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

ATTACHMENT A

(COMMENT LETTERS)

CITY OF BURBANK

OFFICE OF THE CITY COUNCIL

February 19, 2013

Richard J. Bruckner
Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: NBC UNIVERSAL EVOLUTION PLAN

Dear Mr. Bruckner:

Thank you for your letter of January 3, 2013 responding to the Burbank City Council's remaining concerns about impacts from the NBC Universal Evolution Plan. City of Burbank staff has reviewed your response and has the following comments.

- Project Alternative 10.

This project is the environmentally preferred alternative and was approved by the City of Los Angeles. The City of Burbank (City) understands that County Planning staff recommends that this be the project approved by the County Planning Commission. The City is satisfied that this addresses its previously stated preference for this alternative, which excludes a residential component.

- Mitigation Measures identified in Project Alternative 10.

County Planning has confirmed that Mitigation Measures B-28, B-33, B-39, B-40, and B-41 have been included in the Environmental Impact Report (EIR) and the associated Mitigation Monitoring and Reporting Program. County Planning also reiterated additional mitigation measures on Burbank streets for which the applicant would be responsible. This satisfies the City's concerns provided the Los Angeles County Planning Commission approves Alternative 10 and associated mitigation measures as recommended by County Planning staff.

- Burbank Police Department's concern regarding response time and public safety.

The City acknowledges that Alternative 10 will reduce the size of the originally proposed project and will therefore reduce the trips projected to use Burbank streets, especially through elimination of the residential portion of the project. This reduction in project size, while at the same time maintaining all the mitigation measures proposed under the original, larger project, will reduce traffic impacts on Burbank streets to less than significant. By extension, impacts to

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police response time are also reduced to a less than significant level because the traffic that could cause these increased response times has been mitigated.

- Quality of life protection fund for Burbank neighborhoods.

County Planning reiterated that the impacts to Burbank neighborhoods, for which a fund would be required, have been mitigated to a less than significant impact. In particular, the Final Environmental Impact Report traffic analysis indicates that under Alternative 10, there are no significant neighborhood intrusion impacts in Burbank. The analysis for Alternative 10 concluded that there are no locations in Burbank where a significant number of project trips are expected to travel along congested arterial streets and therefore be likely to seek shortcuts through nearby local residential streets, particularly once mitigations are implemented to mitigate significant traffic impacts. Nonetheless, while the City understands there are no identified neighborhood intrusion impacts, the City respectfully requests the project applicant consider additional neighborhood protection not specifically called for in the EIR, but which the City believes would benefit its neighborhoods.

- Los Angeles River bike path extension from Barham Boulevard to Lankershim Boulevard.

County Planning has indicated that the project applicant will fund planning and construction of the Los Angeles River bike path extension and that this will be a requirement of the proposed Development Agreement. The City believes this adequately addresses its interest in seeing the bike path extended.

- Additional shuttle connection to Bob Hope Airport and the Metrolink/Amtrak Ventura Line.

The City acknowledges the 20-year commitment to fund a comprehensive, all-day transit service connecting Downtown Burbank, the Burbank Media District and the Universal City Red Line Station to the project, and to integrate this new service with the existing Metro or BurbankBus services in the corridor. If this proposed service were to be branded as a BurbankBus service, it would functionally duplicate a portion of the City's existing Metrolink-Media District route. This duplication would allow the City to consider eliminating its existing service in favor of the proposed new service provided by the project, and redirect transit resources to other parts of Burbank such as along the Hollywood Way corridor to the Bob Hope Airport and Airport Metrolink Station. Thus, while the project is not proposing a service to the Bob Hope Airport directly, its proposal to add service in other areas could allow the City to provide expanded service to this corridor on its own.

- Conversion of hotel rooms to residential units.

County Planning has indicated that the regulations of the NBC Universal Evolution Plan will prohibit residential uses as well as the conversion of hotel rooms for residential use. This satisfactorily addresses the City's concerns that the inclusion of residential uses would have detrimental effects on Burbank streets and public services.

- The need to secure and track funding for the traffic improvement proposed as mitigations through mechanisms such as the Mitigation Monitoring and Reporting Program and the Development Agreement with the applicant.

The City understands that County Planning agrees that the identified mitigation measures need to be tracked and have stated that the County intends to adopt an enforceable Mitigation Monitoring and Reporting program. This addresses the City's interest in ensuring compliance with proposed mitigation measures provided that Alternative 10 is approved with the related mitigations and Mitigation Monitoring and Reporting Program recommended by County Planning staff.

The City of Burbank appreciates County Planning's response to its concerns and looks forward to collaborating with the Los Angeles County Department of Regional Planning in the future.

Sincerely,

Mayor Dave Golonski

Vice Mayor Emily Gabel-Luddy

Council Member Gary Bric

Council Member Dr. David Gordon

Council Member Jess Talamantes

Copy to:
Los Angeles City Council

Council Member Ed Reyes, District 1
Council Member Paul Krekorian, District 2
Council Member Dennis P. Zine, District 3
Council Member Tom LaBonge, District 4
Council Member Paul Koretz, District 5
Council Member Tony Cardenas, District 6
Council Member Richard Alarcon, District 7
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Council Member Jan Perry, District 9
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Council Member Mitchell Englander, District 12
Council Member Eric Garcetti, District 13
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Los Angeles County Board of Supervisors
Supervisor Gloria Molina, First District
Supervisor Mark Ridley-Thomas, Second District
Supervisor Zev Yaroslavsky, Third District
Supervisor Don Kanbe, Fourth District
Supervisor Michael D. Antonovich, Fifth District

Corinne Verdery, NBCUniversal

Jon Foreman, Senior City Planner
Kim Szalay, Principal Regional Planning Assistant

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 3, 2013

Mayor Dave Golonski
City Council Members
City of Burbank
275 E. Olive Ave.
P.O. Box 6459
Burbank, CA 91510-6459

Dear Mayor Golonski and Members of the City Council:

NBC UNIVERSAL EVOLUTION PLAN

Supervisors Antonovich and Yaroslavsky received letters from the Mayor and City Council members regarding the NBC Universal Evolution Plan ("Project") and requested that I respond to your letters. Thank you for sharing your concerns regarding the Project and planning efforts between the County of Los Angeles ("County") and the City of Los Angeles regarding Alternative 10 and the associated environmental document. We share your interest in the development of a Project that protects neighborhood quality and makes significant contributions to the region's economy. We are working with the NBC Universal team to achieve these goals.

The County established a Memorandum of Understanding with the City of Los Angeles to jointly prepare the Environmental Impact Report ("EIR") for this Project. Extensive efforts have been put forth throughout the environmental review process to ensure that the EIR identified and addressed the Project's impacts, including traffic/access to surrounding communities including the City of Burbank ("Burbank"). Pat Gibson, the traffic consultant, spent considerable time working with your staff.

As you may know, the City of Los Angeles is the Lead Agency for the Project's EIR, and the Final EIR was certified by the City of Los Angeles on November 14, 2012. As part of the Project's entitlement process, the County's Regional Planning Commission and the Board of Supervisors will conduct public hearings regarding the Project and will consider the draft Universal Studios Specific Plan ("Specific Plan") which will reflect Alternative 10.

Mitigation Measures B-28, B-33, B-39, B-40, and B-41 cited in your letter have been included in the EIR and associated Mitigation Monitoring and Reporting Program. Please note that Mitigation Measure B-39 as reflected in the EIR applies to Verdugo Avenue between Hollywood Way (rather than Pass Avenue as stated in the City of Burbank letter) and Buena Vista Street.

Mitigation Measures B-27, B29, B30, B-31, B34, B-35, B-36, and B-37 are also included in the Mitigation Monitoring and Reporting Program and address the applicant's responsibility for the required improvements to Burbank streets impacted by the Project.

The following responds to the additional items listed on Pages 2 through 6 of your letter:

Alternative 10.
Alternative 10 is the environmentally superior alternative. It completely eliminates the residential component of the proposed Project and reduces impacts as compared to the proposed Project. County staff intends to recommend that the Regional Planning Commission recommend approval of this alternative to the Board of Supervisors. In addition, Alternative 10 retains essentially all of the traffic improvements originally proposed, including the mitigation measures in the City of Burbank.

Burbank Police Department's concern regarding response time and public safety.
Comments regarding potential public safety impacts from increased traffic and increases in visitors to Burbank for the Project were raised during the circulation of the Draft EIR and responses were included in the Final EIR. Coupled with applicable mitigation measures, Alternative 10 would result in substantially fewer traffic trips compared to the proposed project (19,139 daily trips vs. 28,108 daily trips respectively from Table 2 of Alternative 10 Transportation Analysis, Appendix FEIR 14, Volume 13, Page 19), resulting in fewer vehicles using the streets within Burbank and fewer impacts on Burbank streets. In particular, traffic on Burbank streets would be reduced under Alternative 10 because there are far fewer trips generated on the east side of the project site under Alternative 10. We concur with the Final EIR analysis that the quality of Burbank's public safety services will not be compromised. A traffic study was prepared in consultation with Burbank staff to identify and prevent significant Project impacts to traffic conditions in Burbank, and in consultation with the Burbank staff, specific Burbank traffic mitigation measures were added. All of these mitigation measures remain under Alternative 10.

Quality of life protection fund for Burbank neighborhoods.
Although the Draft EIR indicates that a few neighborhoods may experience "cut through" traffic from the Project, as explained in the Final EIR in the response to Burbank's comment letter on the Draft EIR, with respect to the area bounded by Olive Avenue, Lakeside Drive, the western city limits, and Riverside Drive, the Project's impact to this neighborhood is mitigated to a less than significant level under the Future with Project with Funded Improvements scenario. With respect to the area bounded by Olive Avenue, Pass Avenue, Riverside Drive, and Hollywood Way, the Project's impact at this neighborhood is mitigated to a less than significant level under the Future with Project with TDM Program and Future with Project with Funded Improvements scenarios. Therefore, the Project is not required to implement a neighborhood protection program for these identified neighborhoods. With respect to the area bounded by Verdugo Avenue, Clybourn Avenue, Clark

Avenue, and Hollywood Way, the Project adds fewer than 1,200 daily trips to the Pass Avenue corridor between Olive Avenue and Verdugo Avenue. Therefore, the Project does not meet the threshold of a significant neighborhood intrusion impact as described in the Draft EIR. As explained in the Final EIR, a review of Pass Avenue north of Verdugo Avenue was also conducted per Burbank policy, and the level of increase due to Project trips does not meet the City of Burbank's threshold of significance. Therefore, the Project is not expected to result in a significant impact on the identified neighborhood. As noted above, the traffic consultant worked with Burbank transportation staff during the environmental review process, and specific traffic mitigation measures were included in the Draft EIR and expanded in the Final EIR to address potential traffic impacts in Burbank.

