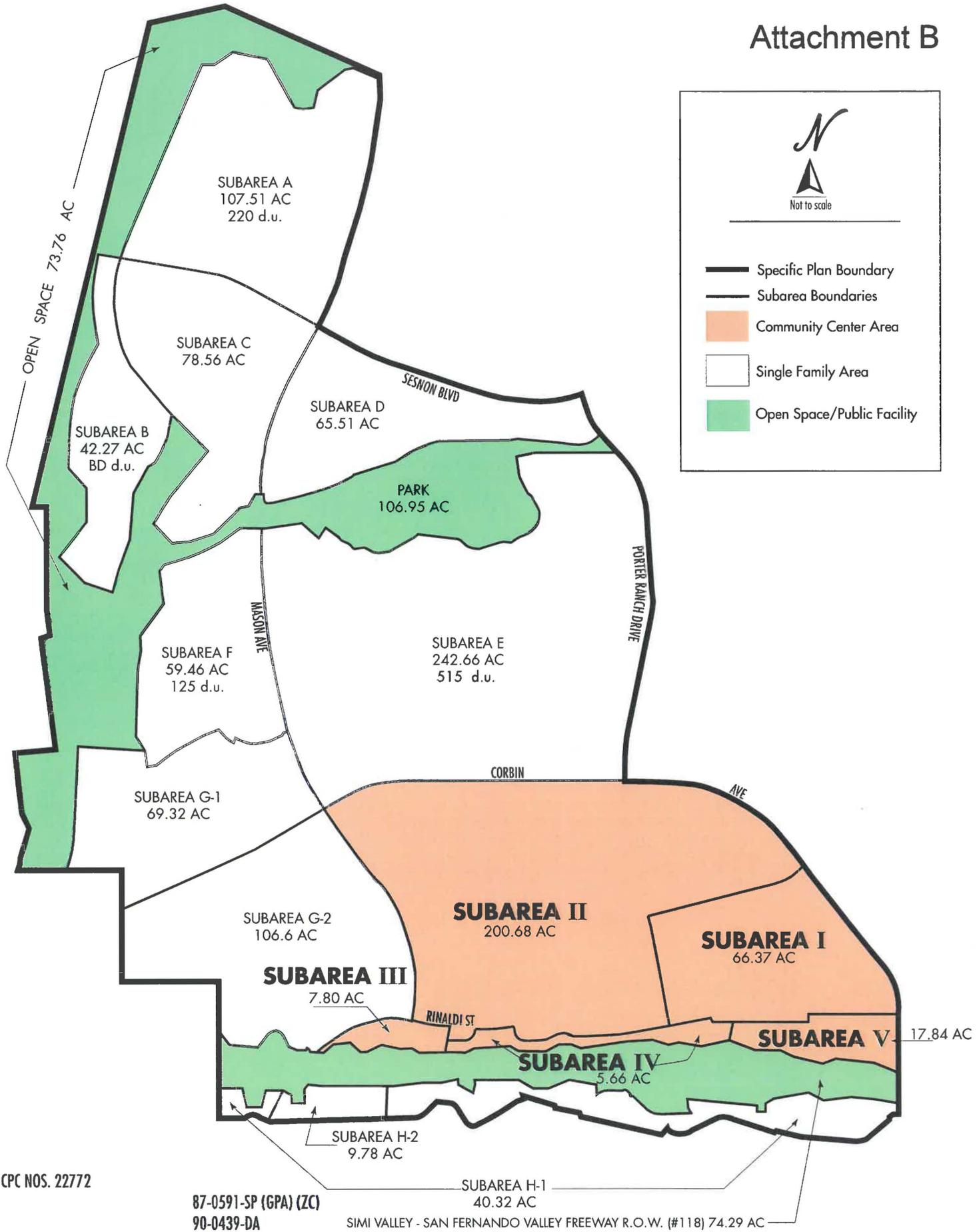
Kalban Architects

# Attachment B



Not to scale

-  Specific Plan Boundary
-  Subarea Boundaries
-  Community Center Area
-  Single Family Area
-  Open Space/Public Facility



