Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 28, 2013

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Universal City Studios LLC
100 Universal City Plaza
Universal City, CA 91608

Regarding: **PROJECT NO. TR068565-(3)**
SPECIFIC PLAN NO. 200700001
PLAN AMENDMENT NO. 200700001
ZONE CHANGE NO. 200700001
DEVELOPMENT AGREEMENT NO. 200700001
ENVIRONMENTAL ASSESSMENT NO. 200700014 CERTIFIED EIR SCH NO. 2007071036
PROJECT SITE ADDRESS: 100 Universal City Plaza, Universal City, Ca 91608

Dear Applicant:

The Regional Planning Commission, by its action of February 27, 2013, is recommending **APPROVAL** of the above described legislatve matters to the Los Angeles County Board of Supervisors and considered the above mentioned Certified EIR. The attached documents contain the Regional Planning Commission's adopted resolutions relating to the these actions. Please carefully review each resolution.

Please be advised that all entitlements associated with the legislative matters are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Mr. Kim Szalay in the Special Projects Section at (213) 974-4876 or e-mail at kszalay@planning.lacounty.gov .

Sincerely,

Richard J. Bruckner
Director

Samuel Z. Dea, Supervising Regional Planner
Special Projects Section

Enclosures: Adopted Resolutions, Affidavit (Permittee's Completion)
c: BOS; Testifiers

SD:KKS

Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. TR068565-(3)
SPECIFIC PLAN NO. 200700001
100 Universal City Plaza, Universal City, CA 91608
APN(S): 2424-043-019, 2424-043-020, 2424-043-021, 2424-043-022, 2424-043-024, 2424-044-009, 2424-044-023, 2424-045-009

Universal Studios LLC hereby states:

Universal Studios LLC is the owner of the property described above. Universal Studios LLC is aware of and accepts the provisions of the Universal Studios Specific Plan (Ordinance No. _____) as those provisions were set forth in the Universal Studios Specific Plan adopted on [date]. Nothing in this affidavit shall limit the Universal Studios Specific Plan property owner(s) from challenging or defending the application of any provision of the Universal Studios Specific Plan, or challenging the constitutionality or enforceability of any amendment or modification to the initially adopted Universal Studios Specific Plan.

Executed this _____ day of _____ ,20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Signature must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Owner's Name: Universal Studios LLC
Address: 100 Universal City Plaza
City, State, Zip: Universal City, CA 91608
Signature: _____

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO THE ADOPTION OF SPECIFIC PLAN NO. 200700001 PROJECT NO. TR068565-(3)

WHEREAS, Article 8 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65450) provides for the adoption of a specific plan after a local jurisdiction has adopted a general plan, in order to provide for the systematic implementation of the general plan for all or part of the area covered by that general plan; and

WHEREAS, the County of Los Angeles ("County") adopted a Countywide General Plan ("General Plan") in November 1980, which General Plan has been periodically updated and amended since that time; and

WHEREAS, the applicant Universal City Studios LLC ("Applicant"), proposes a multi-use development on an existing 296 acres less annexations (3 acres) from the County to the City of Los Angeles ("City") plus detachments (30 acres) from the City to the County, for a net 27 acres from the City to the County for a total of approximately 323 acres within County jurisdiction ("Project Site"). A total of 2,433,000 square feet of gross new development less 544,460 square feet of demolition for a total of 1,888,540 square feet of net new development for seven land uses including Studio (257,949 square feet), Studio Office (334,774 square feet), Office (495,406 square feet), Hotel (500 rooms / 450,000 square feet), Entertainment (337,895 square feet), Entertainment Retail (63,116 square feet), and removal of Amphitheater (-50,600 square feet), is collectively referred to as the "Project"; and

WHEREAS, the Applicant has requested approval and adoption of Specific Plan No. 200700001 to provide for the systematic implementation of the General Plan to the Project Site and to guide the continued development of a multi-use project in the proposed SP (Specific Plan) zone.

WHEREAS, the Regional Planning Commission of the County has conducted a public hearing in the matter of Specific Plan No. 200700001 on February 27, 2013; and

WHEREAS, the Regional Planning Commission ("Commission") finds as follows:

1. The Project Site located within the unincorporated community of Universal City in the County and within the City, is bounded by Lankershim Boulevard to the west, Hollywood Freeway (U.S. 101) to the south, Barham Boulevard and the Hollywood Manor residences to the east, and the Los Angeles River Flood Control Channel to the north. Approximately 296 acres are located within the County area and the remaining 95 acres are located within the City.

2. Regional access to the Project Site is provided by the U.S. 101 and State Route 134 freeways, which are located to the south and to the north respectively. Public access from the west to the Project Site is provided through Lankershim Boulevard at Universal Hollywood Drive and from the south through the Universal Studios Boulevard entrance at Buddy Holly Drive and the Hollywood Freeway. The primary

pedestrian access is provided from Lankershim Boulevard at Universal Hollywood Drive across from the Universal City Metro Redline station.

3. Specific Plan No. 200700001 is a request to guide the continued development of a mulit-use project in the proposed SP (Specific Plan) zone.

4. General Plan Amendment No. 200700001 is a related request to change 296 acres from I (Major Industrial) and C (Major Commercial) Categories to SP Category (Specific Plan); and to designate the approximately 30-acre portion of the Project Site that is located within the City as Regional Center Commercial, Community Commercial, Minimum Residential, Medium Residential, and Open Space designations pursuant to the City's General Plan, to SP Category (Specific Plan), so that upon approval of the detachment of the incorporated portions of the Project Site from the City (30 acres) to the County, and annexation of the unincorporated portions of the Project Site from the County (3 acres) to the City, a community plan designation consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

5. Zone Change No. 200700001 is a related request to amend the 296-acre portion of the Project Site that is located within the County from M-1.5 (Restricted Heavy Manufacturing), to SP (Specific Plan); and to zone as SP (Specific Plan) the approximately 30-acre portion of the Project Site that is located within the City currently zoned [Q]C2-1-SN under the City of Los Angeles Zoning Ordinance, so that upon approval of the detachment of the incorporated portions of the Project Site from the City (30 acres) to the County, and annexation of unincorporated portions of the Project Site from the County (3 acres) to the City, a zoning classification consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

6. Development Agreement No. 200700001 is a related request to authorize a development agreement between the County and Property Owner for 25 years.

7. Approval of the Specific Plan and Development Agreement and consideration of the EIR will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.

8. The Project Site is approximately 323 gross acres in size, irregular in shape and characterized with variable topography consisting of generally level terrain to the north and west, increasing slope to the east, and a hilltop mesa to the center and southerly portions. The subject property is currently developed with studio and office uses on the flatter portions of the site with retail and theme park uses generally on the higher hill top area of the site.

9. Surrounding land uses within a 500-foot radius of the Project Site to the north are the Los Angeles River Flood Control Channel, Lakeside Country Club and golf course and Toluca Estates residential area. Barham Boulevard, single-family residences and commercial uses are located to the east and Hollywood (U.S. 101) freeway and commercial and multifamily uses are located to the south. Land uses

to the west include Lankershim Boulevard, the Universal City Metro Redline station, Park-and-Ride facilities, Campo de Cahuenga historic site, and multi-family residential.

10. Approximately 296 acres of the subject property are zoned M-1.5 (Restricted Heavy Manufacturing), and approximately 30 acres, which are located within the City of Los Angeles, are zoned [Q]C2-1-SN pursuant to the City of Los Angeles Planning and Zoning Code. The Commission has recommended that the Board approve Zone Change Case No. 200700001 to change the zoning of the subject property to SP (Specific Plan). Upon approval of the detachment of the incorporated portion of the Project Site from the City to the County (30 acres), and annexation of the unincorporated portion of the Project Site from the County to the City (3 acres), a zoning designation consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

11. Properties adjacent to the Universal City property are located within the City and subject to the City's applicable zoning as follows: properties to the north of the Project Site are zoned A1-1XL (Agriculture), R1-1 (One-Family), C2-1VL (Commercial), OS-1XL (Open Space), [Q]C2-1-SN (Commercial); properties to the east are zoned R-1-1 (One-Family) and [Q]C2-1-SN (Commercial); properties to the south are zoned C2-1VL (Commercial) and [Q]C2-1-SN; and properties to the west are zoned R1-1 (One-Family), R4-IL (Multiple Dwelling), C2-IVL (Commercial) and [Q]C2-1-CDO (Commercial).

12. The conceptual site plan included in the Specific Plan generally depicts existing and proposed office, studio, and studio office uses on the lower, flat portions of the Project Site located to the north and west. Existing and proposed uses such as Entertainment including Theme Park, Entertainment Retail including CityWalk, and Hotel are located in the elevated center and south portions of the Project Site. The Backlot area including Outdoor Sets and warehouse is located on the easterly portion of the Project Site. The Universal Studios Tram Tour traverses locations throughout the Project Site. Primary vehicular access to the Project Site will be provided by Lankershim Boulevard at Universal Hollywood Drive and Universal Studios Boulevard at the Hollywood Freeway and Buddy Holly Drive. Additional limited employee and service access is provided through five additional controlled access gates, four located off of Lankershim Boulevard from the west and one off of Barham Bolulevard through Lakeside Plaza Drive from the northeast. Pedestrian access is depicted in the Specific Plan Circulation Plan along Universal Hollywood Drive from Lankershim Boulevard from the west side of the subject property and along Universal Studios Boulevard from Cahuenga Boulevard West from the south of the Project Site.

13. The Project is consistent with the requirements of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 and Los Angeles County Code Section 22.46, which establish the authority and guidelines for preparation, adoption, and implementation of specific plans. Government Code states the specific plans may be adopted by resolution or by ordinance. County Code specifies that specific plans be adopted by ordinance. Therefore, the Universal Studios Specific Plan ("Specific Plan") is proposed to be adopted by ordinance in compliance with County Code. The Universal Studios Specific Plan

Guidelines are proposed to be adopted by resolution as an informational and explanatory guidance document associated with the Specific Plan.

14. The proposed Specific Plan is consistent with the goals and policies of the General Plan. The proposed Specific Plan will allow compatible uses unique to the media and entertainment operations of Universal City and its proximity to other media and entertainment enterprises, and it will prohibit or restrict incompatible uses on the Project Site with its proximity to surrounding residential properties.

15. The proposed Specific Plan is necessary to authorize the proposed uses on the subject property and to ensure consistency with the applicable goals and policies of the Countywide General Plan.

16. The technical and engineering aspects of the Project have been resolved to the satisfaction of the Los Angeles County Department of Public Works, Fire, Parks and Recreation, Public Health, Sheriff, and Regional Planning.

17. Compatibility with surrounding land uses will be ensured through the related Zone Change to Specific Plan, associated Mitigation Monitoring and Reporting Program, and Development Agreement.

18. The Development Agreement will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

19. The proposed Specific Plan is needed to ensure systematic implementation of the general plan on the Project Site, including general plan encouraging the intensification of commercial uses in areas close to transit stations and employment centers.

20. The proposed Specific Plan would encourage redevelopment and expansion of areas suitable for media and entertainment uses unique to the Project Site, and intensify major commercial development. The intent of the Specific Plan is to provide for focused site-specific development in appropriate locations, conveniently accessible to and within multipurpose employment centers. The requested Specific Plan would direct the proposed uses of the property within the existing Universal City site.

21. The proposed Specific Plan is appropriate and proper because the location of the development efficiently utilizes existing infrastructure and services, as the site is compatible with surrounding uses, is close to a transit station, and will support State and County efforts to provide increased employment opportunities near major employment centers and transit stations, increase use of public transportation, decrease air pollution and contribute to the conservation of energy. Design features such as green building provisions, site-specific regulations, and inclusion of a mix of media, office, and entertainment uses compliment existing uses on the site and continue to protect surrounding uses.

22. Modified conditions of the Project Site and surrounding community warrant a Specific Plan. The Project's location within an urbanized area, surrounded by residential and supporting commercial uses and proximity to well-developed transit corridors, makes the Project Site ideal for redevelopment, intensifying its use as a regional employment center for the media and entertainment industry while remaining sensitive to surrounding uses. The proposed Specific Plan is in contrast to the development contemplated by the majority of the Project Site currently designated in the General Plan as Industrial (232 acres) to encourage primarily industrial development. The remaining 64 acres are designated Major Commercial. The existing Industrial designation of the Project Site is primarily reflective of the earlier planned use of the site as largely limited to only film production with related support facilities and other industrial uses. Additional public uses such as CityWalk retail center, Universal Studios Theme Park, expanded Universal Studios Tram Tour, Gibson Amphitheater, and the growth of various office uses have been established as permitted uses subsequent to the original establishment of current plan designations for the Project site. Though generally located within the Major Commercial designation of the Project Site, these more recently established uses are generally not compatible with a vast number of heavy manufacturing uses that could be permitted by the existing Major Industrial designation and could surround these uses, and impose on the surrounding residential community, therefore, many of the Major Industrial uses are not suitable for development on the Project Site. The Specific Plan would implement additional land use controls for continuing a unique mix of compatible uses on the Universal City Project Site.

23. A need for the proposed Specific Plan exists within the area because the Countywide General Plan recognizes the importance of implementing development within a range of compatible land use types near public transportation system and encourages urban growth into areas with existing infrastructure system. A multi-use development near the Universal City Metro Red Line Station would facilitate ridership on the public transit system, thereby promoting the use of public transit. The property is located adjacent to established communities and also near other major media and entertainment uses and other regional employment centers accessible by developed transit corridors. Surrounding land uses and existing infrastructure make this aging property ideal for redevelopment and suitable expansion with an increased mix of the media and entertainment uses that are contemplated for the Project Site pursuant to the related General Plan Amendment to redesignate the Project Site as SP (Specific Plan). In addition, the proposed Specific Plan will allow for further development of a major employment center in proximity to other similar major employment centers such as the Burbank Media District and City of Glendale, which together include major media and entertainment corporations such as Disney, Warner Brothers, and Dreamworks. Paramount and other studios are located nearby in Hollywood. Furthermore, the proposed Specific Plan can take full advantage of implementing development near the existing vehicular and rail transportation network of the area.

24. Approval of the proposed Specific Plan is in the best interest of the public health, safety and general welfare, as the area contains and/or the Project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connections, fire flow and fire access, and protection from potential crime hazards. The development is in conformity with

good planning practices, as the development is necessary in order to fulfill General Plan goals, policies, and programs in that the development of employment opportunities near major employment centers and transit stations, increase use of public transportation, decrease air pollution and contribute to the conservation of energy. The subject property fronts on a designated County Highway and U.S. Highway 101, is adjacent to the Red Line, is in close proximity to State Route 134, and certain adjacent right-of-ways are included in long term City and County bicycle plans. The design and scale of the Project is limited to the existing Universal City property which will prevent the surrounding residential areas from new intrusions.

25. The applicant has satisfied the requirements of Title 22 Chapter 22.46 of the County's Zoning Ordinance for the requested Specific Plan.

26. During the February 27, 2013 public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant and members of the public. Commissioners Helsley, Valadez, Modugno, Louie, and Pedersen were present. The applicant's representatives, Corinne Verdery and George Mihlsten testified in favor of the Project.

27. Two (2) of the applicant's representatives and thirty-two (32) other persons testified in favor of the Project and five (5) persons testified with concerns regarding the project.

28. Twenty (20) phone calls were received from members of the public. Phone calls were primarily inquiries regarding posting of notices on the site and questions about the scope of the Project.

29. Staff has received 115 written comments during the noticing period. All but three written comments indicated support for the Project due to job creation and economic impact, media and entertainment industry synergy, growth, and investment, elimination of residential component, perceived consensus among stakeholders, promoting the region, expansion of amusement park, tourism and tax revenues, and provision of bicycle amenities. Of the three comments in opposition to the Project, one indicated concerns regarding remaining significant and unavoidable impacts and the request to downsize the Project so no significant and unavoidable impacts remain, the second requested additional light, sound, and visual mitigations for the neighborhood located across Lankershim Boulevard to the west, and a third had concerns about increased truck traffic and EIR adequacy.

30. A duly noticed public hearing was held on February 27, 2013 before the Regional Planning Commission. Commissioners Helsley, Valadez, Modugno, Louie, and Pedersen were present. The Commission adopted 10 proposed changes to the Specific Plan including two items in Section 6 Design Standards for Buildings and Other Structures, two items in Section 14.H Design Standards for Permanent Parking Facilities, one item in Section 15 Lighting Regulations, four items in Section 16 Sound Attenuation Regulations, and one item in Section 19 Administration; and one proposed change to the Development Agreement as itemized in the letter to the Commission dated February 21, 2013. The Commission expressed appreciation to staff and the applicant's team for addressing community concerns prior to the

hearing and working out mitigation measures, Specific Plan provisions, and Development Agreement terms favorable to protecting neighborhoods surrounding the Project Site. The Commission unanimously voted to recommend consideration of the Final EIR to the Board of Supervisors, adopt the Mitigation Monitoring and Reporting Program, California Environmental Quality Act Findings of Fact, and Statement of Overriding Considerations, and adopt resolutions recommending approval of the subject Specific Plan as amended, Plan Amendment, Zone Change, and Development Agreement as amended.

31. By memorandum of understanding, the City as Lead Agency and the County as Responsible Agency jointly prepared an EIR, and the City of Los Angeles as Lead Agency certified the Final EIR SCH No. 2007071036 on November 14, 2012.

