



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



City Planning Commission

Date: November 20, 2014
Time: 8:30 a.m.
Place: City Hall – Public Works Board Room
Rm. 350,
200 N. Spring Street
Los Angeles, CA 90012

Public Hearing: November 7, 2011
Appeal Status: Not appealable to City Council
Expiration Date: December 30, 2014
Multiple Approval: NA

Case No.: CPC 1990-439-DA-M1
CEQA No.: ENV-2011-1312-ND
Incidental Cases: None
Related Cases: CPC 1990-439-DA
Council No.: 12 - Englander
Plan Area: Chatsworth-Porter Ranch
Specific Plan: None
Certified NC: Chatsworth
GPLU: Various
Zone: Various

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

PROJECT LOCATION: 19701 Rinaldi Street

PROPOSED PROJECT: No project is proposed.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Negative Declaration (ENV-2011-1312-ND) for the above referenced project; and
2. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, an amendment to the **2008 Amended and Restated Development Agreement** between Porter Ranch Development Company and the City of Los Angeles, adopted by Ordinance No. 180,084 on July 25, 2008 (effective date: September 9, 2008), to extend the term of the Development Agreement by an additional 2 years from its current expiration date of December 31, 2015 to December 31, 2017.

RECOMMENDED ACTIONS:

1. **Approve and recommend** that the City Council approve the amended Development Agreement as proposed by the applicant to the **2008 Amended and Restated Development Agreement** between Porter Ranch Development Company and the City of Los Angeles, adopted by Ordinance No. 180,084 on July 25, 2008 (effective date: September 9, 2008), to extend the term of the Development Agreement by an additional 2 years from its current expiration date of December 31, 2015 to December 31, 2017;
2. **Adopt** Negative Declaration No. 2011-1312;
3. **Adopt** the attached Findings; and
4. **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.

MICHAEL LOGRANDE
Director of Planning

Lisa Webber, Deputy Director



Daniel Scott, Principal City Planner



Robert Z. Duenas, Senior City Planner
Telephone: (818) 374-5072

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Description

The applicant is requesting to amend the 2008 Amended and Restated Development Agreement between the City of Los Angeles and the Porter Ranch Development Company, adopted by Ordinance No. 180084 on July 25, 2008 (effective date: September 9, 2008). The amendment would extend the current expiration date of the agreement (December 31, 2015) by two (2) years to December 31, 2017 and delete the provision for a further 5 year extension if the public benefits have not been completed. No other changes to the Development Agreement or the underlying planning and zoning approvals are being sought in connection with the requested 2-year extension

Background

The Porter Ranch Land Use/Transportation Specific Plan was adopted on July 10, 1990 by Ordinance No. 166,068 and has been amended by Ordinance Nos. 173872, 175070, 175,641 and 180083 (the "**Specific Plan**"). Section 5 of the Specific Plan provides for property owners within the Specific Plan area to enter into one or more Development Agreements with the City, and Section 9 of the Specific Plan provides for various developments and public improvements to be assured by Development Agreements.

Pursuant to the Specific Plan's provisions, on January 3, 1992 the City Council adopted Ordinance No. 167,523, which authorized the execution of a Development Agreement between the City and the Porter Ranch Development Company ("**Porter Ranch**"), which was executed and recorded on February 21, 1992, as Document No. 92-290980. This original Development Agreement granted to Porter Ranch a vested right to construct the development authorized by the Specific Plan for a twenty-year time period, extending through February 2012. On May 29, 2001, the Development Agreement was amended through the adoption of Ordinance No. 173873 on March 28, 2001, which approved the First Amended and Restated Development Agreement by and between the City and Porter Ranch. This amendment extended the term of the agreement from February 21, 2012 to December 31, 2015. In 2008, a further amendment occurred through the adoption of the 2008 Amended and Restated Development Agreement by and between the City and Porter Ranch by the adoption of Ordinance No. 180084 on July 25, 2008 (effective date: September 9, 2008) (collectively, the "**Development Agreement**").

