Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

DATE: February 27, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Samuel Z. Dea
Section Head, Special Projects

SUBJECT: NBC UNIVERSAL EVOLUTION PLAN
PROJECT NO. TR 068565-(3)
SPECIFIC PLAN NO. 200700001
PLAN AMENDMENT NO. 200700001
ZONE CHANGE NO. 200700001
SPECIFIC PLAN NO. 200700001
DEVELOPMENT AGREEMENT NO. 200700001
ENVIRONMENTAL ASSESSMENT NO. 200700014 EIR SCH NO. 2007071036

Additional comment letters on the NBC Universal Evolution Plan Alternative 10 – No Residential Alternative Project have been received, including letters from the Toluca Lake Home Owners Association, Friends of Los Angeles River, Southwest Regional Council of Carpenters, Studio City Chamber of Commerce, the Islands Neighborhood and additional letters from members of the public.

If you have any further questions, please contact Mr. Kim Szalay at (213) 974-4876, or, by email at kszalay@planning.lacounty.gov.

SZD:KKS

Attachments: Additional Organizations Comment Letters
Additional Other Public Comment Letters

TOLUCA LAKE
HOMEOWNERS ASSOCIATION

February 22, 2013

Mr. Kim K. Szalay, AICP
Principal Planner, Senior Projects
County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Szalay:

RE: Agenda item No. 6 – Regional Planning Commission, date February 27, 2013 - NBC Universal Evolution Plan – FEIR and related Mitigation Monitoring and reporting Program (MMRP), Statement of Overriding Considerations and Findings of Fact.

The Toluca Lake Homeowners Association (TLHOA) is in support of the Universal Studios Specific Plan (USSP) as recommended by staff to include the February 13, 2013 Draft Specific Plan changes and February 21, 2013 additional changes to Sections 16 and 19. (See attachment 1 - "Summary of Sound Attenuation and Monitoring Provisions in the Draft Universal Studios Specific Plan" and attachment 2 – February 21 letter from staff to County Planning Commission).

In the event, however, that the Universal Studios Specific Plan is not adopted by the County (as was the case with the City and the Universal City Specific Plan), the TLHOA requests that any Development Agreement or similar document contain the aforementioned language. This would assure the TLHOA that current and future noise impacts will continue to be addressed.

Thank you for your help and consideration in this very important matter.

Regards,

Peter Hartz, President

Attachments:

1. Summary of sound Attenuation and Monitoring Provisions in the Draft Universal Studios Specific Plan, dated February 13, 2013.
2. February 21, 2013 staff letter to County Planning Commission

Cc: Tom LaBonge, LA City Councilmember, 4th District
Renee Weitzer, Officer of Councilmember, 4th District
Zev Yarolsavsky, LA County Supervisor, 3rd District
Ben Saltsman, LA County Planning and Land Use Deputy, 3rd District
Toluca Lake Noise Council
TLHOA Board of Directors
TLHOA Chamber of Commerce
Greater Toluca Lake Neighborhood Council

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

DATE: February 21, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Samuel Z. Dea
Section Head, Special Projects

SUBJECT: **NBC UNIVERSAL EVOLUTION PLAN**
PROJECT NO. TR 068565-(3)
SPECIFIC PLAN NO. 200700001
PLAN AMENDMENT NO. 200700001
ZONE CHANGE NO. 200700001
SPECIFIC PLAN NO. 200700001
DEVELOPMENT AGREEMENT NO. 200700001
ENVIRONMENTAL ASSESSMENT NO. 200700014 EIR SCH NO. 2007071036

Twenty-seven (27) additional comments in favor of the NBC Universal Evolution Plan Alternative 10 – No Residential Alternative Project have been received, including letters of support from the City of Burbank, the greater Toluca Lake Neighborhood Council, Cahuenga Pass Property Owners Association and two other organizations, and 22 letters in favor from members of the public (**Attachment A**). No additional comment letters opposed have been received.