Los Angeles River bike path extension from Barham Boulevard to Lankershim Boulevard.
The County agrees that the extension of the of the Los Angeles River bike path from Barham Boulevard to Lankershim Boulevard is consistent with the Los Angeles River Master Plan ("Master Plan") and that such improvements will provide substantial regional benefits as a critical step to the implementation of the Master Plan. The applicant has agreed to provide planning and construction funding for a future potential bike path in the amount of $3.75 million as indicated in the applicable components of the proposed Development Agreement presented at the City of Los Angeles Planning and Land Use Management Committee public hearing on the Project.

Additional shuttle connection to Bob Hope Airport and the Metrolink/Amtrak Ventura Line.
A comprehensive shuttle system and enhanced bus service that connects the project site to nearby service areas will provide important linkages to the region's transit system. Mitigation Measures B-1 and B-2 included in the EIR address the impacts of Alternative 10 to public transit. As noted in the EIR, the shuttle system under Mitigation Measure B-2 would include connections to the downtown Burbank Metrolink Station and the Burbank Media District. As explained in the EIR, the proposed local shuttle system routes included in the Project's transit mitigation program were developed based on the locations of intersections impacted by the Project. Future transit studies of the Bob Hope Airport are beyond the scope of the Project.

Conversion of hotel rooms to residential units.
Residential development is not a permitted or contemplated use in the proposed Specific Plan and there are regulations in this document that prevent the conversion of hotel rooms into fulltime residences or extended stay facilities.

The need to secure and track funding for the traffic improvements proposed as mitigations through mechanism such as the mitigation monitoring program and the Development Agreement with the applicant.

The County agrees that all of the mitigation measures pertaining to County jurisdiction identified in the EIR need to be tracked, and the County intends to adopt an enforceable mitigation monitoring and reporting program for Alternative 10 through the entitlement process. I look forward to working closely with both Cities of Los Angeles and Burbank to ensure that mitigation measures, particularly those relating to traffic improvements, are implemented accordingly.

The County appreciates Burbank Water and Power's willingness to work with the City of Los Angeles Department of Water and Power to allocate surplus recycled water to meet the project's demand. With regard to utility construction, any necessary construction within Burbank and City of Los Angeles jurisdiction shall be developed to the satisfaction of the respective agency. The 16kV electrical line under the No Annexation Scenario referenced in your letter was to serve the residential component of the Project in the County in the event the proposed annexation did not occur. Since Alternative 10 does not include a residential component, the 16kV line would not be required.

Thank you again for bringing to the County's attention your concerns for the community. Please contact me if you have further questions or comments.

Sincerely,

Richard J. Bruckner
Director

RJB:SZD:KKS:ems

c: Supervisor Zev Yaroslavsky, Third District
Supervisor Michael D. Antonovich, Fifth District

CITY OF BURBANK

OFFICE OF THE CITY MANAGER

November 20, 2012

Supervisor Michael D. Antonovich
Fifth District
Los Angeles County
500 W. Temple Street
Suite 383
Los Angeles, CA 90012

Dear Supervisor Antonovich:

The Burbank City Council appreciates the thoughtful work that has gone into the preparation of the Final Environmental Impact Report for the proposed NBC Universal Evolution Plan. On behalf of the City of Burbank, comments have been provided by our staff to Jon Foreman, Senior City Planner. Many of the issues raised by our staff have been addressed between the release of the Draft Environmental Impact Report and the Final.

We share the same goal as do you and the other Los Angeles County Board of Supervisors: a project that will contribute to the economic vitality of the region while protecting the quality of life for existing residents. You have the opportunity to take specific actions that will help achieve the goal for both the County of Los Angeles and the City of Burbank.

The project is located at the southwest corner of Burbank although it is located on the 391-acre Universal City property that is partially in the City of Los Angeles and partially within an unincorporated area of the County of Los Angeles. As a result, the City of Burbank will experience significant impact from the project.

The City would like to confirm that the following additional mitigation measures identified in the FEIR Alternative 10, "Corrections and Additions, IV.B.1, Traffic-Access, Traffic-Circulation," will be included in any project approved by the Los Angeles County Board of Supervisors:

- Mitigation Measure B-28: Pass Avenue & Oak Street, provide additional traffic signal equipment to connect the signal to the City's Citywide Signal Control System (CSCS).

- Mitigation Measure B-33: Pass Avenue & Olive Avenue, provide additional traffic signal equipment to connect the signal to the City's Citywide Signal Control System (CSCS).

- Mitigation Measure B-39: Verdugo Avenue between Pass Avenue and Buena Vista Street, provide additional traffic signal equipment at four intersections to connect this corridor to the City's Citywide Signal Control System (CSCS).

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- Mitigation Measure B-40: Provide funding in the amount of a total of $950,000 to provide signal timing plans and adaptive signal control hardware and software.

- Mitigation Measure B-41: Provide funding in the amount of a total of $500,000 to provide signal interconnect between the cities of Burbank and Los Angeles along the Barham Boulevard and Olive Avenue corridors.

These mitigations are in addition to the mitigation measures previously identified in the DEIR that include signal and physical improvements to several other Burbank intersections (Mitigation Measures B-27 through B-37). It is our understanding that these improvements would be funded at an approximate cost of $2.15 million in addition to the costs listed above, for a total of $3.6 million.

This letter also outlines our continuing concerns in some detail. On behalf of the City Council and the residents and businesses of Burbank, I wish to emphasize the following:

- Selecting Alternative 10, the environmentally preferred alternative;
- Concerns expressed by the Burbank Police Department regarding response times;
- Funding for protection of the quality of life in Burbank neighborhoods which will be impacted by traffic from the project;
- Providing for the extension of the Los Angeles River bike path from Barham Boulevard to Lankershim Boulevard through the project site;
- Improving service to and from the Regional Intermodal Transportation Center to service Bob Hope Airport;
- The possibility of future hotel rooms being constructed as, or converted to, residential units; and
- The need to secure and track funding for the traffic improvements proposed as mitigations through mechanisms such as the mitigation monitoring program and the Development Agreement with the applicant.

Selecting Alternative 10, the environmentally preferred alternative, for construction. After the public comment period on the DEIR closed, an additional project alternative was added. This project is called Alternative 10 and it has been identified by the lead agency as the environmentally superior alternative. The key differences between the original project proposal and the new preferred alternative are the elimination of the almost three thousand residential units and doubling the number of hotel rooms.

On September 27, 2012, the Los Angeles City Planning Commission voted to recommend Los Angeles City Council approval of the Alternative 10 project which includes certification of the EIR and adoption of a Statement of Overriding Consideration.

We urge the County to approve Alternative 10 which would include 2.68 million square feet of net new commercial development including two 500 room hotels and related uses.

Concerns expressed by the Burbank Police Department regarding response times. In reviewing the response to our earlier correspondence, it is clear that the FEIR response fails to adequately address the concerns of the Burbank Police Department (BPD). The BPD initially raised concerns of 'substantial increases of people coming into Burbank for shopping and recreation as well as vehicles using Burbank streets. The additional traffic and people will lead to increased demand for police services in Burbank as a result of increased traffic infractions, accidents, and criminal activity.' The FEIR response to these concerns is that traffic conditions are mitigated to less than significant levels and that emergency vehicles can navigate traffic by use of their siren or traversing on the wrong side of the road during emergencies. The FEIR response further indicates that emergency response times would not be significantly affected given the traffic mitigation efforts. The response fails to indicate what the impact on emergency response times would be and further fails to define what a "significant affect" would be upon emergency responses. BPD's definition of a significant effect upon emergency response times appears to differ from the author of the FEIR. Emergency and non-emergency response times are critical to the high-level of professional service provided by the BPD. The EIR response that the use of sirens and driving on the wrong side of the road disregards the importance that non-emergency response times play in maintaining the quality of life enjoyed in Burbank and importance that the Burbank community places upon non-emergency response times.

We urge that the Final Environmental Impact Report not be certified until there is a more thoughtful response and specific mitigation measures proposed which address the concerns of the Burbank Police Department.

Funding for protection of the quality of life in Burbank neighborhoods which will be impacted by traffic from the project. The study identifies certain neighborhoods in the Burbank Media District as potentially being significantly impacted by project "cut-through" traffic. This includes neighborhoods west of Olive Avenue (impacted under Future, 2030 with Project with TDM conditions, before Mitigations), and neighborhoods adjacent to the Olive Avenue / Hollywood Way intersection (impacted under Future, 2030 with Project, before TDM conditions).

In addition, the study identifies significant project traffic travelling through the Pass Avenue corridor between Olive Avenue and Verdugo Avenue, which implies that significant project traffic is being directed into residential neighborhoods north of Verdugo Avenue. Therefore, the project may significantly impact local residential neighborhoods north of Verdugo Avenue between Hollywood Way and Clybourn Avenue. Given the unpredictability of forecasting neighborhood traffic impacts prior to implementation of the project (per DEIR Appendix E – Transportation Study, page 368) and the City of Burbank's concern that the aggressive TDM reductions will be realized, the City of Burbank continues to request with the greatest possible emphasis that the project provide a mechanism to fund a neighborhood protection program in the following neighborhoods:

A. The area bounded by Olive Avenue, Lakeside Drive, the Western City Limit, and Riverside Drive
B. The area bounded by Olive Avenue, Pass Avenue, Riverside Drive, and Hollywood Way

C. The area bounded by Verdugo Avenue, Clybourn Avenue, Clark Avenue, and Hollywood Way

The planning and implementation of neighborhood protections are certainly feasible from a design perspective. The decision to ignore this significant impact may be rooted in a desire to minimize the cost to the applicant. But the costs remain real; they are simply shifted to residents of Burbank.