The Development Agreement covers most of the area of the Specific Plan, which encompasses approximately 1,300 acres of a master planned community in the northwest portion of the San Fernando Valley. At the present time, approximately 60% of the area has been developed with a mixture of single family homes, townhouses, attached and detached condominiums, retail shopping centers, office space, senior housing, a church campus, several parks, a public school, a fire station and a system of equestrian trails and bikeways.

A number of factors have delayed completion of the full buildout of the Specific Plan area as vested by the Development Agreement. Those factors include the recession of the early 1990s, and the focus on completing significant public infrastructure facilities such as approximately 7 miles of new roadway segments and extensions of several major highways (Sesnon Boulevard, Mason Avenue, Porter Ranch Drive, Corbin Avenue, and Rinaldi Street), a 1-mile major off-site storm drain, eminent domain actions which had to be instituted to acquire needed off-site public right-of-way, several miles of public sewers, relocation and undergrounding of approximately 1.4 miles of overhead high-tension power transmission lines, a major Department of Water and Power water tank, 2,000 feet of public equestrian trails, a neighborhood park and community park, a task force fire station, negotiations for a childcare facility, and a new K-8 public school. The more

recent economic downturn in the last couple of years has considerably slowed new home sales and construction activities. Approximately 40% of the authorized development remains to be completed, in addition to several of the public benefit improvements required by the Development Agreement.

Although there is a provision in the Development Agreement (Section VII.J) that allows the term to be extended for an additional 5 years, to December 31, 2020, if the public benefits listed in Section III have not been completed by December 15, 2015, that 5-year extension requires a determination to be made that the listed public benefits have not been completed by the end of 2015. Such a determination would be premature at this time and uncertain in its application at the end of the term. Porter Ranch requires the continued certainty of its vested development rights for a sufficient time period to allow it to complete the authorized commercial and residential development and provide the remaining public benefits. Porter Ranch is requesting the following amendment to Section VII.J of the Development Agreement that would add an additional 2 years to the termination date in that section and delete the provision for a further 5 year extension, resulting in a 2-year extension of the Development Agreement:

VII.J. Term.

The term of this Amended Agreement ("Term") shall commence on the Effective Date and shall expire on December 31, 2017 unless said Term is otherwise terminated, modified or extended by circumstances set forth in this Amended Agreement or by mutual consent of the parties hereto. Following the expiration of this Term, this Amended Agreement shall terminate and be of no further force and effect; provided, however, that this termination shall not affect any right or duty arising from entitlements or approvals, including the Project Approvals on the Project Site approved concurrently with, or subsequent to, the Effective Date of this Amended Agreement. The Term of this Amended Agreement shall automatically be extended for the period of time of any actual delay resulting from any enactments pursuant to Sections IV.B.1 and IV.B.2 and moratoria pursuant to Section VI.C. ~~If development of the public benefits referenced in Section III has not been completed by December 31, 2015, then the term of this Amended Agreement shall also be extended an additional 5 years to December 31, 2020, provided that the City Council has reviewed and certified an updated environmental review of the Project, based on the FEIR, pursuant to CEQA and the Los Angeles City CEQA Guidelines. The cost of such updated environmental review shall be paid for by Porter Ranch.~~

The requested 2-year extension would allow Porter Ranch to substantially complete the development and public improvements called for in the Specific Plan and Development Agreement. No other changes are proposed in connection with this request.

Chatsworth-Porter Ranch Community Plan Land Use

The adopted Community Plan designates the subject property for a variety of Land Use categories, including Community Commercial, Neighborhood and Office Commercial, Low Medium I Residential, Minimum, Very Low I, and Very Low II Residential, Public Facility and Public Open Space. The text of the Community Plan was amended and revised by the City Council on September 4, 1993 (CPC File No. 22772), to provide the following policy relating to the Specific Plan:

Porter Ranch Specific Plan. The adopted Porter Ranch Specific Plan, Ordinance No. 166,068, established a comprehensive set of development regulations for the Plan area which was guided by an Environmental Impact Report (State Clearinghouse No. 88-050420) and which formed the basis for the Development Agreement adopted by the City Council (CF No. 91-2400). The Specific Plan regulations and Development Agreement were consistent with and served as implementing tools of the Plan. The general policies and programs of the Plan relating to land use, service systems, and circulation generally indicated in the Plan text and map, are not intended to alter the specific policies, regulations and agreements relating to this area and as specifically indicated in the Porter Ranch Specific Plan and Development Agreement.

