

FINDINGS

1. Pursuant to State Government Code Section 65868 et seq., a development agreement may be amended by mutual consent of the parties.
2. The City of Los Angeles (“City”) has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3). In addition, on November 19, 1992, the City Planning Commission adopted new guidelines for the processing of development agreement applications (CPC No. 86-404 MSC).
3. In accordance with Section 12.32 of the LAMC and California Government Code Section 65867, notification in the form of approximately 3,709 notices, within a 500 foot radius of the Project Site, were mailed out on July 18, 2017 to all occupants and property owners, neighborhood council and others as identified in the mailing affidavit located in the administrative record. Further, notice of the public hearing was posted on the project site on August 4, 2017 identified in the proof of posting located in the administrative record.
4. Pursuant to Section 65867.5 of the Government Code, the proposed Second Amendment to Development Agreement is consistent with the objectives, policies, and programs specified in the City of Los Angeles General Plan, including the Chatsworth-Porter Ranch Community Plan adopted by City Council on September 4, 1993 (CF 91-1045-43). Orderly development of the Project Site is further governed by the Porter Ranch Land Use/Transportation Specific Plan adopted by City Council of July 10, 1990 (CF 86-2001-S2).
5. The Transportation Element of the General Plan (adopted by City Council on January 16, 2016) will not be affected by the recommended action herein. The amendment request is to amend the provisions of public benefits, expanding the location by which an equestrian staging area can be located, and extending the term an additional 4 years, to expire on December 31, 2021. This amendment is administrative and technical in nature and will have no impact on the previously approved project under Environmental Impact Report ENV-2007-254-EIR (State Clearinghouse No. 2007971036) certified by the City council on November 14, 2012, or the Transportation Element of the General Plan. The scope of the project has not changed. The proposed Amendment to the Development Agreement will not be detrimental to the public health, safety and general welfare. Approval of the Second Amendment to the Development Agreement will promote the expeditious delivery of public benefits and is therefore consistent with the Transportation Element.
6. The proposed Amendment to Development Agreement complies in form and substance with all applicable City and State regulations governing development agreements.
7. Based upon the above Findings, the proposed Amendment to Development Agreement is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

CEQA Findings

1. **Environmental Finding.** An Environmental Impact Report (EIR 88-0026-(SP)(ZC)(GPA) and related Addenda was prepared to analyze the potential environmental effects that could result from the construction of the project as adopted by the Specific Plan, as amended in 2006. The EIR identified mitigation measures, monitoring measures when

necessary, and alternatives which would mitigate the negative environmental effects of the project. Four other Addenda to the Certified EIR were prepared and adopted in conjunction with previous amendments to the Specific Plan (the Specific Plan was amended on the following dates: May 17, 2001, March 9, 2003, December 29, 2003, and September 9, 2008). The most recent Specific Plan Amendment modified the scope of the project by proposing a 4,000 square foot community room in lieu of a 2 acre site, government buildings, and library, as well as additional signage.

Staff is recommending the City Planning Commission find that based on the whole of the administrative record, that the previously certified Final Environmental Impact Report ("Final EIR") No. 88-0026-(SP)(ZC)(GPA) SCH No. 88050420 (previously certified on July 10, 1990), and previously adopted addendums are adequate environmental clearances when considering the proposed amendment to the term to the Development Agreement and language regarding the required equestrian staging area, and in exercising its independent judgment, determine that based upon substantial evidence that (1) no minor technical changes or additions to the Final EIR are necessary (Guidelines Section 15164(b)); and that (2) none of the conditions described in CEQA Guidelines, Section 15162 calling for the preparation of a subsequent EIR have occurred. Specifically, Staff recommends that City Planning Commission find that there are no substantial changes to the project or to the circumstances under which the project will be undertaken, and no new information has been submitted that was not available at the time the Final EIR was certified, or when previous addenda were prepared, that would require a subsequent EIR or major revisions to the Final EIR.