32. An Initial Study was prepared for this Project by the City of Los Angeles as Lead Agency in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the City's CEQA Guidelines. The Initial Study identified potentially significant effects on the environment. Based on the Initial Study, a Draft EIR was prepared for this Project. The public comment period for the Draft EIR began on November 4, 2010 and ended on February 04, 2011 (93 days). After the public comment period ended, a Final EIR was prepared with response to comments received during the public comment period. Mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment, and such measures have been included in the County's Mitigation Monitoring and Reporting Program ("MMRP").

33. A joint-jurisdiction public meeting with the City of Los Angeles Department of City Planning was held on December 13, 2010, by the County's Hearing Examiner and the City's Hearing Officer at the Universal City Hilton Hotel located on 555 Universal Hollywood Drive, Universal City. Public testimony was taken on the Draft EIR during public circulation of the Draft EIR. Representatives from the Departments of Regional Planning, the City of Los Angeles Department of City Planning, and the project applicant's team were present. A total of approximately 480 members of the public attended and approximately 80 people testified on the Draft EIR. Testimony on items of concern included potential Project impacts such as increased traffic, noise, night lighting and lit signage, bike-ability of the site and surrounding area, adequacy of mitigation measures and timing of them, community capacity for build-out of the Project, and scale and intensity of the original project (subsequently scaled down prior to certification of the EIR).

34. As identified in the Draft EIR, after implementation of the project design features and required mitigation measures, the Project would result in the following significant and unavoidable impacts to the environment:
    - Traffic/Access-Traffic/Circulation (Operational: Intersections, Freeway Segments, Neighborhood Intrusion, Site Access; Supplemental Caltrans Analysis: Weaving)
    - Noise (Construction and Demolition)
    - Air Quality (Construction: Regional Construction and Localized Construction; Operational: Regional Operations, Localized Operations, Concurrent Construction and Operations)
    - Solid Waste (Operational: Landfill Capacity)

35. The City as Lead Agency determined that Alternative 10 is the environmentally superior alternative and it is being adopted as the project. In accordance with the CEQA Guidelines requirement to identify an environmentally superior alternative other than the No Project Alternative, a comparative evaluation of the remaining alternatives in the Draft EIR and Final EIR indicates that Alternative 10 would be the environmentally superior alternative.

36. The Commission considered the environmental effects of the Project as shown in the EIR certified by the City on November 14, 2012. Based on its consideration of the attached EIR, and on the basis of the whole record before the Commission, the Commission finds that, except for impacts related to traffic (during operations and cumulative conditions), noise (during construction and cumulative conditions), air quality (during construction, operations, and cumulative conditions), and solid waste (during operations and cumulative conditions), changes or alterations have been required in, and incorporated into, the Project that would avoid or substantially lessen the significant environmental effects identified in the EIR. For those impacts that cannot be avoided or mitigated to a level of less than significant, the Commission finds that substantial benefits resulting from the implementation of the Project outweigh the Project's unavoidable adverse effects on traffic, notice, air quality, and solid waste.

37. The Commission finds that a MMRP consistent with the conclusions and recommendations of the EIR, was prepared and that its requirements are incorporated into the provisions of the Specific Plan and Development Agreement.

38. The MMRP, prepared in conjunction with the EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project with the exception of the significant and unavoidable impacts related to traffic, noise, air quality, and solid waste.

39. The Commission finds that pre-designating the portion of the Project Site currently located within the City and proposed to be detached therefrom as SP is necessary in order to maintain consistency with the general plan and to implement the Project, subject to the approval by the Local Agency Formation Commission of the detachment of such portion from the City to the unincorporated County area. In addition, the Commission finds that such action is required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as a condition precedent to filing any annexation and detachment requests to the Local Agency Formation Commission.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider General Plan Amendment No. 200700001, Zone Change No. 200700001, Specific Plan No. 200700001, and Development Agreement No. 200700001;

2. Consider the certified Final EIR (SCH No. 2007071036) completed in compliance with the California Environmental Quality Act and the State and Lead Agency

guidelines related thereto and reflects the independent judgment of the Board of Supervisors;

3. Find that the Board has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the proposed Specific Plan;

4. Determine that the significant adverse effects of the Project, as described in the Final EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of the project as stated in the attached CEQA Findings of Fact and Statement of Overriding Considerations for the project, which findings and statement are incorporated herein by reference;

5. Approve and adopt the Mitigation Monitoring and Reporting Program for the Project, included with the Final EIR and as modified to County format and implementation procedures, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program as modified by the County is adequately designed to ensure compliance with the mitigation measures during project implementation;

6. Find that the recommended Specific Plan is consistent with the goals, policies and programs of the Los Angeles Countywide General Plan; and therefore

7. Adopt by ordinance the recommended Specific Plan No. 200700001 as part of Title 22 of the Los Angeles County Zoning Ordinance as described herein above.

8. Approve by resolution the Universal Studios Specific Plan Guidelines as a guidance document for the implementation of the Specific Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 27, 2013.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 5-0

Concurring: Helsley, Valadez, Modugno, Louie, Pedersen

Dissenting: None

Abstaining: None

Absent: None

Action Date: February 27, 2013

SZD:KKS
2/28/13

ORDINANCE NO. _____

An ordinance approving Universal Studios Specific Plan ordinance pursuant to Section 65450 and Chapter 22.46 of Title 22 of the Los Angeles County Code and amending Section 22.46.040 of the Los Angeles County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. The Board of Supervisors hereby approves Specific Plan No. 20070001 a copy of which is attached hereto.

SECTION 3. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO THE ADOPTION OF GENERAL PLAN AMENDMENT NO. 200700001 PROJECT NO. TR068565-(3)

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for the adoption of an amendment to a jurisdiction's general plan; and

WHEREAS, the County of Los Angeles ("County") adopted a Countywide General Plan ("General Plan") in November 1980, which General Plan has been periodically updated and amended since that time; and

WHEREAS, the applicant Universal City Studios LLC ("Applicant"), proposes a multi-use development on an existing 296 acres less annexations (3 acres) from the County to the City of Los Angeles ("City") plus detachments (30 acres) from the City to the County, for a net 27 acres from the City to the County for a total of approximately 323 acres within County jurisdiction ("Project Site"). A total of 2,433,000 square feet of gross new development less 544,460 square feet of demolition for a total of 1,888,540 square feet of net new development for seven land uses including Studio (257,949 square feet), Studio Office (334,774 square feet), Office (495,406 square feet), Hotel (500 rooms / 450,000 square feet), Entertainment (337,895 square feet), Entertainment Retail (63,116 square feet), and removal of Amphitheater (-50,600 square feet), is collectively referred to as the "Project"; and

WHEREAS, the Applicant has requested approval of General Plan Amendment No. 200700001 to amend plan designations on the existing 296 acres in the unincorporated County from the Countywide General Plan ("General Plan") Category I (Major Industrial) approximately 232 acres in area, and Category C (Major Commercial) approximately 64 acres in area, to SP Category (Specific Plan); and to pre-designate approximately 30 acres located within the City, currently designated as Regional Center Commercial, Community Commercial, Minimum Residential, Medium Residential, and Open Space designations pursuant to the City's General Plan designations, to SP so that upon approval of the detachments (30 acres) of the incorporated portions of the Project Site from the City, and annexations (3 acres) from the unincorporated portions of the Project Site from the County, a plan designation consistent with the remainder of the Project Site will be in place for the Project (27 net additional acres to the County); and

WHEREAS, the Regional Planning Commission of the County has conducted a public hearing in the matter of General Plan Amendment No. 200700001 on February 27, 2013; and

WHEREAS, the Regional Planning Commission ("Commission") finds as follows:

1. The Project Site located within the unincorporated community of Universal City in the County and within the City, is bounded by Lankershim Boulevard to the west, Hollywood Freeway (U.S. 101) to the south, Barham Boulevard and the Hollywood Manor residences to the east, and the Los Angeles River Flood Control Channel to

the north. Approximately 296 acres are located within the County area and the remaining 95 acres are located within the City.

2. Regional access to the Project Site is provided by the U.S. 101 and State Route 134 freeways, which are located to the south and to the north respectively. Public access from the west to the Project Site is provided through Lankershim Boulevard at Universal Hollywood Drive and from the south through the Universal Studios Boulevard entrance at Buddy Holly Drive and the Hollywood Freeway. The primary pedestrian access is provided from Lankershim Boulevard at Universal Hollywood Drive across from the Universal City Metro Redline station.

3. General Plan Amendment No. 200700001 is a request to change 296 acres from I (Major Industrial) and C (Major Commercial) Categories to SP Category (Specific Plan); and to pre-designate the approximately 30-acre portion of the Project Site that is located within the City as Regional Center Commercial, Community Commercial, Minimum Residential, Medium Residential, and Open Space designations pursuant to the City's General Plan, to SP Category (Specific Plan), so that upon approval of the detachment of the incorporated portions of the Project Site from the City (30 acres) to the County, and annexation of the unincorporated portions of the Project Site from the County (3 acres) to the City, a community plan designation consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

4. Specific Plan No. 200700001 is a related request to guide the continued development of a mulit-use project in the proposed SP (Specific Plan) zone.

5. Zone Change No. 200700001 is a related request to amend the 296-acre portion of the Project Site that is located within the County from M-1.5 (Restricted Heavy Manufacturing), to SP (Specific Plan); and to pre-zone as SP (Specific Plan) the approximately 30-acre portion of the Project Site that is located within the City currently zoned [Q]C2-1-SN under the City of Los Angeles Zoning Ordinance, so that upon approval of the detachment of the incorporated portions of the Project Site from the City (30 acres) to the County, and annexation of unincorporated portions of the Project Site from the County (3 acres) to the City, a zoning classification consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

6. Development Agreement No. 200700001 is a related request to authorize a development agreement between the County and Property Owner for 25 years.

7. Approval of the Specific Plan and Development Agreement and consideration of the EIR will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.

8. The Project Site is approximately 323 gross acres in size, irregular in shape and characterized with variable topography consisting of generally level terrain to the north and west, increasing slope to the east, and a hilltop mesa to the center and southerly portions. The subject property is currently developed with studio and

office uses on the flatter portions of the site with retail and theme park uses generally on the higher hill top area of the site.

9. Surrounding land uses within a 500-foot radius of the Project Site to the north are the Los Angeles River Flood Control Channel, Lakeside Country Club and golf course and Toluca Estates residential area. Barham Boulevard, single-family residences and commercial uses are located to the east and Hollywood (U.S. 101) freeway and commercial and multifamily uses are located to the south. Land uses to the west include Lankershim Boulevard, the Universal City Metro Redline station, Park-and-Ride facilities, Campo Cahuenga historic site, and multi-family residential.

10. Approximately 296 acres of the subject property are zoned M-1.5 (Restricted Heavy Manufacturing), and approximately 30 acres, which are located within the City of Los Angeles, are zoned [Q]C2-1-SN pursuant to the City of Los Angeles Planning and Zoning Code. The Commission has recommended that the Board approve Zone Change Case No. 200700001 to change the zoning of the subject property to SP (Specific Plan). Upon approval of the detachment of the incorporated portion of the Project Site from the City to the County (30 acres), and annexation of the unincorporated portion of the Project Site from the County to the City (3 acres), a zoning designation consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

11. Properties adjacent to the Universal City property are located within the City and subject to the city's applicable zoning as follows: properties to the north of the Project Site are zoned A1-1XL (Agriculture), R1-1 (One-Family), C2-1VL (Commercial), OS-1XL (Open Space), [Q]C2-1-SN (Commercial); properties to the east are zoned R-1-1 (One-Family) and [Q]C2-1-SN (Commercial); properties to the south are zoned C2-1VL (Commercial) and [Q]C2-1-SN; and properties to the west are zoned R1-1 (One-Family), R4-IL (Multiple Dwelling), C2-IVL (Commercial) and [Q]C2-1-CDO (Commercial).

12. The conceptual site plan included in the Specific Plan generally depicts existing and proposed office, studio, and studio office uses on the lower, flat portions of the Project Site located to the north and west. Existing and proposed uses such as Entertainment including Theme Park, Entertainment Retail including CityWalk, and Hotel are located in the elevated center and south portions of the Project Site. The Backlot area including Outdoor Sets and warehouse is located on the easterly portion of the Project Site. The Universal Studios Tram Tour traverses locations throughout the property. Primary vehicular access to the Project Site will be provided by Lankershim Boulevard at Universal Hollywood Drive and Universal Studios Boulevard at the Hollywood Freeway and Buddy Holly Drive. Additional limited employee and service access is provided through five additional controlled access gates, four located off of Lankershim Boulevard from the west and one off of Barham Bolulevard through Lakeside Plaza Drive from the northeast. Pedestrian access is depicted in the Specific Plan Circulation Plan along Universal Hollywood Drive from Lankershim Boulevard from the west side of the subject property and along Universal Studios Boulevard from Cahuenga Boulevard West from the south of the Project Site.

13. The Project is consistent with the proposed SP requirements of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 and Los Angeles County Code Section 22.46 which establish the authority and guidelines for preparation, adoption and implementation of specific plans. Government Code states the Specific Plans may be adopted by resolution or by ordinance. County Code specifies that Specific Plans be adopted by ordinance. The Universal Studios Specific Plan is proposed to be adopted by ordinance in compliance with County Code. The Universal Studios Specific Plan Guidelines are proposed to be adopted by resolution as an informational and explanatory guidance document associated with the Specific Plan.

14. The general plan amendment to SP Category (Specific Plan) is consistent with the goals and policies of the General Plan. The general plan amendment will allow compatible uses unique to the media and entertainment operations of Universal City and its proximity to other media and entertainment enterprises, and it will prohibit or restrict incompatible uses on the Project Site with its proximity to surrounding residential properties.

15. The requested plan amendment to SP is necessary to authorize the proposed uses on the subject property and to ensure consistency with the applicable goals and policies of the Countywide General Plan.

16. The technical and engineering aspects of the Project have been resolved to the satisfaction of the Los Angeles County Department of Public Works, Fire, Parks and Recreation, Public Health, Sheriff, and Regional Planning.

17. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified, as shown on the Specific Plan conceptual plan and other Specific Plan exhibits.

18. Compatibility with surrounding land uses will be ensured through the related Zone Change to Specific Plan, associated Mitigation Monitoring and Reporting Program, and Development Agreement.

19. There is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site.

20. The recommended general plan amendment is needed in order to fulfill and implement general plan policies to provide intensified commercial uses in areas close to transit stations and employment centers.

21. The subject property is currently depicted within the Major Industrial and Major Commercial land use category of the Los Angeles Countywide General Plan Land Use Policy Map, and the County's Urban Form Policy Map depicts a Multipurpose Center Level 3 designation. The land use and urban form categories together are intended to encourage regional-scale industrial and moderate major commercial development. The Project Site currently has an existing baseline of 3,824,330 square feet of existing commercial and restricted industrial development.

22. The proposed general plan amendment would change the Major Industrial and Major Commercial land use of the site to Specific Plan which would encourage redevelopment and expansion of areas suitable for media and entertainment uses unique to the Project Site, and change the urban form policy from Multipurpose Center 3 (lesser scale) to Multipurpose Center 2 (greater scale), a designation for intensification of major commercial development. The intent of these classifications are to provide for focused site-specific development in appropriate locations, conveniently accessible to and within multipurpose employment centers. The requested plan amendment would accommodate the proposed uses of the property within the existing Universal City property.

23. The general plan amendment request also includes deletion from the County Highway Plan a proposed east/west Major Highway extension of Forest Lawn Drive and an extension of a Secondary Highway Forman Avenue to the north of the Project Site. These deletions are appropriate since construction of the east/west highway would physically eliminate significant existing development on the Project Site including studio and business uses, and has been analyzed and was determined by the Project's EIR to create worse traffic impacts than the proposed Project circulation plans. The northern extension of Forman Avenue would not be feasible as the City of Los Angeles City Council ordered vacation of Forman Avenue between Valley Spring Lane and its southerly terminus at the Los Angeles River Flood Control Channel pursuant to Order to Vacate No. 79-01619. Additionally, the extension of Forman Avenue would run directly through the approximate middle of the existing Lakeside Country Club golf course.

24. The recommended general plan amendment is appropriate and proper because the location of the development efficiently utilizes existing infrastructure and services, as the site is compatible with surrounding uses, is close to a transit station and will support State and County efforts to provide increased employment opportunities near major employment centers and transit stations, increase use of public transportation, decrease air pollution and contribute to the conservation of energy. Design features such as green building provisions, site-specific regulations, and inclusion of a mix of media, office and entertainment uses compliment existing uses on the site and continue to protect surrounding uses.

25. Modified conditions of the Project Site and surrounding community warrant a revision to the General Plan. The Project's location within an urbanized area, surrounded by residential and supporting commercial uses and proximity to well developed transit corridors, makes the Project Site ideal for redevelopment, intensifying its designation as a regional employment center for the media and entertainment industry while remaining sensitive to surrounding uses. The proposed Specific Plan designation is in contrast to the majority of the site designated Major Industrial (232 out of 296 acres) contemplated by the current General Plan to encourage primarily industrial development. The remaining 64 acres are designated Major Commercial. The existing Industrial designation of the Project Site is primarily reflective of the earlier planned use of the site as largely limited to only film production with related support facilities and other industrial uses. Additional public uses such as CityWalk retail center, Universal Studios Theme Park, expanded Universal Studios Tram Tour, Gibson Amphitheater, and the growth of various office uses have been established as permitted uses

subsequent to the original establishment of current plan designations for the Project site. Though generally located within the Major Commercial designation of the Project Site, these more recently established uses are generally not compatible with a vast number of heavy manufacturing uses which could be permitted by the existing Major Industrial designation and could surround these uses, and impose on the surrounding residential community, therefore, many of the Major Industrial uses are not suitable for development on the Project Site. The Specific Plan designation would establish additional land use controls for continuing a unique mix of compatible uses on the Universal City Project Site.