Porter Ranch Land Use/Transportation Specific Plan Land Use:

The Specific Plan divides the property into two major areas: (1) The Community Center Area, and (2) the Single Family Area. These areas are further divided into numbered and lettered subareas. The various subareas are further designated for development according to specific standards including permitted uses, prohibited uses, building intensity and density, floor area limitations, building heights, sign regulations, landscaping and setbacks, walls, lot width and area, yards, subdivision and grading design, parks and public facilities, design standards for public and private facilities, school sites, bike lanes, hiking and equestrian trails, transportation improvements, senior housing, child care and design review.

As currently amended, the Specific Plan permits 2,195 single family dwellings in the Single Family Area, 1,400 multi-family dwellings in the Community Center Area (including 400 senior/low and/or moderate income units), and 3,293,000 square feet of non-residential floor area in the Community Center Area which may be converted to additional multi- or single-family residential dwelling units within Subarea II of the Community Center Area, based on a trip equivalency formula and compliance with a maximum cap on the A.M. and P.M. peak hour trips generated. The Development Agreement vests and implements the provisions of the currently existing General Plan, Specific Plan, and applicable zoning regulations.

Sections 5 and 9 of the Specific Plan provide for the specified public and private facilities and infrastructure improvements set forth in Sections 8 and 9 to be achieved through one or more development agreements, and require a project permit for any development of property which is not covered by such an agreement. The Development Agreement tracks the provisions of the Specific Plan and contains provisions that implement the 1991 School Agreement between PRDC and the LAUSD for the junior high and elementary school sites (which is also attached as Exhibit F to the Development Agreement), in addition to provisions that implement and specify the timing for providing the 2-acre site for government offices, other municipal buildings/uses, or a public library facility, a community meeting facility, and childcare facilities based on the Specific Plan's provisions for these facilities in Section 9.

The Development Agreement provides in Section VII.K that it can be amended from time to time by the mutual written consent of the parties in accordance with the procedures of the Government Code. Section 65867.5 (b) of the Government Code requires a finding that the provisions of the agreement are consistent with the general plan and any applicable specific plan.

Description of Property

The property subject to the Development Agreement consists of the entire area covered by the Porter Ranch Specific Plan, approximately 1,300 acres in the northwest San Fernando Valley.

Existing Zones

The specific plan area contains a number of zone designations including: OS-1XL, A1-2D, (T)RE20-1, (T)RE-1, RZ4-1, (T)C2-2D, (T)C4-2D, and PF-1XL. The (T)RE-1 zone is a special generic designation which is applied to most of the single family subareas. Specific standards for lot width, lot area, setbacks, building height, etc., are designated for each single family subarea by the Specific Plan.

Surrounding Land Use and Zoning

North: Properties located at the extreme north boundary of the Specific Plan are located in the unincorporated area of Los Angeles County and are zoned A2-2. Properties located north of Sesnon Boulevard and east of Mason Avenue within the City of Los Angeles are zoned RE9-1 and RE11-1-H, and are developed with two-story single family homes.

East: Properties east of Porter Ranch Drive from Sesnon Boulevard to Corbin Avenue are zoned OS-1XL and RD6-1, and are developed with a 14-acre public park, Limekiln Canyon Open Space and two-story single family homes. Properties northeast of Corbin Avenue are zoned (T)RE-1-H, OS-1XL and (Q)C1.5-1, and are developed with two-story single family homes, the Northridge YMCA, Limekiln Canyon Open Space and offices.

South: The Specific Plan is bisected by the Ronald Reagan (Route 118) Freeway near its southerly boundary. Properties along the extreme south boundary of the Specific Plan, below the Ronald Reagan (Route 118) Freeway are zoned A1-1, A2-1, (T)(Q)RA-1-H, RA-1-K and RE11-1. These properties are developed with single family homes, estate homes and vacant parcels.