We urge that the Final Environmental Impact Report not be certified until funding in the amount of $250,000 for each Burbank neighborhood is reserved to implement neighborhood protection measures should there be a measurable increase in cut-through traffic in these neighborhoods.

Providing for the extension of the Los Angeles River bike path from Barham Boulevard to Lankershim Boulevard through the project site. The Burbank City Council believes that the project should participate in completion of the Los Angeles River bicycle path between Barham Boulevard and Lankershim Boulevard along the Los Angeles River. Identified in the Los Angeles River Master Plan, this is a critical link in a regionally significant Class I bicycle path and will integrate the proposed project in the region's bicycle facilities. The City of Burbank is pursing infrastructure to connect its Media District to the proposed LA River path, and integration of the path with the proposed project will help to provide infrastructure that supports the Environmental Impact Report's claimed Transportation Demand Management (TDM) and non-motorized transportation credits.

We urge that the Final Environmental Impact Report not be certified until a mitigation measure is added to establish a right-of-way for a future extension of the Los Angeles River bicycle path between Barham Boulevard and Lankershim Boulevard.

Improving service to and from the Regional Intermodal Transportation Center to serve Bob Hope Airport. The City of Burbank acknowledges and welcomes the important new transit connection that will be provided by the project (Mitigation Measure B-2) to connect Downtown Burbank, the Media District, and the Universal City Red Line Station to the project site, including 15 minute (peak) and 30 minute (off-peak) service. This will establish an important link to the region's transit system and will provide a greater possibility for the project to realize its TDM goals. The City acknowledges that this shuttle will be funded for a period of 20 years as described in the Additional FEIR Alternative 10 Traffic Analysis.

The City of Burbank believes that the justification of the aggressive TDM credits must include provisions for connecting the project site to the Bob Hope Airport, the Metrolink/Amtrak Ventura Line, and the large media employment center in the Golden State Area. The transit mitigation package should include enhanced transit connectivity to the Bob Hope Airport area through expanded service on the existing Metro Local 222 route along Hollywood Way similar in scope to the transit connections proposed in the study or new service (such as a contribution of a new connection between the North Hollywood Red Line / Orange Line Station and the Golden State and Airport Area).

In addition, the transit mitigations should include a requirement for the project to participate in any future transit studies of the Bob Hope Airport area and should include provisions for connecting to the proposed California High Speed Rail station at its San Fernando Valley station.

We urge that the Final Environmental Impact Report not be certified until the mitigation measures are expanded to include enhanced transit connective to Bob Hope Airport and participation in future transit studies of the Bob Hope Airport area. Provisions should also be made for connecting the project to the proposed High Speed Rail station.

The possibility of future hotel rooms being constructed as, or converted to, residential units. In some instances, Los Angeles hotels are including a residential component in the overall hotel design. We would urge you to ensure that the entitlements are specific around the development of hotel rooms rather than long term residential stay facilities. The two uses have different impacts on the community and the hotel is the strongly preferred alternative.

We urge that the Final Environmental Impact Report clarify that Alternative 10, the preferred environmental alternative, is for the development of standard hotels, not long-term residences as a component of the hotel.

The need to secure and track funding for the traffic improvements proposed as mitigations through mechanisms such as the mitigation monitoring program and the Development Agreement with the applicant. We understand that mitigations will be tracked through the mitigation monitoring program. However, given the highly critical nature of these mitigations to the City of Burbank we are looking for a higher level of assurance such as including the requirements for the mitigations in the Development Agreement with the applicant. At a minimum, this should include adoption of the "Alternate Proposal for Accelerated Implementation" outlined in Alternative 10 of the FEIR.

We urge that the Final Environmental Impact Report not be certified until the mitigation measures are expanded and the cost of the mitigation measures and the requirements for implementation of the measures is addressed in the Development Agreement or a similarly binding mechanism.

We have also included in this letter information which appears below about coordination of construction with Burbank Water and Power. I trust you and your staff will find this information to be of use.

Burbank Water and Power – Water

After reviewing the FEIR, Burbank Water and Power (BWP)-Water Division notes there will be no impact on the City of Burbank's potable and recycled water systems. The project is already conditioned to use high efficiency plumbing fixtures and recycled water for irrigation, cooling towers, and toilet flushing. If necessary, BWP is prepared to negotiate and coordinate with the City of Los Angeles Department of Water and Power (LADWP), through a groundwater exchange, to augment delivery of recycled water to the project area with any available recycled water resources.

Burbank Water and Power – Electric

The subject project is outside of the City jurisdiction and does not have a direct impact on BWP. The new 34.5 kV LADWP transmission lines are outside of the City boundaries and should not have an impact on Burbank. However, the project will also be served by the Southern California Edison MacNeil Substation located in Burbank on Chandler Boulevard east of Hollywood Way. Under the No Annexation Scenario, installation of both 66 kV and 16 kV power lines would be required. The new lines will run underground in the same corridor (but not necessarily together or concurrently) from the MacNeil Substation on Chandler Boulevard to Clybourn Avenue, and then on Clybourn Avenue to Forman Avenue, and on Forman Avenue to Riverside Drive. At Riverside Drive, the 66 kV line would travel west, the 16 kV line would run east and continue along Riverside Drive, Pass Avenue, and Olive Avenue until it crosses the Los Angeles River Flood Control Channel (possibly an overhead crossing). These lines, if installed, would be primarily located with the public right-of-way of the existing streets and subject to the conditions and approval of Burbank Public Works Department. Construction of underground lines would require potholing, trenching, installation of new facilities, and resurfacing of roadways, and will have a temporary impact on traffic, emergency services, parking, and access to residences and businesses.

I look forward to your response to these concerns prior to the certification by the County Board of Supervisors of the Final Environmental Impact Report for the NBC Universal Evolution Plan.

Sincerely,

Mayor Dave Golonski

Vice Mayor Emily Gabel-Luddy

Council Member Gary Bric

Council Member Dr. David Gordon

Council Member Jess Talamantes

Copy to:
Fire Chief Ray Krakowski, Acting Burbank City Manager
Greg Herrmann, Burbank Community Development Director

Cahuenga
Pass
Property
Owners
Association

Representing the Cahuenga Pass Since 1952

February 20, 2013

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

RE: NBCUniversal Evolution Plan

Dear Chairman Louie and Commissioners:

NBCUniversal's outreach to our community and their positive response to our concerns regarding the Evolution Plan have resulted in the elimination of objections to the approval of both the City and the County portions of the Plan. Of particular concern in regard to the County portion had been the height of the proposed digital sign on Universal Center Drive, which has now been lowered; camouflage of rooftop parking on parking structures, which NBCUniversal has agreed to mitigate by creating a total of twelve feet of screening and parapet; and the retaining of two existing tree and landscape buffer zones near the 101 Freeway to help buffer noise and protect the views of hillside residents.

Additionally, NBCUniversal has agreed to designate a sound monitoring location on Woodrow Wilson Drive between Passmore Drive and 7245 Woodrow Wilson Drive as one of the five locations noted in Section 16 Figure 16-1 of the proposed Universal Studios Specific Plan.

With NBCUniversal's assurances that these items of concern will be included in the County plan, the Board of the Cahuenga Pass Property Owners Association supports the County portion of the Evolution Plan.

Sincerely,

Judith Marlin
President, Cahuenga Pass Property Owners Association
Membership@CPPOA.org

cc: The Honorable Zev Yaroslavsky
The Honorable Tom LaBonge
Ms. Corinne Verdery, NBCUniversal

GREATER TOLUCA LAKE
NEIGHBORHOOD COUNCIL

10116 Riverside
Drive,
Suite 200
Toluca Lake, CA
91602
Tel: 818-755-7674
Fax: 818-755-7649
info@gtlnc.org
www.gtlnc.org

February 19, 2013

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

RE: RECOMMENDATION FOR APPROVAL WITH CONDITIONS: #TR068565(3): NBC UNIVERSAL EVOLUTION PLAN PROJECT

Dear Chair Louie:

After consideration at a publicly noticed meeting of its Board on Tuesday, October 16, 2012, the Greater Toluca Lake Neighborhood Council (GTLNC) on a 12-1 vote agreed to recommend approval of the above referenced application commonly referred to as the Universal Evolution project located at 100 Universal City Plaza. Furthermore, the Board requested that the following change be incorporated into any approval:

1. REQUIRE APPROVAL BY THE GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL (GTLNC) ON THE FINAL ALIGNMENT OF ANY NEW BUS ROUTES PROPOSED IN THE TRAFFIC MITIGATION PLAN THAT WILL AFFECT CAHUENGA BOULEVARD OR LANKERSHIM BOULEVARD WITHIN THE GTLNC BOUNDARIES

In our discussion with the applicant, the applicant's representative stated that the applicant would be supportive of working with the GTLNC on the proposed bus routes as outlined in the traffic mitigations of the FEIR. While we are in full support of the Universal Evolution project and its other requests under the application, it is our intention that the applicant continue to work with the community on this important issue with respect to traffic along Cahuenga Boulevard between Lankershim Boulevard on the south and Magnolia Boulevard on the north.

February 19, 2013

Mr. David Louie,
Chair, Regional Planning Commission

Furthermore, our Board understands that there continues to be concerns by the community related to a number of issues, and we request that the applicant continue to work with the GTLNC and other neighborhood groups to resolve these, and other future, conflicts.

Thank you for your consideration of our community's support.