26. A need for the proposed Specific Plan designation exists within the area because the Countywide General Plan recognizes the importance of developing a range of compatible land use types near public transportation system and encourages urban growth into areas with existing infrastructure system. A multi-use development near the Universal City Metro Red Line Station would facilitate ridership on the public transit system, thereby promoting the use of public transit. The property is located adjacent to established communities and also near other major media and entertainment uses and other regional employment centers accessible by developed transit corridors. Surrounding land uses and existing infrastructure make this aging property ideal for redevelopment and suitable expansion with an increased mix of media and entertainment uses which were not originally contemplated by the current general plan designation. In addition, the proposed land use designation will allow for further development of a major employment center in proximity to other similar major employment centers such as the Burbank Media District and City of Glendale together which include major media and entertainment corporations such as Disney, Warner Brothers, and Dreamworks. Paramount and other studios are located nearby in Hollywood. Furthermore, the proposed zone can take full advantage of the existing vehicular and rail transportation network of the area.

27. Approval of the proposed plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the Project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connections, fire flow and fire access, and protection from potential crime hazards. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals, policies and programs in that the development of employment opportunities near major employment centers and transit stations, increase use of public transportation, decrease air pollution and contribute to the conservation of energy. The subject property fronts on a designated County Highway and U.S. Highway 101, is adjacent to the Red Line, is in close proximity to State Route 134, and certain adjacent right-of-ways are included in long term City and County bicycle plans. The design and scale of the Project is limited to the existing Universal City property which will prevent the surrounding residential areas from new intrusions.

28. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.

29. During the February 27, 2013 public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant and members of the public. Commissioners Helsley, Valadez, Modugno, Louie, and Pedersen were present. The applicant's representatives, Corinne Verdery and George Mihlsten testified in favor of the Project.

30. Two (2) of the applicant's representatives and thirty-two (32) other persons testified in favor of the Project and five (5) persons testified with concerns regarding the project.

31. Twenty (20) phone calls were received from members of the public. Phone calls were primarily inquiries regarding posting of notices on the site and questions about the scope of the Project.

32. Staff has received 115 written comments during the noticing period. All but three written comments indicated support for the Project due to job creation and economic impact, media and entertainment industry synergy, growth, and investment, elimination of residential component, perceived consensus among stakeholders, promoting the region, expansion of amusement park, tourism and tax revenues, and provision of bicycle amenities. Of the three comments in opposition to the Project, one indicated concerns regarding remaining significant and unavoidable impacts and the request to downsize the Project so no significant and unavoidable impacts remain, the second requested additional light, sound, and visual mitigations for the neighborhood located across Lankershim Boulevard to the west, and a third had concerns about increased truck traffic and EIR adequacy.

33. A duly noticed public hearing was held on February 27, 2013 before the Regional Planning Commission. Commissioners Helsley, Valadez, Modugno, Louie, and Pedersen were present. The Commission adopted 10 proposed changes to the Specific Plan including two items in Section 6 Design Standards for Buildings and Other Structures, two items in Section 14.H Design Standards for Permanent Parking Facilities, one item in Section 15 Lighting Regulations, four items in Section 16 Sound Attenuation Regulations, and one item in Section 19 Administration; and one proposed change to the Development Agreement as itemized in the letter to the Commission dated February 21, 2013. The Commission expressed appreciation to staff and the applicant's team for addressing community concerns prior to the hearing and working out mitigation measures, Specific Plan provisions, and Development Agreement terms favorable to protecting neighborhoods surrounding the Project Site. The Commission unanimously voted to recommend consideration of the Final EIR to the Board of Supervisors, adopt the Mitigation Monitoring and Reporting Program, California Environmental Quality Act Findings of Fact, and Statement of Overriding Considerations, and adopt resolutions recommending approval of the subject Specific Plan as amended, Plan Amendment, Zone Change, and Development Agreement as amended.

34. By memorandum of understanding, the City as Lead Agency and the County as Responsible Agency jointly prepared an EIR, and the City of Los Angeles as Lead Agency certified the Final EIR SCH No. 2007071036 on November 14, 2012.

35. An Initial Study was prepared for this Project by the City of Los Angeles as Lead Agency in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the City's CEQA Guidelines. The Initial Study identified potentially significant effects on the environment. Based on the Initial Study, a Draft EIR was prepared for this Project. The public comment period for the Draft EIR began on November 4, 2010 and ended on February 04, 2011 (93 days). After the public comment period ended, a Final EIR was prepared with response to comments received during the public comment period. Mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment, and such measures have been included in the County's Mitigation Monitoring and Reporting Program ("MMRP").

36. A joint-jurisdiction public meeting with the City of Los Angeles Department of City Planning was held on December 13, 2010 by the County's Hearing Examiner and the City's Hearing Officer at the Universal City Hilton Hotel located on 555 Universal Hollywood Drive, Universal City. Public testimony was taken on the Draft EIR during public circulation of the Draft EIR. Representatives from the Departments of Regional Planning, the City of Los Angeles Department of City Planning, and the project applicant's team were present. A total of approximately 480 members of the public attended and approximately 80 people testified on the Draft EIR. Testimony on items of concern included potential Project impacts such as increased traffic, noise, night lighting and lit signage, bike-ability of the site and surrounding area, adequacy of mitigation measures and timing of them, community capacity for build-out of the Project, and scale and intensity of the original project (subsequently scaled down prior to certification of the EIR).

37. As identified in the Draft EIR, after implementation of the project design features and required mitigation measures, the Project would result in the following significant and unavoidable impacts to the environment:
    - Traffic/Access-Traffic/Circulation (Operational: Intersections, Freeway Segments, Neighborhood Intrusion, Site Access; Supplemental Caltrans Analysis: Weaving)
    - Noise (Construction and Demolition)
    - Air Quality (Construction: Regional Construction and Localized Construction; Operational: Regional Operations, Localized Operations, Concurrent Construction and Operations)
    - Solid Waste (Operational: Landfill Capacity)

38. The City as Lead Agency determined that Alternative 10 is the environmentally superior alternative and it is being adopted as the project. In accordance with the CEQA Guidelines requirement to identify an environmentally superior alternative other than the No Project Alternative, a comparative evaluation of the remaining alternatives in the Draft EIR and Final EIR indicates that Alternative 10 would be the environmentally superior alternative.

39. The Commission considered the environmental effects of the Project as shown in the EIR certified by the City on November 14, 2012. Based on its consideration of the attached EIR, and on the basis of the whole record before the Commission, the Commission finds that, except for impacts related to traffic (during operations and cumulative conditions), noise (during construction and cumulative conditions), air

quality (during construction, operations, and cumulative conditions), and solid waste (during operations and cumulative conditions), changes or alterations have been required in, and incorporated into, the Project that would avoid or substantially lessen the significant environmental effects identified in the EIR. For those impacts that cannot be avoided or mitigated to a level of less than significant, the Commission finds that substantial benefits resulting from the implementation of the Project outweigh the Project's unavoidable adverse effects on traffic, notice, air quality, and solid waste.

40. The Commission finds that a Mitigation Monitoring and Reporting Program ("MMRP"), consistent with the conclusions and recommendations of the EIR, was prepared and that its requirements are incorporated into the provisions of the Specific Plan and Development Agreement.

41. The MMRP, prepared in conjunction with the EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project with the exception of the significant and unavoidable impacts related to traffic, noise, air quality, and solid waste.

42. The Commission finds that designating the portion of the Project Site located within the City as SP is necessary in order to maintain consistency with the general plan and to implement the Project, subject to the approval by the Local Agency Formation Commission of the detachment of such portion from the City to the unincorporated County area. In addition, the Commission finds that such action is required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as a condition precedent to filing any annexation and detachment requests to the Local Agency Formation Commission.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider General Plan Amendment No. 200700001, Zone Change No. 200700001, Specific Plan No. 200700001, Development Agreement No. 200700001, and Final EIR SCH No. 2007071036;

2. Consider the certified Final EIR completed in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgment of the Board of Supervisors;

3. Find that the Board has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the proposed plan amendment;

4. Determine that the significant adverse effects of the Project, as described in the Final EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of the project as stated in the attached CEQA Findings of Fact and Statement of Overriding Considerations for the project, which findings and statement are incorporated herein by reference;

5. Approve and adopt the Mitigation Monitoring and Reporting Program for the Project, included with the Final EIR and as modified to County format and implementation procedures, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program as modified by the County is adequately designed to ensure compliance with the mitigation measures during project implementation;

6. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the Los Angeles County General Plan; and therefore

7. Adopt the recommended General Plan Amendment No. 200700001 amending the Land Use Policy Map, Urban Form Policy Map, and Highway Plan Map of the Los Angeles Countywide General Plan as depicted on Exhibits attached hereto and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 27, 2013.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 5-0

Concurring: Helsley, Valadez, Modugno, Louie, Pedersen

Dissenting: None

Abstaining: None

Absent: None

Action Date: February 27, 2013

SZD:KKS
2/28/13

AMENDMENT TO COUNTYWIDE GENERAL PLAN

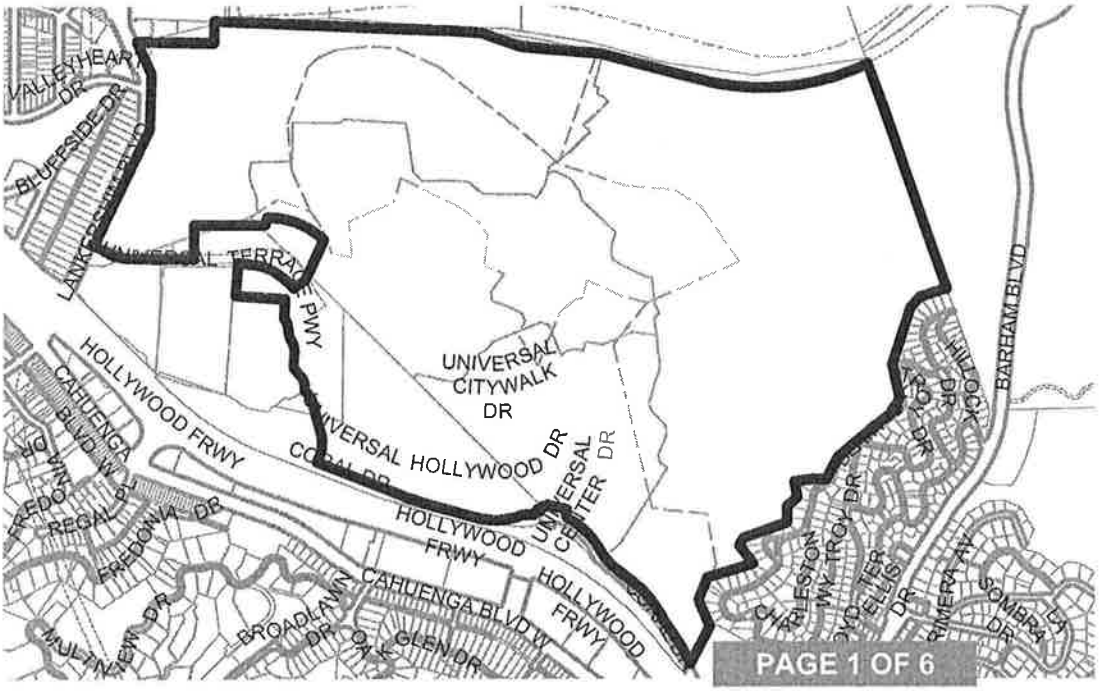
UNIVERSAL CITY COMMUNITY

PLAN AMENDMENT: PA 20070001

ON: _____

CATEGORIES I AND C TO CATEGORY SP

(PROPOSED: SPECIAL PLAN)



LEGAL DESCRIPTION:

BEING LOTS "C" AND "E" TOGETHER WITH PORTIONS OF LOTS "B" AND "D" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND A PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 44 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITIONS BEING FILED IN CASE 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341, PAGES 75 THROUGH 89 OF DEEDS, RECORDS OF SAID COUNTY AND THAT PORTION OF THE PARCEL OF LAND SHOWN AS "LOS ANGELES RIVER" ON SAID MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 44 OF MISCELLANEOUS RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT LAND BOUND TO THE NE., E., AND SE. BY THE W'LY BOUNDARY OF LOT "F" TOGETHER WITH THE W'LY BOUNDARY OF RANCHO PROVIDENCIA AS SHOWN ON SAID MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION;

SAID LAND BOUND TO THE W., SW., S., AND SE. BY THE N. AND NE. BOUNDARY OF THAT CERTAIN EASEMENT DEED RECORDED AS INSTRUMENT NUMBER 87-1240174 ON AUGUST 4, 1987 IN SAID COUNTY RECORDER'S OFFICE, TOGETHER WITH THE N'LY LINE OF THAT LAND DESCRIBED IN INSTRUMENT 87-381928 AS RECORDED IN SAID COUNTY RECORDER'S OFFICE; SAID LAND ALSO BOUND TO THE S. AND SE. BY THE FOLLOWING DESCRIBED LINES: COMMENCING AT A POINT ON THE S'LY BOUNDARY OF THAT LAND SHOWN ON THAT CERTAIN RECORD OF SURVEY CONTINUE TO PAGE 2.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- PLAN AMENDMENT AREA
- NAP NOT A PART

N

0 600 1,200

FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

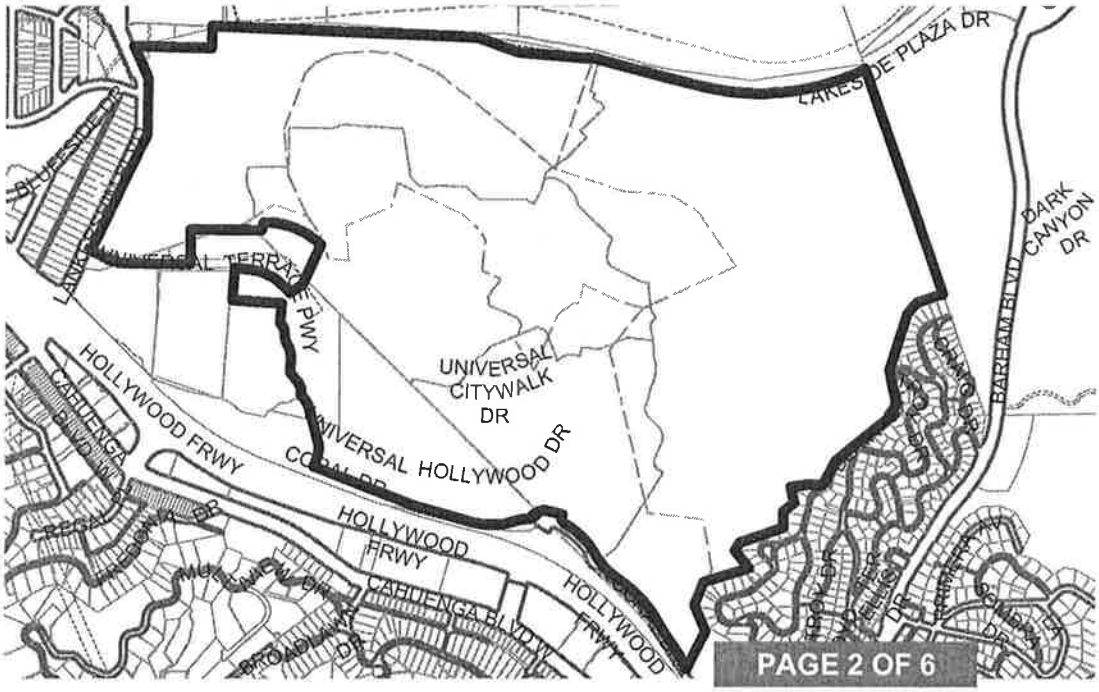
AMENDMENT TO COUNTYWIDE GENERAL PLAN

UNIVERSAL CITY COMMUNITY

PLAN AMENDMENT: PA 20070001

ON: _____

CATEGORIES I AND C TO CATEGORY SP



LEGAL DESCRIPTION: **CONTINUED FROM PAGE 1**

RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY, SAID POINT 0.82' NE'LY OF THE SW. TERMINUS OF THAT CERTAIN LINE SHOWN ON SAID RECORD OF SURVEY AS BEARING N.21-52-56E. 7.00', SAID POINT ALSO SHOWN AS THE N'LY TERMINUS OF THAT CERTAIN LINE SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS AS BEARING 21-52-26 6.18'
ALONG SAID S'LY BOUNDARY AS SHOWN IN SAID RECORD OF SURVEY S.32-47-36W. 29.75'
DEPARTING SAID S'LY BOUNDARY IN SAID RECORD OF SURVEY N.57-12-24W. 20.00'
S.32-47-36W. 36.62'
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 415.57', CONCAVE TO THE SE., A RADIAL TO SAID POINT BEARS N.00-24-52W.CONTINUING SW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°43'01" AN ARC LENGTH OF 121.25'
TO THE BEGINNING OF A TANGENT CURVE, SAID BEGINNING BEING A POINT OF REVERSE CURVATURE, SAID TANGENT CURVE HAVING A RADIUS OF 499.00', CONCAVE TO THE N., A RADIAL TO SAID POINT OF REVERSE CURVATURE BEARS S.17-07-53E.
CONTINUING SW'LY, W'LY, AND NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'57" AN ARC LENGTH OF 283.62'
N.74-33-55W. 350.90'
TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1004.00', CONCAVE TO THE NE., THENCE NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'42" AN ARC LENGTH OF 104.76'
N.68-35-13W. 662.20'
N.21-24-47E. 47.58'
TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 225.00',

CONTINUE TO PAGE 3.