Staff and the Applicant have been in ongoing dialogue with neighbors of Universal City regarding concerns pertaining to noise, visual screening and building design. As a result of these talks, staff is recommending additional language (**Specific Plan references below**) and updated exhibits and figures (**Attachment B**) be added to the proposed Specific Plan Building Design, Lighting, Sound Attenuation, and Administration sections to address these refinements as follows:

Section 6.E - Design Standards for Buildings and Other Structures

1) Require proposed building within the 745-foot MSL Height Zone along Lankershim Boulevard to have a 20-foot setback from western façade above 721-foot MSL height as shown on new Figure 6-2.

2) Require retaining of southern landscape buffer along Buddy Holly Drive along the southern edge of the property as shown on new Exhibit 2-E.

Section 14.H – Design Standards for Permanent Parking Facilities

3) Revise regulation for parking structure in Area G to extend the six-foot parapet plus six-foot visual screen also along the south side of structure (add to Section 14.H.3.b).

4) Require new parking structures located adjacent to Universal Hollywood Drive west of Universal Studios Boulevard, as shown on new Exhibit 2-E, that have roof-top parking to include a six-foot parapet plus a six-foot visual screen along the south side of structures, and that the roof-tops have a non-reflective finish.

Section 15 Lighting Regulations

5) Temporary decorative lights along Lankershim Boulevard property boundary and the northerly property boundary of the Northern Edge Sign District shall be subject to lighting regulations of the Specific Plan (correction to Section 15.8.c).

Section 16 Sound Attenuation Regulations

6) Add that Director shall request third-party noise monitoring agent use the latest available technology for noise monitoring (add to Section 16.F.1).

7) Require that the property owner notify the Director prior to any outdoor special event with more than 250 attendees and amplified sound in the Studio or Back Lot District (add to Section 16.F.1).

8) Add one noise monitoring station to the Toluca Lake neighborhood and relocate one station in the Cahuenga Pass neighborhood as shown on revised Figure 16-1.

9) Require that the Applicant use best efforts to minimize the sound of backup bells during nighttime construction in the Back Lot District (add to Section 16.E).

Section 19 Administration – Community Outreach and Feedback

10) Require community hotline be answered by a live person (add to Section 19.F.2).

Proposed Additional Development Agreement Provision
The County will ensure that Los Angeles County Flood Control District will expedite the permitting and a maintenance agreement to permit landscaping by the homeowner's association in the area south of Toluca Estates Drive on the County Flood Control District property, and NBCUniversal will pay the related permitting fees (add to community benefits Exhibit G of Development Agreement).

Additionally, the Applicant has provided a letter with attachments (**Attachment C**).

If you have any further questions, please contact Mr. Kim Szalay at (213) 974-4876, or, by email at kszalay@planning.lacounty.gov.

SZD:KKS

Attachments: City of Burbank Letter (1)
Additional Organizations Comment Letters (4)
Additional Other Public Comment Letters (22)
Additional/Revised Exhibits
Applicant's letter and attachments

Figure 16-1

Designated Sound Monitoring Sites

Summary of Sound Attenuation and Monitoring Provisions
in the Draft Universal Studios Specific Plan
(as of February 13, 2013)

I. **Decibel Reductions**:
   A. Reduces allowable noise levels by 1-8 dBA compared to the current County noise ordinance.
   B. For impulsive noises (e.g. gun shots) the maximum dBA is being lowered to 62 dBA (the maximum contained in the existing County code is 70 dBA*).
   C. Data provided by Universal shows that neither Water World, nor key special events, including the special event on 8/4/12, would meet these standards.

II. **Monitoring and Enforcement**:
   A. In addition to Public Health Department monitoring, the Director of Regional Planning shall require quarterly monitoring by a qualified third party consultant.
   B. Universal shall not be given prior notice of the monitoring dates.
   C. Additional monitoring may be ordered by the Director to cover special events.
   D. The Director also has the authority to require additional monitoring for determining compliance and "enforcement of the Specific Plan."
   E. The third party monitoring data may be used to enforce the Specific plan noise provisions, which may be enforced through both civil and criminal remedies.

III. **Reporting and Ombudsperson**:
   A. Universal must keep a complaint log noting the date, time, and nature of all comments or complaint, and the response offered by Universal.
   B. The log must be posted on the web.
   C. Universal shall be required to maintain an ombudsperson and respond to each complaint within 24-hours (or the next business day).
   D. The County will create a Community Advisory Panel to foster ongoing communication with the community, and provide input to the County and Universal about ongoing operations.
   E. Monitoring and compliance reports shall be provided to the Community Advisory Panel for their review.

