Regional Planning Commission Transmittal Checklist

Hearing Date
February 27, 2013
Agenda Item No.
6

Project Number: Project No. TR068565-(3)

Case(s):
Specific Plan No. 200700001
Plan Amendment No. 200700001
Zone Change No. 200700001
Development Agreement No. 200700001
Environmental Assessment No. 200700014 EIR SCH No. 2007071036

Planner: Mr. Kim Szalay

- ☒ Project Summary
- ☒ Property Location/Vicinity Map
- ☒ Aerial Image
- ☒ Existing and Proposed Land Use/Zoning Map
- ☒ Existing and Proposed Master Plan of Highways
- ☒ Conceptual Site Plan
- ☒ Staff Analysis and Consistency Detail
- ☒ Draft Specific Plan with Appendices and Universal Studios Specific Plan Guidelines (Hard copies and disc)
- ☒ Burden of Proof Statement(s)
- ☒ Draft Plan Amendment Resolution/Map
- ☒ Draft Zone Change Resolution/Draft Ordinance/Map
- ☒ Draft Specific Plan Resolution/Draft Ordinance
- ☒ Draft Development Agreement and Resolution/Draft Ordinance
- ☒ Environmental Documentation (Certified EIR - discs previously provided)
- ☒ Draft CEQA Findings, Statement of Overriding Considerations
- ☒ MMRP
- ☒ Correspondence

Reviewed By: _____

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT SUMMARY

PROJECT NUMBER
TR068565-(3)

HEARING DATE
February 27, 2013

REQUESTED ENTITLEMENTS
Specific Plan No. 200700001
Plan Amendment No. 200700001
Zone Change No. 200700001
Development Agreement No. 200700001
Environmental Assessment No. 200700014 SCH No. 2007071036

OWNER / APPLICANT
Owner: Universal Studios LLC (Corrine Verdery)
Applicant: Universal City Studios LLC (Corinne Verdery, NBCU; George Mihlsten and Maria Hoye, Latham and Watkins)

CONCEPTUAL SITE PLAN DATE
January 07, 2013

PROJECT OVERVIEW
The Project is named the NBC Universal Evolution Plan Alternative 10 – No Residential Alternative. The Project proposes a County specific plan called the Universal Studios Specific Plan to regulate the portion of the Project site located within the County unincorporated area. Approximately 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 is proposed for seven land uses including Studio (257,949 s.f), Studio Office (334,774 s.f.), Office (495,406 s.f.), Hotel (500 rooms / 450,000 s.f.), Entertainment (337,895 s.f.), Entertainment Retail (63,116 s.f.), and Amphitheater (-50,600 s.f.). Of the 391 acres of the total Project site, 296 acres are currently within the County's jurisdiction. The Project proposes a net gain of 27 acres from the City of Los Angeles to the County resulting in a total of 323 total acres located within County jurisdiction and 68 acres in City jurisdiction. An Environmental Impact Report was prepared by the City of Los Angeles as Lead Agency and by the County as Responsible Agency. Through a memorandum of understanding with the City, the County fully participated in joint preparation of the EIR to evaluate the potential environmental impacts of Project development proposed in both jurisdictions. The City Certified the EIR on November 14, 2012. The Project includes use of a land use equivalency analysis procedure allowing for transfers of development square feet between the different land uses above to allow for flexibility within environmental constraints over the life of the development program and an associated Development Agreement.

LOCATION
100 Universal City Plaza, Universal City, CA 91608

ACCESS
South entrance: U.S. 101 and Universal Center Drive / Universal Studios Blvd.

West entrance: Lankershim Blvd. / Universal City Plaza / Universal Hollywood Drive

ASSESSORS PARCEL NUMBERS
Existing: 2424043009, 019, 020, 021, 022
Proposed (part or whole parcel): 2424043019, 019, 020, 021, 022, 024; 2424044009, 023; 2424045009

SITE AREA
Total Site: 391 Acres / County Existing: 296 Acres
County Proposed: 323 Acres

GENERAL PLAN
County of Los Angeles General Plan adopted in1980 as subsequently amended

ZONED DISTRICT
Universal City

LAND USE DESIGNATION
Major Industrial and Major Commercial
Proposed: Specific Plan

ZONE
M-1 ½ (Restricted Heavy Manufacturing)
Proposed: Specific Plan

PROPOSED UNITS
None

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
None

ENVIRONMENTAL DETERMINATION (CEQA)
Certified EIR by City of Los Angeles as Lead Agency; County of Los Angeles Responsible Agency and by MOU joint preparer of EIR

KEY ISSUES
- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.46.010-030 (Specific Plans)
  - 22.16.170 (Plan Amendment Findings)
  - 22.16.110 (Zone Change Burden of Proof Requirements)
  - 22.16.280 (Development Agreement Burden of Proof Requirements)

STAFF RECOMMENDATION
Approval of Project as Modified

CASE PLANNER:
Mr. Kim K. Szalay

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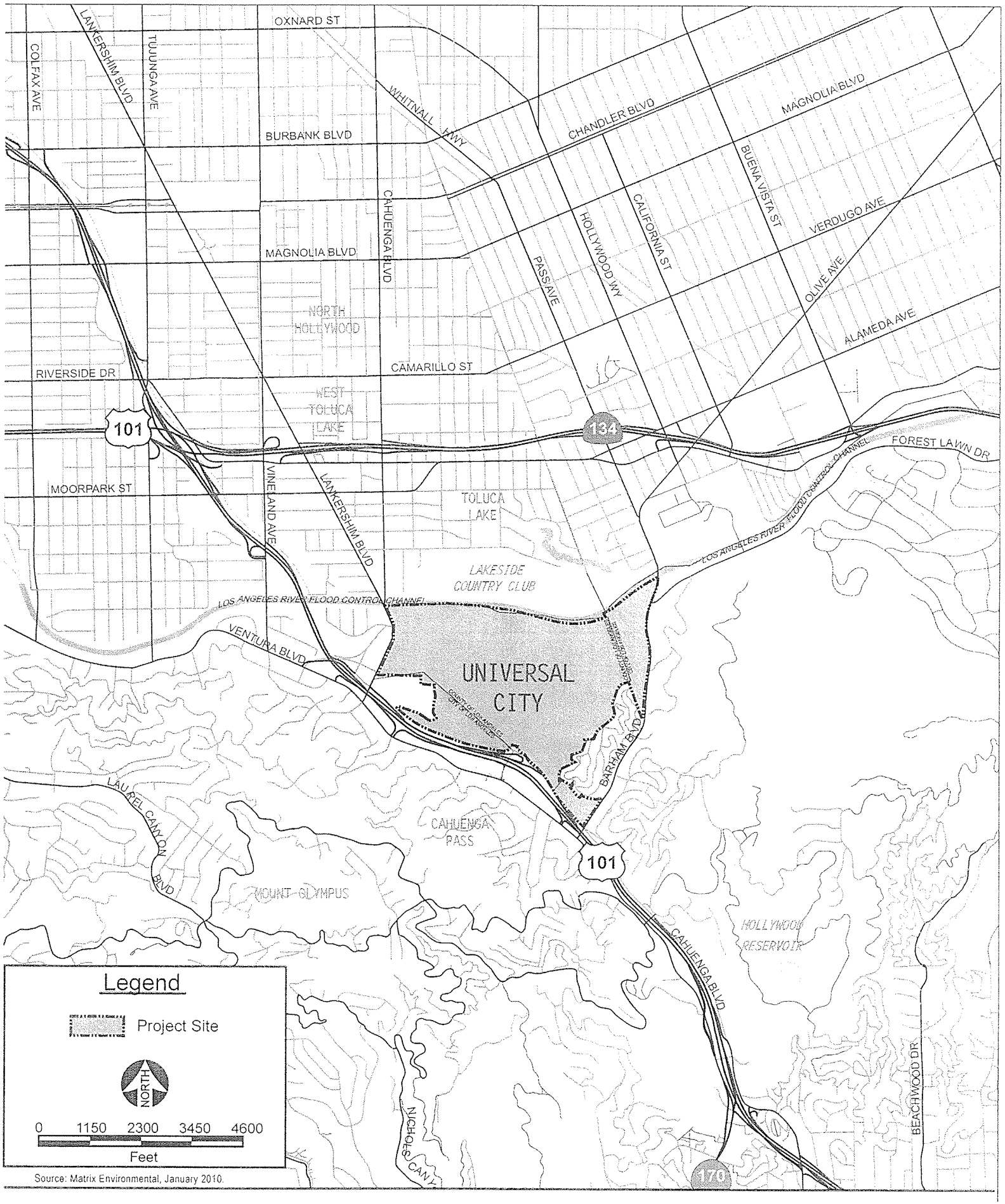
Created/Revised: 1/28/13



Source: Matrix Environmental, January 2010.

INTRODUCTION

The applicant, Universal City Studios, LLC, ("Applicant") is proposing what is called the NBC Universal Evolution Plan Alternative 10 – No Residential Alternative ("Alternative 10"). This environmentally superior alternative eliminates the 2,937 units of residential housing initially proposed by the applicant. Alternative 10 analyzes a wide array of media and entertainment uses, subject to new regulations governing the future studio, theme park, hotel, and entertainment operations of Universal City within both City of Los Angeles ("City") and County of Los Angeles ("County") jurisdiction. Alternative 10 provides for significant investment and expansion of employment at Universal City Studios in the media, tourism and hospitality sectors of the regional economy. The subject property is generally bounded by the L. A. River to the north, Hollywood Manor residences and portions of Universal City in City jurisdiction to the east, the Hollywood Freeway (U.S. 101) to the south, and Lankershim Boulevard to the west. This report describes and analyzes the portion of Alternative 10 that is located within the unincorporated County area. The proposed Specific Plan is a comprehensive planning and regulatory document to guide the unique development opportunities available to a multi-use employment center that includes motion picture studios, theme park and tram tour entertainment, retail, office, and hotel uses in an area surrounded by suburban and hillside residential and commercial properties. A development agreement is also proposed to provide additional public benefits beyond those provided by Alternative 10 and to ensure the vested rights of the applicant for efficient development over the 25-year life of the development agreement. In connection with the proposed specific plan, the applicant also requests a general plan amendment and a zone change in order to implement the proposed development. The general plan amendment would, among other things, change the General Plan Land Use Policy Map designation from Major Industrial and Major Commercial to Specific Plan, and it would eliminate a proposed extension of Forman Avenue north of the project site. The zone change would rezone the project site to SP (Specific Plan) to allow for the detailed and site-specific regulations contained in the Specific Plan to be implemented on the project site. The requested entitlements and the project are described and analyzed more fully below.

ENTITLEMENTS REQUESTED

Specific Plan: To authorize the Universal Studios Specific Plan to establish site-specific land uses, additional regulations, a development program, and procedures for construction of 2,433,000 gross square feet of new development and 544,460 square feet of demolition, for a total of 1,888,540 square feet of net new development on 323 acres of property located within existing and proposed unincorporated County area including the following: establish Studio, Studio Office, Office, Entertainment, Entertainment Retail, Amphitheater, and Hotel uses; regulate parking and shared parking within the Project Site; regulate 20 existing establishments for on-site and/or off-

site sales of alcoholic beverages, and impose a maximum limit of 15 on the number of new establishments that may be applied for within the Specific Plan area (all of which will be subject to future discretionary applications and public hearings); establish and regulate an on-site signage program; authorize and impose conditions on the removal and/or encroachment into the protected zone of Oak trees subject to County Ordinance (up to 250 trees) and the California State Oak Woodlands Act (up to 130 trees); establish and regulate the potential Universal Studios Historic District through the Universal Studios Historic Preservation Plan; regulate a maximum of 530,000 total cubic yards of import and/or export grading and on-site grading exceeding 100,000 cubic yards; regulate new Communication Facilities including cellular facilities for wireless telecommunications; and authorize various other appurtenant regulations and procedures for development of the site in the proposed SP (Specific Plan) zone.

Plan Amendment and Designation of Detachment Area: To authorize a change in the General Plan Land Use Policy designation from Category I (Major Industrial) and Category C (Major Commercial) to SP (Specific Plan); to delete from the Plan of Highways a proposed east/west Major Highway extension of Forest Lawn Drive and an extension of a Secondary Highway, Forman Avenue, to the north; to change the Urban Form Policy Map designation from Multipurpose Center Level 3 (lesser scale development) to Multipurpose Center Level 2 (greater scale development).

As a related matter, the applicant is requesting a detachment of approximately 30 acres ("Detachment Area") from the City of Los Angeles ("City") to the County of Los Angeles ("County") and annexations of approximately three (3) acres ("Annexation Area") from the County to the City, for a net gain of 27 acres of unincorporated County area. The applicant is requesting that the Detachment Area be designated as Specific Plan (SP), so that upon approval of the detachment by the Local Agency Formation Commission for Los Angeles County ("LAFCO"), a General Plan designation consistent with the remainder of the Project Site will be in place for the subject property. In its action on November 16, 2012, the City designated the Annexation Area as Regional Commercial, so that upon approval of the annexation by LAFCO, a City General Plan designation consistent with the remainder of the subject property in the City would be in place for the Annexation Area.

Zone Change and Zoning of Detachment Area: To authorize a change in zoning from M-1.5 (Restricted Heavy Manufacturing) to SP (Specific Plan).

As a related matter, the applicant is requesting that the Detachment Area be zoned as SP (Specific Plan), so that upon approval of the detachment by LAFCO, a zoning designation consistent with the remainder of the Project Site will be in place for the subject property. In its action on November 16, 2012, the City designated the Annexation Area as [Q]C2-1-SN, so that upon approval of the annexation by LAFCO, a

City designation consistent with the remainder of the subject property in the City would be in place for the Annexation Area.

Development Agreement: To authorize a Development Agreement between the property owner, Universal Studios LLC, and the County of Los Angeles regarding development of 323 acres located within existing and proposed unincorporated County area over a 25-year period.

In addition to the requested entitlements, the Project also involves the following:

Annexations and Detachments: A modification to the County and City boundaries will be requested, involving the annexation of the 3-acre Annexation Area from the County to the City and the detachment of the 30-acre Detachment Area from the City to the County pursuant to the LAFCO process, to allow for consolidation of certain uses within City or County boundaries and to provide for long-term comprehensive development of the Project site. The annexation and detachment actions, if approved, would result in a net total increase of 27 acres of County unincorporated area.

Consideration as Responsible Agency of a Certified EIR: As a responsible agency, pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, et seq.) ("CEQA"), the County through the Regional Planning Commission, will consider the effects of the Project as shown in the NBC Universal Evolution Plan Environmental Impact Report ("EIR"), which includes the Final EIR and the Draft EIR (EIR SCH No. 2007071036), which was certified by the City as Lead Agency on November 14, 2012; and will consider adoption of the County Mitigation Monitoring and Reporting Program ("MMRP"); and adoption of the County's CEQA Findings of Fact and Statement of Overriding Considerations.

PROJECT DESCRIPTION

The applicant, Universal City Studios, LLC, proposes a multi-use development on the existing Universal Studios property located in the unincorporated community of Universal City on a site bounded by Lankershim Boulevard to the west, the Hollywood Freeway (U.S. 101) to the south, Hollywood Manor residences and portions of Universal City in City jurisdiction to the east, and the Los Angeles River Flood Control Channel and Road to the north. The proposed project is more fully described below.

Overview

Original NBC Universal Evolution Plan

The NBC Universal Evolution Plan that was originally proposed and analyzed in the Draft EIR included a total of approximately two (2) million square feet of new

development, including one 500-room hotel and 2,937 units of residential housing. Annexations and detachments were proposed to enable most of the commercial entertainment and retail to be located within the unincorporated County area and all of the housing as well as some neighborhood-serving commercial to be located within the City's jurisdiction on vacant and less used portions of the existing back lot area. In response to community concerns and changing market conditions, the applicant decided to accept an alternative that eliminated all of the housing from the project and reconfigure the project to better meet the goals of NBC Universal's core media and entertainment enterprises while creating less impact on the surrounding neighbors.

NBC Universal Evolution Plan Alternative 10 – No Residential Alternative

In response to comments, the Final EIR included proposed Alternative 10 – No Residential Alternative ("Alternative 10"). Under Alternative 10, all 2,937 residential units were eliminated, and a second hotel as well as additional media and entertainment development were added. The additional media and entertainment development is proposed to be located primarily in the County unincorporated area and the second hotel is proposed to be located within the City.

The previously proposed annexations and detachments were reconfigured to accommodate the revised plan. Of the 391 acres within both the City and County jurisdiction, 296 acres are currently within the County's jurisdiction and 95 acres are within City jurisdiction. The Project proposes detachment of 30 acres from the City's incorporated area to the County's unincorporated area and annexation of 3 acres from the County unincorporated area to the City incorporated area resulting in the net addition of 27 acres to the County's jurisdiction. Upon approval of the annexations and detachments by LAFCO, approximately 323 total acres would be located within unincorporated County area and 68 acres would be located in the City.

Alternative 10, as described and analyzed in the overall project's Final Environmental Impact Report, comprises the whole of the project including development within both County and City jurisdiction. The portion of the project proposed within County unincorporated area ("Project Site") is proposed to be regulated by the Universal Studios Specific Plan ("Specific Plan"). Approximately 2,433,000 square feet of gross new development and 544,460 square feet of demolition, for a total of 1,888,540 square feet of net new development, is proposed to be developed within seven specified land use categories on the Project Site as follows: (1) Studio (257,949 square feet), (2) Studio Office (334,774 square feet), (3) Office (495,406 square feet), (4) Hotel (500 rooms / 450,000 square feet), (5) Entertainment (337,895 square feet), (6) Entertainment Retail (63,116 square feet), and (7) Amphitheater (-50,600 square feet) (collectively, "Project").

The Project development phasing is proposed for a duration of 25 years and includes a proposal for a land use equivalency procedure allowing for transfers of development square feet between the different land uses above to allow for flexibility within environmental constraints over the 25-year life of the development program through the associated Development Agreement. The Plan Amendment and Zone Change to SP (Specific Plan) would facilitate efficient and controlled development of the Project Site.

Universal Studios Specific Plan and Universal Studios Specific Plan Guidelines
Project development would be regulated by the Universal Studios Specific Plan and further guided by the Universal Studios Specific Plan Guidelines.

Universal Studios Specific Plan
The Specific Plan establishes the authority and scope of the Specific Plan in relationship to the Countywide General Plan ("General Plan") and Title 22 County Zoning Ordinance ("Zoning Code"), and the Specific Plan provides definitions and regulations specific to development of Universal City-Studios within unincorporated County jurisdiction. The Specific Plan must be consistent with the General Plan. The Specific Plan provides regulations that are in addition to the existing Zoning Code, and where the Specific Plan differs from Zoning Code, the Specific Plan applies, and where the Specific Plan is silent, Zoning Code applies. The Specific Plan would be adopted by ordinance as a zoning ordinance document.

Universal Studios Specific Plan Guidelines
The Universal Studios Specific Plan Guidelines is a planning document to clearly establish the purpose, goals, and setting of the Specific Plan; articulate background, guiding development principles, and organization of the Specific Plan; and provide design priorities and principles, infrastructure needed, and implementation guidance for use of the Specific Plan. The Specific Plan Guidelines would be adopted by resolution as a planning and guidance document.