PARCELS
STREET / RIGHT OF WAY
LOT LINE
CUT/DEED LINE
EASEMENT LINE
PLAN AMENDMENT AREA
NAP NOT A PART

N

0 600 1,200
FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

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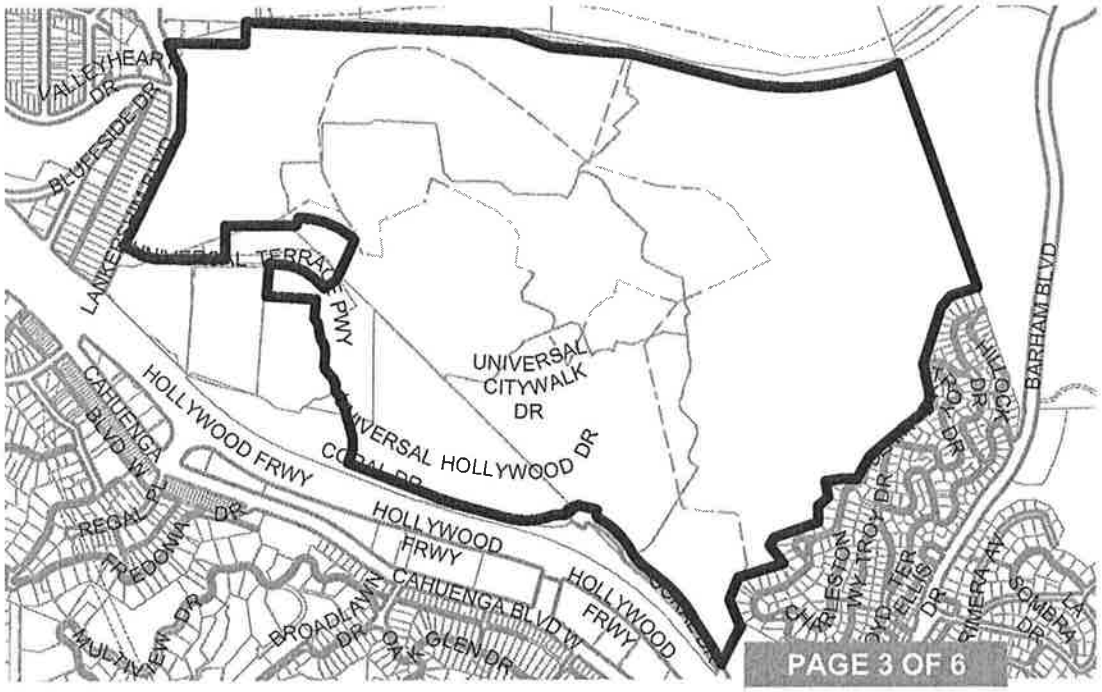
ON:

CATEGORIES I AND C TO CATEGORY SP



LEGAL DESCRIPTION: CONTINUED FROM PAGE 2

CONCAVE TO THE W., THENCE NE'LY, N'LY, AND NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°39'50" AN ARC LENGTH OF 143.98' N.15-15-03W. 211.26'
TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 175.00', CONCAVE TO THE SW., THENCE NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°24'19" AN ARC LENGTH OF 102.03' MORE OR LESS, TO A POINT ON THE W'LY BOUNDARY OF "LOT 4 AFTER ADJUSTMENT" PER THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED AND RECORDED BY THE COUNTY RECORDER IN SAID COUNTY JULY 30, 2002, SAID POINT SHOWN AS THE S'LY TERMINUS OF THE LINE BEARING S.00-21-20W. 47.10' ON SAID CERTIFICATE OF COMPLIANCE, SAID POINT ALSO BEING THE NE'LY TERMINUS OF THE LINE BEARING S.63-45-05W. 111.14' ON SAID CERTIFICATE OF COMPLIANCE
ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.00-21-20E. 47.10'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.23-45-03W. 42.94'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.44-48-23W. 26.58'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.38-35-31W. 59.09'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.10-01-42W. 16.49'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.04-00-28E. 91.00'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.06-59-45W. 36.67'

CONTINUE TO PAGE 4.

PARCELS
STREET / RIGHT OF WAY
LOT LINE
CUT/DEED LINE
EASEMENT LINE
PLAN AMENDMENT AREA
NAP NOT A PART

N

0 600 1,200
FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

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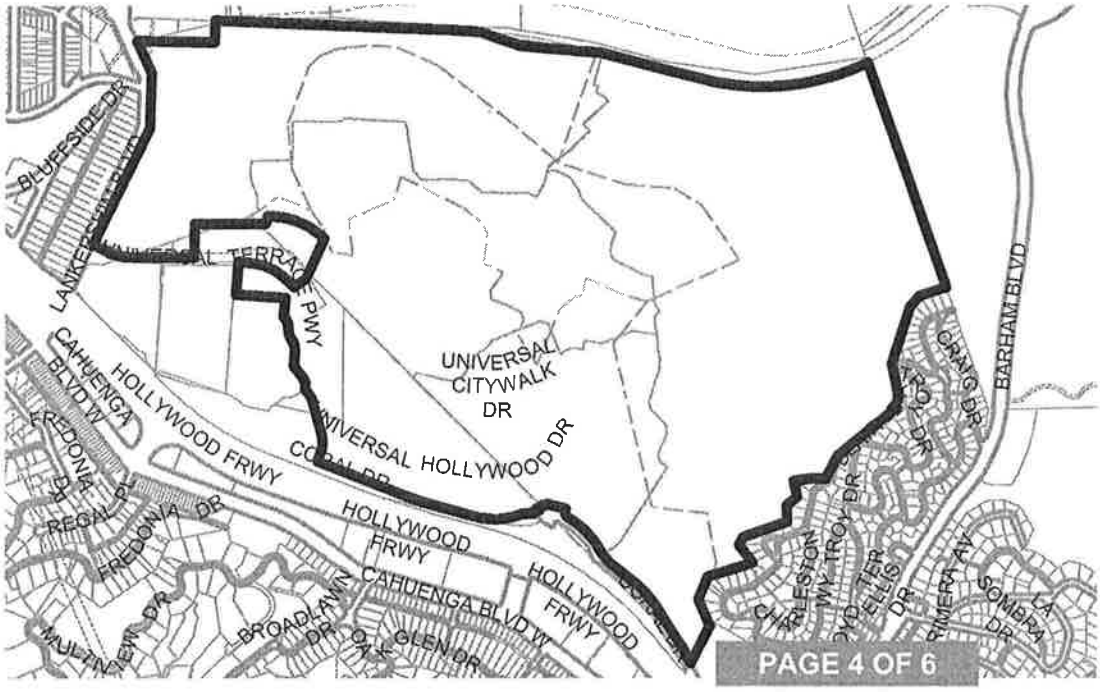


LEGAL DESCRIPTION: CONTINUED FROM PAGE 3

CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.18-09-31W. 29.16'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.31-07-35W. 33.01'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.18-36-44W. 26.00'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.07-08-06W. 67.27'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.17-47-37W. 21.54'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.37-24-57W. 31.74'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.04-00-28E. 129.43' TO THE NE. CORNER OF SAID "LOT 3 AFTER ADJUSTMENT"
CONTINUING ALONG THE SW'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.85-59-32W. 326.70'
CONTINUING ALONG THE SW'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.04-00-28E. 218.76'
DEPARTING SAID W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" S.83-17-35E. 112.11'
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 354.95 CONCAVE TO THE SW., A RADIAL TO SAID POINT BEARS N.08-38-27E.
SE'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37-14-02 AN ARC LENGTH OF 230.67, MORE OR LESS,
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 506.50', CONCAVE TO THE SW., A RADIAL TO SAID POINT BEARS N.40-57-11E.
SE'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08-12-43 AN ARC LENGTH OF 72.60' MORE OR LESS,

CONTINUE TO PAGE 5.

PARCELS
STREET / RIGHT OF WAY
LOT LINE
CUT/DEED LINE
EASEMENT LINE
PLAN AMENDMENT AREA
NAP NOT A PART

N

0 600 1,200
FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

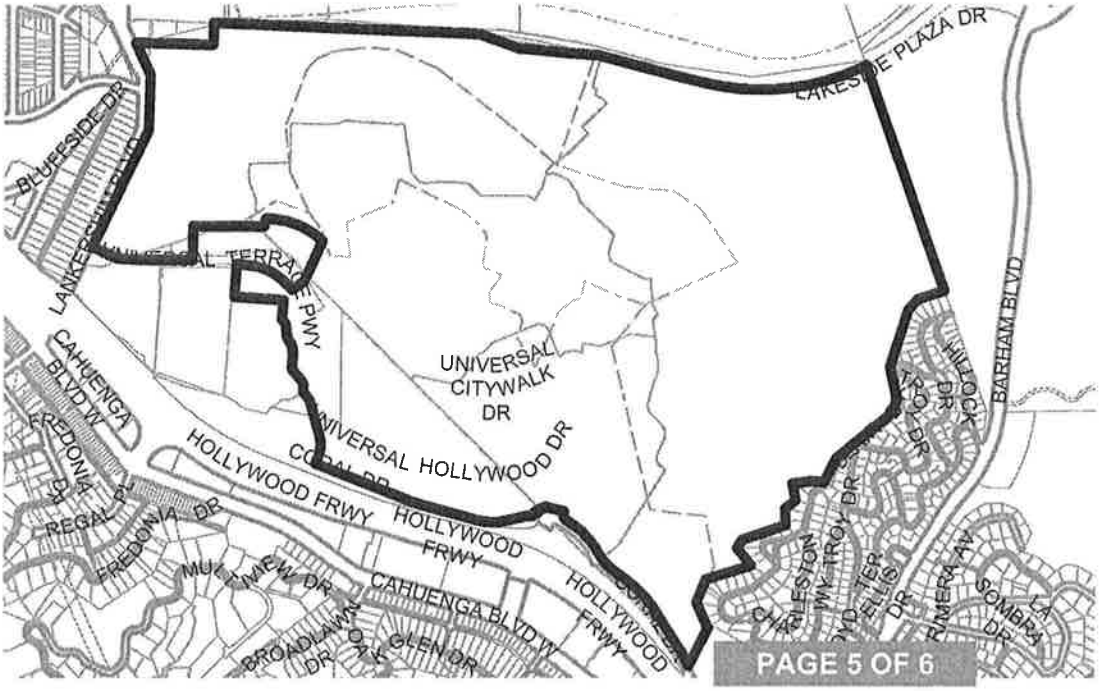
AMENDMENT TO COUNTYWIDE GENERAL PLAN

UNIVERSAL CITY COMMUNITY

PLAN AMENDMENT: PA 20070001

ON: _____

CATEGORIES I AND C TO CATEGORY SP



LEGAL DESCRIPTION: **CONTINUED FROM PAGE 4**

TO THE BEGINNING OF A NON-TANGENT LINE ALONG SAID NON-TANGENT LINE N.54-08-42E. 99.58
N.24-01-22E. 291.20'
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 533.57', CONCAVE TO THE SW., A RADIAL TO SAID POINT BEARS N.43-50-08E. NW'LY AND W'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44-15-41 AN ARC LENGTH OF 412.19' MORE OR LESS,
TO THE BEGINNING OF A NON-TANGENT LINE ALONG SAID NON-TANGENT LINE S.14-08-53W. 53.17'
N.89-59-50W. 470.09'
S.00-00-10W. A DISTANCE 225.37'
S.89-57-59W. 269.47'
N.89-01-24W. 180.89'
N.86-50-55W. 5.27'
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 254.63', CONCAVE TO THE NE., A RADIAL TO SAID POINT BEARS S.03-33-44W. W'LY AND NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24-28-32 AN ARC LENGTH OF 108.77', MORE OR LESS
TO THE BEGINNING OF A NON TANGENT LINE
ALONG SAID NON-TANGENT LINE N.64-22-28W. 122.99', MORE OR LESS
TO A POINT LYING ON THE E'LY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD, SAID RIGHT OF WAY BEING 80' WIDE, HAVING A HALF WIDTH OF 40.00' AS SHOWN IN TRACT 27621 RECORDED IN MAP BOOK 769, PAGES 14 THROUGH 15, SAID POINT LYING N.25-35-56E. 132.09' FROM A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES SHOWN AS THE NW'LY TERMINUS OF THAT LINE SHOWN AS BEARING N.82-41-39W. 116.52' ON SAID TRACT 27621.

SAID LAND ALSO BOUND TO THE W. BY THE E'LY RIGHT OF WAY LINE OF

CONTINUE TO PAGE 6.

PARCELS
STREET / RIGHT OF WAY
LOT LINE
CUT/DEED LINE
EASEMENT LINE
PLAN AMENDMENT AREA
NAP NOT A PART

N

0 600 1,200
FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

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AMENDMENT TO COUNTYWIDE GENERAL PLAN

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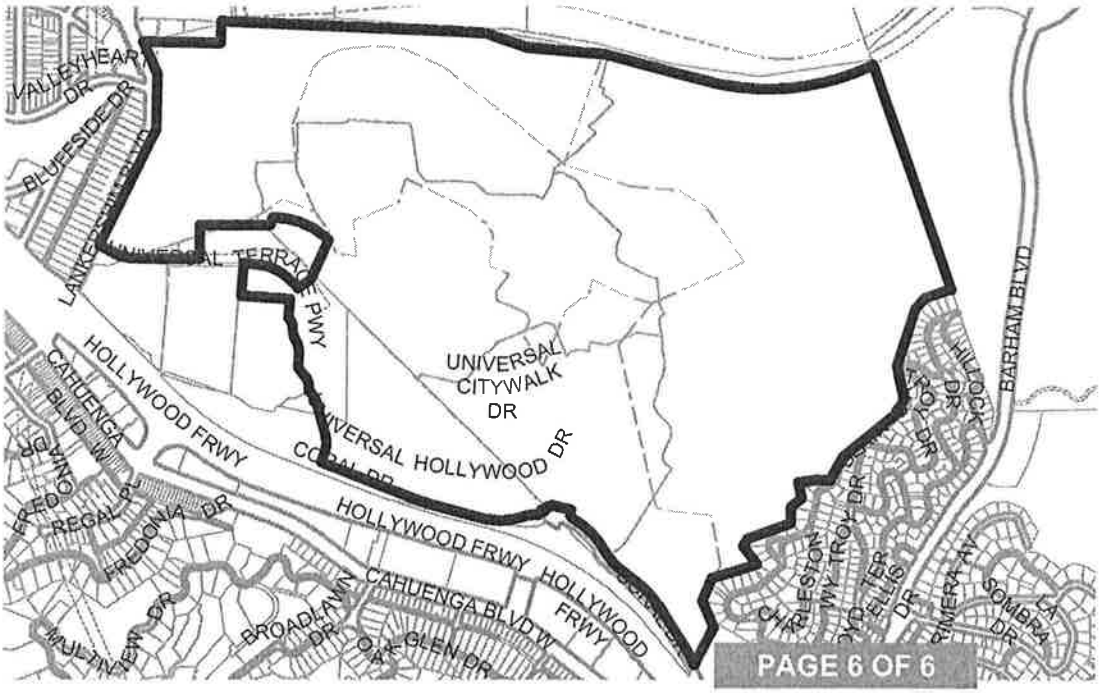
PLAN AMENDMENT: PA 20070001

ON: _____

CATEGORIES I AND C TO CATEGORY SP



LEGAL DESCRIPTION: **CONTINUED FROM PAGE 5**

LANKERSHIM BOULEVARD, SAID RIGHT OF WAY LINE HAVING A HALF WIDTH OF 50.00', SAID RIGHT OF WAY HALF WIDTH PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY;

SAID LAND BOUND TO THE N. IN PART BY THE S'LY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS PER THAT CERTAIN GRANT DEED RECORDED AS INSTRUMENT NUMBER 2787 IN BOOK 36979 PAGES 328 THROUGH 331, INCLUSIVE, RECORDED AUGUST 13, 1951 IN SAID COUNTY RECORDERS OFFICE, SAID LAND ALSO BOUND IN PART TO THE N. AND W. BY THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE NW. CORNER OF LOT 1 AS PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED AND RECORDED BY THE COUNTY RECORDER IN SAID COUNTY DECEMBER 30, 2004, SAID CORNER LYING IN THE NE'LY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD, SAID RIGHT OF WAY HAVING A HALF WIDTH OF 50.00' AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY, SAID CORNER ALSO BEING THE NW'LY TERMINUS OF THE LINE SHOWN AS BEARING N.24-17-17W. 228.33' ON SAID CERTIFICATE OF COMPLIANCE

N.24-17-17W. 9.69' ALONG SAID NE'LY RIGHT OF WAY LINE TO THE POINT OF BEGINNING
DEPARTING SAID NE'LY RIGHT OF WAY LINE S.88-53-29E. 515.72'
N.00-43-31E. 126.94', MORE OR LESS,
TO A POINT ON THE N'LY LINE OF SAID LOT 1
DEPARTING SAID N'LY LINE OF SAID LOT 1 N.00-43-31E. 19.23' MORE OR LESS TO SAID S'LY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS PER SAID GRANT DEED.