IV. **Water World**:
   A. Must be retrofitted so that it no longer relies on live pyrotechnics and explosions to create the sound the audience hears. Instead, it will be modified with a pre-recorded digital sound track.
   B. The existing speakers will be replaced with directional technology to focus the sound on the audience, and minimize spill-over to the surrounding community.
   C. This will allow the show to be adjusted to comply with noise standards—no matter the weather conditions.
   D. The work must commence within 60 days of approval of the Specific Plan and be finished within 120 days of the effective date of the Specific Plan.

V. **Grandfather Clause and Exemptions**:
   A. All other existing noise sources on the property will be given 18 months to come into compliance with the new decibel standards contained in the Specific Plan.
   B. All new sound sources must comply immediately.
   C. Motion picture / television production (not including construction of stages or television facilities), activities exempt from the current County noise ordinance (e.g., public safety activities, etc.), and special event fireworks shows are exempt from the new noise standards.

* The current County code contains several possible dBA adjustments based on duration, tonality, etc.
** The County maintains that this re-states existing law. Universal questions that assertion.

Public Comment by the Island Neighborhood, one block from NBCUniversal's West edge

Project Number TR68565-(3)
Specific Plan No. 200700001
Plan Amendment No. 20070001

The Island Neighborhood consists of single family dwellings bordered by South Weddington Park to the south and west and the LA River to the north. We are one block in from Lankershim Blvd, the western edge of NBCUniversal, and the only ingress/egress to the Island is at Lankershim and Valleyheart, directly across from Gate 2.

The Island Neighborhood has been working with NBCUniversal in an attempt at real problem solving to reduce the impacts to our lives by the proposed Evolution Plan.

We are pleased that the proposed 2900 condos are not in the preferred alternative and that the height of two proposed buildings between the Wasserman Building and Gate 3 have been lowered since our first discussions.

We are still talking with them about our needs and concerns. These include:

- The height of the buildings, which will be visible to many of the homes. We would not be opposed to seeing these buildings be shorter still.
- Proposed holiday lights
- Movie posters on the buildings. If we are to look at movie posters we need some assurances that they won't be very high on the buildings so we won't be seeing them from our homes and would like some assurance that they won't be scary or obscene as has already happened in a few past instances.
- Look of the buildings. We would like to be looking at something attractive, perhaps with some green on it, unlike the Wasserman Building, which is a black smokestack look and the 10 Universal Plaza building, which has a lot of glare. We would like the rooftops to be attractive to look at, with green roofs or more aesthetically pleasing roof structure.
- Intrusion into the privacy of our homes. Higher floors should have setbacks with landscaping to shield windows. Higher floors should have blackout shades to be drawn every night against lights that are kept on and shine out on surrounding neighborhoods.

Any traffic impacts to Lankershim Blvd directly affect our mobility. We are requesting the following be done, before Harry Potter is completed, in an attempt to mitigate these impacts:

- Southbound Lankershim right lane to be "Right turn only" into Valleyheart.
- A more pronounced bump out at the entrance to the Island with a monument sign identifying us as a residential community. This would help to turn around the constant flow of drivers looking for Universal parking.

The Island also has security concerns in anticipation of the extra volume of visitors to the theme park. We are requesting the following in an attempt to mitigate these impacts:

- Security cameras
- Extra street lights, the number of which will be determined as we study this carefully and very soon. We anticipate perhaps two.

We acknowledge with much appreciation that we have already been promised additional funds for the Island to use at its discretion to pay for such things as mature trees to block some of the buildings and make general improvements to the neighborhood and park in anticipation of extra visitors. These funds will be held and disbursed by CD2 in a special fund.

We also are hoping to get some sleep during this 20 year construction plan. Because of the way sound bounces off the buildings, the hills and the cement of the LA River, we are able to hear noises from everywhere on the lot. We are very happy to hear that the studio noise log will be made available online to the public. It should also be required for their noise hotline to be adequately manned so that if construction is started by a vendor outside of allowable hours we can stop it right away. We are opposed to the allowance of any construction outside of normal hours. Since the buildings have not yet been designed, there is time in advance for additional construction joints to be engineered into the designs so that you don't need to do continuous pours.