Conceptual Site Plan and Development Proposed
The Project Site is characterized on the Conceptual Site Plan by seven existing and proposed categories of use, which are shown on the attached Conceptual Site Plan. These seven use categories and the development and redevelopment proposed to take place within them are described below:

Office Use. Two new office towers (approximately 14-stories and 12-stories in height) are conceptually proposed within the Office use category. Business offices proposed on Lankershim Boulevard are located on flat terrain to the east side of Lankershim Boulevard across the street from the Campo de Cahuenga Historic site, the existing MTA Red Line Subway Station, and the City View Lofts residential complex located across Lankershim Boulevard to the west of the Project Site.

Studio Use and Studio Office Use. Approximately 20 structures are conceptually proposed in the area shown on the Conceptual Site Plan for Studio uses and Studio Offices uses, including a 500-seat theater, two studio offices, post production facilities, redeveloped stages, mill, service garages, tech support structures, and other studio support facilities. Studio sound stages and studio office and production facilities proposed are primarily located at the northerly portion of the Project Site on flat terrain south of the river from the Toluca Lake residential community and the Lakeside Country Club and golf course located on the north side of the river.

Entertainment Use and Amphitheater Use. Approximately 10 new or refurbished Theme Park attractions are conceptually proposed over the life of the Project in these use categories. Theme Park attractions and Amphitheater are located primarily toward the center of the site on a flattened hilltop area (except Tram Tour traverses throughout the Project Site). Demolition of the existing amphitheater and several other structures within the theme park would create necessary space for new development. The Specific Plan requires any new major-scaled theme park attractions to remain within the Specific Plan area limited to locations away from residential neighborhoods with the exception of tram tour operations that traverse most of the property.

Entertainment Retail Use. New and redeveloped retail, addition of new tour plaza retail, and a future destination venue are conceptually proposed for the existing CityWalk location, and additional Theme Park retail would also be developed. The majority of retail facilities are located on the south side of the same flattened hilltop as most of the Theme Park.

Hotel Use. A new 500-room hotel, up to 19 stories in height, is conceptually proposed to the southwest of the site's center near the existing hotels located within the City of Los Angeles with an optional alternate location south of center on the Project Site as depicted on Exhibits 7A and 7B in the Specific Plan.

In addition, the Conceptual Site Plan provides for additional parking as well as additional development within the Backlot area coupled with additional greenspace to buffer neighboring uses. The proposed parking, backlot, and greenspace development is described below:

Parking. Up to 12 additional parking, transportation, and transportation hub related structures are identified on the Conceptual Site Plan. Parking structures and lots adjacent to CityWalk retail to the south and east, parking for proposed new hotel to the southwest, and additional parking for office and studio areas to the west and to the north are proposed.

Backlot and Greenspace. A number of aging outdoor sets, located near the Hollywood Manor community to the east of the Project Site, would be permanently removed from the greenspace area according to the Project's Development Agreement, one set would not be available for change-out to a new set, and the greenspace and other provisions would further buffer the backlot outdoor sets area from the closest neighbors as depicted on Specific Plan Exhibits 2C and 2D. Outdoor sets are not permanent structures and would be subject to change-out on a periodic basis in locations generally west of the greenspace buffer area and as depicted on various Project exhibits.

EXISTING ZONING

The subject property is zoned M-1.5 (Restricted Heavy Manufacturing) in the UC (Universal City) Zoned District. Surrounding properties are zoned as follows:

North: City of Los Angeles: A1-1XL (Agriculture), R1-1 (One-Family), C2-1VL (Commercial), OS-1XL (Open Space), [Q]C2-1-SN (Commercial)
South: City of Los Angeles: C2-1VL (Commercial) and [Q]C2-1-SN
East: City of Los Angeles: R-1-1 (One-Family) and [Q]C2-1-SN (Commercial)
West: City of Los Angeles: R1-1 (One-Family), R4-IL (Multiple Dwelling), C2-IVL (Commercial) and [Q]C2-1-CDO (Commercial)

EXISTING LAND USES

The subject property is developed with Studio, Studio Office, Office, Entertainment (including Theme Park and Tram Tour), Entertainment Retail, and Amphitheater. Existing hotels adjacent to the Project Site are located within City jurisdiction. Surrounding properties are developed as follows:

North: Los Angeles County Flood Control Channel, Golf Course, and Residential
South: U.S. 101, Residential, and Commercial
East: Residential, Office, and Parking
West: Historic Campo de Cahuenga, Metro Red Line, Parking, and Residential

The center of Hollywood is slightly more than two miles to the south, the City of Burbank is located just northeast of the Project Site and the Burbank Media District and the media and entertainment enterprises within the City of Glendale are located approximately from 0.25 to four miles to the east of the Project Site. The nearest boundary of Griffith Park and Forest Lawn Memorial Park are approximately one mile to the east.

PREVIOUS CASES/ZONING HISTORY

The Universal City site started giving public tours as early as 1915. However, the earliest entitlement was issued in 1952 by the City of Los Angeles - a Conditional Use Permit ("CUP") that allowed the site to be used as a motion picture studio. The County issued its first entitlement in 1957 (Urgency Ordinance 7094) changing M-3-1 (Unclassified Industrial) zoning to A-2-1 (Heavy Agricultural), which was further changed in 1959 (Urgency Ordinance 7517) to M-1.5 zoning, which remains in the County portions of the site to this day. In 1980, the County approved CUP 1495 for 1.88 million cubic yards of grading on 72 acres on the east side of the property for backlot production activities. In 1990 Plot Plan No. 31838-88 was approved for development of most of CityWalk entertainment retail and office space located within the County (495,000 square feet). In 1992 CUP 1495 was superseded by CUP 90074 to amend the development entitlements for the backlot portion of the property and is currently in effect. In 1992, ten alcohol uses established prior to adoption of Ordinance No. 92-0097 were "grandfathered in" on the Project Site. In 1995, CUP 95047 was approved for alcohol uses. In 1997, a Draft EIR and a Specific Plan were considered during 14 meetings before the Regional Planning Commission. The Project was put on hold and was never approved, and subsequently was withdrawn by the applicant. In 1998 Plot Plan No. 31838-138 was approved for completion of CityWalk (92,000 square feet). In 1999 seven alcohol use permits were approved by the Regional Planning Commission to allow the on-site consumption of alcoholic beverages in restaurants and retail uses in CityWalk (CUPs 99158 through 99164).

ENVIRONMENTAL DETERMINATION

An EIR was prepared and certified by the City of Los Angeles as Lead Agency with the County acting as Responsible Agency. Through a memorandum of understanding ("MOU") with the City, the County fully participated in joint preparation of the EIR to evaluate the potential environmental impacts of project development proposed in both jurisdictions. The City of Los Angeles Department of City Planning in consultation with the County of Los Angeles Department of Regional Planning, determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an EIR was necessary for the project.

The following areas required no further environmental review as described in the Initial Study.

- Agricultural Resources
- Mineral Resources

The areas of potential significant environmental impact addressed in the Draft EIR include the following:

- Land Use Plans and Physical Land Use
- Traffic/Access and Parking
- Noise
- Visual Qualities
- Light and Glare including Natural Light, Artificial Light, and Glare
- Geology and Soils
- Water Resources including Surface Water Drainage, Surface Water Quality, and Groundwater
- Air Quality
- Biota
- Cultural Resources including Historic, Archaeological, and Paleontological
- Public Services including Fire Protection, Police/Sheriff Protection, Schools, Parks and Recreation, and Libraries
- Utilities including Sewer, Water, Solid Waste, Electricity, and Natural Gas
- Environmental Safety
- Employment, Housing, and Population
- Climate Change

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)

Joint-Jurisdiction Public Meeting

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.

Alternative 10 – No Residential Alternative

The original project included 2,937 residential units and associated neighborhood-serving commercial uses proposed to be located within City jurisdiction. In response to comments on the Draft EIR, an additional alternative to the Project, Alternative 10 was included in the Final EIR. All of the proposed 2,937 residential units were withdrawn from the project along with the associated neighborhood commercial development, and a second 450,000 square-foot hotel (500-room) and 222,000 square feet of additional commercial development were included in the project. The City, as Lead Agency, determined that Alternative 10 was the environmentally superior alternative and was determined to be the project per CEQA. Alternative 10 eliminated the residential portion of the project presented in the Draft EIR and added to other uses such as, but not limited to, Studio, Office, Hotel, and Entertainment. The Final EIR incorporated Alternative 10, and the City certified the Final EIR, and adopted the MMRP, CEQA Findings of Fact, and Statement of Overriding Considerations for the project. The Statement of Overriding Considerations indicated that the benefits of the project outweigh the remaining significant impacts after all Project Design Features and Mitigation Measures had been incorporated.

County MMRP, CEQA Findings of Fact and Statement of Overriding Considerations

CEQA allows Responsible Agencies to consider a Certified EIR and to prepare an MMRP, CEQA Findings of Fact, and Statement of Overriding Considerations for the portion of the project located within the Responsible Agency's jurisdiction.

STAFF EVALUATION

General Plan Consistency

The Project is consistent with the County of Los Angeles Countywide General Plan ("General Plan") as amended with the proposed SP (Specific Plan) land use category. The Project Site is currently designated within the existing I (Major Industrial) (232 acres) and C (Major Commercial) (64 acres) land use categories of the General Plan. No Area or Community Plan exists for the location of the Project Site. The Major Industrial land use designation is generally intended for manufacturing of all types, mineral extraction, refineries, warehousing and storage, and product research and development, and the Major Commercial land use designation is generally intended for major regional employment centers such as regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service activities (General Plan, Page LU-14). The proposed Project includes industrial uses such as motion picture studios and indoor/outdoor sets with mill, warehouse, and other supporting uses, and commercial uses such as retail

and entertainment uses. The SP designation for the Project Site contemplates the continuation of existing uses, as well as the expansion of such uses within the Specific Plan boundaries. Such uses are a unique combination of the types of uses allowed in industrial and commercial areas, and therefore the SP designation is intended to authorize this mix of industrial and commercial uses in a manner that is tailored to the Project Site while being consistent with and complimentary to the surrounding area. The existing and proposed uses are consistent with the SP designation, as that designation implements the combination of industrial and commercial uses contemplated for the site. Therefore, the Project is consistent with the goals the policies of the General Plan.

Summary of Project Consistency with Applicable General Plan Goals and Policies and Provisions of the proposed Specific Plan

The Project is consistent with each of the applicable General Plan Elements described below, which also apply to the analysis of the Project's consistency with the proposed Category SP. An extensive detailed analysis of General Plan policies applicable to the proposed Project, are included as Appendix B to the Universal Studios Specific Plan Guidelines. Below is a brief summary of the applicable goals and policies and analysis of the Project's consistency with the General Plan as amended with the proposed Category SP.

Land Use Element. Goals and policies to maintain viable commercial and industrial clusters of activities that accommodate projected increases in the labor force while also maintaining and enhancing the quality of existing residential neighborhoods are addressed by the Project. The Project proposes a long-range development program increasing employment in the construction, media, entertainment and retail sectors while providing traffic improvements and community benefits not previously available. Additionally, certain industrial uses previously allowed by right, would no longer be permitted uses on the Project Site. Other land use goals and policies include requirements for high quality design of development sensitive to and compatible with the natural and manmade environment. The Specific Plan establishes development and operational regulations specific to the subject property and includes requirements which are more strict than existing Zoning Code such as square footage limitations, height limitations, limitations on permitted uses, lighting and noise limitations, buffer area requirements for neighboring residential uses, and parking regulations. Goals and policies regarding reduced energy consumption are facilitated through conservation and green building requirements through project design features, mitigation measures, and Specific Plan requirements. Ongoing citizen participation goals and policies are met by quarterly community meetings and periodic publications required by the Project.

Circulation Element (Transportation). Transportation goals and policies to provide access for employment and recreational opportunities are facilitated by the Project.

Required and offered traffic improvements for the Project are extensive. A Traffic Demand Management program is proposed for reducing motor vehicles on the road and for providing incentives to use the adjacent Metro Red Line station, available bus services for public transit, and a proposed shuttle service to and from the Metro Red Line station and to other local entertainment uses and nearby media and entertainment areas. Future use of the Los Angeles County Flood Control District River Road located adjacent to the Project Site is not precluded by the Project from future use as a bike path consistent with the County Bicycle Master Plan.

Conservation and Open Space Element. The Project facilitates energy and water conservation goals and policies through project design features, mitigation measures, and Specific Plan requirements implementing Green Building practices, partial treatment of stormwater runoff, and use of reclaimed water for landscape irrigation. A potential historic district is identified by the Specific Plan and the proposed Historic Preservation Plan requires careful preservation of potential historic resources. Archaeological and paleontological resources are protected by the Project. Recreational experiences and opportunities are facilitated by the Project through revitalization of its entertainment uses by creating new entertainment attractions, using extensive landscaping design, and preserving or mitigating oak tree resources. Bicycle racks and lockers, and re-alignment of Universal Hollywood Drive are proposed to facilitate greater access and amenities for use of bicycles onsite. Sign regulations limiting signage not internal to the Project Site prevent visual clutter and regulate light intensities.

Noise Element. The Project is subject to all requirements of the County Noise Ordinance for implementing goals and policies of the Noise Element. Additional sound attenuation measures are included in project design features and mitigation measures to further reduce construction and operational noises. The Specific Plan also includes additional regulatory provisions to further reduce noises. Additional monitoring, compliance inspections and enforcement, and community outreach are included in the Specific Plan Section 16, Sound Attenuation Regulations.

Safety Element. Protections from natural disasters such as earthquake, flooding, wildfires, and landslides, and from manmade hazardous wastes, are incorporated in the Project through project design features and mitigation measures consistent with the goals and policies of the Safety Element. Additional drainage facilities to handle a minimum 50-year storm event are required. Additional funding for a permanent onsite fire inspector and expanded firefighting facilities on-site are required by the Project. Emergency response and evacuation plans are required. Site-specific geotechnical reports and investigations are required to insure each component of development complies with County geotechnical requirements and provides safety to the public to the greatest extent feasible should earthquake events take place. Emergency access to the site must be in compliance with County requirements.

Public Facilities Element – Water and Waste Management Plan. Consistency with the goals and policies for healthy potable water supply for consumptive use, and recycled water supply for landscape irrigation and other suitable uses is maintained by the Project's arrangements for both potable and recycled water supplied by the Los Angeles Department of Water and Power (LADWP). Wastewater is treated by the Hyperion Treatment Plant owned and operated by the City of Los Angeles. On-site sewer systems are required to conform to the applicable standards of the County Department of Public Works. A minimum of 65 percent of non-hazardous construction solid waste and operational solid waste must be recycled and/or diverted. All new buildings must be designed to exceed Title 24 (2005) energy standards by at least 15 percent or Title 24 then in effect, whichever is greater.

Economic Development Element. Goals and policies to increase employment opportunities, cluster commercial/industrial development, increase tourism, and provide equality of opportunity for the underserved are facilitated by the Project. Increased job opportunities at various employment levels and revitalized tourist attractions, new production activities, and enhanced entertainment retail complement existing uses on the site. All proposed development is concentrated within the existing footprint of Universal City, and improvements to transportation and other infrastructure would enable future development while limiting impacts to surrounding neighbors.

Housing Element. No housing is proposed by the Project, therefore no housing goals and policies are applicable to the subject Project. Nevertheless, proposed job growth in an area with existing housing and near public transit is a design element of the Project consistent with housing goals of the County.

Zoning Code and Development Standards Compliance

The Project complies with the proposed Specific Plan and the Zoning Code (Title 22). Sections 1 and 2 of the Specific Plan establish the Specific Plan and purposes of the Specific Plan pursuant to Chapter 22.46 of the Zoning Code. Projects in the Specific Plan Zone are subject to development standards of the Specific Plan and applicable existing Zoning Code. Where Specific Plan standards differ from existing Zoning Code, the Specific Plan standards apply. Where the Specific Plan is silent on a matter, existing Zoning Code applies. The following discussion summarizes key Specific Plan components in relationship to development of the Project on the Project Site.

<u>Regulatory Authority, Scope, and Definitions (Sections 3 and 4)</u>

The Project includes certain development proposals regulated by the Specific Plan that would otherwise be subject to specialized permits authorized in existing Zoning Code. The Specific Plan regulations would modify the following permit requirements: alcoholic beverage conditional use permit, oak tree permit, grading conditional use permit, parking permit, temporary use permit, and certain wireless telecommunication facility

conditional use permits. Additionally, other procedures and regulations in the existing Zoning Code would be modified by the Specific Plan such as the Director's Review procedure and regulations for reviewing signage, live entertainment, lighting, yard modifications, temporary uses, and green building, drought tolerant, and low impact development implementation. The intent of the Specific Plan is to consolidate permitting procedures and regulations specifically applicable to the Specific Plan area in order to implement the development more efficiently. Specific Plan definitions add to or supersede existing definitions in the Zoning Code.

Specialized Districts, Zones, and Exception Areas (Specific Plan Exhibits)
The Specific Plan includes districts, zones, and exception areas described in the Specific Plan and depicted in Specific Plan Exhibits as follows: Universal Studios Specific Plan area (Exhibit 1A or 1B), four geographical areas defining the Project Site (Exhibit 2A or 2B), one greenspace buffer area (Exhibit 2C), nine height zones with two height exception areas (Exhibit 3A or 3B), a low impact development exception area limited to CityWalk and Theme Park boundaries (Exhibit 4), one potential historic district (Exhibit 5), two designated hotel areas (Exhibit 7A or 7B), and five sign districts (Exhibit 9A or 9B). These districts, zones, and areas serve specialized purposes as described in the Specific Plan Guidelines and defined and depicted in the Specific Plan.

Development Limitations (Section 5)
The Specific Plan also includes a table of permitted floor area and total permitted floor area (Table 5-1 and 5-2) by the seven land uses (Studio, Studio Office, Office, Entertainment, Entertainment Retail, Amphitheater, and Hotel) and states exemptions and treatment of existing uses and facilities.

Land Use and Design Regulations (Section 6)
The Land Use and Design section of the Specific Plan delineates permitted uses, designated height zones and exceptions, and design standards for buildings and other structures including the following: screening of certain sensitive areas; yard, building materials, and façade limitations; greenspace buffer area regulations; certain fencing specifications; sustainable development measures and exceptions; landscaping standards; and low impact development requirements and exceptions.

Land Use Equivalency (Section 7)
Project proposals may be subject to a land use equivalency procedure which enables a transfer of permitted square feet of one type of use to another permitted use according to a land use equivalency conversion table in the Specific Plan (Table 7-1). The table is based on changes in traffic trips by use types. Due to the long-term time frames of Project build out (25 years), uncertainty in a changing economy and changing demand for media and entertainment products and services over time, the land use equivalency

procedure is proposed to provide necessary flexibility while insuring the Project remains within permitted square feet of development.

Historic Resources and Hotel (Sections 8 and 9)
The Project includes potential historic resources and the Specific Plan includes a Historic Preservation Plan to insure that historically significant structures have protections in place when Project development proceeds. Hotel requirements include specific conditions for development and operation of the hotel, and limitations on the location options for the hotel.