## PORTER RANCH SPECIFIC PLAN - SUBAREA BOUNDARIES

June 12, 2000

mc:ValleyGraphics:Chtswrth\_PrtRanch:010.02.27.2003





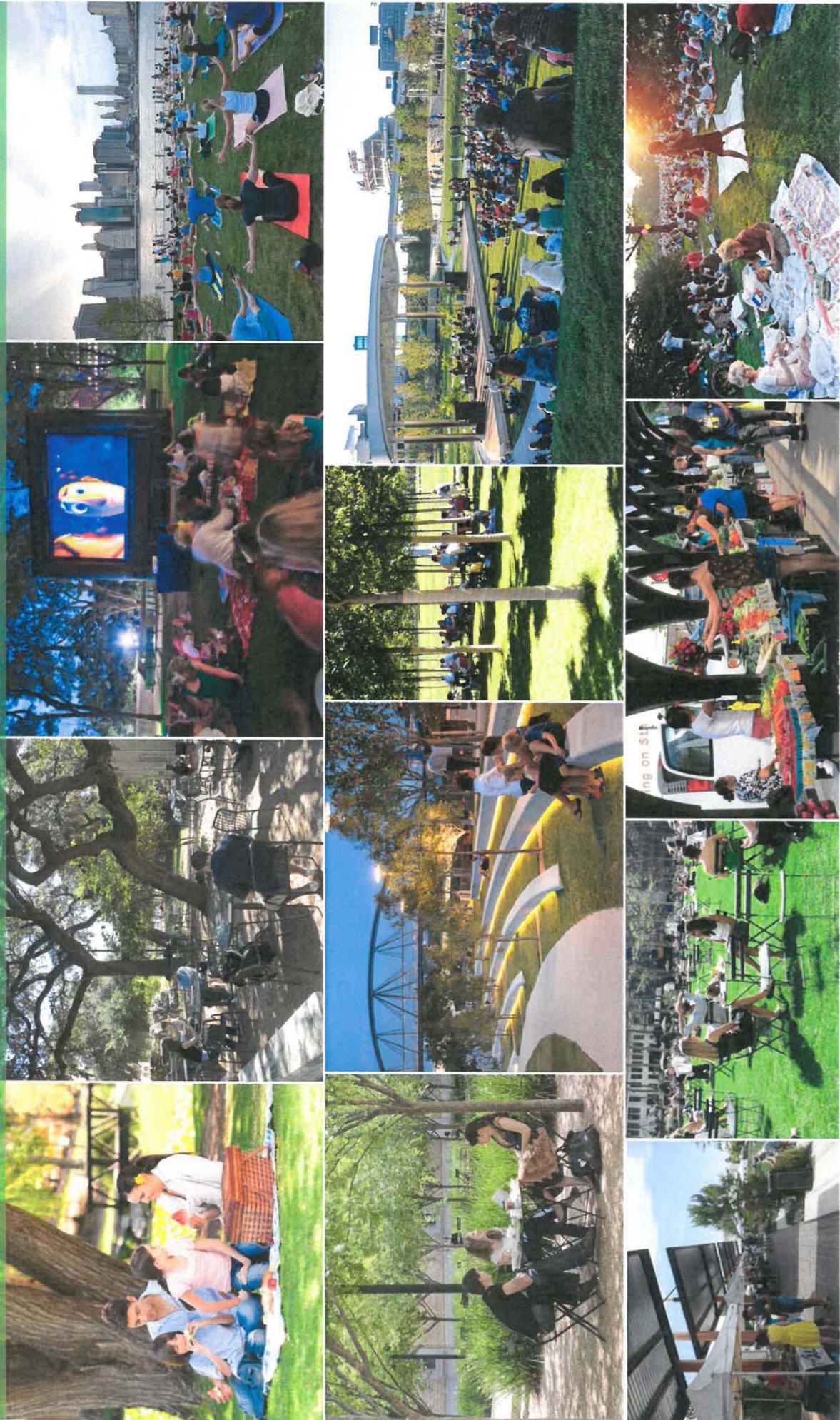
# SPLASH ZONE



# PLAY ZONE



# PAVILION & EVENT LAWN

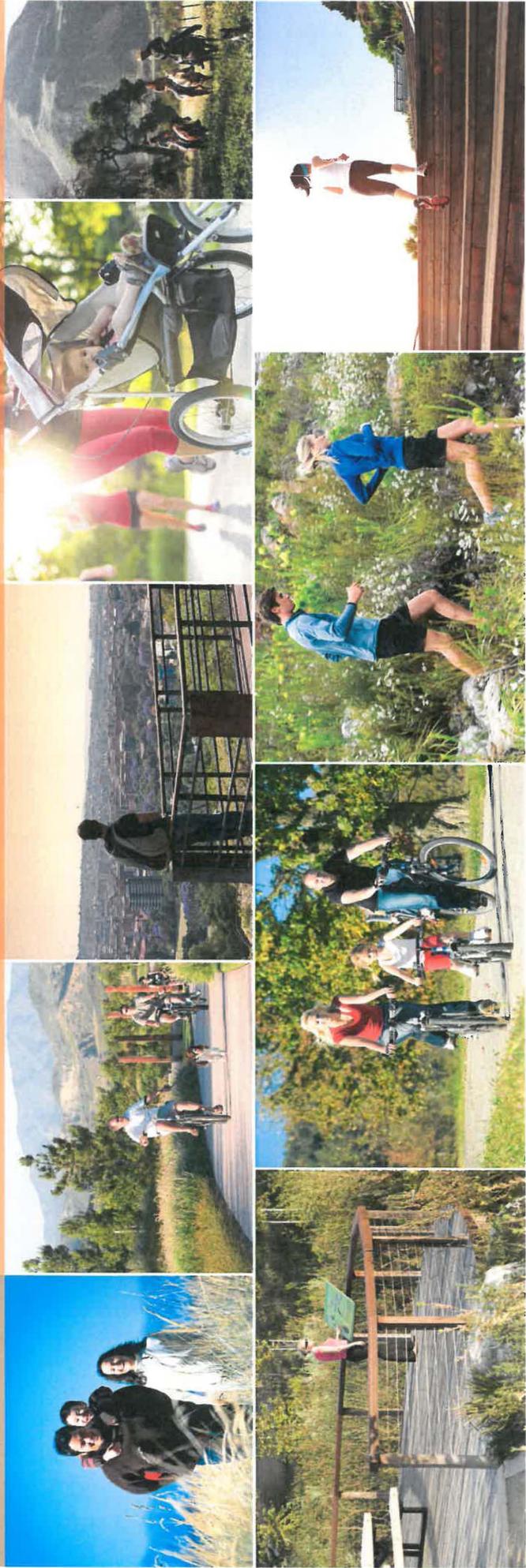




# GAME ZONE



# TRAILS & OVERLOOKS



PORTER RANCH LOS ANGELES, CA

C2Collaborative

**Porter Ranch Park Feedback Form**

March 26, 2015

*Please select all answers that apply to the following questions*

**Which of the following design concepts are you most looking forward to?**

|                       | (least) |   |   |   |   | (most) |
|-----------------------|---------|---|---|---|---|--------|
| Splash Zone           | n/a     | 1 | 2 | 3 | 4 | 5      |
| Play Zone             | n/a     | 1 | 2 | 3 | 4 | 5      |
| Game Zone             | n/a     | 1 | 2 | 3 | 4 | 5      |
| Pavilion & Event Lawn | n/a     | 1 | 2 | 3 | 4 | 5      |
| Trails                | n/a     | 1 | 2 | 3 | 4 | 5      |
| Scenic Overlooks      | n/a     | 1 | 2 | 3 | 4 | 5      |

**What types of play equipment would you like to see at this park most?**

|  | (least) |   |   |   | (most like to see) |
|--|---------|---|---|---|--------------------|
| Early Childhood Play Equipment ( <i>ages 5 and under</i> ) | n/a     | 1 | 2 | 3 | 4 5                |
| School-Age Play Equipment ( <i>ages 5 - 12</i> )           | n/a     | 1 | 2 | 3 | 4 5                |
| Climbing Equipment   | n/a     | 1 | 2 | 3 | 4 5                |
| Swings   | n/a     | 1 | 2 | 3 | 4 5                |