We request that any mitigations to be made be put in writing to the plan amendment and specific plan since the studio has changed owners many times. We want to make sure that promises are enforceable.

We are optimistic that we can reach an agreement before the end of hearings on the Evolution Plan and will continue our dialogue with the studio representatives. We thank the County in advance for their diligence in overseeing this plan.

Representing the Island Neighborhood:
Connie Elliot, biffconnie@earthlink.net 818-760-0926 4061 Cartwright Ave. 91604
Francesca Corra, fcorra@aol.com, 818-370-3200, 4030 Cartwright Ave. 91604

Friends of the Los Angeles River

February 21, 2013

David Louie, Chairman Los Angeles County Regional Planning Commission
320 West Temple Street Room 1350
Los Angeles 90012
Attn: kszalay@planning.lacounty.gov

Dear Mr Louie,

I am writing you in regard to the NBC Universal Evolution Plan; and in support of NBC Universal's unprecedented commitment to related community activities around the project, including construction of a bike path between the studio and the River.

For 27 years Friends of the Los Angeles River has been working for a swimmable, fishable, boatable, and bikeable L.A. River Greenway from the San Gabriel Mountains to the sea at Long Beach. Until now, though, we have been unable to attain our fundamental goal of a bikeway linking the San Fernando Valley to downtown Los Angeles' Union Station. If the development agreement between NBC Universal and Los Angeles County is approved by your commission and the Board of Supervisors, FoLAR and its allies stand a real chance of accomplishing major progress towards our goal.

When this project was in front of the City Planning Commission, FoLAR was deeply impressed with the level of cooperation between Universal and the neighborhood, environmental and bicycling communities, and the financial commitment the applicant was willing to make to mitigate the effects of their project. We urge the County Planning Commission to build on that example.

As President and Founder of Friends of the Los Angeles River, I write to urge your support for the draft development agreement between the County and Universal Studios in general and Exhibit G, "community benefits," in particular. If the Universal Evolution Plan is approved, Universal will, by no later than the end of January 2014, commit $10,000,000 towards the planning, design and engineering of a major stretch of regional bikeway along the Los Angeles River between Griffith Park and Studio City as called for in my L.A. Times op-ed piece of Nov. 14, 2012. This will leave only one more significant chunk of bikeway planning and design between the Valley and downtown.

This is an opportunity too important to let slip through our hands. We urge a yes vote on the development, and we congratulate the City, the County and Universal Studios for their win/win spirit. Friends of the Los Angeles River looks forward to working with all parties to bring this dream to fruition

Sincerely,

Lewis MacAdams
President

FoLAR
Los Angeles River Center
570 W. Ave 26 Suite 250 Los Angeles, CA 90065-1047
Tel: 323-223-0585
Fax: 323-223-2289
WWW.folar.org
E-Mail: mail@folar.org

SOUTHWEST REGIONAL COUNCIL OF CARPENTERS

Representing Carpenters in Southern California, Nevada, Arizona, Utah, New Mexico and Colorado

Mike McCarron, Executive Secretary-Treasurer

Hal Jensen, President

Randy Thornhill, Vice President

Representing Local Unions in Southern California, Nevada, Arizona, Utah, New Mexico and Colorado

55	Denver
150	Camarillo
184	Salt Lake City
209	Sylmar
244	Grand Junction
407	Albuquerque
408	Phoenix
409	Los Angeles
510	Denver
515	Colorado Springs
547	San Diego
630	Long Beach
721	Whittier
743	Bakersfield
803	Orange
897	Bullhead City
944	Ontario
971	Reno
1245	Las Cruces
1498	Provo
1505	Albuquerque
1506	Los Angeles
1507	Salt Lake City
1553	Hawthorne
1607	Ontario
1780	Las Vegas
1800	Arroyo Grande
1977	Las Vegas
2007	Orange
2361	Orange
2375	Wilmington

February 19, 2013

Mr. David W. Louie, Chairman
Los Angeles County Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012
Via email: Mr. Kim Szalay (kszalay@planning.lacounty.gov)

RE: NBCUniversal Evolution Plan -- Project Number TR068565-(3)

Dear Chairman Louie and Commissioners:

On behalf of the Southwest Regional Council of Carpenters, I am writing to express our strong support for the **NBCUniversal Evolution Plan**, which is scheduled to be heard at the Regional Planning Commission Meeting on February 27, 2013.