Alcohol Use Approvals (Section 10)
The Project includes a total of 20 existing facilities that would be subject to Specific Plan regulations as existing facilities serving and/or selling alcoholic beverages including eight existing County conditional use permits, two permits currently in the City which would become part of County jurisdiction, and 10 legally existing facilities including theme park, amphitheater and eight restaurants established prior to adoption of conditional use permit requirements in September, 1992. The Specific Plan would authorize two new alcoholic beverage uses: a Hotel and a Cinema on CityWalk. Up to an additional 13 new alcohol use establishments would be allowed subject to obtaining a conditional use permit for each use according to requirements of the Zoning Code as modified by the Specific Plan. The Specific Plan regulations would require the alcoholic beverage conditional use permit to be initially presided over by the Hearing Officer and be appealable only to the Board of Supervisors.

Oak Tree Removals and Encroachments (Section 11)
The Project includes potential removal or encroachment into the protected zone of 250 oak trees subject to the County's oak tree ordinance, and potential removal or encroachment into the protected zone of 130 oak trees subject to the State Oak Woodlands Act. The Specific Plan would regulate only the oak trees which would otherwise be subject to the County's oak tree ordinance. Attached to the Specific Plan is the Project's Mitigation Monitoring and Reporting Program which includes Oak tree mitigation measures which are conditions for removal of or encroachment upon oak trees located within the Project areas governed by the State Oak Woodlands Act.

Grading (Section 12)
The Project includes up to a total of 530,000 cubic yards of off-site import or export of earth, of which any project of 10,000 cubic yards or more of earth movement would require a Substantial Conformance Review established by the Specific Plan. Movement of earth on the Universal City property between City and County jurisdictions would not be counted toward the offsite transport total, but would be included in the cumulative on-site grading total. On-site grading could include up to 4.6 million cubic yards of cut and

3.7 million cubic yards of fill. On-site grading projects in excess of 100,000 cubic yards of cut and/or fill would require a Substantial Conformance Review.

Transportation Demand Management and Parking (Sections 13 and 14)
A transportation demand management program is outlined in the Specific Plan to promote a reduction in commuting traffic to and from the Project Site. Specific Plan parking regulations would require each individual project subject to Substantial Conformance Review to submit updated parking supply and shared parking arrangements. Minimum parking requirements are established by use similar to Zoning Code and may be modified through the Substantial Conformance Review procedure. Tandem parking and shared parking requirements are included in this section of the Specific Plan.

Lighting and Noise Control (Sections 15 and 16)
Due to the intensity of existing and proposed media and entertainment uses, and the proximity of sensitive residential uses, the Specific Plan proposes regulations in addition to Title 22 of the Zoning Code for Project lighting and certain lit signage, and sound attenuation regulations in addition to Title 12, Chapter 12.08 Noise Control of the County's code of regulations. Proposed lighting regulations limit light spillover and lighting intensities in relationship to neighbors outside the combined boundaries of the Specific Plan and City jurisdiction within Universal City. Lighting pertaining to signage is regulated in the signage section of the Specific Plan to control night lighting of one replacement and one new electronic message sign, building identification, and three large-scale wall signs centrally located in the site. Noises generated by the Project would be subject to the County Noise Control ordinance, and additional regulations of the Specific Plan are proposed to further restrict Project operational noises beyond the requirements of the County's Noise Control ordinance. Third-party experts in lighting and sound attenuation worked with the County to ensure Specific Plan regulations controlled Project lighting and noise adequately.

Signage (Section 17)
The Project proposes signage and sign regulations detailed in each of five sign districts covering the entire Project Site using the Sign Conformance Review procedure where applicable. Due to the existing and proposed uses, signage regulations different than Title 22 are needed to address the unique nature of the Universal City-Studios operation. Signs not internal to the Project Site which are generally visible outside the boundaries of the Specific Plan area are regulated more strictly than signs internal to the Project Site which generally are not visible outside the boundaries of the Specific Plan area. One Electronic Message Sign of approximately the same size and scale is proposed to replace the existing electronic sign located at the entrance from Lankershim Boulevard at Universal Hollywood Drive on the west side of the Project Site. The existing sign is 840 square feet in face area. A second Electronic Message Sign is

proposed for viewing by customers entering the parking garages accessed from Universal Studios Boulevard on the south side of the Project Site. The location proposed for the sign would limit the line of sight toward residences to the south and would not be visible to drivers on the Hollywood Freeway located nearby. Regulations limit electronic message sign brightness, hours of operation, size, positioning, and location as specified in the Specific Plan. Signage not internal to the Project Site would be subject to Sign Conformance Review.

Wireless Telecommunications Facilities (Section 18)
The Project includes proposals to limit up to eight wireless telecommunication facilities per subject building rooftop. Wireless facilities internal to sound stage operations and co-located building-mounted communication facilities would not be regulated by the Specific Plan. New third-party, freestanding, outdoor wireless telecommunications facilities would be subject to standard conditional use permit requirements of the Zoning Code.

Administration and Substantial Conformance Review (Sections 19 and 20)
The Specific Plan itself would be adopted through discretionary processes requiring Planning Commission recommendations to the Board of Supervisors and Board of Supervisors adoption. Specific Plan implementation, monitoring, enforcement, and annual reporting are discussed in the Administration section of the Specific Plan. Substantial Conformance Review is a ministerial process for reviewing individual projects. This procedure is for review and approval of qualifying individual projects to ensure compliance with the Specific Plan sections discussed above and applicable Zoning Code. Other ministerial procedures are also summarized in the Substantial Conformance Review section. Individual projects not meeting Specific Plan requirements for these specialized review procedures or not meeting other Specific Plan requirements would not be permitted without a specific plan amendment or other applicable permitting procedure.

Coordination with the City of Los Angeles
Many components of individual projects which are located in the County unincorporated area require coordination with projects located within City jurisdiction. The City of Los Angeles completely surrounds Universal City, and approximately 68 acres (after proposed annexation), or 17 percent of the 391-acre Universal City property is located within proposed City jurisdiction. The Specific Plan articulates procedures for coordination that are required for those areas where both City and County jurisdiction apply such as certain movements of soil between City and County jurisdiction, shared parking arrangements, and certain common utilities such as water and sewage.

Neighborhood Impact/Land Use Compatibility

The Project's design and Specific Plan regulations ensure that the Project is compatible with the surrounding community minimizing Project impacts to the community to the greatest extent feasible. A greenspace buffer area varying from a minimum of 190 to a maximum of over 400 feet in width, sound walls, dense landscaping, limitations on outdoor sets, and screening fences on the easterly portion of the Project Site provide additional protections to residents on the easterly boundary. These additional measures complement the site-wide operational noise regulations contained in the Specific Plan, which are more stringent than the existing County Noise Ordinance (Title 12 Chapter 12.08), as well as provide additional buffering from lighting and lit signage to minimize noise, lighting, and signage impacts. Additional noise, lighting, and signage limitations are proposed in the Specific Plan to protect residential and recreational users of properties north of the Project Site as well. Limits to the size, quantity, and lighting specifications for signs located to the west of Lankershim Boulevard, and required Lankershim Edge landscaping and design plans are included in the Specific Plan. Uses located to the South of the Project Site are further protected by south-facing no-signage zones, lighting restrictions, and other screening provisions. With the elimination of formerly proposed residential housing, traffic impacts have been further mitigated to the greatest extent feasible and many traffic Project Design Features provide additional traffic mitigation beyond that which is required.

Additional Neighborhood Noise and Lighting Analysis

To further address specific community concerns regarding noise, lighting, and lit signage, the County worked with third-party experts in lighting and sound attenuation to assist the County in the design of lighting, lit signage, and noise regulations in the Specific Plan. Lighting, lit signage, and noise regulations were increased to ensure lighting and noise spillover into the community would be limited to the greatest extent feasible while continuing existing operations of a media and entertainment center.

Findings and Burden of Proof

The Project is required to meet the findings for a General Plan Amendment, the Burden of Proof requirements for a Zone Change pursuant to Title 22, Section 22.16.110, and the Burden of Proof for a Development Agreement pursuant to Title 22, Section 22.16.280. Staff is of the opinion that the applicant has met the required findings and burdens of proof as indicated below.

General Plan Amendment Required Findings

In order to justify the General Plan amendment and plan pre-designation, as well as to justify the adoption of the Specific Plan, which, pursuant to Title 22, Section 22.46.020 is processed and adopted in accordance with the provisions governing general plans, the Applicant must demonstrate the following:

That a need for the proposed Plan Amendment exists;

The Project Site has evolved over the past 100 years from a simple fledgling motion picture studio to a major multi-purpose center of employment within multi-use enterprises including theme park, retail mall, office towers, and amphitheater in addition to core uses of studio, studio office, and outdoor motion picture sets. The proposed Specific Plan land use category would provide for better integration of individual land uses within a site-specific master plan, require greater limitations on incompatible land uses, and more efficiently foster job-creating development than has been attained under the existing land use categories.

That the particular amendment proposed is appropriate and proper;

Incompatible uses which could technically be allowed by the existing Major Industrial land use categories such as oil refineries, slaughterhouses, and almost any other environmentally impacting industrial use, would not be allowed by the proposed Specific Plan land use category. The proposed Specific Plan would encourage redevelopment and expansion of areas suitable for media and entertainment uses unique to the Project Site, and change the urban form policy to Multipurpose Center 2, a designation for intensification of major commercial development. The intent of these classifications is to provide for focused site-specific development in appropriate locations, conveniently accessible to and within multipurpose employment centers.

That modified conditions warrant a revision to the Countywide General Plan as it pertains to the area or district under consideration;

The Project's location within an urbanizing area, surrounded by residential and supporting commercial uses and proximity to well developed transit corridors including the Red Line subway, 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 existing surrounding uses. The existing Major 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 potentially other industrial uses. Additional public uses such as the CityWalk retail center, Universal Studios Theme Park, expanded Universal Studios Tram Tour, Gibson Amphitheater, and the construction of various office uses were established subsequent to the original plan designations for the Project site. These more recently established uses are generally not compatible with a vast number of heavy manufacturing uses which 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.

That approval of the proposed Plan Amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.

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 and limiting the impacts of natural disasters. The development is in conformity with good planning practices as the development is necessary in order to fulfill General Plan goals, policies and programs providing development of employment opportunities near major employment centers and transit stations, increased use of public transportation, and contribution 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.

Section 22.16.110 Zone Change Burden of Proof
In addition to the information required by Section 22.16.100 of the Zoning Code, the applicant shall substantiate to the satisfaction of the commission the following facts:

That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;

Similar to the modified conditions mentioned in the General Plan category amendments discussed above, the Project Site has evolved from a simple individual use to a complex mix of uses in a multi-purpose employment center. The existing M-1.5 (Restricted Heavy Manufacturing) would allow virtually any use, with a few exceptions, including highly incompatible major industrial uses. However, surrounding land uses and existing infrastructure make this aging property ideal for redevelopment with an increased mix of media and entertainment uses that were not originally contemplated by the current general plan designation.

That a need for the proposed zone classification exists within such area or district;

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 that require greater controls be established over land use and development. The proposed zone change would facilitate greater controls and sensitivity to these neighbors.

That the particular property under consideration is a proper location for said zone classification within such area or district;

The proposed zone will allow for further development of a major employment center in proximity to other major employment centers specifically in the media and entertainment industry, such as the Burbank Media District and the 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 and expanding vehicular and rail transportation network of the area.

That 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.

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 design and scale of the Project is limited to the existing Universal City property which will prevent the surrounding residential areas from new intrusions.

Section 22.16.280 Development Agreement Burden of Proof
In addition to the information required in the application by Section 22.16.270, the applicant for a development agreement shall substantiate to the satisfaction of the commission the following facts:

That the proposed development agreement is consistent with the general plan and any applicable community, area or specific plan;

The proposed Development Agreement includes provisions that are in addition to General Plan and proposed Specific Plan requirements, do not conflict with the General Plan and Specific Plan, and therefore are consistent with said Plans.

That the proposed development agreement complies with zoning, subdivision and other applicable ordinances and regulations;

The proposed Development Agreement includes provisions that are in addition to Zoning Code and proposed Specific Plan regulations, do not conflict with the Zoning Code or proposed Specific Plan regulations, and therefore are consistent with Zoning Code and the proposed Specific Plan.

That the proposed 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;

The proposed Development Agreement provides for public benefits that are in addition to planning and zoning requirements, and the Development Agreement ensures orderly development of the Project Site by providing the applicant vested rights to develop the Project over a 25-year term. The public benefits agreed to by the applicant are in the public interest of the local community and regional users near the Project Site.

That the proposed development agreement will not:

- *Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or*
- *Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or*
- *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

The proposed Development Agreement provides public benefits such as, but not limited to, traffic and neighborhood intrusion improvements exceeding required mitigation measures, and future Los Angeles River bike path planning and construction contributions not otherwise required by other Project entitlements. The proposed Development Agreement provides assurances of orderly development that would have the potential to improve the quality of life of the surrounding community and would not hinder enjoyment of nearby properties owned or used by residents and other users in the local neighborhood. No provisions in the Development Agreement would put the public at risk of hazardous conditions. The proposed development agreement provides certainty by ensuring that the Property Owner has the vested right to develop the Project under the regulations provided in the Universal Studios Specific Plan.

The Burdens of Proof with applicant's responses are attached. Staff is of the opinion that the applicant has met the required findings and burdens of proof for the entitlements requested.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments from County Departments at the time of this report.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Staff has not received any comments from other agencies at the time of this report.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting as verified by staff on or prior to January 28, 2013.

PUBLIC COMMENTS

Staff has received 68 written or e-mailed comments and 14 phone calls during the noticing period pertaining to the Project at the time of this report. Those commenting in writing in favor of the Project (67) indicated support due to proposed traffic improvements, 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 bicycle amenities. Of those commenting in favor, two Neighborhood Councils expressed support (Studio City and Hollywood Hills West), and nine organizations sent letters supporting the Project. Those commenting in writing in opposition to the Project (1) indicated concerns regarding remaining significant and unavoidable impacts and the need to downsize the Project so no significant and unavoidable impacts remain. Phone calls were primarily inquiries regarding posting of notices on the site and questions about the scope of the Project.

FEES/DEPOSITS

If approved, fees identified in the Specific Plan and Development Agreement will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing: Staff recommends the Commission consider Environmental Assessment No. 200700014 Certified EIR SCH No. 2007071036 and **RECOMMEND APPROVAL** to the Board of Supervisors Project Number TR068565-(3) including Specific Plan No. 200700001, Plan Amendment No. 200700001, Zone Change No. 200700001, and Development Agreement No. 200700001, subject to all requirements and provisions of the Mitigation Monitoring and Reporting Program.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, ACTING ON BEHALF OF THE COUNTY AS RESPONSIBLE AGENCY PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND HAVING REVIEWED AND CONSIDERED THE EIR (SCH NO. 2007071036) PREPARED FOR THE PROJECT AND CERTIFIED BY THE LEAD AGENCY, CITY OF LOS ANGELES, ADOPT THE CEQA FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS AND THE MITIGATION MONITORING AND REPORTING PROGRAM.

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE RESOLUTIONS RECOMMENDING APPROVAL TO THE BOARD OF SUPERVISORS OF SPECIFIC PLAN NO. 200700001, PLAN AMENDMENT NO. 200700001, ZONE CHANGE NO. 200700001, AND DEVELOPMENT AGREEMENT NO. 200700001.

Prepared by Mr. Kim K. Szalay, AICP, Principal Planner, Special Projects
Reviewed by Samuel Z. Dea, Supervising Regional Planner, Special Projects

Attachments:
Draft Specific Plan and Universal Studios Specific Plan Guidelines with Appendices
Applicant's Burden of Proof statements
Draft Plan Amendment Resolution
Draft Zone Change Resolution and Ordinance
Draft Specific Plan Resolution and Ordinance
Draft Development Agreement, Resolution, and Ordinance
EIR Discs previously provided
CEQA Findings and Statement of Overriding Considerations
MMRP
Correspondence

SZD:KKS
2/14/13

APPENDIX B

CONSISTENCY ANALYSIS OF UNIVERSAL STUDIOS SPECIFIC PLAN WITH COUNTY GENERAL PLAN

This appendix analyzes the consistency of the Universal Studios Specific Plan (the "Specific Plan") with the Los Angeles County General Plan (the "General Plan"). The current Los Angeles County General Plan was approved by the Los Angeles County Board of Supervisors in November 1980. The Elements of the General Plan, several of which have been updated or amended between 1987 and 1993, guide the County's land use policies. Current Elements of the General Plan applicable to the Universal Studios Specific Plan area and analyzed herein are: Land Use; Circulation (Transportation); Conservation and Open Space; Noise; Safety; Water and Waste Management; and Economic Development. For each Element, the goals and policies which are applicable to the Universal Studios Specific Plan are discussed. Where goals or policies are only partly applicable, the relevant portions are analyzed.

The Introduction to the General Plan states the following: "The General Plan serves as an advisory document to provide decision-makers with a policy framework to guide specific, incremental decisions so as to move toward achievement of the Plan's stated goals and objectives. At the time specific decisions are made – whether on land use, the construction of a new highway or an urban renewal project, etc. – the appropriate decision-making authority must interpret and weigh various Plan policies based on the best information available at the time. Thus, the General Plan neither promises nor guarantees the achievement of any goal or objective nor strict adherence to any single policy statement."

Land Use Element

Goal: To provide for land use arrangements that take full advantage of existing public service and facility capabilities.

Analysis

The Universal Studios Specific Plan area is located in central Los Angeles County, approximately two miles north of Hollywood and 10 miles northwest of downtown Los Angeles. The Specific Plan area is approximately 1.5 miles south and east of the junction of the U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway) in the east San Fernando Valley near the north end of the Cahuenga Pass. The City of Burbank is located generally to the northeast. The Specific Plan area is generally bounded by the Los Angeles River Flood Control Channel, the Hollywood Manor residential area, the Hollywood Freeway, hotel and office towers, the portions of the NBCUniversal Evolution Plan project area in the City of Los Angeles, and Lankershim Boulevard. The proposed development under the Universal Studios Specific Plan would concentrate development within a highly urbanized area currently served by public services, and as such, would take full advantage of existing services and infrastructure. In addition, the concentration of development within an existing urbanized area would increase efficiency of service. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Specific Plan area is presently developed with studio production (motion picture, television and commercial), studio office and office uses, and entertainment and entertainment retail uses, with existing public services and infrastructure provided by a variety of City, County, and private sector entities.

Goal: To maintain and enhance the quality of existing residential neighborhoods.

Analysis

The Universal Studios Specific Plan would not result in the removal or re-use of any existing residential neighborhoods. The Universal Studios Specific Plan recognizes and protects the neighboring off-site residential developments through implementation of specific zoning regulations that govern the development of the Specific Plan area. The Specific Plan establishes development and operational regulations for the subject property which are more extensive than the existing County regulations now governing the site, and which better address the needs of and concerns raised by the mix of uses on the property. For example, such requirements as square footage limitations, height limitations, lighting regulations, limitations on permitted uses, and transportation and parking regulations provide additional protections to the surrounding properties, including existing residential neighborhoods. In addition, the Specific Plan requires a greenspace area to be maintained along the portion of the Specific Plan area contiguous with the existing off-site residential uses to the east. Other than use of existing roadways and security and/or maintenance access, and utilities, no new activities or new permanent buildings or structures will occur within the greenspace

area, except that the existing roadways and utilities including recycled water facilities may be modified. No new sets/facades will be developed in the greenspace area; however, existing sets/facades may remain and continue to be utilized for production activities. The Specific Plan also includes screening requirements for certain kinds of development, such as roof-top equipment and outdoor storage areas, and prohibits the use of mirrored glass or other highly reflective building materials.