Sincerely,

RYAN ALTOON
President

Cc: The Honorable Tom LaBonge, City Councilmember, 4th District
The Honorable Zev Yaroslavsky, County Supervisor, 3rd District
Toluca Lake Chamber of Commerce
Toluca Lake Homeowner's Association

February 19, 2013

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

SUBJECT: NBCUniversal Evolution Plan (TR068565-(3)) – SUPPORT

Dear Chairman Louie and Commissioners:

The Valley Industry & Commerce Association (VICA) supports the NBCUniversal Evolution Plan.

The plan includes 1.45 million sq. ft. of studio facilities, 327,000 sq. ft. of entertainment attractions and two 500-room hotels. It will bring significant benefits to the local and regional economy. The expansion of NBCUniversal represents a $1.6 billion investment in the City and County of Los Angeles that will create more than 30,000 good-paying jobs during construction and operations.

In order to mitigate traffic concerns created by their smart growth model, NBCUniversal has committed to $100 million in transportation and transit improvements to enhance accessibility for tourists and employees. These improvements include major 101 Freeway infrastructure improvements and access ramps to and from the project. More than 120 surface street intersections will be made, including upgrades and widenings to Lankershim Blvd., Barham Blvd. and Forest Lawn Drive. Transit access through the Metro Red Line station at Universal City will also be improved, including a new Metro bus, shuttles and a transportation demand management program.

The project will not only transform the current property, but will contribute to the overall appeal of Universal City and Los Angeles County. Upon completion, this project will be a worldwide model for transit-oriented development and innovative green development.

VICA encourages long-term planning that will significantly create and preserve jobs and tourism in the San Fernando Valley. The 20-year Evolution Plan is exactly this type of regional investment.

NBCUniversal has been and continues to be a dedicated, proactive member of the San Fernando Valley community. We encourage the County of Los Angeles to support the revised Evolution Plan.

Sincerely,

David Adelman
Chair

Stuart Waldman
President

cc: The Honorable Zev Yaroslavsky, Los Angeles County Board of Supervisors
The Honorable Tom LaBonge, Los Angeles City Council
Ms. Corinne Verdery, NBCUniversal

5121 Van Nuys Blvd., Suite 203, Sherman Oaks, CA 91403
Tel. 818.817-0545 Fax. 818.907-7934 http://www.vica.com

Kim Szalay

From: Guymccreary@aol.com
Sent: Saturday, February 16, 2013 1:05 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: SUPPORT LETTER NBCUniversalGUY WEDDINGTON & DIANE McCREARY 4167 BAKMAN AVENUE NO

GUY WEDDINGTON & DIANE McCREARY
4167 BAKMAN AVENUE
NORTH HOLLYWOD, CA 91602

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

c/o: Mr. Kim Szalay (kszalay@planning.lacounty.gov)

Chairman Louie and Commissioners:

As a Past President of the Campo de Cahuenga Historical Memorial Association and the current Chairman of the Board, Past President of the Universal City North Hollywood Chamber of Commerce and a current Director, I am writing in support of NBC Universal Evolution Plan -- Project Number TR068565-(3). I believe this project is vital to our community. It is great to know our entire community will benefit because of NBCUniversal's commitment to provide funding to support a trailhead park and the construction of a regional river bikeway between the existing bikeway at Griffith Park and Whitsett Avenue/Studio City. I hope the County will recognize the great investment that NBCUniversal is making with the trailhead park, bike access and paths in the Evolution Plan.

I fully support the efforts of NBCUniveral as they seek your approval for their project. I am in total agreement with their plan and urge you to quickly approve this project.

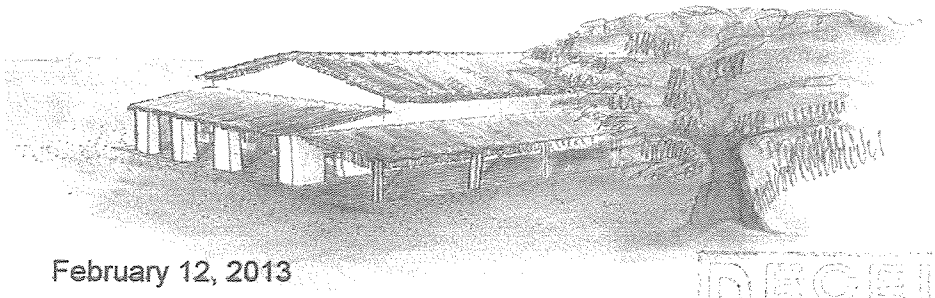
Sincerely,

Guy Weddington McCreary
Chairman of the Board
Campo de Cahuenga Historical Memorial Association
Director
Universal City North Hollywood Chamber of Commerce

cc: Hon. Zev Yaroslavsky (zev@bos.lacounty.gov)

Hon. Tom LaBonge (tom.labonge@lacity.org)
Ms. Corinne Verdery (corinne.verdery@nbcuni.com)

Campo de Cahuenga Historical Memorial Association



February 12, 2013

RECEIVED
FEB 14 2013

Chairman of the Board
Guy Weddington McCreary

President
Deuk Perrin

Vice President
Miles Knudsen

Secretary
Beth Perrin

Treasurer
Diane McCreary

Board of Directors
Cary Adams
Arlene Bernholtz
California Historical Societies
Richard Bogy
Toluca Lake Chamber of Commerce
Richard Breithaupt, Jr.
Aztec Club of 1847
Connie Elliot
Studio City Residents Assoc.
Gerald Fecht
Museum of the San Fernando Valley
Joseph Feeney, Jr.
Phyllis Hansen
Thomas Robert Link, Esq
Bob Lisenby
Alice Magner
Mary Merritt
S.F. Valley Garden Clubs
Michael C. Murphy, Esq
Herbert Pencille
No. Hollywood Chamber of Comm.
Jeff Pirtle
Archivist, NBC Universal
Jessica Taylor
NBC Universal
Alfred Tutungi
L.A. Recreation & Parks Dept.
Darnell Tyler
NBC Universal
John Watkins
Huntington Westerners

Honorary Member
Midge Sherwood, Historian

P.O. Box 956
North Hollywood CA 91601
(818) 762-3998
www.campodecahuenga.com

Regional Planning Commission
Attention: Mr. Kim Szalay
320 West Temple Street
Los Angeles CA 90012

Dear Commissioners:

The Campo de Cahuenga Historical Memorial Association is in support of the NBCUniversal Evolution Plan. We greatly appreciate the recent concessions made to lower the height of two new proposed buildings on Lankershim Blvd. and the decision to eliminate the signage on Lankershim Boulevard across from the Campo. We also appreciate that NBCUniversal has made the decision to develop their production facilities on their lot rather than on the west side of Lankershim Blvd. We were also in favor of the elimination of the housing element originally proposed as part of this development.

While we are in support of this project, we do have some concerns. This expansion will impact traffic in the area, and we trust that NBCUniversal will fulfill their commitment to mitigate these problems before construction begins. We also hope that NBCUniversal will continue their open communication with the community as the various phases of the project come on line. The Campo de Cahuenga Historical Memorial Association is a member of CUSG (Communities United for Smart Growth), and we encourage NBCUniversal to continue to work with this organization as the Evolution plan is implemented.

We do have one specific area of concern with regard to impact on our neighbors living in the "island". We hope that NBCUniversal will be sensitive to the impact signage on the buildings on Lankershim Blvd. facing the island, will have on young families living there. We understand that a studio has the need to advertise their product, but we hope this need will not create a negative impact on this residential community . As an example, there is currently a billboard around town advertising the

movie "Hansel & Gretel" which depicts a fearsome woman with a big gun. We would not want that type of sign hovering over a backyard where a four-year old little girl may be playing on her swing. We can imagine her asking her mommy if that bad woman was going to come into their house and shoot them with that big gun. If signage on these buildings is approved, we hope NBCUniversal will use discretion as to content.

This plan has many conditions that have been agreed upon by the developer with the Community. The problems mitigated by these conditions will only be resolved if the conditions are enforced. The County of Los Angeles will reap a huge benefit by this development, but they also have a huge responsibility to maintain a quality of life for the community.

Thank you for your consideration of these issues.

Sincerely,

Deuk Perrin

Deuk Perrin, President
Campo de Cahuenga Historical Memorial Association

February 20, 2013

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

Via email: kszalay@planning.lacounty.gov

RE: NBC UNIVERSAL EVOLUTION PLAN - NO RESIDENTIAL
Project Number TR068565(3)

Dear Chairman Louie and Commissioners:

I am Miriam Palacio, NBC Universal's closest residential neighbor. My property abuts Universal's, and I am approximately 100 ft from Universal's backlot operations.

Over 35 years ago my husband and I bought a beautiful piece of land surrounded by the Santa Monica Mountains to build our dream home. Unfortunately not long after we finished construction, Universal requested and was granted permission from the Planning Commission to grade the beautiful Santa Monica Mountains that separated and protected our home, and the Hollywood Manor residential neighborhood from the day to day operations of Universal Studios.

I am delighted that the residential component is no longer part of the Evolution Plan and that NBC Universal is now committed to what they do best and are known for around the world; Film, Television Production, and Entertainment.

While Universal's representatives are now more responsive to the communities' concerns, I am hoping that in the future they will continue to work diligently to solve our issues, and that it does not take another EIR to address our concerns. For example it's been about 20+ years for Universal to finally respond to my request to conceal the two open, exposed sets located within 100 feet from my property and reinstate the buffer zone of 300 feet that was originally agreed to many years ago. These sets are now included in the Evolution Plan to be removed and the 300 foot buffer zone is being reinstated.

I am concern though that all of these mitigations are conditional to the Evolution Plan being approved. If so, does this mean that if the Evolution Plan is not approved, that Universal will continue to be insensitive to the issues surrounding their backlot?

I would like to take this opportunity to request that in the Proposed Exhibit 2-C green space area, limit Production Activities be limited from 7:00 AM to 8:00 PM, Mondays through Fridays, Saturdays until 6:00 PM and no Production on Sundays, it is just too close to our homes.

I am therefore in support of the Evolution Plan - No Residential Alternative, if we can come to a favorable resolution, and I hope that the Commission can address and resolve our remaining concern.