West: Properties along the northerly portion of the Specific Plan are primarily in the unincorporated area of Los Angeles County and are zoned R1-6000 and A2-2. Most of the properties are either vacant or are developed with ranches and rural single family homes. Properties along the southerly portion of the westerly boundary in the City of Los Angeles are zoned RA-1, OS-1XL, and PF-1XL and are vacant.

Street Classification:

Sesnon Boulevard, Mason Avenue, Porter Ranch Drive, Corbin Avenue, and Rinaldi Street are designated as Major Highways - Class II. Those portions which have been developed to date are dedicated 100-110 feet wide and fully improved.

There are no Secondary Highway designations in the Specific Plan area. All collector and local streets are developed or proposed to be developed as Private Streets in accordance with City standards.

Prior Cases and Approvals

The Specific Plan was initially adopted on July 10, 1990 pursuant to Ordinance No. 166068. The 1990 adopted Specific Plan permitted the development of 6 million square feet of office, hotel, retail space, restaurant and other uses, in addition to quasi-public space, allocated among 15 separate subareas in the Specific Plan's Regional Center Area, in accordance with a conceptual plan of development. A total of 1,200 multi-family dwelling units were permitted in Subareas 1 and 3. In the Single Family Area, a total of 2,195 single family dwelling units were permitted in Subareas A-H. An extensive circulation system and a series of transportation and other infrastructure improvements, in addition to several public benefit facilities, were established to provide for this anticipated level of development. Certain public benefit facilities and improvements were proposed by the Specific Plan to be covered by one or more development agreements, which would assure such facilities as the Specific Plan was built out.

The Specific Plan's adoption in July 1990 was followed by a February 18, 1992 development agreement, for a term of 20 years, entered into between the City and the Porter Ranch Development Company which implemented the provisions of the Specific Plan by providing for the completion of specified public benefit facilities and improvements as development of the Specific Plan area occurred and vested the provisions of the then-adopted Community Plan and Specific Plan.

CPC 22772, 87-0591-SP(GPA)(ZC) and 90-0439-DA involved a revision of the Porter Ranch Land Use/Transportation Specific Plan adopted by City Council under Ordinance No. 173872 on March 28, 2001, under Council File No. 99-0892-S3. The revised Specific Plan was accompanied by an amendment to the Chatsworth-Porter Ranch Community Plan adopted by the City Council on November 21, 2000, the adoption of a zone change ordinance (Ordinance No. 173871), and the adoption of an ordinance approving an Amended and Restated Development Agreement (Ordinance No. 173873) adopted on March 28, 2001. These related amendments changed several regulations and procedures that had been established for the Specific Plan area under Ordinance No. 166068, adopted on July 10, 1990, in order to implement an overall reduction in non-residential development within the Regional Center area of the Specific Plan from approximately 6 million square feet to approximately 3 million square feet, and made other changes to the Specific Plan's regulations governing development. Among other changes, the Regional Center was re-named to be the Community Center, its 15 subareas were combined into 5 subareas (Subareas I, II, III, IV and V), and residential and commercial development was allowed within Subarea II of the Community Center. Several processes were added to the Specific Plan to regulate new development based on the development levels analyzed in the March 2000 Supplemental Traffic Study. The zone change ordinance and Amended and Restated Development Agreement were adopted to track and implement the General and Specific Plan changes that were approved.

CPC 2002-0005 SP involved a Specific Plan amendment to allow a drive-through restaurant. Ordinance No. 175,070 was adopted by the City Council on January 15, 2003.

CPC 2002-5138 SP-CA involved a Specific Plan amendment to re-distribute residential densities within certain Single Family subareas and delete LAMC Section 17.05 H 10 regarding minimum lot width and lot area subdivision requirements. Ordinance Nos. 175,641 and 175,642 making these changes were adopted by the City Council on November 4, 2003.