Goal: To coordinate land use with existing and proposed transportation networks.

Analysis

The Universal Studios Specific Plan supports policies to coordinate land use with existing and proposed transportation networks, by providing for in-fill development adjacent to the Universal City Metro Red Line Station, several regional and local bus lines, and two freeway systems, and including implementation of a Transportation Demand Management program and shuttles that would enhance connections to transit. The Specific Plan area is directly accessible from the Hollywood Freeway at Universal Studios Boulevard, as well as from the adjacent major arterials, Lankershim and Barham Boulevards. To the south, the Hollywood Freeway provides connections to the regional freeway network that connects the Specific Plan area to all major areas of the Los Angeles basin. Directly north of the Specific Plan area, the Ventura Freeway is accessible from Forest Lawn Drive, and from Lankershim and Barham Boulevards. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would generally help reduce employee and patron trips on the street and freeway system. In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally.

Goal: To situate commercial activities in viable clusters that conveniently serve their market areas.

Policy 3: Place major emphasis on channeling new intensive commercial development into multipurpose centers.

Analysis

The Universal Studios Specific Plan concentrates new development within an existing regional commercial center, thereby increasing opportunities and convenience for the regional market while building upon the existing clustering of commercial uses. The Specific Plan allows for the expansion of existing facilities as well as the addition of new entertainment, studio, entertainment retail, hotel, studio office, and office uses. The

range of commercial uses permitted and proposed to be developed pursuant to the Universal Studios Specific Plan serves to enhance the function of this important regional multipurpose center, which provides jobs, entertainment, and services immediately adjacent to mass transit and near existing housing in the vicinity of the Specific Plan area. The Specific Plan area is also immediately adjacent to portions of Universal City in the City of Los Angeles, where additional complementary uses, including studio, studio office, and hotel uses are existing and proposed.

Goal: To provide commercial and industrial lands sufficient to accommodate the projected labor force.

Policy 4: Protect prime industrial lands from encroachment of incompatible uses.

Policy 5: Where appropriate, promote more intensive use of industrial sites, especially in areas requiring revitalization.

Analysis

The Specific Plan area has been used for studio production and entertainment uses since its development approximately 100 years ago. Prior to the effective date of the Specific Plan, the Specific Plan area was classified in the Industrial and Commercial categories on the General Plan Land Use Policy Map; however, aAs the Specific Plan area is not suitable for the full range of industrial uses permitted under the County's Major Industrial designation and corresponding zoning due to its geographic location, off-site uses, and access constraints, the site is not considered prime industrial land and is not located contiguous to or near any current or proposed prime industrial land. As such, no encroachment to prime industrial land would occur. The studio production and studio-related uses permitted pursuant to the Universal Studios Specific Plan represent an enhancement of the type encouraged by this policy. The development permitted pursuant to the Specific Plan will generate additional permanent jobs, significant fiscal benefits to the local economy, as well as revitalization and expansion of studio-related and entertainment uses within the area.

Goal: To encourage high quality design in all development projects, compatible with and sensitive to the natural and manmade environment.

Policy 7: Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

Policy 8: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.

Policy 11: **Promote planned industrial development in order to avoid land use conflicts with neighboring activities.**

Policy 13: **Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned.**

Analysis

The Universal Studios Specific Plan functionally and aesthetically integrates the various existing and proposed land uses and provides comprehensive design standards that will enhance the compatibility of the proposed development with the natural and manmade environment. The regulations in the Universal Studios Specific Plan will ensure that new development is compatible with the surrounding environment and implement appropriate controls and high quality design standards for the Universal Studios Specific Plan area. The Specific Plan establishes development and operational regulations for the subject property which are more extensive than the existing County regulations now governing the site, and which better address the needs of and concerns raised by the mix of uses on the property. For example, such requirements as square footage limitations, height limitations, limitations on permitted uses, lighting regulations, and transportation and parking regulations provide additional protections to the surrounding properties and represent good planning practices.

The Universal Studios Specific Plan will protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation. The Universal Studios Specific Plan provides for specific uses and facilities that are permitted within each of the Districts within the Specific Plan area. The Specific Plan also includes special conditions and standards for some uses and expressly prohibits certain uses and facilities. The Specific Plan also establishes a procedure called Substantial Conformance Review for Projects within the Specific Plan boundaries to be reviewed by the County Department of Regional Planning to verify compliance with the regulations of the Specific Plan. As part of the Substantial Conformance Review process, the applicant must demonstrate that the proposed Project complies with all requirements of the Specific Plan, including, but not necessarily limited to: maximum development restrictions, visual buffers, noise regulations, and building height limitations. The categorization of uses in this manner and the Substantial Conformance Review process reduce the potential for intrusion of incompatible uses which would create environmental degradation.

For approximately 100 years Universal Studios has been a motion picture and television studio, entertainment attraction, and business center. The uses permitted under the Universal Studios Specific Plan are primarily those related to motion picture and television production, music production, offices, entertainment, and tourism. Because of the nature of production activities, as well as the location of Universal Studios within an urban setting, the amount of development intensity in the Specific Plan area is an

important planning consideration. The availability and further coordinated development of infrastructure is a consideration in the future development potential of the Specific Plan area. Therefore, the Specific Plan establishes a maximum intensity of land uses, which will help assure that development of Universal Studios will be compatible with proposed infrastructure improvements, as well as with the surrounding business and residential community.

Goal: To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.

Policy 24: Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.

Policy 25: Promote land use arrangements that will maximize energy conservation.

Analysis

The Specific Plan implements a number of County land use and transportation policies by locating the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area. The location of new employment opportunities within an established commercial regional center served by mass transit, as well as the provision of pedestrian, tram/shuttle, and bicycle accessibility, would result in the reduction of automobile commuting miles, and as such, would reduce energy consumption and contribute to the improvement of air quality. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would generally help reduce employee and patron trips on the street and freeway system.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. The new development includes the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site and provides opportunities for improved sidewalks and bike routes. Connections from the Universal City Metro Red Line Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees and visitors. Pedestrian access to the Specific Plan area will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the

center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses.

The Universal Studios Specific Plan recognizes the importance of environmental stewardship, and includes sustainable development measures implementing the County's Green Building regulations, drought-tolerant landscaping design regulations, and low impact development regulations as applicable. In addition, the Specific Plan requires development pursuant to the Specific Plan to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with the Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes standards regarding outdoor and indoor water conservation, including the use of reclaimed water for landscape irrigation, and resource conservation, thus promoting land use arrangements that will maximize energy conservation.

Goal: To provide a land use decision-making process supported by adequate information and ongoing citizen participation.

Policy 27: Provide a land use mix at the countywide, areawide, and community levels based on projected need and supported by evaluation of social, economic and environmental impacts.

Policy 28: Ensure continuing opportunity for citizen involvement in the land use decision-making process.

Policy 29: Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.

Policy 30: Promote improved interjurisdictional coordination of land use policy matters between the County, cities, adjacent counties, special districts, and regional and subregional agencies.

Policy 31: Ensure that cities have a voice in land use decisions within their adopted spheres of influence.

Analysis

The Universal Studios Specific Plan includes a development strategy which expands and contributes to the existing on-site motion picture, television production and entertainment facilities while introducing new complementary uses. As the entertainment industry transitions to incorporate new technologies and operations, implementation of the Specific Plan will continue the Specific Plan area's important role in the entertainment industry by providing for studio, post-production, studio office and office uses to meet the growing and changing needs of the industry. The Specific Plan

seeks to maintain and embrace the existing studio and entertainment-related facilities within the Specific Plan area in order to continue its historic role in the ever evolving entertainment industry. The Specific Plan area is centrally located in the County's entertainment industry, which is a major component of the regional economy. Despite significant competition from other states and areas, the largest segment of the television, motion picture production and supporting industries is still located in Los Angeles County. The County seeks to maintain a competitive edge because of the high concentration of film, television, and commercial production studios and their allied creative and technical businesses in the region.

The EIR for the NBCUniversal Evolution Plan, including the Universal Studios Specific Plan, as well as proposed development within the City of Los Angeles adjacent to the Specific Plan area, was prepared pursuant to a Memorandum of Understanding between the County of Los Angeles and the City of Los Angeles, with the City serving as the Lead Agency for purposes of CEQA and the County serving as a Responsible Agency. The County worked jointly with the City in the preparation and evaluation of the EIR, which presented a comprehensive analysis and serves as an informational document to inform public agency decision-makers and the public. The EIR was thoroughly reviewed by staff of the County of Los Angeles Regional Planning Department and the Los Angeles City Planning Department. Portions of the EIR were also reviewed by other County and City departments, such as Libraries, Parks & Recreation, Public Works, Environmental Health, etc.

Public participation occurred throughout the EIR preparation process in support of the General Plan policy of citizen involvement. In July 2007, a Notice of Preparation for the Draft EIR was circulated for public review to receive public input on the scope of the Draft EIR. In addition, a public scoping meeting was held on August 1, 2007. The public comment period for the Draft EIR was extended beyond the initial comment period, resulting in a 93-day public comment period, which substantially exceeds the 45-day minimum public review period requirements set forth by the CEQA Guidelines (Section 15087(c)). In addition, a public comment meeting was held on December 13, 2010. The Draft EIR included a draft of the Universal Studios Specific Plan as an appendix.

The City of Los Angeles held public hearings and conducted its own decision-making process with regard to land use decisions related to the portions of the NBCUniversal Evolution Plan within the City. In addition to public participation in the City entitlement process, County Department of Regional Planning staff attended the City hearings and continued to coordinate with their City Planning staff counterparts, consistent with the General Plan policy promoting interjurisdictional coordination. The citizen participation process for the Universal Studios Specific Plan will continue through the entitlement process for the Evolution Plan in the County.

Goal: To encourage more efficient use of land, compatible with and sensitive to natural ecological, scenic, cultural and open space resources.

Analysis

Development pursuant to the Universal Studios Specific Plan builds upon the existing uses in the Specific Plan area and in so doing takes advantage of existing infrastructure thereby resulting in an efficient use of land. In addition, the development standards set forth in the Universal Studios Specific Plan regulate on-site development in a manner consistent with this objective. By expanding existing uses while creating new studio and entertainment facilities, the Universal Studios Specific Plan allows for the creation of an integrated development where entertainment is both produced and experienced. The Specific Plan capitalizes on the relationships between the on-site studio production facilities, the entertainment and retail uses, and business office uses, in order to create a coherent connection between these uses and to further advance sustainable development within the Specific Plan area.

Because the Specific Plan area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth. Further development of Universal Studios pursuant to the Universal Studios Specific Plan will enhance one of Los Angeles' valuable entertainment resources and significant Southern California entertainment centers. The regulations in the Universal Studios Specific Plan will ensure that new development is compatible with the surrounding environment and implement appropriate controls and high quality design standards for the Universal Studios Specific Plan area. The Universal Studios Specific Plan establishes development and operational regulations for the subject property which are generally more extensive than the existing County regulations now governing the site, and which better address the specific mix of uses on the property.

Circulation (Transportation) Element

Goal: To achieve a transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the residents.

Policy 1: **Provide transportation planning, services, and facilities that are coordinated with and support the County of Los Angeles General Plan.**

Policy 2: **Provide transportation planning, services, and facilities that provide access for equitable employment, educational, housing and recreational opportunities.**

Analysis

The Universal Studios Specific Plan area is approximately 1.5 miles south and east of the junction of the U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway) in the east San Fernando Valley. The proposed development under the Universal Studios Specific Plan would concentrate development within a highly urbanized area currently served by regional transportation infrastructure. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system. In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. Development under the Specific Plan will be designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Specific Plan uses and surrounding development, and provide transportation improvements.

Goal: To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community, area and countywide levels.

Policy 3: **Plan and develop bicycle routes and pedestrian walkways.**

Policy 4: **Provide opportunity for timely citizen input and guidance in the transportation decision-making process.**

Policy 8: **Encourage communities to participate with existing transit operators in the improvement or development of community level transit, where financially feasible to the community.**

Policy 10: **Encourage provision of transit service at a reasonable cost to the users and the community.**

Policy 18: **Support use of non-vehicle improvements to reduce peak-hour congestion.**

Policy 20: **Encourage greater use of public transit to special-purpose centers and recreational facilities.**

Policy 21: **Stress environmental compatibility (including air quality, noise, ecology and aesthetics, health and safety), in developing transportation systems.**

Policy 22: **Avoid or minimize the adverse impacts upon people, businesses and communities caused by development of transportation facilities.**

Policy 26: **Encourage the efficient use and conservation of energy used in transportation.**

Policy 30: **Provide transportation facilities that will improve the safety, security and dependability of all transportation modes; provide for seismic safety and be effective in emergency situations.**

Policy 31: **Provide for the safe movement of hazardous materials.**

Analysis

The Universal Studios Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. The new development includes the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site and provides opportunities for improved sidewalks and bike routes. Connections from the Universal City Metro Red Line Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees and visitors. Pedestrian access to the

Specific Plan area will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses. As the development under the Specific Plan would be located adjacent to transit and other existing transportation systems and incorporate shuttle connections, it would encourage alternative transportation modes and, thereby, conserve energy and enhance environmental compatibility.

With regard to the safe movement of hazardous materials, uses in the Specific Plan area would be subject to compliance with all applicable laws, rules and regulations associated with hazardous materials management. In addition, NBCUniversal's current comprehensive policies and programs specifically related to hazardous materials and waste management would continue to be implemented. As is currently the practice, all hazardous materials in the Specific Plan area would be acquired, handled, used, stored, and disposed of in accordance with all applicable federal, state and local requirements. Monitoring of hazardous materials management would be conducted by the County Fire Department and other applicable regulatory authorities, as appropriate. Likewise, the disposal of on-site generated hazardous waste would occur in accordance with all applicable regulations.

Goal: To achieve an efficient, balanced, integrated, multimodal transportation system that will satisfy short- and long-term travel needs for the movement of people and goods.

Policy 5: **Coordinate land use and transportation policies.**

Policy 7: **Support continued improvement and expansion of the present bus system as a public service.**

Policy 9: **Support a public transit system that provides accessible service, particularly to the transit dependent.**

Policy 15: **Encourage compatible joint use and interfacing of transportation facilities while minimizing modal conflict.**

Policy 19: **Support traffic-operation improvements for improved flow of vehicles.**

Policy 25: **Develop alternative transportation systems and procedures which will effectively reduce vehicle miles traveled (VMT) by automobiles.**

Analysis

The Universal Studios Specific Plan area is served by existing rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system. The Transportation Demand Management program will include implementation of several strategies satisfactory to the Director of Regional Planning, in consultation with the Department of Public Works, which may include, but are not limited to the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management Association
11. Participation in a flex car program in the vicinity of the Universal Studios Specific Plan area
12. Discounted employee transit passes
13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. Further, a tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses.

Conservation and Open Space Element

Goal: To support local efforts to improve air quality.

Policy 1: Actively support strict air quality regulations for mobile and stationary sources, and continued research to improve air quality. Promote vanpooling, car pooling and improved public transportation.

Analysis

The Universal Studios Specific Plan locates the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area. The location of new employment opportunities within an established commercial regional center served by mass transit, as well as the provision of pedestrian, tram/shuttle, and bicycle accessibility, would result in the reduction of automobile commuting miles, and as such, would reduce energy consumption and contribute to the improvement of air quality. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies, including the promotion and support of rideshare/carpool/vanpool and the use of public transportation, and a shuttle system, among other strategies, that would generally help reduce employee and patron trips on the street and freeway system.

Goal: To conserve energy resources and develop alternative energy sources.

Policy 2: Support the conservation of energy and encourage the development and utilization of new energy sources including geothermal, thermal waste, solar, wind and ocean-related sources.

Analysis

The Universal Studios Specific Plan recognizes the importance of environmental stewardship, and includes sustainable development measures implementing the County's Green Building regulations, drought-tolerant landscaping design regulations, and low impact development regulations as applicable. In addition, the Specific Plan requires development pursuant to the Specific Plan to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes standards regarding outdoor and indoor water conservation, including the use of reclaimed water

for landscape irrigation, and resource conservation, thus promoting land use arrangements that will maximize energy conservation.

The Specific Plan supports conservation and open space policies to improve air quality by providing tram and shuttle service, bicycle routes and convenient pedestrian routes within the Specific Plan area and to the Universal City Metro Red Line Station. The expanded entertainment, hotel, studio, and office uses and local and regional transit systems would support accessibility between uses. Implementation of these alternative transportation modes would further support General Plan objectives to reduce energy consumption.

Goal: To conserve water and protect water quality.

Policy 4: Protect ground water recharge and watershed areas, conserve storm and reclaimed water, and promote water conservation programs.

Policy 5: Encourage the maintenance, management and improvement of the quality of imported domestic water, ground water supplies, natural runoff and ocean water.

Analysis

In addition to the applicable requirements of Title 22 of the Los Angeles County Code, Projects within the Universal Studios Specific Plan area must also comply with additional sustainable standards as set forth in the Specific Plan. The Specific Plan standards include the requirement that all new buildings be designed to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes outdoor water conservation standards that require Project landscaping to use reclaimed water for landscape irrigation, install the infrastructure to deliver the reclaimed water, if necessary, and the use of high efficiency irrigation systems. In addition, the Specific Plan includes indoor water conservation standards that require water fixtures in new buildings to meet or exceed the water conservation standards set forth in the Specific Plan. Further, the Universal Studios Specific Plan requires education on water conservation to employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

Development pursuant to the Specific Plan would support improved water quality by upgrading surface water drainage facilities and control of surface and groundwater quality through Stormwater Pollution Prevention Plans implemented during construction and Standard Urban Stormwater Management Plans during operation, including implementation of appropriate Best Management Practices. These measures are consistent with the General Plan objective to protect water quality.

Goal: To preserve and protect sites of historical, archaeological, scenic and scientific value.

Policy 16: Protect the visual quality of scenic areas including ridge-lines and scenic views from public roads, trails and key vantage points.

Policy 17: Protect cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures.

Policy 20: Encourage private owners to protect cultural heritage resources.

Analysis

A potential historic district, referred to as the potential Universal Studios Historic District, has been identified within a portion of the Universal Studios Specific Plan area. The Historic Resources section of the Universal Studios Specific Plan regulates the alteration, preservation, relocation, or demolition of Contributing Buildings (as defined in the Specific Plan), and the construction of new structures within the potential Universal Studios Historic District, with respect to their effect within and upon the potential Universal Studios Historic District. As required by the Specific Plan, prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director of Regional Planning written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan, which is incorporated as part of the Specific Plan. With the requirements set forth in the Specific Plan, development pursuant to the Specific Plan would not reduce the integrity of the potential historic district.

With regard to the protection of paleontological and archaeological resources, mitigation measures are included in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan to address the protection of any paleontological and archaeological resources that may be encountered during Project construction. With incorporation of the historic preservation requirements in the Specific Plan and the mitigation measures contained in the Mitigation Monitoring and Reporting Program, development pursuant to the Specific Plan will further the objectives of the General Plan.

Goal: To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.

Policy 21: Restrict urban development in areas subject to seismic and geologic hazards.

Policy 24: Manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.

Analysis

Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include provisions related to seismic safety; erosion and sedimentation control measures during grading; the preparation of site-specific geotechnical reports and investigations as Projects are implemented pursuant to the Specific Plan; and the implementation of additional measures as applicable to address slope stability in hillside areas and site-specific conditions for each Project.