PARCELS
STREET / RIGHT OF WAY
LOT LINE
CUT/DEED LINE
EASEMENT LINE
PLAN AMENDMENT AREA
NAP NOT A PART

N

0 600 1,200
FEET

COUNTY ZONING MAP
OM: 4310

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THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
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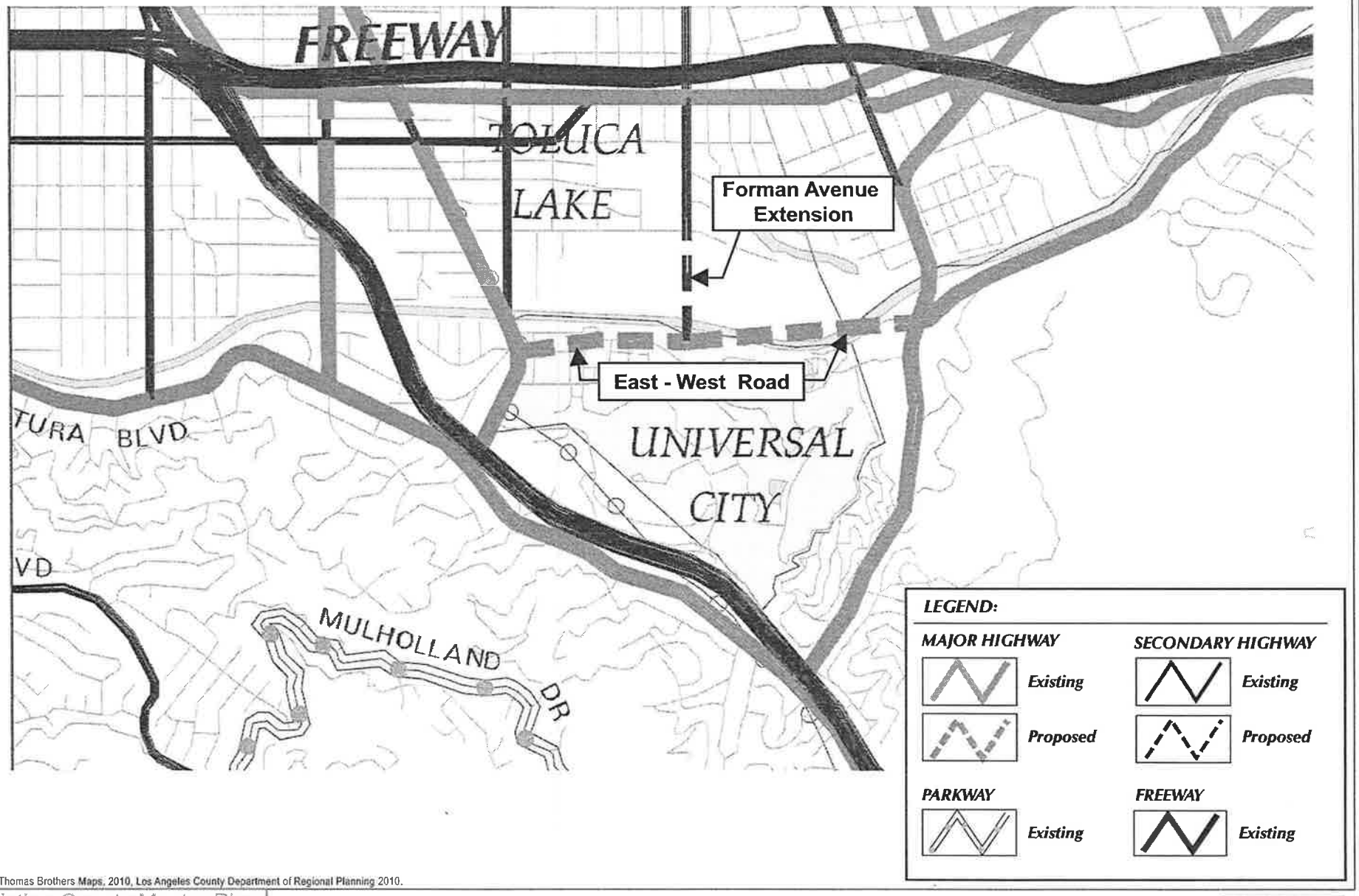
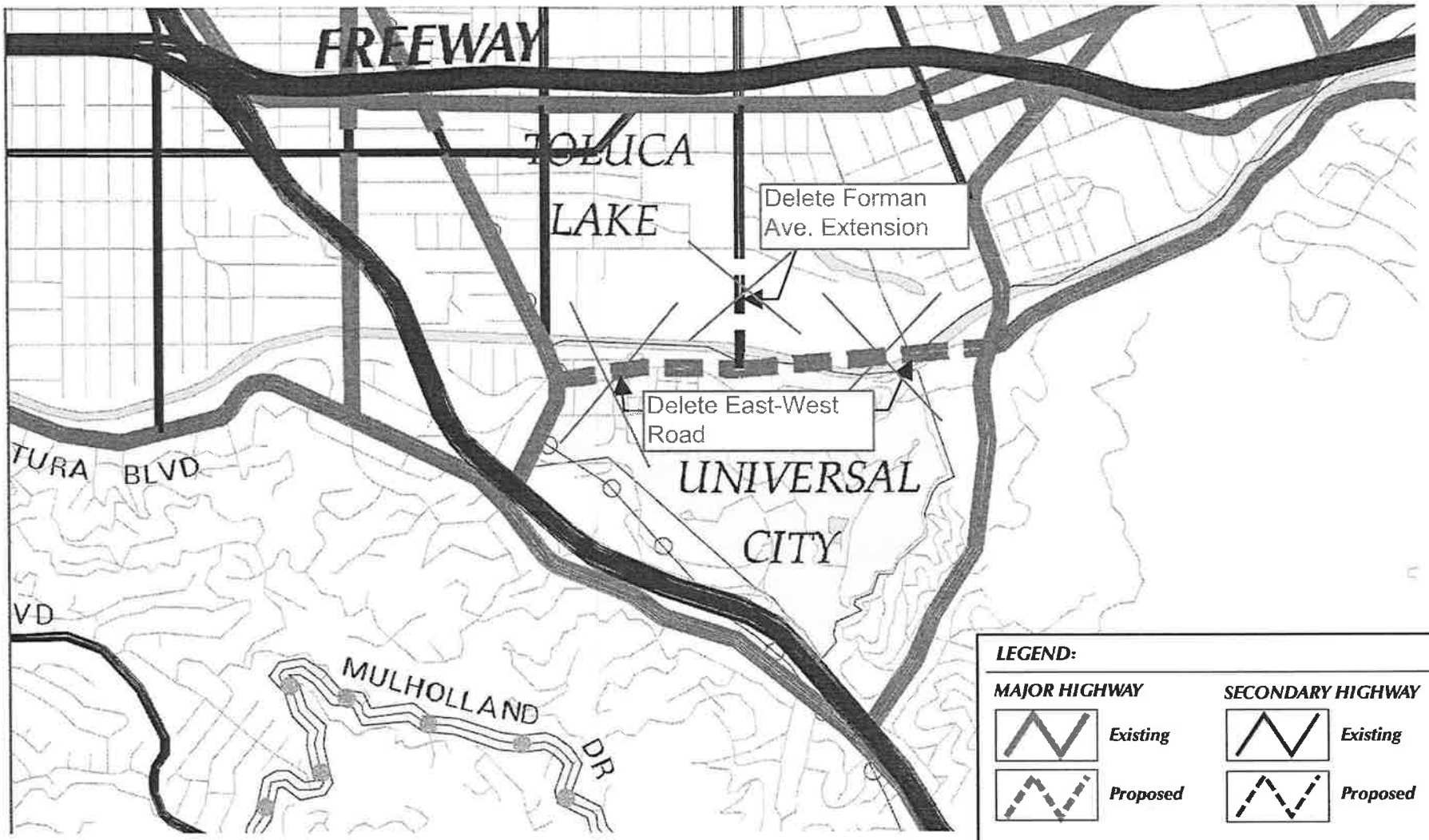


Thomas Brothers Maps, 2010, Los Angeles County Department of Regional Planning 2010.

Existing County Master Plan of Highways

Location of East-West Road and Forman Avenue Extension as shown on Los Angeles County Highway Plan



Thomas Brothers Maps, 2010, Los Angeles County Department of Regional Planning 2010.

Proposed County Master Plan of Highways

Location of East-West Road and Forman Avenue Extension as shown on Los Angeles County Highway Plan

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO ZONE CHANGE NO. 200700001 PROJECT NO. TR068565-(3)

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.16, part 2 of the County Code of the County of Los Angeles ("County") provides for the adoption of zone changes and amendments to the County zoning regulations;

WHEREAS, the applicant Universal City Studios LLC ("Applicant"), proposes a multi-use development on an existing 296 acres less annexations from the County to the City of Los Angeles ("City") (3 acres), plus detachments from the City to the County (30 acres), for a net 27 acres to the County, for a total of approximately 323 acres within County jurisdiction ("Project Site"). A total of 2,433,000 square feet of gross new development less 544,460 square feet of demolition for a total of 1,888,540 square feet of net new development for seven land uses including Studio (257,949 square feet), Studio Office (334,774 square feet), Office (495,406 square feet), Hotel (500 rooms / 450,000 square feet), Entertainment (337,895 square feet), Entertainment Retail (63,116 square feet), and removal of Amphitheater (-50,600 square feet) is collectively referred to as "Project";

WHEREAS, the Applicant has requested approval of Zone Change No. 200700001 to rezone 296 acres in the unincorporated County from the M-1.5 (Restricted Heavy Manufacturing) zone to SP (Specific Plan) zone; and to zone approximately 30 acres located within the City, currently zoned as [Q]C2-1-SN pursuant to the City's zoning regulation, to SP so that upon approval of the detachments of the incorporated portions of the Project Site from the City to the County (30 acres), and annexations from the unincorporated portions of the Project Site from the County to the City (3 acres), a zoning designation consistent with the remainder of the Project Site will be in place for the Project (27 net additional acres to the County);

WHEREAS, the Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing in the matter of Zone Change No. 200700001 on February 27, 2013; and

WHEREAS, the Commission finds as follows:

1. The Project Site located within the unincorporated community of Universal City in the County and within the City, is bounded by Lankershim Boulevard to the west, Hollywood Freeway (U.S. 101) to the south, Barham Boulevard and the Hollywood Manor residences to the east, and the Los Angeles River Flood Control Channel to the north. Approximately 296 acres are located within the County area and the remaining 95 acres are located within the City.

2. Regional access to the Project Site is provided by the U.S. 101 and State Route 134 freeways, which are located to the south and to the north respectively. Public access from the west to the Project Site is provided through Lankershim Boulevard at Universal Hollywood Drive and from the south through the Universal Studios Boulevard entrance at Buddy Holly Drive and the Hollywood Freeway. The primary

pedestrian access is provided from Lankershim Boulevard at Universal Hollywood Drive across from the Universal City Metro Redline station.

3. Zone Change No. 200700001 is a request to change 296 acres from M-1.5 (Restricted Heavy Manufacturing) zone to SP (Specific Plan); and to zone the approximately 30-acre portion of the Project Site that is located within the City as [Q]C2-1-SN zoning pursuant to the City of Los Angeles Planning and Zoning Code to SP (Specific Plan), so that upon approval of the detachment of the incorporated portions of the Project Site from the City to the County (30 acres), and annexation of the unincorporated portions of the Project Site from the County to the City (3 acres), a zoning designation consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County). The SP designation will ensure that development occurring after rezoning will conform to the approved Specific Plan and be compatible with the surrounding area. As applied to this case, the Specific Plan will authorize the multi-use development program on the Project Site.

4. Plan Amendment No. 200700001 is a related request to amend the 296-acre portion of the Project Site that is located within unincorporated County from Countywide General Plan ("General Plan") Category I (Major Industrial) and Category C (Major Commercial) to Category SP (Specific Plan); and to designate as Category SP (Specific Plan) the portion of the Project Site that is located within the City so that upon approval of the detachment of the incorporated portions of the Project Site from the City to the County (30 acres), and annexation of unincorporated portions of the Project Site from the County to the City (3 acres), a plan designation consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County). The portion of the Project Site within City jurisdiction is currently designated as Regional Center Commercial, Community Commercial, Minimum Residential, Medium Residential, and Open Space pursuant to the City's General Plan.

5. Specific Plan No. 200700001 is a related request to guide the continued development of a multi-use project in the proposed SP (Specific Plan) zone.

6. Development Agreement No. 200700001 is a related request between the County and the property owner to authorize a development agreement for 25 years

7. Approval of the Specific Plan and Development Agreement and consideration of an Environmental Impact Report ("EIR") will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.

8. The Project Site is approximately 323 gross acres in size, irregular in shape and characterized with variable topography consisting of generally level terrain to the north and west, increasing slope to the east, and a hilltop mesa to the center and southerly portions. terrain. The subject property is currently developed with studio and office uses on the flatter portions of the site with retail and theme park uses generally on the higher hill top area of the site.

9. Surrounding land uses within a 500-foot radius of the Project Site to the north are the Los Angeles River Flood Control Channel, Lakeside Country Club and golf course and Toluca Estates residential area. Barham Boulevard, single-family residences and commercial uses are located to the east, and Hollywood (U.S. 101) freeway and commercial and multi-family residential uses are located to the south. Land uses to the west include Lankershim Boulevard, the Universal City Metro Redline station, Park-and-Ride facilities, Campo Cahuenga historic site, and multi-family residential.

10. Approximately 296 acres of the subject property is zoned M-1.5 (Restricted Heavy Manufacturing), and approximately 30 acres, which are located within the City of Los Angeles, are currently zoned [Q]C2-1-SN pursuant to the City of Los Angeles Zoning Ordinance. The Commission has recommended that the Board of Supervisors approve Zone Change Case No. 200700001 to change the zoning of the subject property to SP (Specific Plan). Upon approval of the detachment of the incorporated portion of the Project Site from the City to the County (30 acres), and annexation of the unincorporated portion of the Project Site from the County to the City (3 acres), a zoning designation consistent with the remainder of the Project Site will be in place for the subject property (net 27 additional acres to the County).

11. Properties adjacent to the Universal City property are located within the City and subject to the city's applicable zoning as follows: properties to the north of the Project Site are zoned A1-1XL (Agriculture), R1-1 (One-Family), C2-1VL (Commercial), OS-1XL (Open Space), [Q]C2-1-SN (Commercial); properties to the east are zoned R-1-1 (One-Family) and [Q]C2-1-SN (Commercial); properties to the south are zoned C2-1VL (Commercial) and [Q]C2-1-SN; and properties to the west are zoned R1-1 (One-Family), R4-IL (Multiple Dwelling), C2-IVL (Commercial) and [Q]C2-1-CDO (Commercial).

12. The conceptual site plan included in the Specific Plan generally depicts existing and proposed office, studio, and studio office uses on the lower, flat portions of the Project Site located to the north and west. Existing and proposed uses such as Entertainment including Theme Park, Entertainment Retail including CityWalk, and Hotel are located in the elevated center and south portions of the Project Site. The Backlot area including Outdoor Sets and warehouse is located on the easterly portion of the Project Site. The Universal Studios Tram Tour traverses locations throughout the property. Primary vehicular access to the Project Site will be provided by Lankershim Boulevard at Universal Hollywood Drive and Universal Studios Boulevard at the Hollywood Freeway and Buddy Holly Drive. Additional limited employee and service access is provided through five additional controlled access gates, four located off of Lankershim Boulevard from the west and one off of Barham Bolulevard through Lakeside Plaza Drive from the northeast. Pedestrian access is depicted in the Specific Plan Circulation Plan along Universal Hollywood Drive from Lankershim Boulevard from the west side of the subject property and along Universal Studios Boulevard from Cahuenga Boulevard West from the south of the Project Site.

13. The proposed Zone Change is consistent with the General Plan, as proposed to be amended, for the property. The proposed Zone Change to SP is consistent with

the amended land use designation of SP, because the intent of the zoning (to Zone SP) is to implement the land use (Category SP).

14. The Project is consistent with the proposed SP zoning classification. The subject Project includes proposed development regulated by proposed Specific Plan regulations that are in addition to Title 22 of the Zoning Code. Where the Specific Plan differs from Title 22 of the Zoning Code, the Specific Plan's policies, design guidelines, regulations, and development standards shall apply. Where the Specific Plan does not address a particular area of regulation, the regulations and development standards contained with the Zoning Code shall apply. The Project is consistent with the regulations and development standards proposed in the Specific Plan and with applicable Zoning Code.

15. The requested zone change to SP is necessary to authorize the proposed use on the subject property and to ensure consistency with the applicable goals and policies of the General Plan.

16. Modified conditions within the geographical location of the Project warrant a revision in the zoning of the subject property. The Project's location within an urbanized area, surrounded by residential and supporting commercial uses and proximity to well developed transit corridors, makes it ideal for redevelopment, intensifying its designation as a regional employment center for the media and entertainment industry while remaining sensitive to surrounding uses. The proposed designation is in contrast to the majority of the site designated Major Industrial contemplated by the current General Plan to encourage primarily industrial development. Similarly, existing Restricted Heavy Manufacturing zoning classification of the Project Site is primarily reflective of the earlier planned use of the site as largely limited to film production and related support facilities with very little or no other public uses. Additional public uses such as CityWalk retail center, Universal Studios Theme Park, expanded Universal Studios Tram Tour, Gibson Amphitheater, and the growth of various office uses have been established as permitted uses subsequent to the original-current zoning of the Project site. These newer uses are generally less compatible with a vast number of heavy manufacturing uses which could be permitted by the existing zoning classification but are not suitable for development on the Project Site. The Specific Plan zoning would establish additional controls for a unique mix of compatible uses on the Universal City Project Site.