Sincerely,

Miriam Palacio
3375 Blair Drive
Los Angeles, CA 90068

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: Michael Lopez [rai8ers@sbcglobal.net]
Sent: Wednesday, February 20, 2013 6:16 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.berdery@nbcuni.com
Subject: NBCUniversal Evolution Plan

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

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

Dear Chairman Louie and Commissioners:

I am writing to you to express how excited I am about this project and the prospect of bringing new business and employment to our community. I believe that this type of project is just what we need to continue to grow our economy.

That's why I am writing to express support for approval of the NBCUniversal Evolution Plan. This project will

provide a big economic boost to the region by creating tens of thousands of construction jobs, and eventually, thousands of permanent jobs.

It will also help the area maintain its position as the leading producer of film, tv and multi-media content in the nation, so I encourage you, no I implore you to approve this project.

Respectfully,

Michael Lopez, Sr.
1415 N. Columbus Avenue
Glendale, CA 91202

Kim Szalay

From: Salle Johnson [sallejohnson@sbcglobal.net]
Sent: Wednesday, February 20, 2013 4:13 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: UNIVERSAL EVOLUTION PLAN

February 20, 2013

Mr. Kim Szalay I am requesting you forward the following letter to Mr. David Louie, Of the Los Angeles County Regional Planning Commission.

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

Regarding -- NBCUniversal Evolution Plan Project #TR068565(3)

Dear Chairman Louie and Commissioners:

It's only taken seven years, but the NBCUniversal Evolution Plan is finally ready to go. During those years, the company worked very hard to modify their plans to reflect discussions with neighbors and the changing marketplace. As a result, the plan before you represents a good deal for NBCU and a good deal for the community.

More than a billion dollars will be invested in creating jobs and transforming both the entertainment and tourism industries which support so many local residents. Traffic and transit improvements will be welcomed by residents and commuters alike. Construction jobs will also put people back to work, and our local small businesses will have new customers.

It seems to me that the plan will help jump start our regional economy at a time when such major investments are few and far between. I hope you will permit the plan to move forward – it's the right plan at the right time.

I am President of a Homeowners Association in the Toluca Lake community. People are very excited with the positive economic impact this plan will have on our local neighborhood. Please see that this plan continues on the path for approval.

Thank you.

Sincerely,

Salle Johnson
4445 Cartwright Avenue, Unit 110

Toluca Lake, California 91602
818 752-4535

Kim Szalay

From: Lillian Figueroa [lfigueroa66@yahoo.com]
Sent: Wednesday, February 20, 2013 4:14 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan

February 20, 2013

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

SUBJECT: NBCUniversal Evolution Plan Project #TR068565(3)

Dear Chairman Louie and Members of the Commission:

This letter is in favor of the NBCUniversal Evolution Plan Project #TR068565(3). I hope you have noted that the NBCUniversal Evolution Plan includes $100 million in transit and traffic improvements for our community. Traffic mitigation may be the single most important issue to local residents who will directly benefit from these upgrades regardless of all of the other economic investments contained in the plan.

This project is probably our only chance to get long-overdue improvements to 120 intersections and freeway access ramps. If we have to wait for government to do it, it will likely never be completed in our lifetime. As you weigh all of the elements of the plan, please remember that more transportation choices, improved streets, and better freeway ramps will make a huge difference to neighbors and commuters, and will actually improve our quality of life.

Thank you in advance for your speedy approval of the plan.

Sincerely,

Lillian Figueroa
5760 Fulcher Ave.
North Hollywood, CA 91601
818-640-9139

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

John P. Pearson
4243 Kraft Ave.
Studio City, CA 91604-2941

FEB 20 2013

February 15, 2013

(818) 769-3509

Mr. David W. Louie, Chair
Members of the L.A. County Regional Planning Commission
320 W. Temple St, Room 150
Los Angeles, CA 90012

Dear Members:

I am writing this letter to express my support for the NBCUniversal Evolution Plan that will be discussed at a hearing before your esteemed Commission scheduled for Wednesday, February 27.

First I would like to briefly introduce myself to the Commission Members. I was born and raised in Burbank, graduated from UCLA, was then drafted into the US Army during the Vietnam War, and upon release from the military I went to work for the City of Los Angeles. I retired from the City after completing a 30 year career that included time working for the LA Police Department, the LA Department of Water and Power, the City Administrative Officer (CAO) and finally the LA City Controller's Office. One of my more famous assignments while with the CAO was to work with then City Councilman Zev Yaroslavsky to investigate possible bid rigging in the placement of City funds with the Far East National Bank, a case that ultimately became known for the "Whiteout" used on the official City Treasurer Bid sheets. I am certain Supervisor Yaroslavsky can still remember that case. Finally, I still live in the same Studio City home that I purchased in 1976, so I live in an adjoining neighborhood that would be affected by the Universal expansion project.

Having spent a career within the bureaucracy of the City of Los Angeles, I know first hand the delays and frustrations that can occur in the process of getting approval to construct a major development project. But that having been said, what NBCUniversal has endured to get approval for their expansion project has exceeded anything that I have ever seen in the past. For now close to 10 years and tens of millions of dollars spent, they are still trying to get approval for their project. Enough is enough. Please do the right thing and let this project proceed. After all, our region desperately needs jobs, and this project will create tens of thousands of new and permanent jobs. It will also generate significant new tax revenues for the community, something else that we need at this point in time. This project is more than any large community could hope for during this time of economic downturn - NBCUniversal is trying to invest over $1.5 Billion in Los Angeles! This project is a win-win for everyone involved, and it is far past the time to move the project into the actual development stage.

One final comment. When I was young Walt Disney wanted to build Disneyland in Burbank, but they said no. We all know how that turned out! So please, give NBCUniversal approval to proceed.

Sincerely yours,

John P. Pearson

CC: Greer Dailey

Kim Szalay

From: Dorene Martin [dorenem@msn.com]
Sent: Tuesday, February 19, 2013 4:39 PM
To: Kim Szalay; zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: I support the NBCUniversal Evolution Plan

February 19, 2013

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

Re: NBCUniversal Evolution Plan; Project Number TR068565-(3)

Dear Chairman Louie and Commissioners:

I am writing in regard to your review of the NBCUniversal Evolution Plan which I know has been under study for several years now.

I understand the Final EIR reflects a great deal of effort that you've expended to respond to the comments received on 15 different topic areas ranging from transportation and traffic to noise. Most notably, the plan underwent a major transformation when a No Residential Alternative was included and studied and which NBCUniversal supports.

With the elimination of the residential component, the plan became a more straightforward long- term investment in infrastructure for production, be it film, video or pure digital, and in enhancing theme park and CityWalk entertainment attractions.

As a Realtor, I am completely in support of these investments which I believe will be a major boost to our local economy and thus will contribute positively to a healthy, strong real estate market, helping us to maintain and increase the value of our existing homes. I am pleased, of course, that $100 million in transportation and transit improvements are still part of the plan – another plus for we homeowners.

I wholeheartedly support the plan and urge you to green-light this project as soon as possible.

Respectfully,

Dorene Martin
13410 McCormick Street
Sherman Oaks, CA 91401

cc: Hon. Zev Yaroslavsky
Hon. Tom LaBonge
Ms. Corinne Verdery

Dorene Lauer Martin

COLDWELL BANKER
DRE# 01260809
12930 Ventura Blvd
Studio City CA 91604
Cell: 818/974-9421

Kim Szalay

From: David Petzold [davidpetzold@rocketmail.com]
Sent: Tuesday, February 19, 2013 2:09 PM
To: Kim Szalay
Cc: zev@lacity.org; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: Letter from NBCUniversal supporter David Petzold

----- Forwarded Message -----
From: Carolyn West <mjpcomacho@yahoo.com>
To: David Petzold <davidpetzold@rocketmail.com>
Sent: Thursday, February 14, 2013 2:53 PM
Subject: Fw: Letter from NBCUniversal supporter Carolyn West

Feb. 19, 2013

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

RE: NBCUniversal Evolution Plan TR068565-(3)

Dear Chairman Louie and Members of the Commission:

I wholeheartedly support the NBCUniversal Evolution Plan. The plan is exciting. The prospect of thousands of jobs and the revitalization
of our area are absolutely terrific things to have coming to us. Local interest and community spirit play a big role in the success of this project. I am delighted to be supporting a project that will help solidify Los Angeles' position as the leader in the entertainment industry with investments in new production facilities and technologies. We can't wait on the sidelines any
longer while production and jobs go elsewhere.

I am excited about this project and know many others who feel the same. Our entire community will benefit from the NBCUniversal Evolution Plan. I hope the county quickly approves this project.

Thank you.

David Petzold
1621 Rancho Ave
Glendale, CA 91201-2905

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

Kim Szalay

From: Fred Medel [medelfred@yahoo.com]
Sent: Monday, February 18, 2013 4:26 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: "NBCUniversal Evolution Plan"

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

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

Dear Regional Planning Commissioners:

I am writing to express support for the NBC Universal Evolution Plan that should deliver a major boost to the economy while also tackling traffic congestion.
For someone who travels that stretch of the 101 FWY on a daily basis. NBC Universal's commitment to invest $100 million in street, highway and intersection improvements in the area around Universal City will help get traffic moving. The work ranges from improving a 5-mile stretch of the 101 FWY to the addition of new transit buses and a new shuttle system around Universal.

I urge the County to approve the plan to get work going on the transit improvements.

Sincerely,

Fred Medel
14050 Magnolia Blvd. # 309
Sherman Oaks, CA 91423

Kim Szalay

From: Tom Scarillo [tomscarillo@hotmail.com]
Sent: Monday, February 18, 2013 11:39 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: In support of The NBCUniversal Evolution Plan

Mr. David W. Louie, Chair

Members of the Regional Planning Commission

Hall of Records

320 West Temple Street

Los Angeles, CA 90012

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

To the Members of the L.A. County Regional Planning Commission:

I am writing this letter, as a resident of Studio City, to lend my voice in full support of the NBCUniversal Evolution Plan.