In addition, with regard to fire, the Mitigation Monitoring and Reporting Program requires consultation with the County Fire Department in conjunction with the building permit process, and incorporation of fire prevention and suppression features appropriate to the design of each Project pursuant to the Specific Plan. Project development pursuant to the Specific Plan will comply with all applicable County Code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. A number of other measures are required in the Mitigation Monitoring and Reporting Program that are consistent with the General Plan objective to reduce risks associated with fire. For example, additional measures include the requirement to fund a permanent fire inspector at County Fire Station 51 within the Specific Plan area to serve the needs of implementation of development pursuant to the Specific Plan and ongoing expanded operations within the Specific Plan area, as well as the provision of expanded County fire fighting facilities to serve the development in the Specific Plan area.

Goal: To improve opportunities for a variety of outdoor recreational experiences.

Policy 30: Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible.

Policy 34: Encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas. Integrate landscaping and open space into housing, commercial and industrial developments especially in urban revitalization areas. Use drought-resistant vegetation.

Policy 35: Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Analysis

One of the goals of the Universal Studios Specific Plan is to continue the Specific Plan area's tradition of outdoor uses. The Specific Plan continues the tradition of film and television production facilities uniquely integrated with the Universal Studios Hollywood (Theme Park), CityWalk and business uses, which utilize the Southern California environment in conjunction with their businesses. Many of the entertainment uses take advantage of the pleasant weather found in the region. Outdoor facilities play an important role for the on-site television and movie production activities, as well as the Theme Park, Universal Studio Tour, and other commercial attractions. This tradition of outdoor uses will continue as the Specific Plan Area is developed.

The Specific Plan includes implementation of a Transportation Demand Management program that includes various strategies including bicycle amenities. Bicycle transportation features including bicycle racks and lockers to secure personal property are currently provided within the Specific Plan Area. These features will be expanded with additional bike racks and lockers provided at various locations. New bike routes will be introduced in the realigned Universal Hollywood Drive passing south of CityWalk, connecting to the portions of Universal City within the City of Los Angeles. Long term County bikeway plans include the potential for a future Class I bike path along the existing Los Angeles River north of the Specific Plan area.

The Universal Studios Specific Plan includes landscape standards that require, with certain exceptions, compliance with the County's Drought-Tolerant Landscaping design regulations, as applicable.

As explained in the Environmental Impact Report for the NBCUniversal Evolution Plan, including the Universal Studios Specific Plan, there are no heritage trees within the Specific Plan area. The Specific Plan includes oak tree regulations that address the removal and replacement of oak trees within the Specific Plan area. The Mitigation Monitoring and Reporting Program also provides for the replacement of Southern California black walnut trees within the Specific Plan area.

Noise Element

Goal: Reduce transportation noise to a level that does not jeopardize health and welfare.

Goal: Minimize noise levels of future transportation facilities.

Goal: Establish compatible land use adjacent to transportation facilities.

Policy 4: Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning, and regulatory measures.

Goal: Allocate noise mitigation costs among those who produce the noise.

Goal: Alert the public regarding the potential impact of transportation noise.

Goal: Protect areas that are presently quiet from future noise impact.

Policy 3: Establish acceptable noise standards consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as building code, noise, sub-division, and zoning ordinances.

Analysis

The Universal Studios Specific Plan supports the Noise Element's policies to establish compatible land uses adjacent to transportation facilities since the Specific Plan area is adjacent to Lankershim Boulevard (a major arterial) and the Universal City Metro Red Line Station. The range of proposed office, studio, studio office, entertainment, entertainment retail, and hotel uses would be developed within an already developed studio and entertainment site near major arterials, including two freeways, and the Universal City Metro Red Line Station. Development adjacent to existing transit facilities supports the goal to establish compatible uses in high activity areas.

Projects developed pursuant to the Universal Studios Specific Plan shall comply with Title 12 of the Los Angeles County Code. In addition, the Specific Plan requires additional measures to address operational and construction noise including preparation of a Construction Noise Mitigation Plan which shall include a noise hotline to enable the public to call and address specific issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan shall also include measures to mitigate construction noise which may include, for example, use of the most current methods of equipment noise control, use of highly efficient mufflers, and the use of air inlet silencers on motors, among other measures. Additional standards have been included in the Specific Plan for evening and nighttime operational noises.

The Specific Plan also includes design standards for permanent parking facilities within the Specific Plan area, including a requirement that the paving surfaces within parking structures shall be treated to reduce tire squeal. Additional regulations for certain parking facilities that may be located within the eastern portion of the Specific Plan area are set forth in the Specific Plan to address potential noise related to such facilities.

In addition, the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan includes project design features and mitigation measures to address potential noise impacts associated with implementation of the Specific Plan. For example, when construction staging for a Project pursuant to the Specific Plan occurs within 500 feet of an occupied residential structure, Mitigation Measure C-1 requires the contractor to locate stationary construction equipment away from occupied residential structures or install temporary acoustic barriers around stationary construction noise sources and shut off construction equipment that is not in use.

Safety Element

Goal: Minimize injury and loss of life, property damage, and the social, cultural, and economic impacts caused by earthquake hazards.

Policy 2: **Review projects proposing expansion of existing development and construction of new development, especially critical facilities, and encourage them to avoid localities exposed to high earthquake hazards through such techniques as cluster development and transfer of development rights.**

Policy 3: **Continue enforcement of stringent site investigations (such as seismic, geologic, hydrologic, and soils investigations) and implementation of adequate hazard mitigation measures for development projects in areas of high earthquake hazard, especially those involving critical facilities. Do not approve proposals and projects which cannot mitigate safety hazards to the satisfaction of responsible agencies.**

Goal: Protect public safety and minimize the social and economic impacts from geologic hazards.

Policy 8: **Review proposals and projects proposing new development and expansion of existing development in areas susceptible to landsliding, debris flow, and rockfalls, and in areas where collapsible or expansive soils are a significant problem; and disapprove projects which cannot mitigate these hazards to the satisfaction of responsible agencies.**

Policy 9: **Continue to improve and enforce stringent slope investigation and design standards, and to apply innovative hazard mitigation and maintenance plans for development in hillside areas.**

Analysis

Potential geologic hazards were evaluated in the EIR, and project design features and mitigation measures are provided to reduce potential impacts. Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include provisions related to seismic safety; erosion and sedimentation control measures during grading; the preparation of site-specific geotechnical reports and investigations as Projects are implemented pursuant to the Specific Plan; and the implementation of additional measures as applicable to address slope stability in hillside areas and site-specific conditions for each Project. The Specific Plan thus supports the

General Plan goals to minimize injury and loss of life, property damage, and the social, cultural, and economic impacts caused by earthquake and geologic hazards since it would comply with applicable building regulations with respect to earthquake and geologic hazards. Adequate geologic hazard mitigation measures would be implemented as recommended by a geologist or geotechnical engineer and approved by the appropriate County departments pursuant to the Mitigation Monitoring and Reporting Program.

Goal: Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.

Policy 11: **Continue to review proposals and projects for expansion of existing development and construction of new facilities, especially critical facilities, within areas subject to floods and other high-risk inundation areas, and disapprove projects which cannot mitigate the hazards to the satisfaction of responsible agencies.**

Policy 12: **Promote the use of flood plain management measures in high-risk inundation areas, and require expansion of existing and proposed new developments to be flood-proofed and secured to minimize future flood losses.**

Policy 13: **Encourage improvement of the existing flood control system capacity to ensure that it is capable of protecting existing development from rising amounts of runoff produced by increased urbanization.**

Policy 14: **Upgrade protection of the public from inundation hazards caused by structural failure and/or breaching of water storage tanks, debris basins, or dam and reservoir facilities.**

Analysis

Potential flood and inundation hazards were analyzed in the EIR and project design features and mitigation measures are provided to reduce potential impacts. Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include a requirement that the Applicant construct new storm drains as needed that shall be designed and sized using the Los Angeles County Hydrology Manual method for a minimum 50-year frequency storm event capacity. In addition, for each Project pursuant to the Specific Plan, the Applicant shall prepare detailed drainage plans for review and approval by the Department of Public Works at the time that grading or building permit applications are submitted. These drainage plans shall include detailed hydrologic/hydraulic calculations, as necessary, and drainage

improvement plans, and show quantitatively how projected stormwater runoff in each drainage area of the Project site would be conveyed to off-site stormwater conveyance facilities. With implementation of these measures, development pursuant to the Specific Plan supports the General Plan objectives related to minimizing risks associated with flood and inundation hazards.

Goal: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Policy 15: Maintain and strengthen the review of projects and development proposals; and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.

Policy 17: Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire-prone industrial facilities; and maintain an adequate fire prevention capability in all areas.

Policy 18: Expand and improve vegetation management efforts in wildland fire hazard areas.

Policy 19: Promote improved watershed management practices to reduce the risk of damaging runoff and debris movement into urban areas.

Analysis

The Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan requires consultation with the County Fire Department in conjunction with the building permit process, and incorporation of fire prevention and suppression features appropriate to the design of each Project pursuant to the Specific Plan. Project development pursuant to the Specific Plan will comply with all applicable County Code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. A number of other required measures are incorporated in the Mitigation Monitoring and Reporting Program that are consistent with the General Plan objective to reduce risks associated with fire. For example, additional measures include the requirement to fund a permanent fire inspector at County Fire Station 51 within the Specific Plan area to serve the needs of implementation of development pursuant to the Specific Plan and ongoing expanded operations within the Specific Plan area, as well as the provision of expanded County fire fighting facilities to serve the development in the Specific Plan area.

Goal: Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquakes.

Policy 20: **Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.**

Policy 21: **Promote the safe transportation of hazardous materials.**

Policy 22: **Encourage businesses and organizations which store and use hazardous materials to improve management and transportation of such materials.**

Policy 24: **Encourage improved, timely communications between businesses and emergency response agencies regarding hazardous materials/waste incidents.**

Analysis

Hazardous materials stored and used within the Universal Studios Specific Plan area are under the jurisdiction of the Los Angeles County Fire Department. NBCUniversal's existing hazardous materials management system (Hazardous Materials Business Plan, hazardous materials inventory, and hazard communication program), which includes on-site tenants, and third-party vendors, must be maintained and updated annually by NBCUniversal, as necessary, to include any additional hazardous materials requiring use, handling, storage or disposal, and must be submitted to the Fire Department for review. As is currently the practice, all hazardous materials in the Specific Plan area will be acquired, handled, used, stored, and disposed of in accordance with all applicable federal, state and local requirements. Monitoring of the hazardous materials management in the Specific Plan area will be conducted by the Fire Department and other applicable regulatory authorities, as appropriate.

In addition, NBCUniversal has in-house staff trained and designated to respond to accidental releases of hazardous materials associated with the acquisition, use, storage and handling of hazardous materials. Also, NBCUniversal has professional hazardous materials response companies on-call should a release occur at a time when appropriate staff are not available or the magnitude of the release is such that it cannot be handled internally. Therefore, compliance with all applicable existing regulations and plans within the Specific Plan area would prevent exposure of people to substantial risk resulting from the release of a hazardous material, or from exposure to a health hazard, in excess of regulatory standards. With continued implementation of hazardous materials management in the Specific Plan area (by NBCUniversal and its tenants and third-party vendors), in accordance with all applicable local, state and federal laws and regulations relating to environmental protection and the management of hazardous materials, development pursuant to the Specific Plan would be consistent with the goals, policies, and objectives of the Safety Element.

Goal: Strengthen County short-term emergency response and long-term recovery capability.

Policy 27: Strengthen the capability of County agencies to effective respond to earthquake and non-earthquake induced emergencies.

Analysis

As required by the Mitigation Monitoring and Reporting Program incorporated into the Universal Studios Specific Plan, the Project Applicant shall submit to the County Fire Department and Los Angeles County Department of Public Works, as applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of development pursuant to the Specific Plan. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. In addition, the Mitigation Monitoring and Reporting Program includes a project design feature requiring on-site streets, street lighting, and street signage for public streets within the Specific Plan area to be designed in accordance with the emergency access requirements of the County. The Project Applicant shall submit the design plans for on-site street widths, street lighting, and street signage to the County for review.

Water and Waste Management Element

Goal: To mitigate hazards and avoid adverse impacts in providing water and waste services and to protect the health and safety of all residents.

Policy 14: Continue to recover off-site costs for capital improvements necessitated by development, including required additional plant capacity, as well as other water and waste management facilities.

Goal: To provide efficient water and waste management services.

Analysis

Water service to the Specific Plan area is provided by the Los Angeles Department of Water and Power (LADWP). LADWP provides water for both domestic and fire service. Fire protection is maintained and operated on-site with domestic water system pipelines. Implementation of the Universal Studios Specific Plan includes expansion of and improvements to the existing on-site water systems as needed to serve new buildings, and the design and installation of new water lines will meet applicable County standards. Recycled water also is provided to the Specific Plan area by LADWP. A recycled water distribution system is used for landscape irrigation. New recycled water mains and underground storage tanks to accommodate the increase in recycled water demand will be constructed within the Specific Plan area. In addition, the applicant will enter into an agreement with LADWP to augment the water supply available to LADWP by acquiring for the LADWP water rights from reliable supply sources as agreed to by LADWP.

With regard to wastewater, a sewer collection system is maintained and operated on-site within the Universal Studios Specific Plan area. All collected wastewater flows to a central point located adjacent to the Los Angeles River Flood Control Channel where the wastewater discharges into the relief sewer operated by the City of Los Angeles. This wastewater is treated at the Hyperion Treatment Plant also owned and operated by the City of Los Angeles. Development within the Specific Plan area will provide new on-site sanitary sewer system improvements as needed to accommodate any additional development. Any additional on-site sanitary sewers will conform to the applicable standards of the County Department of Public Works.

Solid waste collection, reuse, recycling and disposal are regulated by the County of Los Angeles Sanitation District and the Department of Public Works. Currently both public and private refuse collection services and disposal facilities are used. The Specific Plan facilitates the recycling of wastes during construction, as the Specific Plan requires a minimum of 65 percent of the non-hazardous construction and demolition debris by weight from construction of new Project buildings to be recycled and/or salvaged for reuse. To facilitate resource conservation during occupancy and operations, the

Specific Plan establishes a solid waste diversion target of 65 percent of the non-hazardous waste.

Goal: To develop improved systems of resource use, recovery, and reuse.

Policy 8: Promote solid waste technology, including source reduction, to reduce dependence on sanitary landfills.

Policy 9: Promote the advancement of technology to reduce the volume of liquid waste.

Policy 23: Facilitate the recycling of wastes such as metal, glass, paper, and textiles.

Policy 25: Encourage development and application of water conservation, including recovery and reuse of storm and waste water.

In addition to the applicable requirements of Title 22 of the Los Angeles County Code, Projects within the Universal Studios Specific Plan area must also comply with additional sustainable standards as set forth in the Specific Plan. The Specific Plan standards include the requirement that all new buildings shall be designed to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes outdoor water conservation standards that require Project landscaping to use reclaimed water for landscape irrigation, install the infrastructure to deliver the reclaimed water, if necessary, and the use of high efficiency irrigation systems. In addition, the Specific Plan includes indoor water conservation standards that require water fixtures in new buildings to meet or exceed the water conservation standards set forth in the Specific Plan. Further, the Universal Studios Specific Plan requires education on water conservation to employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

The Specific Plan also facilitates the recycling of wastes during construction, as the Specific Plan requires a minimum of 65 percent of the non-hazardous construction and demolition debris by weight from construction of new Project buildings to be recycled and/or salvaged for reuse. To facilitate resource conservation during occupancy and operations, the Specific Plan establishes a solid waste diversion target of 65 percent of the non-hazardous waste.

Goal: To maintain the high quality of our coastal, surface, and ground waters.

Policy 17: Protect public health and prevent pollution of ground water through the use of whatever alternative is necessary.

Policy 19: **Avoid or mitigate threats to pollution of the ocean, drainage ways, lakes, and ground water reserves.**

Policy 20: **Design flood control facilities to minimize alteration of natural stream channels.**

Development pursuant to the Specific Plan would support improved water quality by upgrading surface water drainage facilities and control of surface and groundwater quality through Stormwater Pollution Prevention Plans implemented during construction and Standard Urban Stormwater Management Plans during operation, including implementation of appropriate Best Management Practices. These measures are consistent with the General Plan objective to protect water quality.

With regard to flood control facilities, the on-site proposed improvements within the Specific Plan area will include specific on-site flood control infrastructure as needed for new development.

Economic Development Element

Goal: To create jobs and rising standards of living for the County's residents through a strong and diversified economy.

Policy 7: **Identify the kinds of firms that are most likely to provide stable employment and rising incomes for County residents and that will also conserve land and protect environmental resources. Give special consideration to retaining and attracting industries that show the most favorable combination of such characteristics.**

Policy 19: **Support efforts to promote Los Angeles County and all its cities nationally and internationally as an area with an improved business climate and exceptional advantages for commerce and industry. Particular emphasis should be placed on promoting tourism and international trade and on attracting new firms and private investment to the County.**

Policy 21: **Work closely with existing commercial and industrial firms to maintain a high level of satisfaction with their location in the County.**

Goal: To distribute the costs and benefits of economic development equitably so that all County residents, particularly the poor and the disadvantaged, have the opportunity to improve their well-being.

Goal: To use economic resources efficiently in order to conserve limited supplies.

Goal: To promote jobs compatible with the protection of public health, safety and significant environmental resources.

Analysis

The Universal Studios Specific Plan aims to create a wide range of jobs and provide additional resources for the development of Universal Studios, Universal Studios Hollywood (Theme Park), CityWalk, retail and entertainment uses and assist in the implementation of a development program that will contribute to the regional economy. The Specific Plan area currently provides a variety of entertainment and tourism jobs, and implementation of the Specific Plan will create additional jobs in these important segments of the regional economy in close proximity to existing transit and housing opportunities. Because the Specific Plan area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth.

The Universal Studios Specific Plan proposes to enhance Universal Studios as one of Los Angeles' valuable entertainment resources and significant Southern California entertainment centers. As proposed, the Universal Studios Specific Plan will help meet Southern California's employment needs by directly creating more than an estimated 6,300 new jobs within the entertainment and tourism industries, as well as providing for thousands of construction jobs and indirectly, thousands of other jobs. Importantly, further development of Universal Studios will provide an entertainment center for the local community, Southern California residents, and visitors from around the world. Entertainment and tourism are two of Southern California's most important growth industries, and continue to be vital to the economic health of the region.

An important goal of the Specific Plan is to respond to the importance of film, video, television, music and family recreation businesses including Universal Studios Hollywood (Theme Park) and CityWalk as economic drivers for Los Angeles County. To achieve this, the Specific Plan provides a positive link between the entertainment and tourism industries and the Southern California economy. In addition, the Specific Plan provides a higher level of certainty about anticipated development while retaining flexibility. Finally, the Specific Plan recognizes the important relationship between Universal Studios and its neighbors and the value of creating a desirable urban community. The Specific Plan provides regulatory mechanisms for the implementation of the Evolution Plan, Alternative 10 – No Residential Alternative, within the Specific Plan area, as well as providing the particular planning controls needed to ensure that compatible future development will proceed with the necessary infrastructure being provided.