17. A need for the proposed zone classification exists within the area because the Countywide General Plan recognizes the importance of developing a range of compatible land use types near public transportation system and encourages urban growth into areas with existing infrastructure system. A multi-use development near the Universal City Metro Red Line Station would facilitate ridership on the public transit system, thereby promoting the use of public transit. The Project Site is located adjacent to established communities and surrounded by major commercial uses and other regional employment centers accessible by developed transit corridors. Surrounding land uses and existing infrastructure make this aging property ideal for redevelopment and suitable expansion with an increased mix of the media and entertainment uses that are contemplated for the Project Site pursuant to the related Zone Change to re-zone the Project Site as SP (Specific Plan). In addition, the

proposed zone will allow for further development of a major employment center in proximity to other major employment centers such as the Burbank Media District and the City of Glendale, which together include major media and entertainment corporations such as Disney, Warner Brothers, and Dreamworks. Paramount and other studios are located nearby in Hollywood. Furthermore, the proposed zone can take full advantage of the existing vehicular and rail transportation network of the area.

18. The subject property is a proper location for the proposed Specific Plan zoning classification. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice, in that the proposed zoning classification will allow implementation of development that protects the safety of current and future residents due to the presence of geologic, seismic, fire, flood, erosion, or potential crime hazards through appropriate design and location standards. The Project Site has access to all of the available services and facilities that are needed for the proposed development. The subject property fronts on a designated County Highway and U.S. Highway 101, is adjacent to the Red Line, is in close proximity to State Route 134, and certain adjacent right-of-ways are included in long term City and County bicycle plans. The design and scale of the Project is limited to the existing Universal City property, which will prevent the surrounding residential areas from new intrusions.

19. The proposed zone change from M-1.5 to SP is consistent with General Plan Amendment No. 200700001 as reflected therein, with the goals and objectives of the General Plan and provisions of the proposed Specific Plan.

20. The technical and engineering aspects of the Project have been resolved to the satisfaction of the Los Angeles County Department of Public Works, Fire, Parks and Recreation, Public Health, Sheriff, and Regional Planning.

21. Compatibility with surrounding land uses will be ensured through the related General Plan Amendment to Specific Plan, associated Mitigation Monitoring and Reporting Program, and Development Agreement.

22. The Development Agreement will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.]

23. The applicant has satisfied the "Burden of Proof" for the requested zone change.

24. During the February 27, 2013 public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant and members of the public. Commissioners Helsley, Valadez, Modugno, Louie, and Pedersen were present. The applicant's representatives, Corinne Verdery and George Mihlsten testified in favor of the Project.

25. Two (2) of the applicant's representatives and thirty-two (32) other persons testified in favor of the Project and five (5) persons testified with concerns regarding the project.

26. Twenty (20) phone calls were received from members of the public. Phone calls were primarily inquiries regarding posting of notices on the site and questions about the scope of the Project.

27. Staff has received 115 written comments during the noticing period. All but three written comments indicated support for the Project due to job creation and economic impact, media and entertainment industry synergy, growth, and investment, elimination of residential component, perceived consensus among stakeholders, promoting the region, expansion of amusement park, tourism and tax revenues, and provision of bicycle amenities. Of the three comments in opposition to the Project, one indicated concerns regarding remaining significant and unavoidable impacts and the request to downsize the Project so no significant and unavoidable impacts remain, the second requested additional light, sound, and visual mitigations for the neighborhood located across Lankershim Boulevard to the west, and a third had concerns about increased truck traffic and EIR adequacy.

28. A duly noticed public hearing was held on February 27, 2013 before the Regional Planning Commission. Commissioners Helsley, Valadez, Modugno, Louie, and Pedersen were present. The Commission adopted 10 proposed changes to the Specific Plan including two items in Section 6 Design Standards for Buildings and Other Structures, two items in Section 14.H Design Standards for Permanent Parking Facilities, one item in Section 15 Lighting Regulations, four items in Section 16 Sound Attenuation Regulations, and one item in Section 19 Administration; and one proposed change to the Development Agreement as itemized in the letter to the Commission dated February 21, 2013. The Commission expressed appreciation to staff and the applicant's team for addressing community concerns prior to the hearing and working out mitigation measures, Specific Plan provisions, and Development Agreement terms favorable to protecting neighborhoods surrounding the Project Site. The Commission unanimously voted to recommend consideration of the Final EIR to the Board of Supervisors, adopt the Mitigation Monitoring and Reporting Program, California Environmental Quality Act Findings of Fact, and Statement of Overriding Considerations, and adopt resolutions recommending approval of the subject Specific Plan as amended, Plan Amendment, Zone Change, and Development Agreement as amended.

29. By memorandum of understanding, the City as Lead Agency and the County as Responsible Agency jointly prepared an EIR, and the City of Los Angeles as Lead Agency certified the Final EIR SCH No. 2007071036 on November 14, 2012.

30. An Initial Study was prepared for this Project by the City of Los Angeles as Lead Agency in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the City's CEQA Guidelines. The Initial Study identified potentially significant effects on the environment. Based on the Initial Study, a Draft EIR was prepared for this Project. The public comment period for the Draft EIR began on November 4, 2010 and ended on February 04, 2011 (93 days). After the public comment

period ended, a Final EIR was prepared with response to comments received during the public comment period. Mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment, and such measures have been included in the County's Mitigation Monitoring and Reporting Program ("MMRP").

31. A joint-jurisdiction public meeting with the City of Los Angeles Department of City Planning was held on December 13, 2010 by the County's Hearing Examiner and the City's Hearing Officer at the Universal City Hilton Hotel located on 555 Universal Hollywood Drive, Universal City. Public testimony was taken on the Draft EIR during public circulation of the Draft EIR. Representatives from the Departments of Regional Planning, the City of Los Angeles Department of City Planning, and the project applicant's team were present. A total of approximately 480 members of the public attended and approximately 80 people testified on the Draft EIR. Testimony on items of concern included potential Project impacts such as increased traffic, noise, night lighting and lit signage, bike-ability of the site and surrounding area, adequacy of mitigation measures and timing of them, community capacity for build-out of the Project, and scale and intensity of the original project (subsequently scaled down prior to certification of the EIR).

32. As identified in the Draft EIR, after implementation of the project design features and required mitigation measures, the Project would result in the following significant and unavoidable adverse impacts to the environment:
    - Traffic/Access-Traffic/Circulation (Operational: Intersections, Freeway Segments, Neighborhood Intrusion, Site Access; Supplemental Caltrans Analysis: Weaving)
    - Noise (Construction and Demolition)
    - Air Quality (Construction: Regional Construction and Localized Construction; Operational: Regional Operations, Localized Operations, Concurrent Construction and Operations)
    - Solid Waste (Operational: Landfill Capacity)

33. A Statement of Overriding Considerations concluded that the benefits of the Project outweigh the remaining environmental impacts that cannot be reduced to a less than significant level.

34. The City as Lead Agency determined that Alternative 10 – No Residential Alternative is the environmentally superior alternative and it is being adopted as the project. In accordance with the CEQA Guidelines requirement to identify an environmentally superior alternative other than the No Project Alternative, a comparative evaluation of the remaining alternatives in the Draft EIR and Final EIR indicates that Alternative 10 would be the environmentally superior alternative.

35. The Commission considered the environmental effects of the Project as shown in the EIR certified by the City on November 14, 2012. Based on its consideration of the attached EIR, and on the basis of the whole record before the Commission, the Commission finds that, except for impacts related to traffic (during operations and cumulative conditions), noise (during construction and cumulative conditions), air quality (during construction, operations, and cumulative conditions), and solid waste (during operations and cumulative conditions), changes or alterations have

been required in, and incorporated into, the Project that would avoid or substantially lessen the significant environmental effects identified in the EIR. For those impacts that cannot be avoided or mitigated to a level of less than significant, the Commission finds that substantial benefits resulting from the implementation of the Project outweigh the Project's unavoidable adverse effects on traffic, notice, air quality, and solid waste.

36. The Commission finds that a Mitigation Monitoring and Reporting Program ("MMRP"), consistent with the conclusions and recommendations of the EIR, was prepared and that its requirements are incorporated into the provisions of the Specific Plan and Development Agreement.

37. The MMRP, prepared in conjunction with the EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project with the exception of the significant and unavoidable impacts related to traffic, noise, air quality, and solid waste.

38. The Commission finds that designating the portion of the Project Site currently located within the City and proposed to be detached therefrom as SP is necessary in order to maintain consistency with the general plan and proposed Specific Plan and to implement the Project, subject to the approval by the Local Agency Formation Commission of the detachment of such portion from the City to the unincorporated County area. In addition, the Commission finds that such action is required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as a condition precedent to filing any annexation and detachment requests to the Local Agency Formation Commission.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider General Plan Amendment No. 200700001, Zone Change No. 200700001, Specific Plan No. 200700001, and Development Agreement No. 200700001, ;

2. Consider the certified Final EIR completed in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgment of the Board;

3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the proposed zone change;

4. Determine that the significant adverse effects of the Project, as described in the Final EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of the project as stated in the attached CEQA Findings of Fact and Statement of Overriding Considerations for the project, which findings and statement are incorporated herein by reference;

5. Approve and adopt the Mitigation Monitoring and Reporting Program for the Project, included with the Final EIR and as modified to County format and

implementation procedures, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program as modified by the County is adequately designed to ensure compliance with the mitigation measures during project implementation;

6. Find that the recommended change of zone is consistent with the goals, policies and programs of the General Plan with the adoption of General Plan Amendment No. 200700001 by the Board;

7. Find that the public convenience, the general welfare, and good zoning practice justify the recommended change of zone; and therefore

8. Adopt the recommended Zone Change No. 200700001 changing the zoning classification on the property as depicted on the attached Exhibit and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 27, 2013.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 5-0

Concurring: Helsley, Valadez, Modugno, Louie, Pedersen

Dissenting: None

Abstaining: None

Absent: None

Action Date: February 27, 2013

SZD:KKS
2/28/13

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Countywide General Plan, relating to the Universal City Zoned District Number UC.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Universal City Zoned District Number UC as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Countywide General Plan of the County of Los Angeles.

CHANGE OF PRECISE PLAN

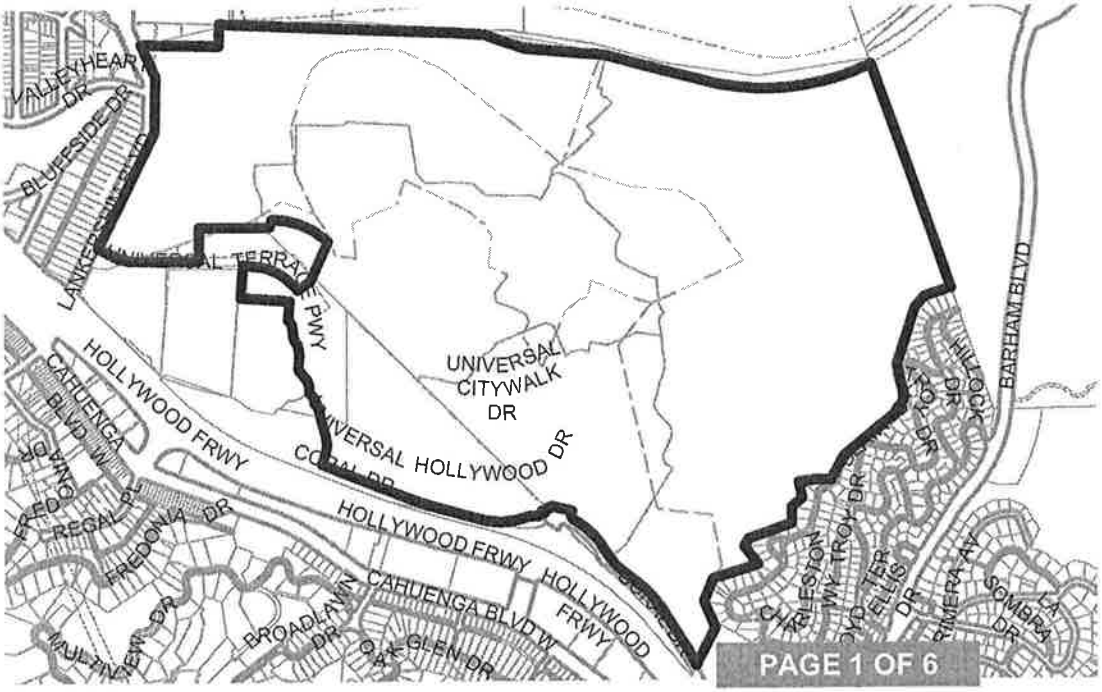
UNIVERSAL CITY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC20070001

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

BEING LOTS "C" AND "E" TOGETHER WITH PORTIONS OF LOTS "B" AND "D" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND A PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 44 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITIONS BEING FILED IN CASE 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341, PAGES 75 THROUGH 89 OF DEEDS, RECORDS OF SAID COUNTY AND THAT PORTION OF THE PARCEL OF LAND SHOWN AS "LOS ANGELES RIVER" ON SAID MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 44 OF MISCELLANEOUS RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT LAND BOUND TO THE NE., E., AND SE. BY THE W'LY BOUNDARY OF LOT "F" TOGETHER WITH THE W'LY BOUNDARY OF RANCHO PROVIDENCIA AS SHOWN ON SAID MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION;

SAID LAND BOUND TO THE W., SW., S., AND SE. BY THE N. AND NE. BOUNDARY OF THAT CERTAIN EASEMENT DEED RECORDED AS INSTRUMENT NUMBER 87-1240174 ON AUGUST 4, 1987 IN SAID COUNTY RECORDER'S OFFICE, TOGETHER WITH THE N'LY LINE OF THAT LAND DESCRIBED IN INSTRUMENT 87-381928 AS RECORDED IN SAID COUNTY RECORDER'S OFFICE; SAID LAND ALSO BOUND TO THE S. AND SE. BY THE FOLLOWING DESCRIBED LINES: COMMENCING AT A POINT ON THE S'LY BOUNDARY OF THAT LAND SHOWN ON THAT CERTAIN RECORD OF SURVEY CONTINUE TO PAGE 2.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 600 1,200

FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

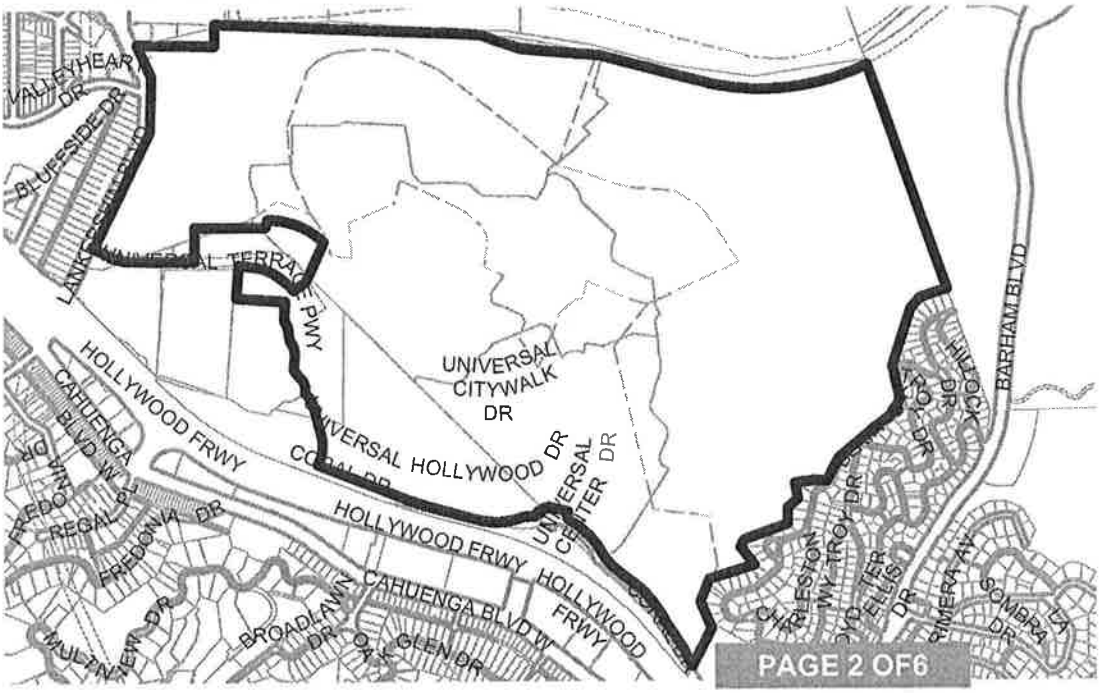
UNIVERSAL CITY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC20070001

