

ENVIRONMENTAL IMPACT REPORT (EIR), ADDENDUM and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals for the properties located at 11401-11405 North Porter Ranch Drive and 20200 West Rinaldi Street.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, after consideration of the whole of the administrative record; the project was assessed in EIR No. 88-0026-SP-ZC-PA, SCH No. 88050420, certified on July 10, 1990, and as supported by the addendum dated August 16, 2016, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as modified by the PLUM Committee, as the Findings of the Council.
3. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEALS filed by John Love, Shapell Liberty Investment Properties LLC (Representative: Kyndra Casper, Esq., Liner LLP); Susan Gorman-Chang; Jason Hector; and Matt Pakucko, and THEREBY SUSTAIN the decision of the LACPC in approving a Specific Plan Amendment to the Porter Ranch Land Use/Transportation Specific Plan to permit signage that is otherwise not permitted within the Specific Plan, as modified by the PLUM Committee and attached to Council file No. 16-1341-S1; a Master Conditional Use Permit for the sale of alcoholic beverages for on- and/or off-site consumption for a total of 24 establishments, as modified by the PLUM Committee and attached to Council file No. 16-1341-S1; a Design Review Determination and Project Permit Compliance in compliance with the Los Angeles Municipal Code Sections 16.50-E,3, 11.5.7-C and Section 10 of the Porter Ranch Land Use/Transportation Specific Plan, as modified by the PLUM Committee and attached to Council file No. 16-1341-S1; and a Site Plan Review for a project that creates, or results in an increase of 50,000 gross square feet or more of non-residential floor area and creates, or results in an increase of 50 or more guest rooms, for the construction, use and maintenance of a new 345,295 square-foot shopping center on two sites located on the northern and southern side of Rinaldi Street, for the properties located at 11401-11405 North Porter Ranch Drive and 20200 West Rinaldi Street, subject to Conditions of Approval, as modified by the PLUM Committee and attached to Council file No. 16-1341-S1.
4. REQUEST the City Attorney to prepare and present an Ordinance for the Specific Plan Amendment to the Porter Ranch Land Use/Transportation Specific Plan, to include the modifications submitted to the PLUM Committee and attached to Council file No. 16-1341-S1, to permit signage that is otherwise not permitted within the Specific Plan, for the properties located at 11401-11405 North Porter Ranch Drive and 20200 West Rinaldi Street.

Applicant: John Love, Shapell Liberty Investment Properties LLC

Representative: Kyndra Casper, Esq., Liner LLP

Case No. CPC-2016-837-SP-MCUP-DRB-SPP-SP

CEQA Nos. ENV-1998-26-EIR; ENV-88-0026-SP-ZC-PA; State Clearinghouse 88050420

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

Community Impact Statement: Yes.

For, if amended: Porter Ranch Neighborhood Council

TIME LIMIT FILE - MARCH 5, 2017

(LAST DAY FOR COUNCIL ACTION - MARCH 3, 2017)

Summary:

At a regular meeting held on February 7, 2017, the PLUM Committee considered a Specific Plan Amendment and appeals for the properties located at 11401-11405 North Porter Ranch Drive and 20200 West Rinaldi Street. Staff from the Department of City Planning provided an overview of the project. The appellants and the applicant commented on the project and provided the Committee with additional information. Representative for the Porter Ranch Neighborhood Council also commented on the project. Councilmember Englander presented some amendments to the Specific Plan and the Conditions of Approval. After an opportunity for public comment, the Committee recommended to grant in part/deny in part the appeals, and to approve amendments to the Specific Plan with the recommendations from Councilmember Englander. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

SD
16-1341-S1_RPT_PLUM_2-7-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-