ATTACHMENT C

BURDEN OF PROOF

GENERAL PLAN AMENDMENT FINDINGS

The Applicant proposes to amend the County of Los Angeles General Plan to (i) replace the current Major Commercial and Major Industrial designation of the Project Site with the Universal Studios Specific Plan designation on the Land Use Policy Map; (ii) delete the East-West roadway noted on the County's Highway Plan and the related extension of Forman Avenue to the north of the Project Site; (iii) amend the Urban Form Policy Map to change the Project Site's designation from "Multi Purpose Center Level 3" to "Multi Purpose Center Level 2"; and (iv) add those areas of land which are proposed to be detached from the City of Los Angeles to the unincorporated County of Los Angeles.

1. <u>A need for the proposed General Plan Amendment/Designation exists.</u>

The current designation of the subject property does not reflect the unique configuration and arrangement of uses which exist on the property. Adoption of the General Plan Amendment and the Universal Studios Specific Plan would permit the proposed development of approximately 1.89 million net square feet of new entertainment, entertainment retail, hotel, studio, studio office, office, and related space that support the various on-site production and entertainment activities (i.e., technical support, etc.) within the current and proposed County portions of the property as part of ongoing business activities and consistent with the studio and entertainment-related uses which exist today. The Universal Studios Specific Plan is needed to provide zoning and development regulations better suited for the broad range of uses which exist and are anticipated on the property, as well as to provide operational standards for future use of the property and to address potential effects upon surrounding properties.

The deletion of the East-West Road, noted along the northern edge of the property on the County's Highway Plan, and the related extension of Forman Avenue to the north of the property is necessary because construction of such a roadway would physically eliminate a significant portion of the existing studio production facilities on the property and would negatively impact the operations of remaining and planned studio production facilities in that area of the property. The proposed alignment for the on-site portion of this planned, unbuilt roadway would be through the existing on-site Studio and Business Areas, thus requiring demolition of existing on-site structures, parking lots, utilities infrastructure (including electrical substations) as well as the relocation of the existing private access gates at Lakeside Plaza Drive and Muddy Waters Drive. It should be noted that, although the Forman Avenue Extension is shown on the County's Highway Plan, the City of Los Angeles City Council ordered the 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. Further, the Draft County Highway Plan proposed as part of the County's General Plan Update in process no longer shows the East-West Road with the Forman Avenue Extension. However, as the 1980 County Highway Plan is still in effect, the deletion of the East-West Road with Forman Avenue Extension is necessary.

The amendment of the Urban Form Policy Map to change the subject property's designation from "Multi Purpose Center Level 3" to "Multi Purpose Center Level 2" will more accurately reflect the existing and anticipated development and location of the property. The Multi Purpose Center Level 3 designation is generally applied to an area which provides two or more regional-level functions to a substantial part of the metropolitan area, but does not necessarily contain a significant amount of floor space in high-rise structures and need not be located on the regional transportation network or be a regionally significant employment center. In contrast, a Multi Purpose Center Level 2 area is one which provides two or more major functions to a substantial part of the metropolitan area, contains a significant amount of floor space in medium and/or high-rise buildings, and is a major regional employment center located on, or near, the regional transportation network. Given the property's existing studio, studio office, office, entertainment, and entertainment retail uses, the level of employment at the property, and its proximity to the Universal City Metro Red Line Station, the change to Multi Purpose Center Level 2 designation is needed.

2. <u>The particular amendment/designation proposed is appropriate and proper.</u>

The General Plan Amendment is appropriate and proper because it more accurately reflects existing and anticipated uses and better provides for the maintenance and enhancement of this important regional multipurpose center, which provides jobs, entertainment and services immediately adjacent to mass transit and near existing housing in the vicinity of the property.

The General Plan sets forth a goal of situating commercial activities in viable clusters that conveniently serve their market areas. The General Plan encourages the development of regional multipurpose centers that provide a diversity of public and private services to the communities they serve. The General Plan also encourages a more concentrated urban pattern with the development of multipurpose urban centers, including infill of underutilized lands, near existing housing and jobs, and public transportation. The General Plan Amendment is consistent with and, in fact, will further these goals and policies, as it will preserve and enhance commercial and industrial activities in close proximity to existing housing, jobs, and public transportation. The expanded commercial, entertainment, hotel, studio production, studio office, and office uses in the County that will occur with the General Plan Amendment will also support accessibility between uses via walking, bicycle, and the planned on-site shuttle, as well as continued operation of the existing tram system. These alternative transportation modes also support General Plan objectives to reduce energy consumption, improve air quality, and reduce overall vehicle miles traveled.

The General Plan also encourages a strong diversified economy that will provide business opportunities, an adequate number of jobs and an improved standard of living. The General Plan Amendment will allow new development on the property that will be an economic benefit to the community and to the region, as the development will generate additional permanent jobs, significant fiscal benefits to the local economy, as well as revitalization and expansion of commercial, studio-related, and entertainment uses within the area.

The General Plan also seeks to assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards. The Universal Studios Specific Plan is consistent with this policy, as it

will ensure that new development is compatible with the surrounding environment and will implement appropriate controls and high quality design standards for the Universal Studios Specific Plan area.

3. Modified conditions warrant a revision to the County of Los Angeles General Plan.

The General Plan Amendment will allow the development of additional studio, studio office, office, hotel, entertainment retail, and entertainment uses, which will update and enhance the existing development on the property. The subject property is presently developed with studio production (motion picture, television and commercial), studio office and office uses, entertainment and entertainment retail uses, including the theme park and CityWalk. In order to maintain viability, the General Plan Amendment will allow the studio, studio office, office, entertainment and entertainment retail facilities to be updated and enhanced.

The existing studio production use of the subject property was established more than 100 years ago, and the theme park and retail uses were established over 50 years ago. Since that time, the uses on the property have expanded and the technology and operational characteristics of the on-site studio production, entertainment and tourism industries have advanced. As a result, the General Plan Amendment responds to these modified conditions, providing more appropriate building and operational regulations through the Universal Studios Specific Plan. Furthermore, the General Plan Amendment will address the changing needs of the existing and anticipated on-site businesses. The General Plan Amendment will enable development of the NBCUniversal Evolution Plan project in the County, which will further the aforementioned goals.

Current conditions warrant the deletion of the East-West Road, noted along the northern edge of the property on the County's Highway Plan, and the related extension of Forman Avenue to the north of the property. Construction of such a roadway would physically eliminate a significant portion of the existing studio production facilities on the property and would negatively impact the operations of remaining and planned studio production facilities in that area of the property. The proposed alignment for the on-site portion of this planned, unbuilt roadway would be through the existing on-site Studio and Business Areas, thus requiring demolition of existing on-site structures, parking lots, utilities infrastructure (including electrical substations) as well as the relocation of the existing private access gates at Lakeside Plaza Drive and Muddy Waters Drive. Further, although the Forman Avenue Extension is shown on the County's Highway Plan, the City of Los Angeles City Council ordered the 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. These conditions warrant a revision to the General Plan.

4. Approval of the proposed General Plan Amendment/Designation will be in the interest of public health, safety and general welfare and in conformity with good planning practices.

The subject property is surrounded by a mix of commercial and residential uses, most of which are physically separated from the property by the Los Angeles River Flood Control Channel, arterial roadways and intervening facilities. The property is generally bounded by the Los Angeles River Flood Control Channel to the north, Applicant-owned property in the City of

Los Angeles to the northeast and southeast, an existing residential neighborhood in the City of Los Angeles to the east, Applicant-owned property and existing off-site hotels in the City of Los Angeles and the US 101 Hollywood Freeway to the south, and Lankershim Boulevard and the Universal City Metro Red Line Station to the west.

The General Plan Amendment allows for the expansion of existing uses, which have evolved on the property over the past 100 years. These uses – primarily including studio production, studio office, office, entertainment, and entertainment retail (CityWalk) – are located immediately adjacent to the Universal City Metro Red Line Station, providing mass transit access to this regional center. The development that the General Plan Amendment would permit also represents an economic benefit to the community and to the region, providing additional permanent jobs, significant fiscal benefits to the local economy, as well as revitalization and expansion of commercial, studio-related, and entertainment uses within the area. Accordingly, the General Plan Amendment is in the interest of public health, safety and general welfare.

The Universal Studios Specific Plan establishes development and operational regulations for the subject property which are more extensive than the existing County regulations now governing the property, and which better address the needs of and concerns raised by the mix of uses on the property. For example, such requirements as square footage limitations, height limitations, lighting regulations, and traffic improvements provide additional protections to the surrounding properties and represent good planning practices.

The deletion of the East-West Road, noted along the northern edge of the property on the County's Highway Plan, and the related extension of Forman Avenue to the north of the property is necessary because construction of such a roadway would physically eliminate a significant portion of the existing studio production facilities on the property and would negatively impact the operations of remaining and planned studio production facilities in that area of the property. The proposed alignment for the on-site portion of this planned, unbuilt roadway would be through the existing on-site Studio and Business Areas, thus requiring demolition of existing on-site structures, parking lots, utilities infrastructure (including electrical substations) as well as the relocation of the existing private access gates at Lakeside Plaza Drive and Muddy Waters Drive. It should be noted that, although the Forman Avenue Extension is shown on the County's Highway Plan, the City of Los Angeles City Council ordered the 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. Further, the Draft County Highway Plan proposed as part of the County's General Plan Update in process no longer shows the East-West Road with the Forman Avenue Extension. However, as the 1980 County Highway Plan is still in effect, the deletion of the East-West Road with Forman Avenue Extension is necessary. Accordingly, approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices.

Amendment of the Urban Form Policy Map to change the property's designation from "Multi Purpose Center Level 3" to "Multi Purpose Center Level 2" more accurately reflects the existing and anticipated development and location of the property near the regional transportation network, and is in conformity with good planning practice. The subject property is better suited to the Multi Purpose Center Level 2 designation because it provides several major functions to a substantial part of the metropolitan area, contains a significant amount of floor

space in medium and/or high-rise buildings, and is a major regional employment center located on, or near, the regional transportation network. Given the subject property's existing studio, studio office, office, entertainment, and entertainment retail uses, the level of employment at the property, and its proximity to the Universal City Metro Red Line Station, the change to Multi Purpose Center Level 2 designation is in conformity with good planning practice.

ZONE CHANGE/DESIGNATION BURDEN OF PROOF

1. The proposed zone change/designation is warranted.

The zone change/designation to establish the Universal Studios Specific Plan zone is warranted in order to provide zoning appropriate to the subject property that responds to the unique mix of uses currently existing and anticipated for the property, as well as to provide operational standards and development regulations through the Universal Studios Specific Plan that will address potential effects upon surrounding properties.

The current designation of the property does not reflect the unique configuration and arrangement of uses which exist on the property and are planned for the future. The Universal Studios Specific Plan would permit the proposed development of approximately 1.89 million net square feet of new entertainment, entertainment retail, hotel, studio, studio office, office, and related space that supports the various on-site production and entertainment activities (i.e., technical support, etc.) consistent with the studio and entertainment-related uses which exist today. The Universal Studios Specific Plan and corresponding zone are needed to provide zoning and development regulations for the broad range of uses which exist on the property, as well as to provide standards for future use of the property and to address potential effects upon surrounding properties.

2. The proposed zone change/designation will permit uses prohibited by the existing zoning, but such change of zone will not result in a need for greater water supply for adequate fire protection, or there are sources proposed for adequate additional water supply.

The Universal Studios Specific Plan and corresponding zone will allow for the same range of uses that currently exist and are currently permitted on the property, and will also permit development of hotel uses. In addition, the Universal Studios Specific Plan and corresponding zone establish additional development and operational restrictions which are not currently imposed by the existing zoning, and restrict a range of uses that would otherwise be permitted under existing zoning. Although the Universal Studios Specific Plan and corresponding zone will allow some uses not currently allowed by the existing zoning, such as a hotel use, this change will not result in an insufficient water supply for fire protection purposes, as set forth in the Final Environmental Impact Report. In addition, given the amount of development that is planned, the NBCUniversal Evolution Plan project required the preparation of a Water Supply Assessment pursuant to the California Water Code. The Water Supply Assessment was prepared by the City of Los Angeles Department of Water and Power since all water to the property is supplied by the City's Department of Water and Power. The approved Water Supply Assessment determined that an adequate water supply exists and will continue to exist for the planned development. In addition, to facilitate the City Department of Water and Power's long-term supply of potable water to the property, the Applicant will enter into an agreement with the City's Department of Water and Power to augment the available water supply.

3. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.

The existing zoning of the subject property was established more than 50 years ago. Since that time, the uses on the property have expanded and the technology and operational characteristics of the on-site studio production, entertainment and tourism industries have advanced. As a result, the current zoning does not adequately address the needs of the existing and planned on-site businesses, including the proposed hotel. The Universal Studios Specific Plan and corresponding zone will respond to these modified conditions, providing appropriate building and operational regulations.

4. A need for the proposed zone classification exists within such area or district.

The Universal Studios Specific Plan and corresponding zone are necessary in order to provide a comprehensive set of development regulations and to respond to the unique mix of land uses that exist and are planned on the subject property. The Universal Studios Specific Plan and corresponding zone establish development regulations that address potential effects upon surrounding properties, including such standards as height limitations, lighting regulations, and transportation and parking regulations. In addition, the Universal Studios Specific Plan and corresponding zone establish additional development and operational restrictions which are not currently imposed by the existing zoning, and restrict a range of uses that would otherwise be permitted under existing zoning.

5. The particular property under consideration is a proper location for said zone classification within such area or district.

The subject property is generally bounded by the Los Angeles River Flood Control Channel to the north, Applicant-owned property in the City of Los Angeles to the northeast and southeast, an existing residential neighborhood in the City of Los Angeles to the east, Applicant-owned property and existing off-site hotels in the City of Los Angeles and the US 101 Hollywood Freeway to the south, and Lankershim Boulevard and the Universal City Metro Red Line Station to the west. The Universal Studios Specific Plan and corresponding zone establish a set of development regulations which are unique to the property and its mix of uses, and will appropriately govern development of the subject property.

6. The 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.

The Universal Studios Specific Plan and corresponding zone will allow for the enhancement and expansion of existing uses, which have evolved on the property over the past 100 years. Existing and proposed land uses primarily include studio production, studio office, office, entertainment, entertainment retail (CityWalk), and hotel uses. In addition, new development will be required to provide adequate public facilities, infrastructure and traffic improvements. The development that will occur pursuant to the Universal Studios Specific Plan and corresponding zone represents an economic benefit to the community and to the region, providing additional permanent jobs, significant fiscal benefits to the local economy, as well as revitalization and expansion of commercial, studio-related, and entertainment uses within the area. Accordingly, the Universal Studios Specific Plan and corresponding zone change are in the interest of public health, safety and general welfare.

The Universal Studios Specific Plan and corresponding zone establish unique development and operational regulations for the subject property which are more extensive than the zoning code regulations now governing the property and which better address the needs of and concerns raised by the mix of uses existing and planned on the property. Such requirements as square footage limitations, height limitations, lighting regulations, and transportation and parking requirements provide additional protections to the surrounding properties and are in conformity with good zoning practice.

7. The proposed zone change/designation is consistent with the adopted general plan for the area.

The Universal Studios Specific Plan and corresponding zone are consistent with the adopted General Plan and allow many of the same types of commercial and studio-related uses allowed under the subject property's current General Plan designation. The General Plan sets forth a goal of situating commercial activities in viable clusters that conveniently serve their market areas. The General Plan also encourages the development of regional multipurpose centers that provide a diversity of public and private services to the communities they serve. The Universal Studios Specific Plan and corresponding zone are consistent with and, in fact, will further the goals and policies of the General Plan, as they will allow the continued operation, enhancement, and expansion of commercial and studio-related uses within an existing multipurpose center, adjacent to regional mass-transit, and in close proximity to existing residential areas. The proximity of the commercial, entertainment, hotel, studio production, studio office, and office uses that will occur with the Universal Studios Specific Plan and corresponding zone change would also support accessibility between uses via walking, bicycle, and the on-site shuttle as well as continued operation of the existing tram system. These alternative transportation modes also support General Plan objectives to reduce energy consumption, improve air quality, and reduce overall vehicle miles traveled.

The Universal Studios Specific Plan and corresponding zone support the Conservation and Open Space Element's policies to improve air quality by providing a comprehensive transportation demand management program, including shuttle service, bicycle facilities, and convenient pedestrian routes within the property and to the Universal City Metro Red Line Station. In addition, the Conservation and Open Space Element's goals of protecting potential paleontological and archaeological resources will be achieved on the property through mitigation measures that will reduce impacts to potential paleontological and archaeological resources. Furthermore, the County's historical heritage will be preserved by implementing measures to ensure protection of the integrity of the potential historic district within the Studio Area of the subject property. Lastly, improved water quality will be achieved by upgrading surface water drainage facilities and controlling surface and groundwater quality through Stormwater Pollution Prevention Plans and Urban Stormwater Management Plans.

The General Plan encourages a strong diversified economy that will provide business opportunities, an adequate number of jobs and an improved standard of living. The Universal Studios Specific Plan and corresponding zone allow development that will create economic benefits for the community and the region, provide additional permanent jobs, increase tourism, and generate significant fiscal benefits to the local economy, as well as revitalize and expand commercial, entertainment, and studio-related uses within the area.

The General Plan also seeks to assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards. The Universal Studios Specific Plan and corresponding zone are consistent with this policy, as the regulations in the Universal Studios Specific Plan will ensure that new development is compatible with the surrounding environment and implement appropriate controls and high quality design standards for the Universal Studios Specific Plan area.

The zone change to Universal Studios Specific Plan and corresponding zone represents no conflict with General Plan policies.

DEVELOPMENT AGREEMENT BURDEN OF PROOF

A. The proposed development agreement is consistent with the general plan and any applicable community, area or specific plan.

The proposed development agreement is consistent with the adopted General Plan and would provide the Property Owner with vested rights to develop the Project over a 25-year term. Implementation of the Project would allow many of the same types of commercial and studio-related uses allowed under the subject property's current General Plan designation pursuant to development and operational regulations for the subject property established in the Universal Studios Specific Plan. The General Plan sets forth a goal of situating commercial activities in viable clusters that conveniently serve their market areas. The General Plan also encourages the development of regional multipurpose centers that provide a diversity of public and private services to the communities they serve. The proposed development agreement is consistent with and, in fact, will further the goals and policies of the General Plan, as it will allow the continued operation, enhancement, and expansion of commercial and studio-related uses within an existing multipurpose center, adjacent to regional mass-transit, and in close proximity to existing residential areas. The proximity of the entertainment, hotel, entertainment retail, studio production, studio office, and office uses that will occur under the Project, per the proposed development agreement, would also support accessibility between uses via walking, bicycle, and the on-site shuttle as well as continued operation of the existing tram system. These alternative transportation modes also support General Plan objectives to reduce energy consumption, improve air quality, and reduce overall vehicle miles traveled.

The proposed development agreement supports the Conservation and Open Space Element's policies to improve air quality by allowing development that provides a comprehensive transportation demand management program, including shuttle service, bicycle facilities, and convenient pedestrian routes within the property and to the Universal City Metro Red Line Station. In addition, the Conservation and Open Space Element's goals of protecting potential paleontological and archaeological resources will be achieved on the property through mitigation measures that will reduce impacts to potential paleontological and archaeological resources. Furthermore, the County's historical heritage will be preserved by implementing measures to ensure protection of the integrity of the potential historic district within the Studio Area of the subject property. Lastly, improved water quality will be achieved by upgrading surface water drainage facilities and controlling surface and groundwater quality through Stormwater Pollution Prevention Plans and Urban Stormwater Management Plans.