I have been following the development and rollout of the Plan over the last couple of years and now it has reached another significant milestone. Last week I had the opportunity to attend an impressive presentation on it at NBCUniversal. After hearing a bit more detail of the plans, and having a chance to meet Ron Meyer and some of the NBCU development staff, it has my full support.

As a seven-year resident of Studio City, as well as being among those employed in the entertainment industry here in L.A., I am very encouraged to see the Plan will make a significant long-term commitment to and investment in many aspects of the Studios' infrastructure as well as creating thousands of jobs in the area, which will also have a tremendous positive economic impact on the surrounding communities. I wholeheartedly support the Plan, and am hopeful that the Planning Commission will likewise embrace the Plan so that the region will enjoy the long-term economic benefits.

Thank you for your consideration,

Tom Scarillo

4214 Troost Ave. - Unit 8

Studio City, CA 91604

818-506-2502

Kim Szalay

From: Rane [ranejameson@gmail.com]
Sent: Wednesday, February 13, 2013 12:39 PM
To: Kim Szalay
Subject: NBC Universal

To Members of the LA County Regional Planning Commission

It's good that NBCUniversal is emphasizing new soundstages, post-production facilities, and additional studio-related office space in their decision to support the Evolution Plan's no residential alternative.

This renewed focus on film and television production will create jobs while reinforcing Los Angeles' position as the movie/film/video capital of the world. In the past, the city has seen entertainment jobs and production move out of state and it's time to bring them back.

The Evolution Plan will go a long way to keep production and jobs here. I encourage you to move the project forward.

Sincerely,

Rane Kocan
3940 Laurel Canyon Blvd # 433
Studio City, CA 91604-3709

Kim Szalay

From: David Kotlerewsky [webnetwiz@hotmail.com]
Sent: Wednesday, February 13, 2013 9:38 AM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan

Re: NBCUniversal Evolution EIR - NBCUniversal Evolution Plan -- Project Number TR068565-(3)

To Members of the LA County Regional Planning Commission

I continue to like the NBC Universal Evolution Plan, despite the fact that the preferred alternative is an Evolution Plan with no residential option. The fact is the project will still provide much needed jobs and revenues for the region, while enhancing film and TV production capabilities and Universal's entertainment attractions.

I'm ten minutes away from Universal and do go to movies there, I have customers at NBC Universal and elsewhere in the industry, and believe this project will benefit the community. My mother-in-law has worked for over a decade at a dry cleaners' located inside the lot of NBCUniversal, and as such directly impacted our family in a positive way.

Overall, it represents a huge investment in Los Angeles and it will create an estimated 30,000 construction and operations jobs. It will give the entire region a needed shot in the arm.

Please do whatever you can to ensure the project becomes a reality.

Thank you for your time.

Regards,

David Kotlerewsky

12747 Emelita St.

Valley Village, CA 91607

Tree Lockie
3311 Charleston Way
Los Angeles, CA 90068

February 13, 2013

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

Via email: kszalay@planning.lacounty.gov

Reference: NBCUniversal Evolution Plan – Project Number TR068565-(3)

Dear Chairman Louie and Commissioners:

I am a life-long resident of the Blair Drive community that directly abuts Universal Studios' backlot. I've lived on the same street nearly my entire life and grew up playing in the "boot" area of what is now Universal City. From my home, I have a direct view of CityWalk. I witnessed its construction, as well as that of the Theme Park, and have seen major changes on the property during my lifetime.

Living next to an active working studio and a Theme Park naturally brings some challenges. Over the years, I have worked closely with several Universal executives and staff on ways in which to address such issues as security, production activities and special events. Time and time again, Universal worked diligently to resolve issues and help maintain and improve the quality of life in the Blair Drive community. My relationship with the current ownership has been and remains positive and I am hopeful that strong relationship will continue as the Evolution Plan is brought to life.

I fully support the NBCUniversal Evolution Plan. The company's current proactive, long term planning for implementation of the Evolution Plan hopefully ensures future day-to-day operations will have minimal impact on neighbors and that the ongoing collaborative relationship will continue to serve us in the most facilitative manner.

Sincerely,

Tree Lockie

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: martin, martin mercer, mercer [mmercer888@yahoo.com]
Sent: Sunday, February 17, 2013 10:11 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan

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

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

To the Members of the Regional Planning Commission:

As an Englishman who resides here and works on both sides of the 'pond' I have seen the immense positive effects of investment in the British film industry. I can only say "full steam ahead" for NBC Universal's plans for expanding its studio and production facilities. This will certainly help keep production based here and both preserve and create industry jobs.

I fear the recession is not over yet ,and as someone who owns property in North Hollywood it can only strengthen the neighborhoods and surrounding community.The economic activity this project creates, from the tens of thousands of short-term construction jobs, to the thousands of new permanent jobs associated with the expansion, will help the entire region and enable Los Angeles to maintain its position as the leading producer of entertainment content in the world, as well as a major tourist attraction.

I encourage you to approve the project.

Best Regards,

Martin Mercer
11238 Tiara Street
North Hollywood, CA 91601

Kim Szalay

From: Alfred Russo [alfredrusso@att.net]
Sent: Monday, February 18, 2013 12:53 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tm.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution

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

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

Dear Mr. Louie and Commissioners:

I want to voice my support for the NBC Universal project; it's great to see a company willing to make these type of major investments in the region.

With NBCUniversal doubling down on investment in production and theme park areas, the company will be making a major improvement to the economy not only in terms of new jobs, but also by adding to Los Angeles' allure as a tourist destination.

Tourism is one of our biggest industries. By placing its attention on space devoted to entertainment, theme park attractions, retail and dining, NBC Universal will surely burnish LA's appeal as a tourist destination-- especially when the build the Harry Potter theme park addition.

I think it is time to approve this project and move forward!

Sincerely,

Alfred Russo
P.O.Box 10157
Burbank, A 91510

Kim Szalay

From: Liz Radley [eradley@aol.com]
Sent: Thursday, February 14, 2013 7:05 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan - EXPANDING PRODUCTION JOBS IN LOS ANGELES

Feb. 14, 2013

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

Re: NBCUniversal Evolution Plan TR068565-(3)

Dear Chairman Louie and Members of the Commission,

I SUPPORT the NBCUniversal Evolution Plan because it will attract tourists with money to spend to this area, and most especially, it will result in INCREASED FILM & TELEVISION PRODUCTION in Los Angeles. This is of such importance to those of us who work in the entertainment industry.

Our professional crews and studios are known throughout the world for MAKING movies, not just distributing them. I am one of those people, and I drive past Universal daily. I have worked on the lot many times in past years, but less so recently. I am more often sent to Detroit or Atlanta to work on set nowadays. So it's great to see a major studio reinvesting so heavily in production, our core business. Let's spend our production budgets here, where the trickle-down effect benefits our local small businesses.

Film and television production are key to Los Angeles and our local economy. The NBCUniversal Evolution Plan is a huge investment in production in Los Angeles.

Please APPROVE this important project.

Thank you for your time.

Sincerely,

Liz Radley
Camera Operator
1615 Rancho Ave
Glendale CA 91201

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

Kim Szalay

From: KGHearn@aol.com
Sent: Friday, February 15, 2013 11:41 AM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com; vicki@greerdailey.com
Subject: NBCUniversal Evolution Plan -- Project Number TR068565-(3)

February 15, 2013

Mr. David W. Louie, Chair

Members of the Regional Planning Commission

Hall of Records

320 West Temple Street

Los Angeles, CA 90012

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

Dear Chairman Louie and Members of the Commission:

Now that the City of Los Angeles has completed their review of the NBCUniversal project, and approved it, I hope that the County can quickly act in a similar fashion.

I was particularly pleased to hear that, with the City's approval, NBC Universal agreed to additional measures that will open up recreational opportunities for biking and hiking along the Los Angeles River. The company's pledge of $3 million to assist with planning and construction of the bikeway along the river from Griffith Park to Studio City will be very generous and welcome. And, their commitment to creating a trailhead park on their property along the river will open that area to the public, something the residents of Los Angeles greatly need.

As a local resident who looks forward to taking advantage of these new outdoor resources, I encourage you to support and approve the project.

Sincerely,

Karen Hearn-Abbott

11604 Morrison St

Valley Village, CA 91601-4345

cc: Hon. Zev Yaroslavsky

Hon. Tom LaBonge

Ms. Corinne Verdery

Kim Szalay

From: PhilESTATE@aol.com
Sent: Friday, February 15, 2013 1:44 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan

Phillip Lamond

4336 Vantage Ave.

Studio City, CA 91604

Feb. 15, 2013

Mr. David W. Louie, Chair

Members of the Los Angeles County Regional Planning Commission

Hall of Records

320 West Temple Street

Los Angeles, CA 90012

Re: NBCUniversal Evolution Plan TR068565-(3)

Dear Chairman Louie and Members of the Commission,

I fully endorse the NBCUniversal Evolution Plan and hope you will approve it. The project is a win-win on many levels. It will result in a huge boost to our local economy by creating 30,000-

plus construction and operations jobs; this will be tremendous in helping the region's economy recovery.

The plan also represents a significant investment in Los Angeles during a time when such investments have greatly decreased. I also believe the project will boost tourism by enhancing entertainment options in the Los Angeles area.

I, for one, am excited about the project and look forward to it becoming a reality.

Best regards,

Phillip E. Lamond
Estate Director
KELLER WILLIAMS Studio City
Direct Line: **(818) 355-2373**
FAX: (818) 762-1174
DRE: 01204682 Life Lic.# 0l15788
www.philliplamond.com

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Not to sell the most expensive Property, but rather to make the right Match
To be efficient in my work, to expedite this process
To make a small, but reasonable profit for my company
To provide a level of Professionalism unparalleled by my competition!

Emails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is signed by the parties.

Cc: Supervisor Zev Yaroslavsky

Councilmember Tom LaBonge

Corinne Verdery, NBCUniversal

February 13, 2013

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

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

Dear Chairman Louie and Commissioners:

My husband and I are looking forward to the approval and completion of the NBC Universal Evolution Plan. It will bring jobs and entertainment to the community. It will also provide a boost for tourism in Los Angeles County.