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY, SAID POINT 0.82' NE'LY OF THE SW. TERMINUS OF THAT CERTAIN LINE SHOWN ON SAID RECORD OF SURVEY AS BEARING N.21-52-56E. 7.00', SAID POINT ALSO SHOWN AS THE N'LY TERMINUS OF THAT CERTAIN LINE SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS AS BEARING 21-52-26 6.18'
ALONG SAID S'LY BOUNDARY AS SHOWN IN SAID RECORD OF SURVEY S.32-47-36W. 29.75'
DEPARTING SAID S'LY BOUNDARY IN SAID RECORD OF SURVEY N.57-12-24W. 20.00'
S.32-47-36W. 36.62'
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 415.57', CONCAVE TO THE SE., A RADIAL TO SAID POINT BEARS N.00-24-52W.CONTINUING SW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°43'01" AN ARC LENGTH OF 121.25'
TO THE BEGINNING OF A TANGENT CURVE, SAID BEGINNING BEING A POINT OF REVERSE CURVATURE, SAID TANGENT CURVE HAVING A RADIUS OF 499.00', CONCAVE TO THE N., A RADIAL TO SAID POINT OF REVERSE CURVATURE BEARS S.17-07-53E.
CONTINUING SW'LY, W'LY, AND NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'57" AN ARC LENGTH OF 283.62'
N.74-33-55W. 350.90'
TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1004.00', CONCAVE TO THE NE., THENCE NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'42" AN ARC LENGTH OF 104.76'
N.68-35-13W. 662.20'
N.21-24-47E. 47.58'
TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 225.00',

CONTINUE TO PAGE 3.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 600 1,200

FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

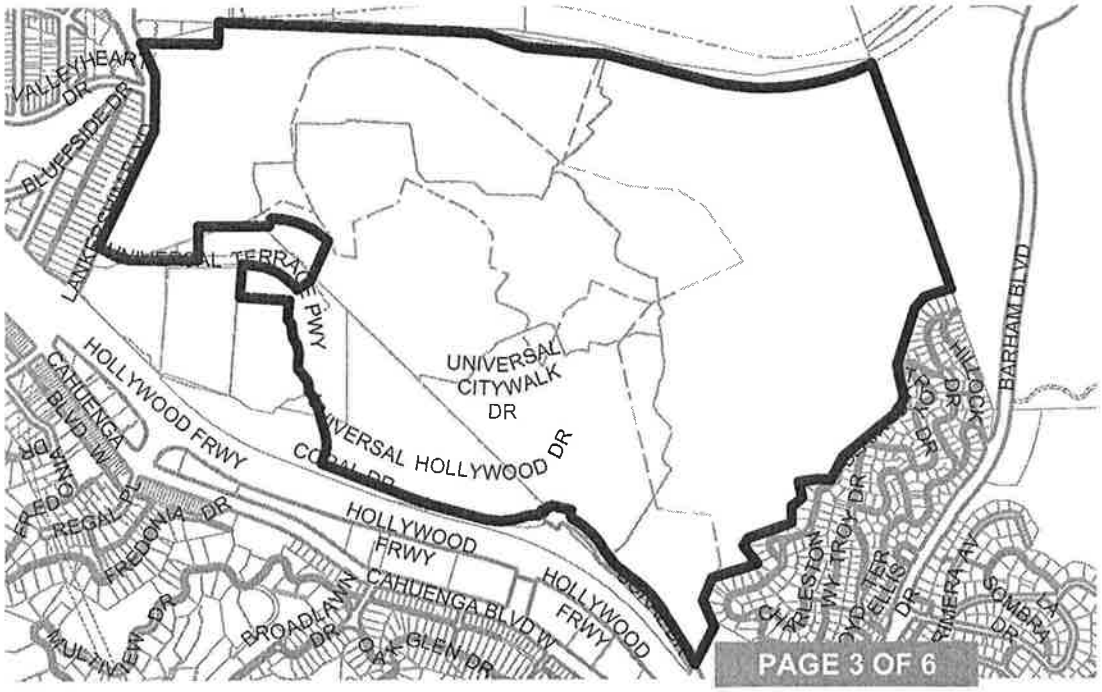
UNIVERSAL CITY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC20070001

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: CONTINUED FROM PAGE 2

CONCAVE TO THE W., THENCE NE'LY, N'LY, AND NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°39'50" AN ARC LENGTH OF 143.98'
N.15-15-03W. 211.26'
TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 175.00', CONCAVE TO THE SW., THENCE NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°24'19" AN ARC LENGTH OF 102.03' MORE OR LESS, TO A POINT ON THE W'LY BOUNDARY OF "LOT 4 AFTER ADJUSTMENT" PER THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED AND RECORDED BY THE COUNTY RECORDER IN SAID COUNTY JULY 30, 2002, SAID POINT SHOWN AS THE S'LY TERMINUS OF THE LINE BEARING S.00-21-20W. 47.10' ON SAID CERTIFICATE OF COMPLIANCE, SAID POINT ALSO BEING THE NE'LY TERMINUS OF THE LINE BEARING S.63-45-05W. 111.14' ON SAID CERTIFICATE OF COMPLIANCE
ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.00-21-20E. 47.10'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.23-45-03W. 42.94'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.44-48-23W. 26.58'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.38-35-31W. 59.09'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.10-01-42W. 16.49'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.04-00-28E. 91.00'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.06-59-45W. 36.67'

CONTINUE TO PAGE 4.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 600 1,200

FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

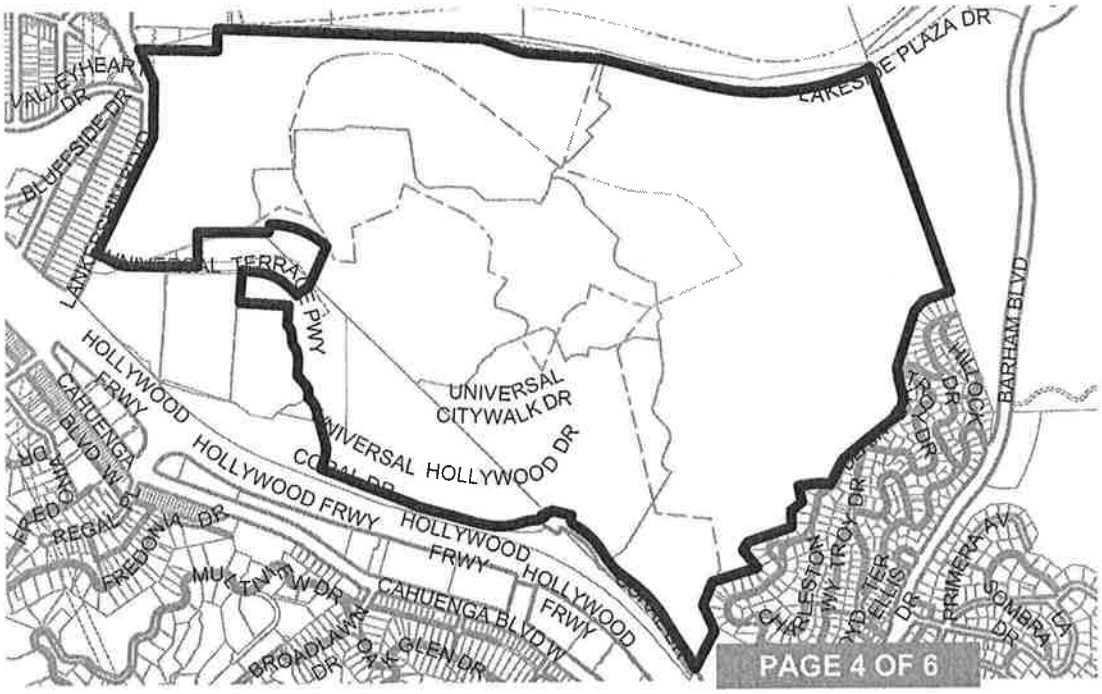
UNIVERSAL CITY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC20070001

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: CONTINUED FROM PAGE 3

CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.18-09-31W. 29.16'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.31-07-35W. 33.01'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.18-36-44W. 26.00'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.07-08-06W. 67.27'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.17-47-37W. 21.54'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.37-24-57W. 31.74'
CONTINUING ALONG THE W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.04-00-28E. 129.43' TO THE NE. CORNER OF SAID "LOT 3 AFTER ADJUSTMENT"
CONTINUING ALONG THE SW'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.85-59-32W. 326.70'
CONTINUING ALONG THE SW'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" N.04-00-28E. 218.76'
DEPARTING SAID W'LY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" S.83-17-35E. 112.11'
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 354.95 CONCAVE TO THE SW., A RADIAL TO SAID POINT BEARS N.08-38-27E.
SE'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37-14-02 AN ARC LENGTH OF 230.67, MORE OR LESS,
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 506.50', CONCAVE TO THE SW., A RADIAL TO SAID POINT BEARS N.40-57-11E.
SE'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08-12-43 AN ARC LENGTH OF 72.60' MORE OR LESS,

CONTINUE TO PAGE 5.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 600 1,200 FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

UNIVERSAL CITY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

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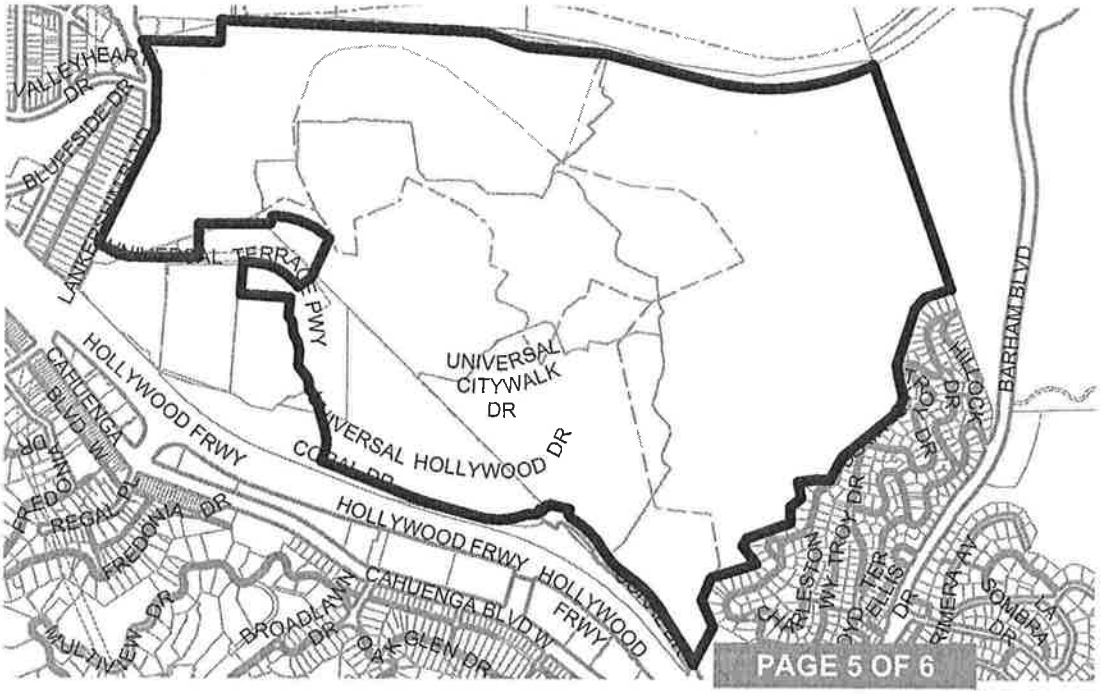
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: CONTINUED FROM PAGE 4

TO THE BEGINNING OF A NON-TANGENT LINE ALONG SAID NON-TANGENT LINE N.54-08-42E. 99.58
N.24-01-22E. 291.20'
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 533.57', CONCAVE TO THE SW., A RADIAL TO SAID POINT BEARS N.43-50-08E.
NW'LY AND W'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44-15-41 AN ARC LENGTH OF 412.19' MORE OR LESS,
TO THE BEGINNING OF A NON-TANGENT LINE ALONG SAID NON-TANGENT LINE S.14-08-53W. 53.17'
N.89-59-50W. 470.09'
S.00-00-10W. A DISTANCE 225.37'
S.89-57-59W. 269.47'
N.89-01-24W. 180.89'
N.86-50-55W. 5.27'
TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 254.63', CONCAVE TO THE NE., A RADIAL TO SAID POINT BEARS S.03-33-44W.
W'LY AND NW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24-28-32 AN ARC LENGTH OF 108.77', MORE OR LESS
TO THE BEGINNING OF A NON TANGENT LINE
ALONG SAID NON-TANGENT LINE N.64-22-28W. 122.99', MORE OR LESS
TO A POINT LYING ON THE E'LY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD, SAID RIGHT OF WAY BEING 80' WIDE, HAVING A HALF WIDTH OF 40.00' AS SHOWN IN TRACT 27621 RECORDED IN MAP BOOK 769, PAGES 14 THROUGH 15, SAID POINT LYING N.25-35-56E. 132.09' FROM A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES SHOWN AS THE NW'LY TERMINUS OF THAT LINE SHOWN AS BEARING N.82-41-39W. 116.52' ON SAID TRACT 27621.

SAID LAND ALSO BOUND TO THE W. BY THE E'LY RIGHT OF WAY LINE OF

CONTINUE TO PAGE 6.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 600 1,200 FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

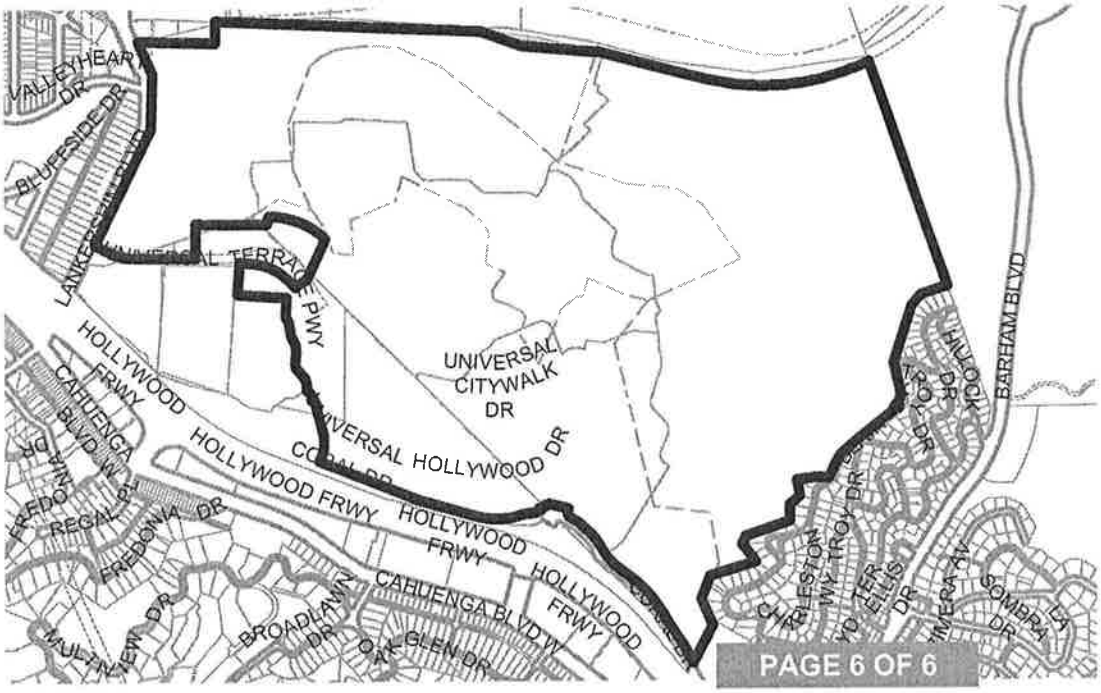
UNIVERSAL CITY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC20070001

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: CONTINUED FROM PAGE 5

LANKERSHIM BOULEVARD, SAID RIGHT OF WAY LINE HAVING A HALF WIDTH OF 50.00', SAID RIGHT OF WAY HALF WIDTH PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY;

SAID LAND BOUND TO THE N. IN PART BY THE S'LY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS PER THAT CERTAIN GRANT DEED RECORDED AS INSTRUMENT NUMBER 2787 IN BOOK 36979 PAGES 328 THROUGH 331, INCLUSIVE, RECORDED AUGUST 13, 1951 IN SAID COUNTY RECORDERS OFFICE, SAID LAND ALSO BOUND IN PART TO THE N. AND W. BY THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE NW. CORNER OF LOT 1 AS PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED AND RECORDED BY THE COUNTY RECORDER IN SAID COUNTY DECEMBER 30, 2004, SAID CORNER LYING IN THE NE'LY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD, SAID RIGHT OF WAY HAVING A HALF WIDTH OF 50.00' AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY, SAID CORNER ALSO BEING THE NW'LY TERMINUS OF THE LINE SHOWN AS BEARING N.24-17-17W. 228.33' ON SAID CERTIFICATE OF COMPLIANCE

N.24-17-17W. 9.69' ALONG SAID NE'LY RIGHT OF WAY LINE TO THE POINT OF BEGINNING
DEPARTING SAID NE'LY RIGHT OF WAY LINE S.88-53-29E. 515.72'
N.00-43-31E. 126.94', MORE OR LESS,
TO A POINT ON THE N'LY LINE OF SAID LOT 1
DEPARTING SAID N'LY LINE OF SAID LOT 1 N.00-43-31E. 19.23' MORE OR LESS TO SAID S'LY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS PER SAID GRANT DEED.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 600 1,200

FEET

COUNTY ZONING MAP
OM: 4310

DRAFT

DIGITAL DESCRIPTION: \ZCO\ZD_UNIVERSAL_CITY

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO THE APPROVAL OF DEVELOPMENT AGREEMENT NO. 200700001 PROJECT NO. TR068565-(3)

WHEREAS, Article 2.5 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65864) authorizes the County of Los Angeles ("County") to enter into a development agreement with any person having a legal or equitable interest in real property for the development of that property; and

WHEREAS, the applicant Universal City Studios LLC ("Applicant"), proposes a multi-use development on an existing 296 acres less annexations (3 acres) from the County to the City of Los Angeles ("City") plus detachments (30 acres) from the City to the County, for a net 27 acres from the City to the County for a total of approximately 323 acres within County jurisdiction ("Project Site"). A total of 2,433,000 square feet of gross new development less 544,460 square feet of demolition for a total of 1,888,540 square feet of net new development for seven land uses including Studio (257,949 square feet), Studio Office (334,774 square feet), Office (495,406 square feet), Hotel (500 rooms / 450,000 square feet), Entertainment (337,895 square feet), Entertainment Retail (63,116 square feet), and removal of Amphitheater (-50,600 square feet), is collectively referred to as the "Project"; and

WHEREAS, the Applicant has requested approval of Development Agreement No. 200700001, which sets forth public benefits to the County and the vested rights of the Applicant; and

WHEREAS, the Regional Planning Commission of the County has conducted a public hearing in the matter of Development Agreement No. 200700001 on February 27, 2013; and

WHEREAS, the Regional Planning Commission ("Commission") finds as follows:

1. The Project Site located within the unincorporated community of Universal City in the County and within the City, is bounded by Lankershim Boulevard to the west, Hollywood Freeway (U.S. 101) to the south, Barham Boulevard and the Hollywood Manor residences to the east, and the Los Angeles River Flood Control Channel to the north. Approximately 296 acres are located within the County area and the remaining 95 acres are located within the City.