This 20 year project will provide an investment of over $1.6 billion in Los Angeles that will create more than 30,000 jobs during construction and operations. In regards to the construction jobs, these good paying union jobs include health care and pension benefits, along with apprenticeship training opportunities that give the youth in our communities a chance at a rewarding and productive career in the trades.

The Carpenters have a long-standing and positive working relationship with NBCUniversal. We fully support the efforts of NBCUniversal and look forward to your approval of this important project.

Sincerely,

Mike McCarron
Executive Secretary-Treasurer

cc: Hon. Zev Yaroslavsky (zev@bos.lacounty.gov)
Hon. Tom LaBonge (tom.labonge@lacity.org)
Ms. Corinne Verdery (corinne.verdery@nbcuni.com)

533 S. Fremont Ave., 10th Fl.
Los Angeles, CA 90071
(213) 385-1457
Fax: (213) 385-3759

501 N. Lamb Blvd.
Las Vegas, NV 89110
(702) 531-1800
Fax: (702) 531-1844

1150 Terminal Way
Reno, NV 89502
(775) 323-1409
Fax: (775) 323-6561

4547 W. McDowell Rd.
Phoenix, AZ 85035
(602) 272-2700
Fax: (602) 272-1928

8149 S. Welby Park Dr.
West Jordan, UT 84088
(801) 280-0292
Fax: (801) 280-0370

3900 Pan American Fwy. NE
Albuquerque, NM 87107
(505) 256-3396
Fax: (505) 268-9066

4290 Holly Street
Denver, CO 80216
(303) 355-8774
Fax: (303) 355-6130

February 22, 2013

Mr. David Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

c/o: kszalay@planning.lacounty.gov

Re: NBCUniversal Evolution Plan Project #TR068565(3)

Dear Chairman Louie and Commissioners:

On behalf of the Board of Directors of the Studio City Chamber of Commerce, I want to express our organization's strong support for the NBCUniversal Evolution Plan No Residential Alternative.

The Evolution Plan without the residential component allows NBCUniversal to focus its investment and development on its key industries of entertainment and tourism, both of which are important revenue and job engines in the San Fernando Valley.

Moreover, the Evolution Plan's investment of more than $100 million in transportation and transit improvements will improve drive times and circulation in surrounding Valley communities.

Projects like the Evolution Plan don't come along often. The project is a persuasive model for smart growth that the Chamber is proud to stand behind. The creation of new jobs, along with the tax revenues that will be generated for both the County and the City is the kind of growth we need to see more of in the region.

We hope that the Regional Planning Commission will move quickly to approve this important project.

Sincerely,

Adrianna Cruz Ocampo
President

cc: Hon. Zev Yaroslavsky (zev@bos.lacounty.gov)
Hon. Tom LaBonge (tom.labonge@lacity.org
Ms. Corinne Verdery (corinne.verdery@nbcuni.com

4024 Radford Ave. Edit 2 Suite F, Studio City, CA 91604 / 818-655-5916 Fax: 818-655-8392 www.studiocitychamber.com

Kim Szalay

From: Benjamin Baker [benjamin.eugene.baker@gmail.com]
Sent: Tuesday, February 26, 2013 12:06 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: Re: NBCUniversal Evolution EIR - NBCUniversal Evolution Plan

Dear Los Angeles Regional Planning Commission,

I would like to express my support for the NBC Universal Evolution Plan. I would appreciate the transportation improvements and not adding too much more traffic from residential development.

Regards,
Ben Baker, Utilities Engineer
650 Priscilla Lane
Burbank, CA 91505

P.S. I would prefer to have a pedestrian tunnel at the Universal City Metro Station instead of the proposed pedestrian bridge. The quality of this grade separation is very important--there are ~750 pedestrians and bicyclists per hour during peak hours who cross the busy streets there and it is worth spending the money for the best solution possible. I cross Lankershim here with my bike every weekday. The original plan called for a pedestrian tunnel under Lankershim, but the bids were rejected due to high cost.

