

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to an amended and restated Development Agreement by and between the City of Los Angeles and the Porter Ranch Development Company for property at 19701 Rinaldi Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT, pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Negative Declaration [ENV-2011-1312-ND] for the Amended and Restated Development Agreement by and between the City of Los Angeles and the Porter Ranch Development Company, for property at 19701 Rinaldi Street.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE authorizing the execution of an amendment to the Amended and Restated Development Agreement by and between the City of Los Angeles and the Porter Ranch Development Company relating to real property in the Chatsworth-Porter Ranch Community Plan area, within the area covered by the Porter Ranch Specific Plan, to extend the term an additional two years from December 31, 2015 to December 31, 2017 and to delete the provision that allows for a further five-year extension if the public benefits have not been completed, for property at 19701 Rinaldi Street.
4. REQUEST the Mayor to execute the Development Agreement on behalf of the City.
5. REQUEST the City Attorney, subject to the effective date of the Ordinance, to obtain all necessary signatures needed to process the Development Agreement.
6. ADVISE the applicant that, pursuant to Government Code Section 65868.5 that the Development Agreement is required to be filed with the County Clerk no later than ten days after the City has entered into the agreement.
7. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Porter Ranch Development Corporation
Representative: Tom Stemnock, Planning Associates, Inc.

Case No. CPC-1990-439-DA-M1

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 5, 2015

(LAST DAY FOR COUNCIL ACTION - JUNE 5, 2015)

Summary

At a regular meeting held on May 19, 2015 (continued from February 24, 2015), the Planning and Land Use Management Committee considered reports from the Department of City Planning and the City Attorney and an Ordinance authorizing the execution of an amended and restated Development Agreement by and between the City of Los Angeles and the Porter Ranch Development Company for property at 19701 Rinaldi Street.

After an opportunity for public comment, the Committee recommended that Council adopt the Ordinance to amend the Development Agreement to extend the term for an additional two years and to delete the provision that allows for a further five-year extension if the public benefits have not been completed. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	ABSENT
ENGLANDER:	YES

SG
15-0104_rpt_plum_5-19-15



-NOT OFFICIAL UNTIL COUNCIL ACTS-