Hearing Officer Comments:**Issues**

During the public hearing comments were made by the Council Representative to postpone the Commission meeting until additional negotiations with the applicant could transpire. The intent was to negotiate other potential improvements that may be necessary to offset any time delays that the requested extension of Development Agreement term may generate. This could have included landscaping or active recreational improvements to the park facilities. To date no changes to the previously required improvements or development entitlements are being recommended or requested.

Conclusion

Staff's recommendation is that the Commission approve and recommend that the City Council approve the amended Development Agreement which extends the terms of the Agreement for an additional two years.

FINDINGS

1. General Plan Land Use Designation. The subject site is located within the area covered by the Chatsworth Porter Ranch Community Plan adopted by the City Council on August 7, 2009. The Community Plan designates the subject site for a variety of Land Use categories, including Community Commercial, Neighborhood and Office Commercial, Low Medium I Residential, Minimum, Very Low I, and Very Low II Residential, Public Facility and Public Open Space. The text of the Community Plan provides the following policy relating to the Specific Plan and the Development Agreement:

Porter Ranch Specific Plan. The adopted Porter Ranch Specific Plan, Ordinance No. 166,068, established a comprehensive set of development regulations for the Plan area which was guided by an Environmental Impact Report (State Clearinghouse No. 88-050420) and which formed the basis for the Development Agreement adopted by the City Council (CF No. 91-2400). The Specific Plan regulations and Development Agreement were consistent with and served as implementing tools of the Plan. The general policies and programs of the Plan relating to land use, service systems, and circulation generally indicated in the Plan text and map, are not intended to alter the specific policies, regulations and agreements relating to this area and as specifically indicated in the Porter Ranch Specific Plan and Development Agreement.

2. The Transportation Element of the General Plan will not be affected by the recommended action herein. The amendment request is to extend the provisions of the existing Development Agreement an additional 2 years and delete the provision for a further 5 year extension. The project was evaluated for transportation impacts under Environmental Impact Report (EIR) No. 88-0026-(SP)(ZC)(PA), State Clearinghouse No. 88050420 (the "EIR"), a Program EIR which was certified by the City Council on July 10, 1990. Amendments to the Specific Plan were assessed in Addendums dated April 2000, September 2000, and October 2006. The scope of the project itself has not changed.
3. State Government Code Sections 65864 through 65869.5 authorize municipalities to enter into binding Development Agreements with persons having legal or equitable interest in real property for the development of such property and authorizes the amendment of a previously approved development agreement. Government Code Section 65867.5 (b) requires findings that the provisions of a development agreement are consistent with the general plan and any applicable specific plan.
4. The City of Los Angeles 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, the City Planning Commission adopted guidelines for the processing of Development Agreement applications on November 19, 1992 (CPC 86-404 MSC).
5. The Porter Ranch Development Agreement between the City and the Porter Ranch Development Company ("Porter Ranch") was first entered into on February 18, 1992 and recorded on February 21, 1992, as Document No. 92-290980. An amendment to the Development Agreement was entered into on May 29, 2001 and recorded as Document No. 01-0987873. The latest amendment to the Development Agreement was entered into on October 7, 2008 and recorded on October 10, 2008 as Document No. 20081821875 (the "Development Agreement").