For more details, see:
http://northhollywood.patch.com/articles/metro-planning-pedestrian-bridge-over-lankershim-near-universal-red-line-stop
http://la.curbed.com/archives/2012/10/critics_say_universal_city_ped_bridge_is_not_pedestrianfriendly.php#reader_comments
http://www.metro.net/board/Items/2012/08_August/20120801OtherSectorSFVItem5.pdf

I have been aware of the proposed Universal development since my professor (Gibson) was working on some related traffic studies.

I have lived in Burbank all my life and our town seeks to preserve the small-town character of its community. We do not want more traffic or less parking (although personally I am not opposed to transit-oriented, pedestrian-friendly, compact, smart growth). We would be glad to support job creation and developing the tax base nearby. I used to run by the LA River every week as part of my former high school cross country team, and so the planned bike path along the river sounds fun! My high school prom was actually at Universal Studios, too. I am sad that Jay Leno is leaving Burbank as far as I know, but I'm looking forward to the new Harry Potter stuff since I haven't made it to the Universal Studios in Florida yet.

I understand the Commission is slated to review the expansion proposal February 27 based on the Burbank Leader article I read. Thank you for your time and consideration.

Kim Szalay

From: Kathy Coakley [kathycoakley@hotmail.com]
Sent: Monday, February 25, 2013 10:48 PM
To: Kim Szalay
Cc: zev yaroslavsky; tom labonge; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan

February 25, 2013

Mr. David W. Louie, Chair

Members of the Regional Planning Commission

Hall of Records

320 W. Temple Street

Los Angeles, CA 90012

Subject: NBCUniversal Evolution Plan ---Project Number TR068565-(3)

Dear Chairman Louie and Commissioners:

I agree with the decision of NBCUniversal Evolution Plan to move away from residential development and concentrate instead on improvements to their existing studio and theme park. NBCUniversal was right to listen to input from community stakeholders and turn their attention to more important improvements movements to long-lasting improvements to traffic and transit. With our State's current budget crisis it's great to see a company willing to invest $100 million on addressing these issues, create jobs, improve roads, and much more.

I fully support NBCUniversal's Evolution Plan No Residential Alternative. Please consider what the community we will gain from this exciting project from job creation, to new revenues, to important transit improvements. I look forward to the fruition of this wonderful development.

Respectfully submitted,

Kathy Coakley

5257 Radford Avenue

Valley Village, CA 81607-4413

CC: Hon. Zev Yaroslavsky

Hon. Tom La Bonge

Ms. Corinne Verdery

John Burns
5003 Tilden Avenue, Unit 203
Sherman Oaks, CA91423-1747

Mr. David W. Louie, Chair
Members of the Regional Planning Commission
Hall of Records
320 W. Temple Street
Los Angeles, CA 90012

Subject: NBCUniversal Evolution Plan ---Project Number TR068565-(3)

Dear Chairman Louie and Commissioners:

One of the most critical issues facing us today is the depressed economy and the flight of critical industries to other states. Now we have the opportunity to approve a plan which will keep NBCUniversal flourishing here, and allow it to upgrade its facilities to remain competitive in the future. The Evolution Plan alternative sans housing will guarantee that good jobs in construction, entertainment, and tourism will stay here, contributing to our economy and generating business activity throughout the region, now and in the future.

I believe that the NBCUniversal project will be a huge asset to the County, demonstrating that we welcome sensible development and embrace creative planning for our key industries. It balances new construction with improvements to our transportation systems, which will benefit everyone who travels in the area, and which would never be funded any other way.

This project has been discussed and modified for long enough. It is needed now, and I hope you will allow it to go forward. Thank you.

Sincerely,

cc: Hon. Zev Yaroslavsky
Hon. Tom La Bonge
Ms. Corinne Verdery

Kim Szalay

From: Freber7@cs.com
Sent: Friday, February 22, 2013 12:16 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan Project #TR068565(3)

February 22, 2013

Mr. David W. Louie, Chair
Members of the Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

To: kszalay@planning.lacounty.gov

Subject/NBCUniversal Evolution Plan Project #TR068565(3)

Dear Chairman Louie and Commissioners:

As a supporter of NBCUniversal, I've been following their expansion plans for years with great interest. The latest version of the plan is a compromise which suits the community and the company. NBCU will make an enormous investment in their entertainment and theme park businesses, providing jobs and staying competitive in markets which change at astonishing speed. They will also invest in improvements which are very important to the community: traffic and transportation, the LA River, bike paths, the Zoo and Travel Town, and Campo de Cahuenga, a little-known historical gem on their doorstep.

