

**ORDINANCE NO. \_\_\_\_\_**

An ordinance authorizing the execution of an amendment to that certain 2008 Amended and Restated Development Agreement by and between the City of Los Angeles (City) and the Porter Ranch Development Company (Developer) relating to real property in the Chatsworth-Porter Ranch Community Plan area, within the area covered by the Porter Ranch Specific Plan, adopted by Ordinance No. 166,068, as amended.

**WHEREAS**, the 2008 Amended and Restated Development Agreement between the City and Developer was entered into on October 7, 2008, and recorded on August 10, 2008, in the Official Records of Los Angeles County, California as Instrument No. 2008-1821875 (Development Agreement) after adoption by the City Council of Ordinance No. 180084 on July 25, 2008;

**WHEREAS**, on November 20, 2014, the City Planning Commission recommended that the City Council approve an amendment to the Development Agreement to extend its term an additional two years from December 31, 2015, to December 31, 2017, and delete the provision that allows for a further five-year extension if the public benefits have not been completed (the Amendment) which Amendment is hereby incorporated by reference into the provisions of this ordinance;

**WHEREAS**, after due notice, the City Planning Commission and the City Council did conduct public hearings on this matter;

**WHEREAS**, pursuant to California Government Code Sections 65864, *et seq.*, the City Planning Commission has transmitted its findings and recommendations;

**WHEREAS**, the Amendment is in the public interest and is consistent with the City's General Plan, including the Chatsworth-Porter Ranch Community Plan; and

**WHEREAS**, the City Council has reviewed and considered the Amendment and the findings and recommendations of the City Planning Commission.

**NOW, THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. The City Council finds, with respect to the Amendment, that:

(a) It is consistent with the objectives, policies and programs specified in the General Plan, including the Chatsworth-Porter Ranch Community Plan, and is compatible with the uses authorized in, and the regulations prescribed for, the specific plan and zone in which the real property is located;

(b) The intensity, building height and uses set forth in the Amendment are permitted by and consistent with the Chatsworth-Porter Ranch Community Plan;

(c) It will not be detrimental to the public health, safety and general welfare because it encourages the construction of a project that is desirable and beneficial to the public. Furthermore, the Amendment does not modify those provisions of the Development Agreement that specifically permit application to the project of rules and regulations under Los Angeles Municipal Code Sections 57.01.01 and 91.0101 relating to public health and safety;

(d) It complies with all applicable City and State regulations governing development agreements;

(e) It is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Sec. 2. The City Council hereby approves the Amendment and authorizes and directs the Mayor to execute the Amendment in the name of the City of Los Angeles.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By *Laura Cadogan Hurd*  
LAURA CADOGAN HURD  
Deputy City Attorney

Date 4-20-15

File No. CF 15-0104