6. Porter Ranch has requested that the City consider amending the Development Agreement to extend its provisions, in accordance with the amendment procedures. The amendment process was initiated by the applicant and all proceedings have been taken in accordance with the City's adopted procedures.
7. The amendment complies with all applicable City and State regulations governing Development Agreements.
8. Pursuant to Section 65867.5 of the Government Code, the Amendment is consistent with the objectives, policies, and programs specified in the City of Los Angeles General Plan, including the Chatsworth Porter Ranch Community Plan, which is part of the General Plan. Amending the Development Agreement to extend the term to allow for the continued development of the Specific Plan uses will provide for the completion of the master planned development. By extending the term of the Development Agreement and providing additional time for the development authorized by the Specific Plan to occur, the amendment ensures that Porter Ranch will continue to provide the public benefits called for by the Development Agreement and contribute to the enhancement of the surrounding area during the term of the extended Development Agreement. The project complies with the provisions of the Community Plan identifying and describing the Porter Ranch Specific Plan area.
9. The amendment to the Development Agreement (and its implementing ordinance) will not be detrimental to the public health, safety and general welfare. The approval of the Amendment extends the term of the existing Development Agreement an additional two years and will not change the obligations therein. Included are several public benefits including: undergrounding of the existing power transmission lines and related facilities; the dedication of a two-acre site for government offices or other municipal buildings and uses; senior housing; and financial contributions for DOT ATSAC systems for the area.
10. The Amendment will promote the orderly development of the subject property in accordance with good land use practice. The Amendment to extend the terms of the existing Agreement provides for comprehensive planning of the subject property and extends Porter Ranch's obligations therein.
11. The Amendment is consistent with conditions of previous discretionary approvals for the subject development, including the Porter Ranch Specific Plan, as amended (Ord. Nos. 166,068, 173872, 175070, 175,641 and 180083).
12. The Amendment is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.
13. Based upon the above findings, the Amendment to the Porter Ranch Development Agreement is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

California Environmental Quality Act (CEQA) Findings.

14. The subject project, log reference number ENV-2011-1312-ND, was issued a Negative Declaration by the City Planning Department, pursuant to an Initial Study that indicates that no significant impacts are apparent which might result from the project's implementation.

The original Development Agreement was evaluated for environmental impacts under Environmental Impact Report (EIR) No. 88-0026-(SP)(ZC)(PA), State Clearinghouse No. 88050420 (the "EIR"), a Program EIR which was certified by the City Council on July 10, 1990, as modified by Addendums dated April 2000, September 2000, and October 2006. The scope of the project itself has not changed nor have any conditions of the prior approval since the recording of the original Development Agreement.

PUBLIC HEARING AND COMMUNICATIONS

Hearing:

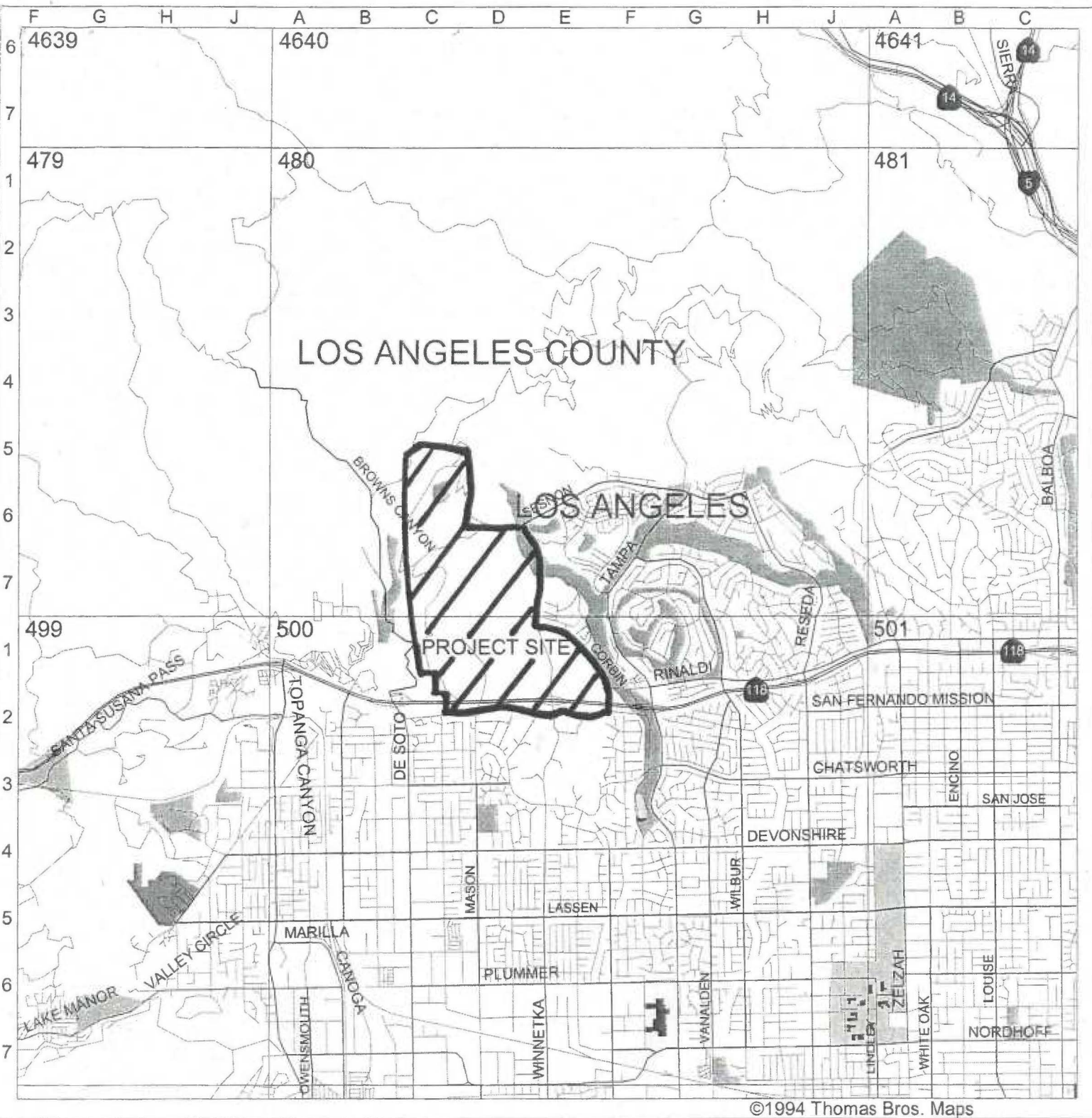
The public hearing was held on November 7, 2011. There were approximately 9 people in attendance. There were 3 speakers; including the applicant's representative, a member of the public who was in favor and a representative of the Council Office. Approximately 8 persons indicated their support for the request. A representative of Council Office No. 12 was present to make general comments and request the record be kept open for additional information.