I sincerely hope the county will approve the plan so work on all of its elements can begin.

Yours truly,

Fred Berger
5516 Tyrone Avenue
Sherman Oaks, CA 91401-5126

cc: Hon. Zev Yaroslavsky (zev@bos.lacounty.gov)
Hon. Tom LaBonge (tom.labonge@lacity.org)
Ms. Corinne Verdery (corinne.verdery@nbcuni.com)

Kim Szalay

From: Lana Kotlyar [lanakotlyar@yahoo.com]
Sent: Wednesday, February 13, 2013 9:11 AM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan

February 13, 2013

Boris Barals
10828 Fruitland Dr.
Studio City CA 91604-3508

Mr. David W. Louie, Chair
Members of the Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

c/o: kszalay@planning.lacounty.gov

Regarding: NBCUniversal Evolution Plan TR068565-(3)

Dear Chairman Louie and Members of the Commission:

The numerous community benefits associated with the NBCUniversal Evolution Plan are the best part of the whole project. I understand the need to invest in keeping our entertainment and tourism industries current and competitive, and I support these efforts, but NBCU has demonstrated that economic health is even better when it's linked to investments in the community.

The plan includes significant funding for the LA River improvements which will make an enormous difference to this incredible project, for bike paths, for the Zoo and Travel Town, and for Campo de Cahuenga, which is an often overlooked historical site. These contributions will permit local residents to reap rewards from the project, even if they don't visit the studio, theme park or City Walk.

Our community will be better off when this plan is approved and the project goes forward. I hope you will approve it without delay.

Sincerely,

Boris Barals

Cc: Supervisor Zev Yaroslavsky
Councilmember Tom LaBonge
Corinne Verdery, NBCUniversal

Kim Szalay

From: Cjaneke@aol.com
Sent: Tuesday, February 26, 2013 6:48 PM
To: Kim Szalay
Cc: tom.labonge@lacity.org
Subject: Universal (re) Development Project #TR068565-(3) [EIR]

Kim Szalay

Los Angeles County, Planning Dept

I'm a resident of the Knolls at 3478 N Floyd Terrace. I will not be able to attend the meeting 9am Wednesday Feb/27 2013. The EIR calls for **importing/exporting 530,000 cub-yards** dirt without routing OR means specifics. One cub yard becomes TWO cub-yards when expanded (excavated and trucked). One SEMI + TRAILER take 20 cub-yards. 530,000 cub-yards therefore = 530,000x2 / 20 = **53,000 SEMI truckloads**.

That is one coming and one going 20 yard SEMI truck ever 4 min 12h a day, six days a week for ONE year solid.

The issue however is the trucks will not disappear and reappear out of a time-warp. The trucks will also no pass through the Universal entertainment pad as a matter of commerce superiority (LA / CEQA entitlement). The trucks will obviously be routed through the narrow and crumbling (residential) streets of the KNOLLS behind the Universal lot and then cram into Barham and the 101 onramp.

I'm therefore objecting to the EIR as not only being vague but promoting a factual impossibility that will **unreasonably and recklessly** impact the health, safety, morals and welfare of the surrounding communities. I will encourage the community to seek injunctive relief in event Barham OR the surrounding communities will be relegated as dumper and construction routes.

Please inform the developers and relevant government agencies accordingly. The Los Angeles and Los Angeles County taxpayers will ultimately bear the cost of lawsuits, money damages and injunctive relief as the **City of Los Angeles will be warranting legal enforcement** and will also be saddled with invariable contractual and tortuous consequences.

Sincerely, Charl E Janeke

3478 N Floyd Terrace

THIS COMMUNICATION IS PRIVILEGED/COPYRIGHT © PROTECTED AND ONLY INTENDED FOR THE INTENDED ADDRESSEE. UNINTENDED COMMUNICATION OR SPAM MUST BE SUMMARILY DELETED. CHARL E JANEKE (PE)