The General Plan encourages a strong diversified economy that will provide business opportunities, an adequate number of jobs and an improved standard of living. The proposed development agreement allows development that will create economic benefits for the community and the region, provide additional permanent jobs, increase tourism, and generate significant fiscal benefits to the local economy, as well as revitalize and expand commercial, entertainment, and studio-related uses within the area.

The General Plan also seeks to assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards. The proposed development agreement is consistent with this policy, as

it will allow for the implementation of the Project over a 25-year term pursuant to the appropriate controls and high quality design standards of the Universal Studios Specific Plan, which will ensure that new development is compatible with the surrounding environment.

The proposed development agreement represents no conflict with General Plan policies.

The proposed development agreement is also consistent with the Universal Studios Specific Plan, which is being adopted in conjunction with the development agreement. The proposed development agreement will enable the implementation of the Universal Studios Specific Plan, which will allow for the enhancement and expansion of existing uses, which have evolved on the property over the past 100 years. The Universal Studios Specific Plan and corresponding zone establish unique development and operational regulations for the subject property which are more extensive than the zoning code regulations now governing the property and which better address the needs of and concerns raised by the mix of uses existing and planned on the property. Such requirements as square footage limitations, height limitations, lighting regulations, limitations on permitted uses, and transportation and parking requirements provide additional protections to the surrounding properties. The proposed development agreement provides certainty by ensuring that the Property Owner has the vested right to develop the Project under the regulations provided in the Universal Studios Specific Plan.

No other community, area or specific plan applies to the Project.

B. <u>The proposed development agreement complies with zoning, subdivision and other applicable ordinances and regulations.</u>

The proposed development agreement provides the Property Owner with the vested right to develop the Project subject to the terms and conditions of the agreement, the Project Approvals, and the Applicable Rules, which are defined in relevant part in the development agreement as the rules, regulations, and official policies of the County in force as of the Effective Date of the agreement.

Those vested rights are subject to the rights and authority excepted from the development agreement's restrictions and which are instead reserved to the County. The County's reserved powers include the powers to apply future rules after the Effective Date of the development agreement that: (1) are necessary to protect the public health and safety, and are generally applicable on a County-wide basis (except in the event of natural disasters as found by the Board of Supervisors such as floods, earthquakes and similar acts of God); (2) are changes, amendments, or modifications to Uniform Codes adopted by the County and in effect on a Countywide basis; or (3) are specifically mandated by changes in state or federal laws or regulations.

As implementation of the Project will comply with the Project Approvals and Applicable Rules, subject to the County's reserved powers, as set forth in the proposed development agreement, the agreement complies with zoning, subdivision and other applicable ordinances and regulations.

C. The proposed 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.

The proposed development agreement would be consistent with the public convenience, general welfare and good land-use practice because it will ensure the orderly development of the subject property. Not only is the proposed development agreement consistent with the policies and provisions of the General Plan, but it vests the Property Owner's rights to develop the Project subject to the terms and conditions of the agreement, Project Approvals, Applicable Rules, and the County's reserved powers. Accordingly, the proposed development agreement provides reasonable assurance of a comprehensive development plan that is consistent with the General Plan as well as all applicable zoning and related provisions set forth in the Los Angeles County Code.

In addition, the proposed land use actions that will be vested by the proposed development agreement will allow and facilitate the revitalization and expansion of existing commercial and studio uses, which have evolved on the property over the past 100 years. These uses – primarily including studio production, studio office, office, entertainment, and entertainment retail (CityWalk) – are located immediately adjacent to the Universal City Metro Red Line Station, providing mass transit access to this regional center. The new development will also be required to provide adequate public facilities, infrastructure and traffic improvements. The development that will occur pursuant to the proposed development agreement represents an economic benefit to the community and to the region, providing additional permanent jobs, significant fiscal benefits to the local economy, as well as revitalization and expansion of commercial, studio-related, and entertainment uses within the area.

D. The proposed development agreement will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The subject property is surrounded by a mix of commercial and residential uses, most of which are physically separated from the property by the Los Angeles River Flood Control Channel, arterial roadways and intervening facilities. The property is generally bounded by the Los Angeles River Flood Control Channel to the north, Applicant-owned property in the City of Los Angeles to the northeast and southeast, an existing residential neighborhood in the City of Los Angeles to the east, Applicant-owned property and existing off-site hotels in the City of Los Angeles and the US 101 Hollywood Freeway to the south, and Lankershim Boulevard and the Universal City Metro Red Line Station to the west.

The proposed development agreement allows for the expansion of existing uses, which have evolved on the property over the past 100 years. These uses – primarily including studio production, studio office, office, entertainment, and entertainment retail (CityWalk) – are located immediately adjacent to the Universal City Metro Red Line Station, providing mass transit access to this regional center. Development under the proposed development agreement, which would be implemented through the Project Approvals including the Universal Studios Specific Plan, would proceed under regulations for the subject property which are more extensive than the existing County regulations now governing the property, and which better address the needs of and concerns raised by the mix of uses on the property. For example, such requirements as square footage limitations, height limitations, lighting regulations, limitations on permitted uses and transportation and parking requirements provide additional protections to the surrounding properties. In addition, new development will be required to provide adequate public facilities, infrastructure and traffic improvements. Accordingly, the proposed development agreement will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

Similarly, development that the proposed development agreement would permit also represents an economic benefit to the community and to the region, providing additional permanent jobs, significant fiscal benefits to the local economy, as well as revitalization and expansion of commercial, studio-related, and entertainment uses within the area. Development under the proposed development agreement will preserve and enhance commercial and industrial activities in close proximity to existing housing, jobs, and public transportation. The expanded entertainment, hotel, entertainment retail, studio production, studio office, and office uses in the County that will occur with the proposed development agreement will also support accessibility between uses via walking, bicycle, and the planned on-site shuttle, as well as continued operation of the existing tram system. As such, the proposed development agreement will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

Further, the vested rights provided in the proposed development agreement are subject to the County's reserved powers, which include the powers to enact regulations or take future actions after the Effective Date of the proposed development agreement that are necessary to protect the public health and safety, and are generally applicable on a County-wide basis (except in the event of natural disasters as found by the Board of Supervisors such as floods, earthquakes and similar acts of God). Such reserved powers will ensure that the proposed development agreement will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

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 to Multipurpose Center 2, 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 _____ public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant

and members of the public. Commissioners _____ were present. The applicant's representatives, _____, testified in favor of the Project.

30. _____ persons testified in favor of the Project, _____ persons testified with concerns, and _____ persons testified neither in support nor opposed regarding the Project.

31. _____ phone calls were received from members of the public.

32. The following letters or e-mails regarding the Project were received: _____.

33. [Reserved for summary of proceedings on February 27, 2013 public hearing.]

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:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:KKS
2/12/13

AMENDMENT TO COUNTYWIDE GENERAL PLAN

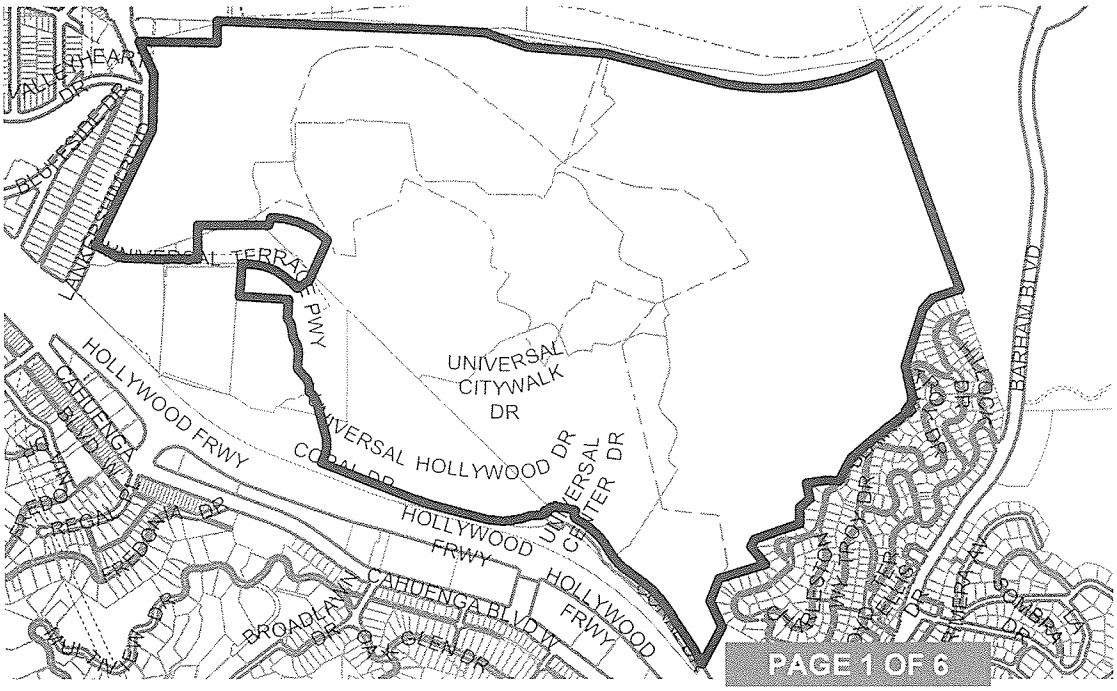
UNIVERSAL CITY COMMUNITY

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

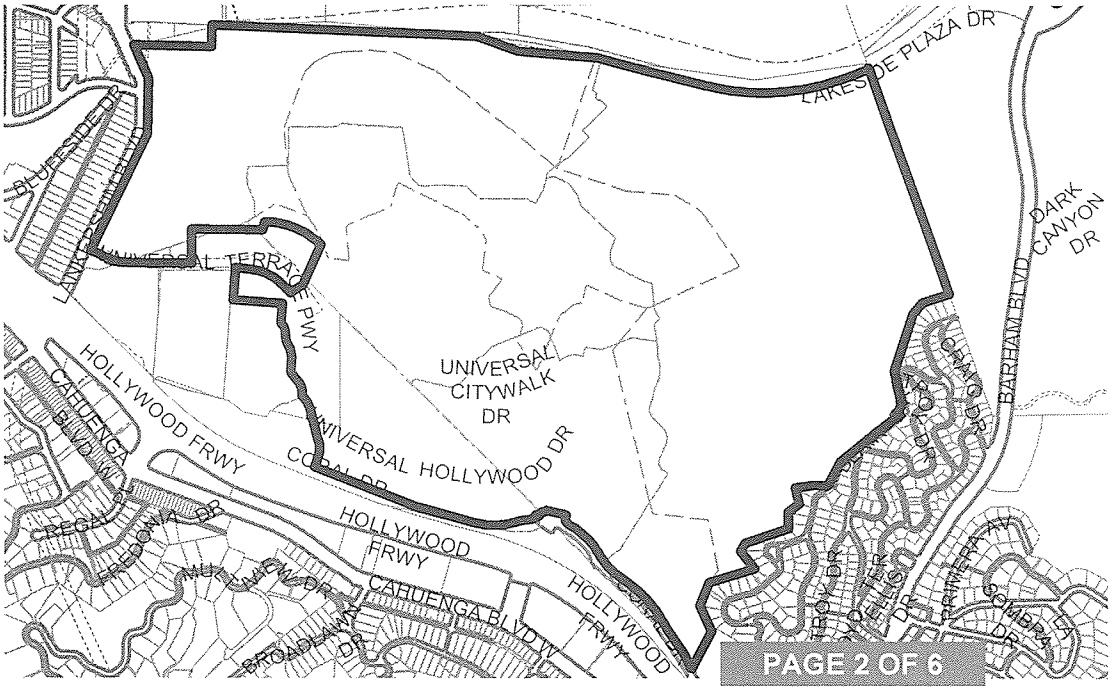
AMENDMENT TO COUNTYWIDE GENERAL PLAN

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

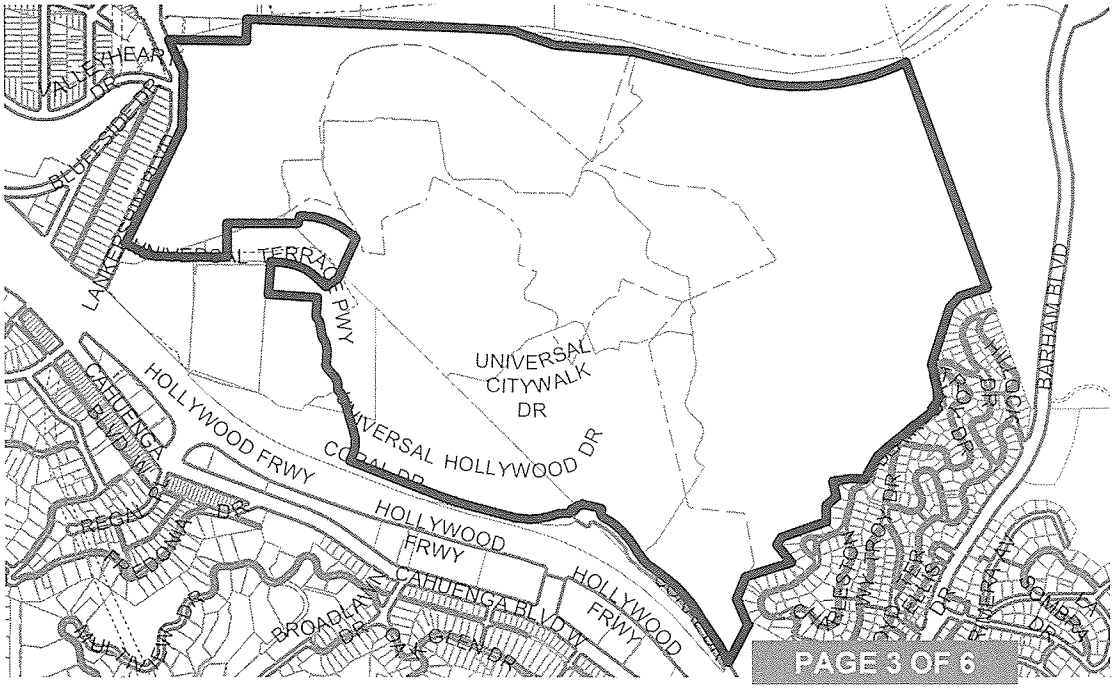
AMENDMENT TO COUNTYWIDE GENERAL PLAN

UNIVERSAL CITY COMMUNITY

PLAN AMENDMENT: PA 20070001

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

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

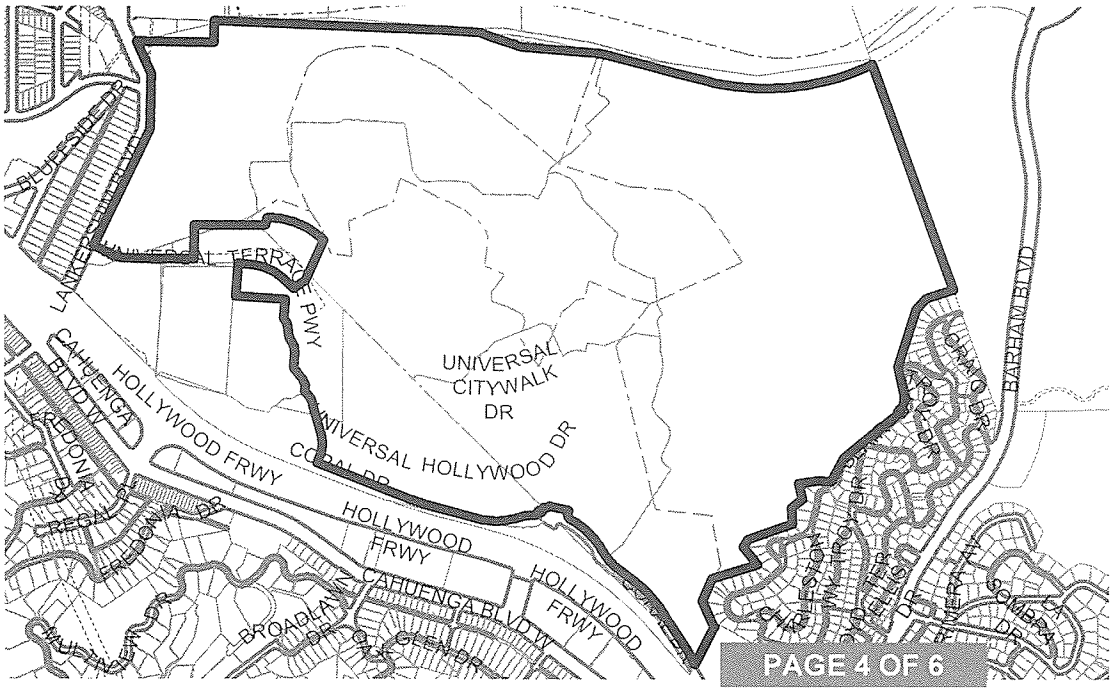
AMENDMENT TO COUNTYWIDE GENERAL PLAN

UNIVERSAL CITY COMMUNITY

PLAN AMENDMENT: PA 20070001

ON:

CATEGORIES I AND C TO CATEGORY SP



LEGAL DESCRIPTION: CONTINUED FROM PAGE 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

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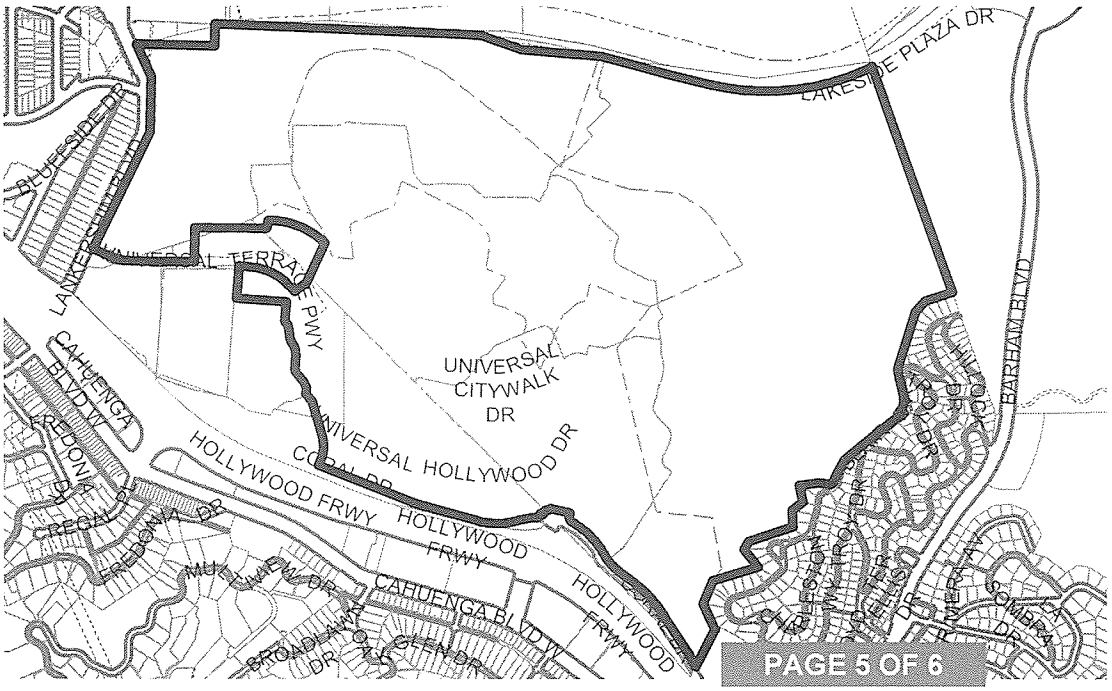
CATEGORIES I AND C TO CATEGORY SP