The applicant's representative explained the request. He further described the history of the Porter Ranch Specific Plan. The Porter Ranch Land Use and Transportation Specific Plan and Development Agreement were approved during 1990 with some follow-up amendments. Residential units and approximately 6 million square feet of commercial floor area had been authorized. Substantially less commercial intensity will be built – approximately 2 million square feet. The economy has been difficult and makes the development schedule inconclusive.

A representative of Council District No. 12 noted that there is no issue with the requested time extension. The overall density/intensity of the project has been reduced (from the originally approved entitlement). She further requested that the hearing officer continue to keep the record open in order to entertain any augmentations (to the Development Agreement) to flush out any concerns (i.e. additional impacts to public parks). The Council Representative also requested to postpone the Commission meeting until additional negotiations with the applicant could transpire. The intent is to negotiate other potential improvements that may be necessary to offset any time delays that the requested extension of Development Agreement term may generate. This could include landscaping or active recreational improvements to the park facilities.

Attendees were predominantly in favor of the proposed development agreement's extended term. Former City Councilman of the 12th District Hal Bernson was present to support the requested Development Agreement. He emphasized that the Porter Ranch project was the largest Specific Plan in the City of LA at the time. The process was thoroughly flushed out and the environmental mitigations of the EIR properly addressed impacts. The economy has not been great and build out of the project will only be half of that originally approved. Both sides (applicant and council office) are willing to discuss any issues.

The applicant's representative also agreed to keep the record open to December 9 and have a January 26 City Planning Commission Meeting.



VICINITY MAP

SITE: PORTER RANCH

CPC 1990.0439.DA.W1

A-1

PLANNING ASSOCIATES, INC.
4040 VINELAND AVENUE #108
STUDIO CITY CA 91604
(818) 487-6767



NOTE: ALL PROPERTIES VACANT
UNLESS OTHERWISE SHOWN

CASE NO.
DATE: 05-07-2011
SCALE: 1" = 400'
USES FIELD
T.B. PAGE: 500 GRID: D.E-1,2
C.D 12
C.T. 1082.00
P.A. PORTER RANCH

A-2