| Other:   | _____   |   |   |   |                    |

**What types of recreation would you like to see in the Game Zone at this park?**

|                          | (least) |   |   |   | (most like to see) |
|--------------------------|---------|---|---|---|--------------------|
| Basketball Courts        | n/a     | 1 | 2 | 3 | 4 5                |
| Bocce Ball/Lawn Bowling  | n/a     | 1 | 2 | 3 | 4 5                |
| Chess/Checkers Tables    | n/a     | 1 | 2 | 3 | 4 5                |
| Tennis/Pickleball Courts | n/a     | 1 | 2 | 3 | 4 5                |
| Volleyball Courts        | n/a     | 1 | 2 | 3 | 4 5                |
| Other:                   | _____   |   |   |   |                    |

**What types of events would you like to attend at the new park?**

|                          | (least likely) |   |   |   | (most likely) |
|--------------------------|----------------|---|---|---|---------------|
| Movie Nights             | n/a            | 1 | 2 | 3 | 4 5           |
| Shakspaeer/Live Theater  | n/a            | 1 | 2 | 3 | 4 5           |
| Farmers Markets          | n/a            | 1 | 2 | 3 | 4 5           |
| Family friendly concerts | n/a            | 1 | 2 | 3 | 4 5           |
| Arts & Craft Fairs       | n/a            | 1 | 2 | 3 | 4 5           |
| Other:                   | _____          |   |   |   |               |

**Please share with us any additional comments you may have about the park design:**

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