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

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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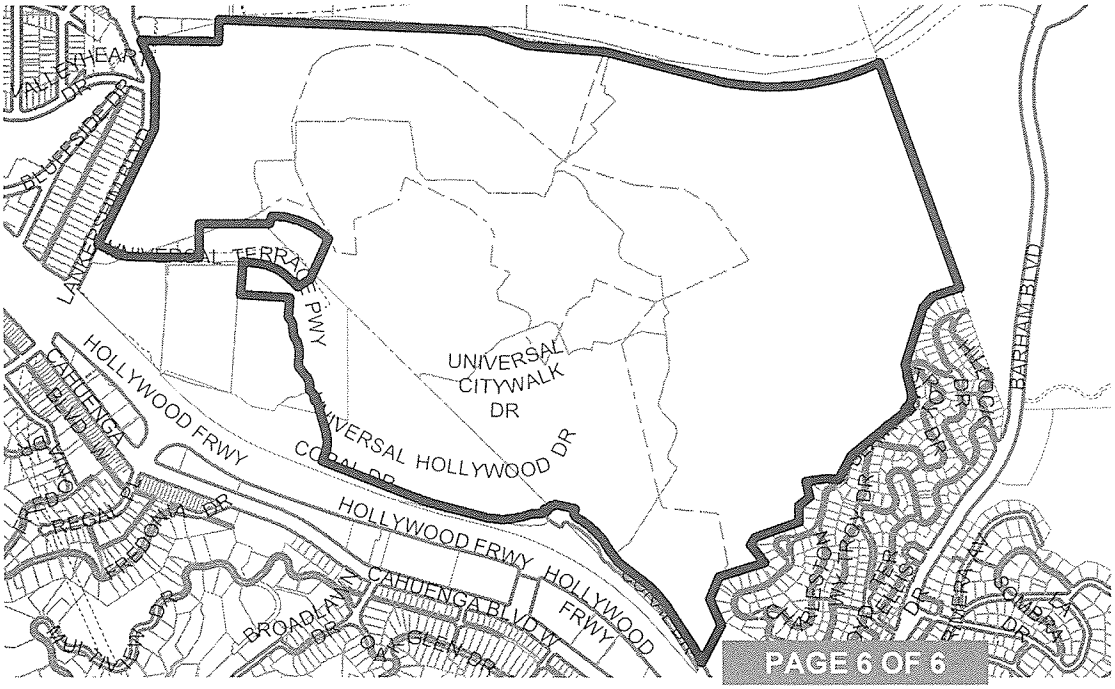
CATEGORIES I AND C TO CATEGORY SP



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

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 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 _____ public hearing, the Commission heard a presentation from staff and testimony from the applicant and members of the public. Commissioners _____ were present. The applicant's representatives, _____, testified in favor of the Project.

25. _____ persons testified in favor of the Project, _____ persons testified in opposition, and _____ persons testified neither in favor nor opposed regarding the Project.

26. [Reserved for summary of proceedings on February 27, 2013 public hearing.]

27. _____ phone calls were received from members of the public.

28. The following letters regarding the Project were received: _____.

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:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:KKS
DATE

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

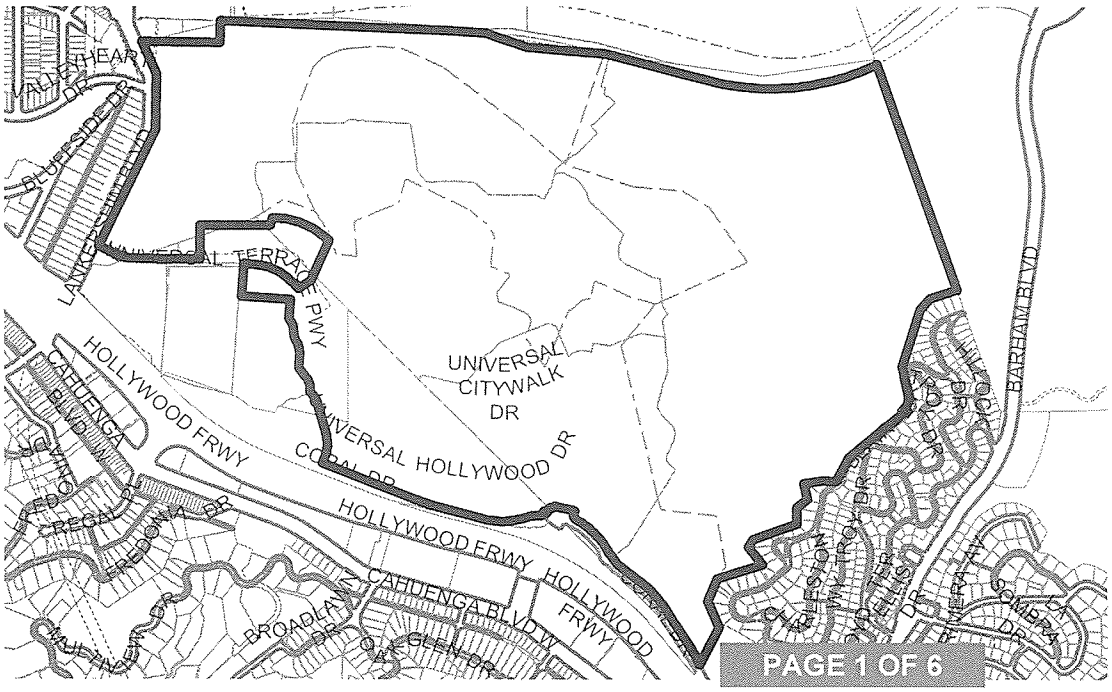
UNIVERSAL CITY ZONED DISTRICT

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

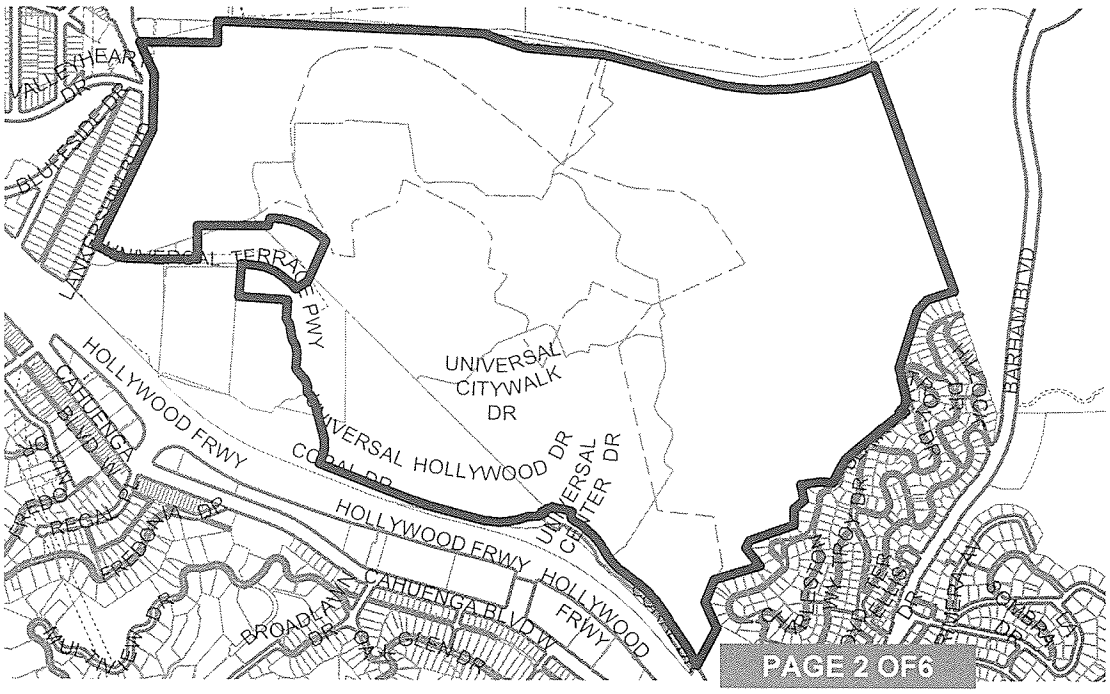
UNIVERSAL CITY ZONED DISTRICT

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

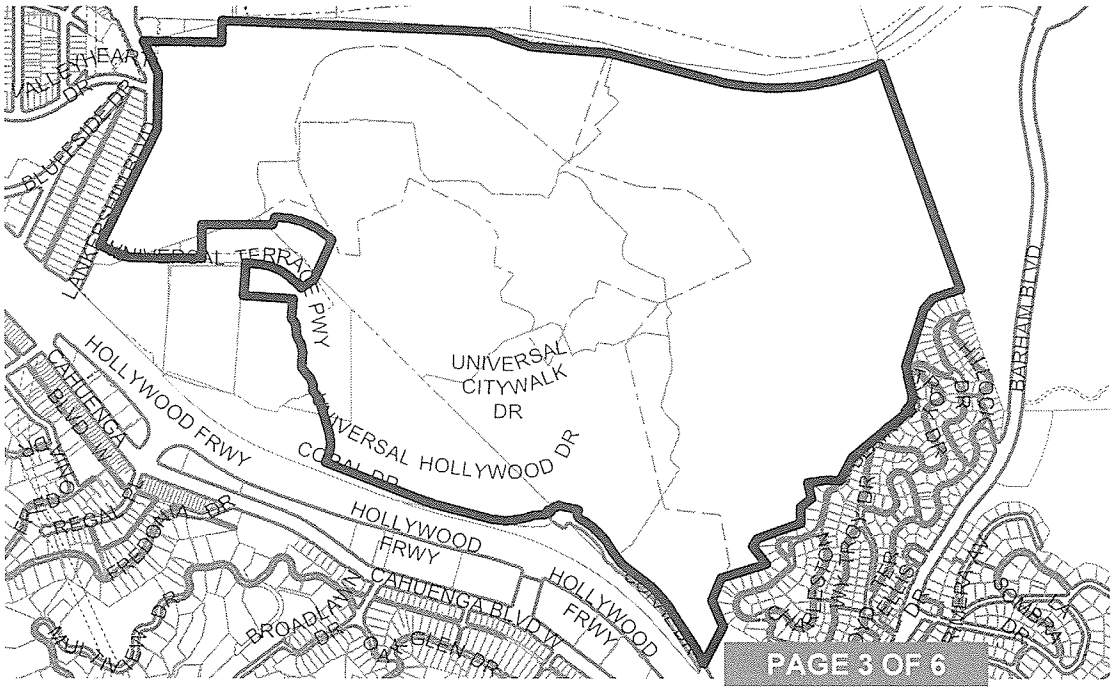
UNIVERSAL CITY ZONED DISTRICT

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

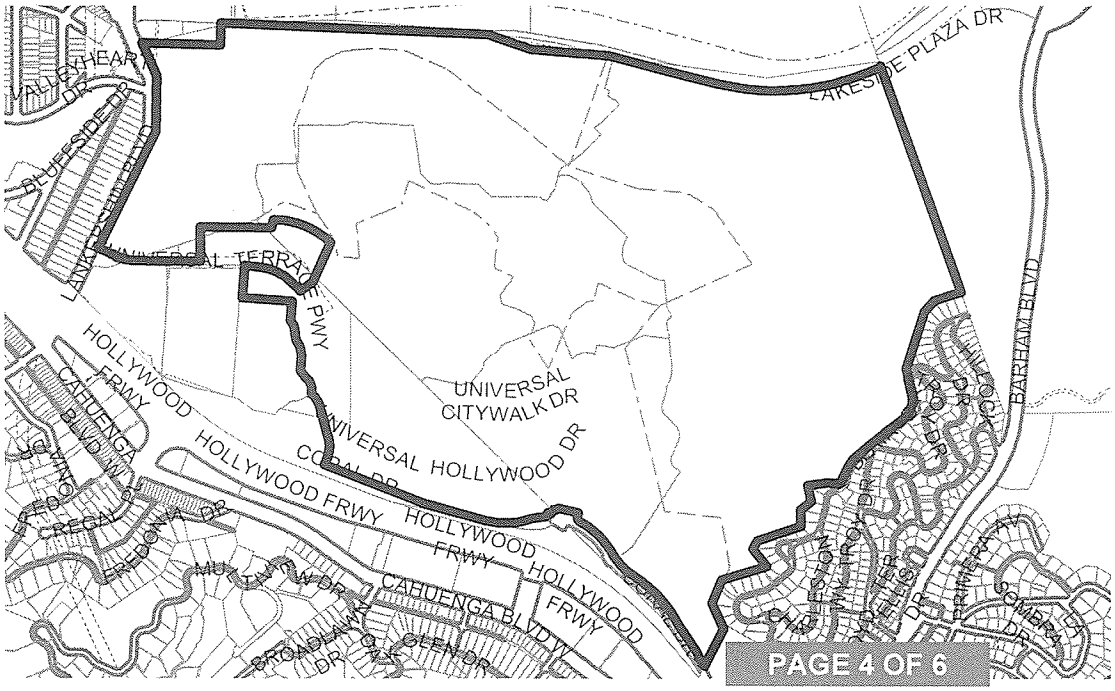
UNIVERSAL CITY ZONED DISTRICT

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

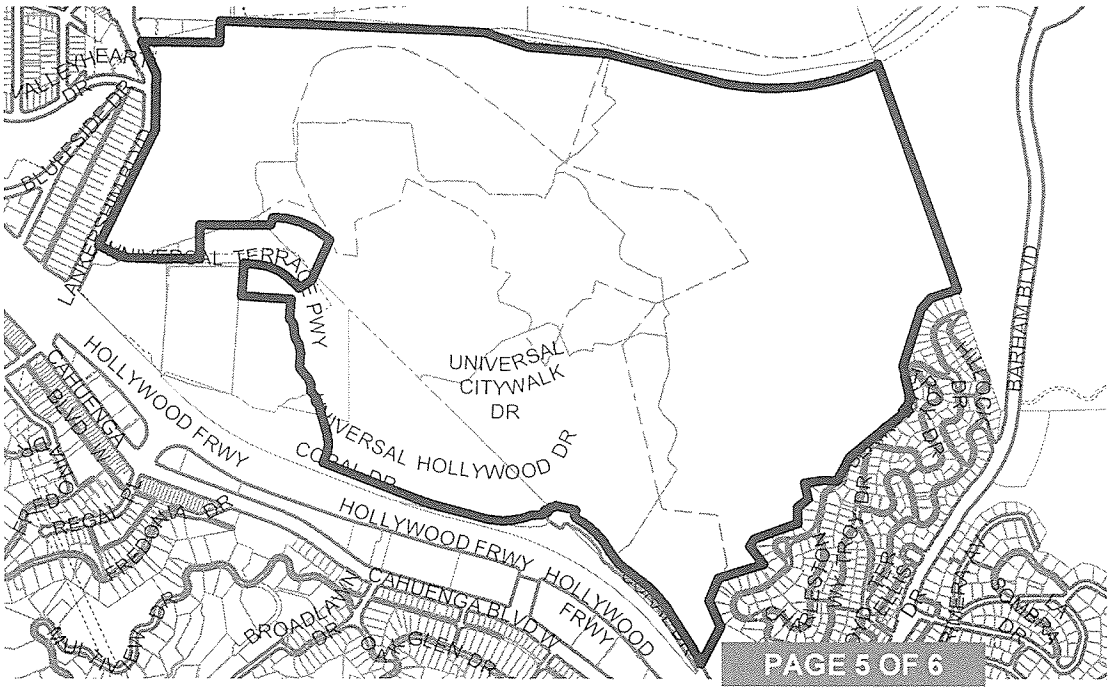
UNIVERSAL CITY ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC20070001

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: _____

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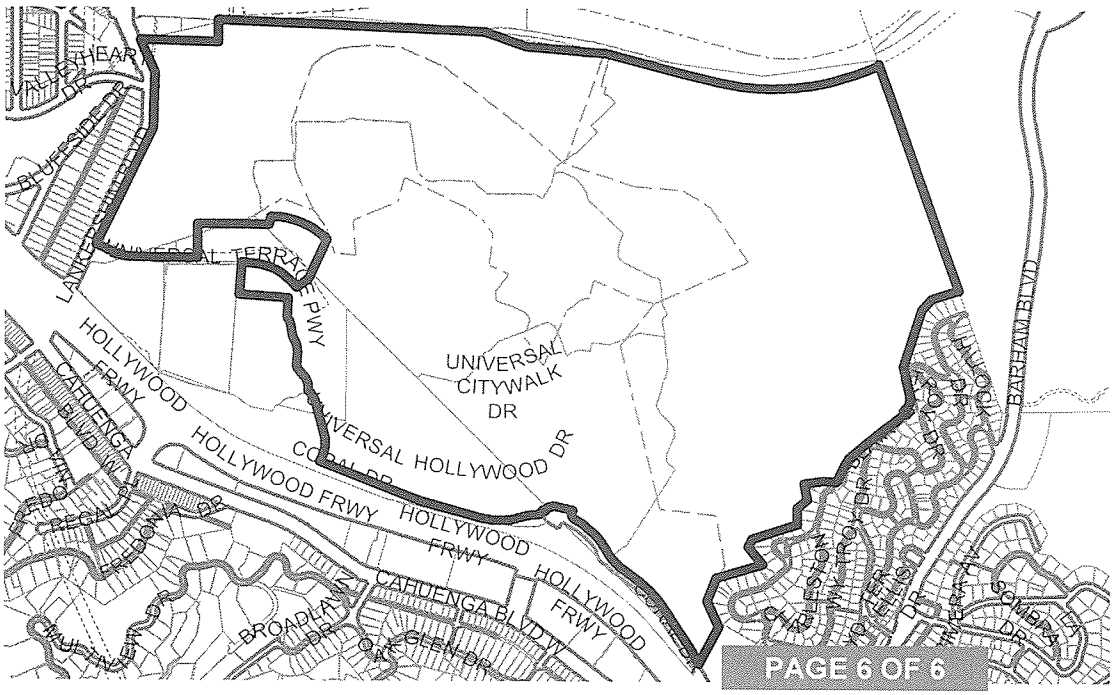
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



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 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 _____ public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant and members of the public. Commissioners _____ were present. The applicant's representatives, _____, testified in favor of the Project.

27. _____ persons testified in favor of the Project, _____ persons testified with concerns, and _____ persons testified neither in support nor opposed regarding the Project.

28. _____ phone calls were received from members of the public.

29. The following letters or e-mails regarding the Project were received: _____.

30. [Reserved for summary of proceedings on February 27, 2013 public hearing.]

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:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:KKS
2/13/13

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 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 _____ public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant and members of the public. Commissioners _____ were present. The applicant's representatives, _____, testified in favor of the Project.

27. _____ persons testified in favor of the Project, _____ persons testified with concerns, and _____ persons testified neither in support nor opposed regarding the Project.

28. _____ phone calls were received from members of the public.

29. The following letters or e-mails regarding the Project were received: _____.

30. [Reserved for summary of proceedings on February 27, 2013 public hearing.]

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:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:KKS
2/12/13

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.