We love City Walk and enjoy the fact that an entertainment park is so close to home. We welcomed in the new year of 2013 at City Walk and our out-of-town guests think that Universal Studios Hollywood Theme Park is great!

We hope that you will approve the plan so that we can begin enjoying the benefits and revenue that this project is sure to bring.

Yours truly,

Valere Diamond-Cohen and Steven Cohen

Kim Szalay

From: Lauren Wong [lauren.wong@pacific-protection.com]
Sent: Friday, February 15, 2013 2:49 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: FW: NBCUniversal supporter letter - Lauren Wong

Dear Mr. Szalay:

I appreciate any time you can provide in reviewing my below letter about the significance of the NBC Universal Evolution Plan and what it means for our local community in terms of new employment opportunities as well as bringing added location value to surrounding homes/businesses.

Thank you very much for your attention in this regard.

Sincerely,

Lauren Wong

Feb. 14, 2013

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

Reference: NBCUniversal Evolution Plan TR068565-(3)

Dear Chairman Louie and Members of the Commission,

I have been following the progress of the NBCUniversal Evolution Plan and I'm excited that the county hearing process is getting underway.

This project is important to the community. Most significantly, it will create thousands of new jobs. We need more jobs desperately, not to mention the project's entertainment appeal and area enhancements will increase the desirability of the neighborhood for those of us who own homes here.

Many of us who live in the area cannot wait for this project to become a reality. I hope you will approve it.

Sincerely,
Lauren Wong
13150 Morrison St.
Sherman Oaks, CA 91423
(My house is a few blocks away from the Studio City borderline)

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

Kim Szalay

From: William Lowe [caseydoglowe@hotmail.com]
Sent: Friday, February 15, 2013 4:35 PM
To: Kim Szalay; zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan Project #TR068565(3)

Importance: High

February 15, 2013

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

By email to: Kim Szalay -- kszalay@planning.lacounty.gov

Reference: NBCUniversal Evolution Plan Project #TR068565(3)

Dear Chairman Louie and Members of the Commission:

Tourism is an important business sector in Los Angeles County and tourism venues need to evolve to fill changing entertainment demand. The Evolution Plan Final EIR shows that NBCUniversal hopes to make significant changes at their theme park, including creating the Wizarding World of Harry Potter at Universal City. What a boon for the tourism industry region-wide! Not only will Universal reap the benefits of increased tourism, so will hotels, motels, and restaurants throughout L.A. County. All this will also bring in more tax revenues to the county of Los Angeles.

I am delighted and proud to lend my support to the Evolution Plan which will help re-energize tourism in our City and County.

Sincerely,

Bill Lowe
223 S. Beachwood Drive
Burbank, CA 91506-2419

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: Ginger Freibrun [gingerfreibrun@yahoo.com]
Sent: Saturday, February 16, 2013 9:24 AM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: NBCUniversal Evolution Plan

Feb. 16, 2013

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

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

Dear Chairman Louie and Commissioners:

I'm pleased to see that the county will be holding its first hearing for the NBCUniversal Evolution Plan and that the project is moving closer to reality. Many of us are looking forward to this development as it promises to create much needed jobs, traffic improvements, community investments, and an overall boost to our economy.

I urge you to approve this important project.

Thank you.

Ginger Freibrun
5633 Colfax Ave. #221
North Hollywood, CA 91601

cc: Hon. Zev Yaroslavsky
Hon. Tom LaBonge
Ms. Corinne Verdery

Kim Szalay

From: Carolyn West [mjpcomacho@yahoo.com]
Sent: Thursday, February 14, 2013 2:45 PM
To: Kim Szalay
Cc: zev@bos.lacounty.gov; tom.labonge@lacity.org; corinne.verdery@nbcuni.com
Subject: Letter from NBCUniversal supporter Carolyn West

Feb. 14, 2013

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

RE: NBCUniversal Evolution Plan TR068565-(3)

Dear Chairman Louie and Members of the Commission:

I wholeheartedly support the NBCUniversal Evolution Plan. I am excited about what this project that will bring in the way of thousands of jobs and revitalization of the area, which, in turn, will create local interest and elevate community spirit. I'm also pleased that the project will help solidify Los Angeles' position as the leader in the entertainment industry with investments in new production facilities and technologies.

I am excited about this project and know many others who feel the same. Our entire community will benefit from the NBCUniversal Evolution Plan. I hope the county quickly approves this project.

Thank you.

Carolyn West
1621 Rancho Ave
Glendale, CA 91201-2905

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

ATTACHMENT B

(EXHIBITS AND FIGURES)