2. Regional access to the Project Site is provided by the U.S. 101 and State Route 134 freeways, which are located to the south and to the north respectively. Public access from the west to the Project Site is provided through Lankershim Boulevard at Universal Hollywood Drive and from the south through the Universal Studios Boulevard entrance at Buddy Holly Drive and the Hollywood Freeway. The primary pedestrian access is provided from Lankershim Boulevard at Universal Hollywood Drive across from the Universal City Metro Redline station.

3. Development Agreement No. 200700001 ("Development Agreement") is a request to authorize a development agreement between the County and Property Owner for 25 years.

4. General Plan Amendment No. 200700001 is a related request to change 296 acres from I (Major Industrial) and C (Major Commercial) Categories to SP Category (Specific Plan); and to pre-designate the approximately 30-acre portion of the Project Site that is located within the City as Regional Center Commercial, Community Commercial, Minimum Residential, Medium Residential, and Open Space designations pursuant to the City's General Plan, to SP Category (Specific Plan), so that upon approval of the detachment of the incorporated portions of the Project Site from the City (30 acres) to the County, and annexation of the unincorporated portions of the Project Site from the County (3 acres) to the City, a community plan designation consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

5. Specific Plan No. 200700001 is a related request to guide the continued development of a multi-use project in the proposed SP (Specific Plan) zone.

6. Zone Change No. 200700001 is a related request to amend the 296-acre portion of the Project Site that is located within the County from M-1.5 (Restricted Heavy Manufacturing), to SP (Specific Plan); and to pre-zone as SP (Specific Plan) the approximately 30-acre portion of the Project Site that is located within the City currently zoned [Q]C2-1-SN under the City of Los Angeles Zoning Ordinance, so that upon approval of the detachment of the incorporated portions of the Project Site from the City (30 acres) to the County, and annexation of unincorporated portions of the Project Site from the County (3 acres) to the City, a zoning classification consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

7. Approval of the Specific Plan and Development Agreement and consideration of the EIR will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.

8. The Project Site is approximately 323 gross acres in size, irregular in shape and characterized with variable topography consisting of generally level terrain to the north and west, increasing slope to the east, and a hilltop mesa to the center and southerly portions. The subject property is currently developed with studio and office uses on the flatter portions of the site with retail and theme park uses generally on the higher hill top area of the site.

9. Surrounding land uses within a 500-foot radius of the Project Site to the north are the Los Angeles River Flood Control Channel, Lakeside Country Club and golf course and Toluca Estates residential area. Barham Boulevard, single-family residences and commercial uses are located to the east and Hollywood (U.S. 101) freeway and commercial and multifamily uses are located to the south. Land uses to the west include Lankershim Boulevard, the Universal City Metro Redline station, Park-and-Ride facilities, Campo Cahuenga historic site, and multi-family residential.

10. Approximately 296 acres of the subject property are zoned M-1.5 (Restricted Heavy Manufacturing), and approximately 30 acres, which are located within the

City of Los Angeles, are zoned [Q]C2-1-SN pursuant to the City of Los Angeles Planning and Zoning Code. The Commission has recommended that the Board approve Zone Change Case No. 200700001 to change the zoning of the subject property to SP (Specific Plan). Upon approval of the detachment of the incorporated portion of the Project Site from the City to the County (30 acres), and annexation of the unincorporated portion of the Project Site from the County to the City (3 acres), a zoning designation consistent with the remainder of the Project Site will be in place for the subject property (27 net additional acres to the County).

11. Properties adjacent to the Universal City property are located within the City and subject to the city's applicable zoning as follows: properties to the north of the Project Site are zoned A1-1XL (Agriculture), R1-1 (One-Family), C2-1VL (Commercial), OS-1XL (Open Space), [Q]C2-1-SN (Commercial); properties to the east are zoned R-1-1 (One-Family) and [Q]C2-1-SN (Commercial); properties to the south are zoned C2-1VL (Commercial) and [Q]C2-1-SN; and properties to the west are zoned R1-1 (One-Family), R4-IL (Multiple Dwelling), C2-IVL (Commercial) and [Q]C2-1-CDO (Commercial).

12. The conceptual site plan included in the Specific Plan generally depicts existing and proposed office, studio, and studio office uses on the lower, flat portions of the Project Site located to the north and west. Existing and proposed uses such as Entertainment including Theme Park, Entertainment Retail including CityWalk, and Hotel are located in the elevated center and south portions of the Project Site. The Backlot area including Outdoor Sets and warehouse is located on the easterly portion of the Project Site. The Universal Studios Tram Tour traverses locations throughout the property. Primary vehicular access to the Project Site will be provided by Lankershim Boulevard at Universal Hollywood Drive and Universal Studios Boulevard at the Hollywood Freeway and Buddy Holly Drive. Additional limited employee and service access is provided through five additional controlled access gates, four located off of Lankershim Boulevard from the west and one off of Barham Bolulevard through Lakeside Plaza Drive from the northeast. Pedestrian access is depicted in the Specific Plan Circulation Plan along Universal Hollywood Drive from Lankershim Boulevard from the west side of the subject property and along Universal Studios Boulevard from Cahuenga Boulevard West from the south of the Project Site.

13. The Project is consistent with the proposed Development Agreement requirements of California Government Code Title 7, Division 1, Chapter 4, Article 2.5, Sections 65864 through 65869.5 and Los Angeles County Zoning Ordinance Title 22 Chapter 22.16, Part 4, which establish the authority and guidelines for preparation, adoption, and implementation of development agreements. In accordance with the Government Code and County Zoning Ordinance provisions, the Development Agreement is proposed to be adopted by ordinance.

14. The Development Agreement is consistent with the goals and policies of the General Plan and consistent with the requirements of the Specific Plan. The Development Agreement will provide for public benefits such as, but not limited to funding bike plan planning and construction along the Los Angeles River adjacent to the Project Site and additional funding for regional bikeway planning located nearby along the Los Angeles River, other neighborhood and transportation

improvements beyond required mitigation measures, and set removals and landscaping that would not otherwise be required so as to further ensure the project's compatibility with adjacent residences. The Development Agreement will also ensure vested rights to the Applicant in developing the Project Site.

15. The Development Agreement complies with zoning and other applicable ordinances and regulations.

16. The Development Agreement is consistent with the public convenience, general welfare, and good land use practice, making it in the public interest to enter into the Development Agreement with the Applicant.

17. The requested Development Agreement is necessary to provide public benefits to the County and vested rights to the property owner, which rights are in addition to those required or provided by the subject entitlements described above.

18. The technical and engineering aspects of the Project have been resolved to the satisfaction of the Los Angeles County Department of Public Works, Fire, Parks and Recreation, Public Health, Sheriff, and Regional Planning.

19. Compatibility with surrounding land uses will be ensured through the related General Plan Amendment to Specific Plan, Zone Change to Specific Plan, and associated Specific Plan and Mitigation Monitoring and Reporting Program.

20. The Development Agreement will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

21. The recommended Development Agreement is needed in order to fulfill and implement public benefits to the County and provide vested rights to the Applicant which are in addition to any public benefits to the County and vested rights to the Applicant provided by the above described entitlements.

22. The Development Agreement is appropriate and proper because the location of certain provisions proposed efficiently utilize existing infrastructure and services, as the sites are compatible with surrounding uses, and will support State and County efforts to decrease air pollution and contribute to the conservation of energy.

23. Modified conditions of the Project Site and surrounding community warrant a Development Agreement. The Project's location within an urbanized area, surrounded by residential and supporting commercial uses and proximity to well developed transit corridors, makes the Project Site ideal for redevelopment, intensifying its designation as a regional employment center for the media and entertainment industry while remaining sensitive to community stakeholders. The public benefits described in the Development Agreement would support surrounding neighbors with tangible means to further limit any remaining impacts from the Project and improve public amenities located near the Project Site.

24. Approval of the proposed Development Agreement is in the best interest of the public health, safety and general welfare, as the area contains sufficient infrastructure and facilities to accommodate the additional Development Agreement provisions. The subject property is adjacent to certain public right-of-ways that are included in long term City and County bicycle plans.

25. The applicant has satisfied the "Burden of Proof" for the requested Development Agreement.

26. During the February 27, 2013 public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant and members of the public. Commissioners Helsley, Valadez, Modugno, Louie, and Pedersen were present. The applicant's representatives, Corinne Verdery and George Mihlsten testified in favor of the Project.

27. Two (2) of the applicant's representatives and thirty-two (32) other persons testified in favor of the Project and five (5) persons testified with concerns regarding the project.

28. Twenty (20) phone calls were received from members of the public. Phone calls were primarily inquiries regarding posting of notices on the site and questions about the scope of the Project.

29. Staff has received 115 written comments during the noticing period. All but three written comments indicated support for the Project due to job creation and economic impact, media and entertainment industry synergy, growth, and investment, elimination of residential component, perceived consensus among stakeholders, promoting the region, expansion of amusement park, tourism and tax revenues, and provision of bicycle amenities. Of the three comments in opposition to the Project, one indicated concerns regarding remaining significant and unavoidable impacts and the request to downsize the Project so no significant and unavoidable impacts remain, the second requested additional light, sound, and visual mitigations for the neighborhood located across Lankershim Boulevard to the west, and a third had concerns about increased truck traffic and EIR adequacy.

30. A duly noticed public hearing was held on February 27, 2013 before the Regional Planning Commission. Commissioners Helsley, Valadez, Modugno, Louie, and Pedersen were present. The Commission adopted 10 proposed changes to the Specific Plan including two items in Section 6 Design Standards for Buildings and Other Structures, two items in Section 14.H Design Standards for Permanent Parking Facilities, one item in Section 15 Lighting Regulations, four items in Section 16 Sound Attenuation Regulations, and one item in Section 19 Administration; and one proposed change to the Development Agreement as itemized in the letter to the Commission dated February 21, 2013. The Commission expressed appreciation to staff and the applicant's team for addressing community concerns prior to the hearing and working out mitigation measures, Specific Plan provisions, and Development Agreement terms favorable to protecting neighborhoods surrounding the Project Site. The Commission unanimously voted to recommend consideration of the Final EIR to the Board of Supervisors, adopt the Mitigation Monitoring and Reporting Program, California Environmental Quality

Act Findings of Fact, and Statement of Overriding Considerations, and adopt resolutions recommending approval of the subject Specific Plan as amended, Plan Amendment, Zone Change, and Development Agreement as amended.

31. By memorandum of understanding, the City as Lead Agency and the County as Responsible Agency jointly prepared an EIR, and the City of Los Angeles as Lead Agency certified the Final EIR SCH No. 2007071036 on November 14, 2012.

32. An Initial Study was prepared for this Project by the City of Los Angeles as Lead Agency in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the City's CEQA Guidelines. The Initial Study identified potentially significant effects on the environment. Based on the Initial Study, a Draft EIR was prepared for this Project. The public comment period for the Draft EIR began on November 4, 2010 and ended on February 04, 2011 (93 days). After the public comment period ended, a Final EIR was prepared with response to comments received during the public comment period. Mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment, and such measures have been included in the County's Mitigation Monitoring and Reporting Program ("MMRP").

33. A joint-jurisdiction public meeting with the City of Los Angeles Department of City Planning was held on December 13, 2010, by the County's Hearing Examiner and the City's Hearing Officer at the Universal City Hilton Hotel located on 555 Universal Hollywood Drive, Universal City. Public testimony was taken on the Draft EIR during public circulation of the Draft EIR. Representatives from the Departments of Regional Planning, the City of Los Angeles Department of City Planning, and the project applicant's team were present. A total of approximately 480 members of the public attended and approximately 80 people testified on the Draft EIR. Testimony on items of concern included potential Project impacts such as increased traffic, noise, night lighting and lit signage, bike-ability of the site and surrounding area, adequacy of mitigation measures and timing of them, community capacity for build-out of the Project, and scale and intensity of the original project (subsequently scaled down prior to certification of the EIR).

34. As identified in the Draft EIR, after implementation of the project design features and required mitigation measures, the Project would result in the following significant and unavoidable impacts to the environment:
    - Traffic/Access-Traffic/Circulation (Operational: Intersections, Freeway Segments, Neighborhood Intrusion, Site Access; Supplemental Caltrans Analysis: Weaving)
    - Noise (Construction and Demolition)
    - Air Quality (Construction: Regional Construction and Localized Construction; Operational: Regional Operations, Localized Operations, Concurrent Construction and Operations)
    - Solid Waste (Operational: Landfill Capacity)

35. The City as Lead Agency determined that Alternative 10 is the environmentally superior alternative and it is being adopted as the project. In accordance with the CEQA Guidelines requirement to identify an environmentally superior alternative other than the No Project Alternative, a comparative evaluation of the remaining

alternatives in the Draft EIR and Final EIR indicates that Alternative 10 would be the environmentally superior alternative.

36. The Commission considered the environmental effects of the Project as shown in the EIR certified by the City on November 14, 2012. Based on its consideration of the attached EIR, and on the basis of the whole record before the Commission, the Commission finds that, except for impacts related to traffic (during operations and cumulative conditions), noise (during construction and cumulative conditions), air quality (during construction, operations, and cumulative conditions), and solid waste (during operations and cumulative conditions), changes or alterations have been required in, and incorporated into, the Project that would avoid or substantially lessen the significant environmental effects identified in the EIR. For those impacts that cannot be avoided or mitigated to a level of less than significant, the Commission finds that substantial benefits resulting from the implementation of the Project outweigh the Project's unavoidable adverse effects on traffic, notice, air quality, and solid waste.

37. The Commission finds that a Mitigation Monitoring and Reporting Program ("MMRP"), consistent with the conclusions and recommendations of the EIR, was prepared and that its requirements are incorporated into the provisions of the Specific Plan and Development Agreement.

38. The MMRP, prepared in conjunction with the EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project with the exception of the significant and unavoidable impacts related to traffic, noise, air quality, and solid waste.

39. The Commission finds that designating the portion of the Project Site currently located within the City and proposed to be detached therefrom as SP is necessary in order to maintain consistency with the general plan and to implement the Project, subject to the approval by the Local Agency Formation Commission of the detachment of such portion from the City to the unincorporated County area. In addition, the Commission finds that such action is required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as a condition precedent to filing any annexation and detachment requests to the Local Agency Formation Commission.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider General Plan Amendment No. 200700001, Zone Change No. 200700001, Specific Plan No. 200700001, Development Agreement No. 200700001, and Final EIR SCH No. 2007071036;

2. Consider the certified Final EIR completed in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgment of the Board of Supervisors;

3. Find that the Board has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the proposed plan amendment;

4. Determine that the significant adverse effects of the Project, as described in the Final EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of the project as stated in the attached CEQA Findings of Fact and Statement of Overriding Considerations for the project, which findings and statement are incorporated herein by reference;

5. Approve and adopt the Mitigation Monitoring and Reporting Program for the Project, included with the Final EIR and as modified to County format and implementation procedures, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program as modified by the County is adequately designed to ensure compliance with the mitigation measures during project implementation;

6. Find that the recommended Development Agreement is consistent with the goals, policies and programs of the Los Angeles County General Plan and consistent with the requirements of the proposed Specific Plan; and therefore

7. Adopt the recommended Development Agreement No. 200700001 as depicted on exhibits attached hereto and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 27, 2013.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 5-0

Concurring: Helsley, Valadez, Modugno, Louie, Pedersen

Dissenting: None

Abstaining: None

Absent: None

Action Date: February 27, 2013

SZD:KKS
2/28/13

ORDINANCE NO. _____

An ordinance approving a Development Agreement pursuant to Section 65868 of the Government Code and Section 22.16.450 of Title 22 of the County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. The Board of Supervisors hereby approves Development Agreement No. _____, a copy of which is attached.