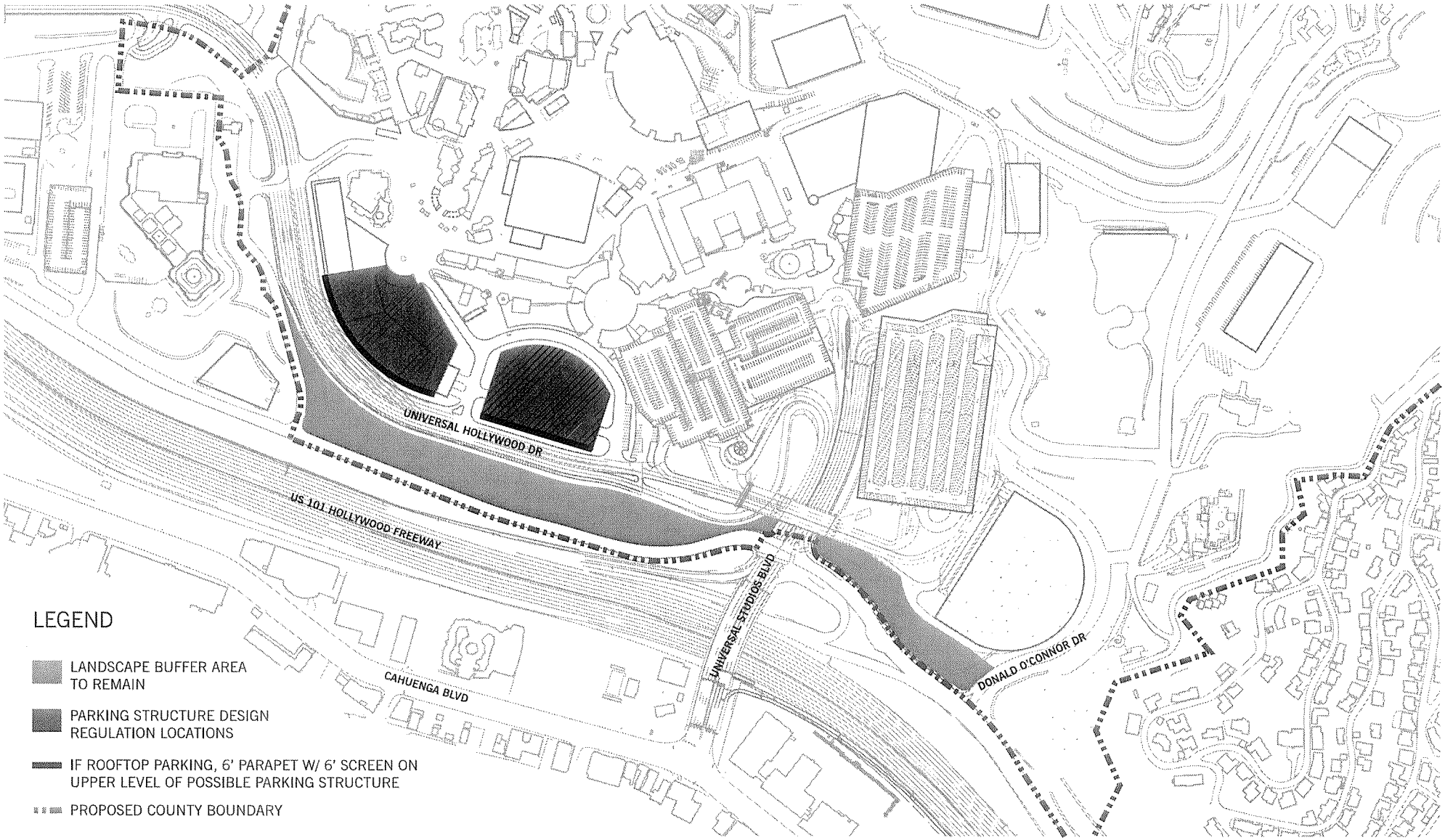


EXHIBIT 2E - UNIVERSAL STUDIOS SPECIFIC PLAN SOUTHERN LANDSCAPE BUFFER

FEBRUARY 20, 2013

Figure 6-2

745' MSL Height Zone Building Design

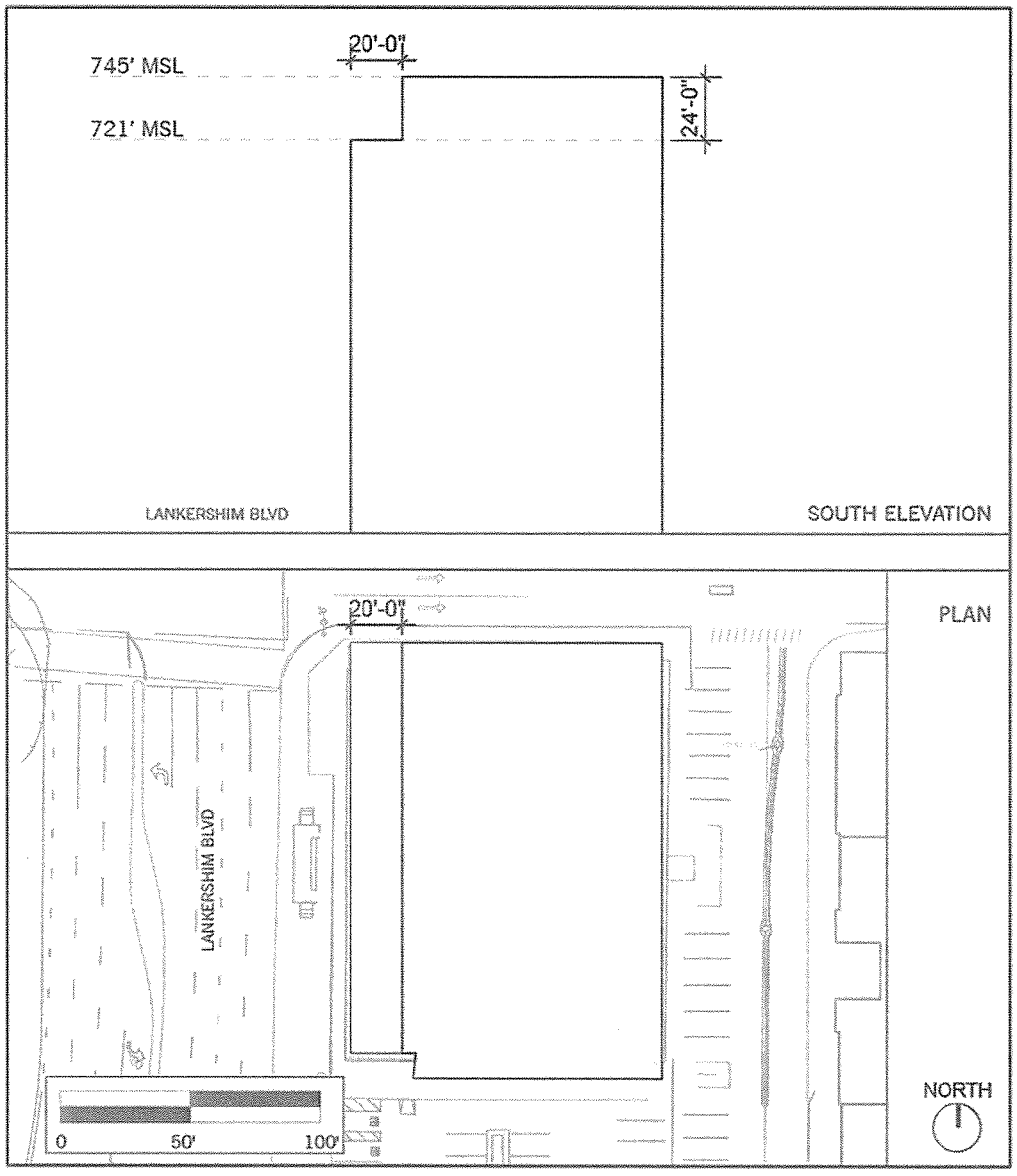
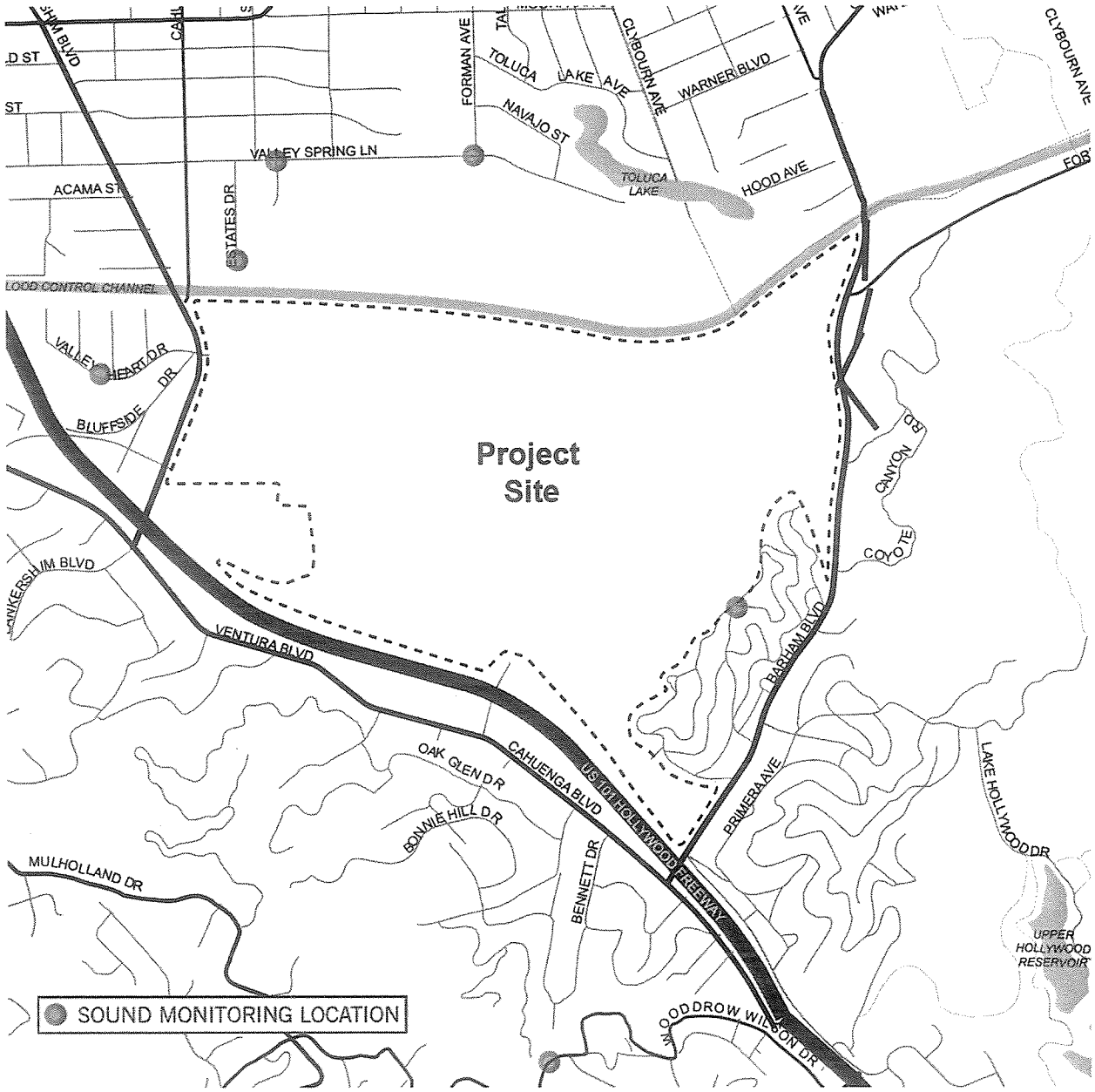


Figure 16-1

Designated Sound Monitoring Sites



ATTACHMENT C

(APPLICANT'S LETTER)

355 South Grand Avenue
Los Angeles, California 90071-1560
Tel: +1.213.485.1234 Fax: +1.213.891.8763
www.lw.com

LATHAM & WATKINS LLP

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Milan	

February 20, 2013

Regional Planning Commission
County of Los Angeles
320 West Temple Street, Room 1350
Los Angeles, CA 90012

Re: February 27, 2013 Agenda – NBCUniversal Evolution Plan (Project No. TR068565)

Dear Honorable Commissioners:

On behalf of NBCUniversal, we support the Planning staff analysis and its recommendation to approve the Evolution Plan and respectfully request that the Regional Planning Commission recommend approval of the proposed General Plan Amendment, zone change, Specific Plan, and Development Agreement, as well as adoption of the County's MMRP and CEQA Findings and Statement of Overriding Considerations for the previously certified EIR.

The EIR for the Evolution Plan was prepared and reviewed by the City and County together pursuant to an MOU, with the City serving as Lead Agency and the County serving as Responsible Agency. The City certified the EIR on November 14, 2012, and no litigation challenges were filed during the CEQA statute of limitations period. In addition, the City has approved the necessary entitlements for the Evolution Plan within the City's jurisdiction, following a public hearing process in the City.

The Evolution Plan is strongly supported by the community. NBCUniversal has received support from over 7,000 residents and small business owners, and we are very pleased to have the support of the project site's neighborhood council – the Hollywood Hills West Neighborhood Council, and the adjacent Studio City Neighborhood Council and Greater Toluca Lake Neighborhood Council. In addition, the project has received support letters from well over 100 other organizations and individuals, including a coalition of Los Angeles River organizations, the Los Angeles County Business Federation, and the Los Angeles Economic Development Corporation, among others. A sampling of support letters is attached.

The Evolution Plan represents a $1.6 billion investment in the region, and in addition to generating thousands of construction and permanent jobs, the Evolution Plan will provide significant community benefits, including substantial funding for a River bikeway from Griffith Park to Studio City and more than $100 million in transportation and transit improvements. This is a great project for the County, and we respectfully request your favorable recommendation to the Board of Supervisors.

Very truly yours,

George J. Mihlsten
of LATHAM & WATKINS LLP

cc: Hon. Zev Yaroslavsky, Board of Supervisors
Richard Bruckner, Director of Planning
Corinne Verdery, NBCUniversal

Enclosures

BizFed Los Angeles County Business Federation

Strengthening the Voice of Business

Chambers of Commerce
Agoura-Oak Park-Conejo Valley
Alhambra
Armenian American
Beverly Hills
Burbank
Canoga Park / West Hills
Century City
Claremont
Culver City
El Monte
Filipino American
Glendale
Greater Lakewood
Greater Los Angeles African American
Harbor City / Harbor Gateway
Hollywood
Irwindale
Korean American
Los Angeles Area
LAX Coastal Area
La Canada Flintridge
Long Beach Area
Los Angeles Metropolitan Hispanic
Malibu
Manhattan Beach
Montebello
Pacific Palisades
Pasadena
Pomona
Redondo Beach
Regional Black
Regional Hispanic
Regional San Gabriel Valley
Rosemead
San Pedro Peninsula
Santa Clarita Valley
Santa Monica
South Bay Association
Temple City
Tolucs Lake
Torrance Area
United Chambers San Fernando Valley
Universal City North Hollywood
Vernon
West Hollywood
West Los Angeles
Westside Council
Wilmington
Woodland Hills–Tarzana
[illegible]
AIA Los Angeles
Apartment Association, CA Southern Cities
Apartment Association of Greater Los Angeles
Asian American Business Women Association
Asian Business Association
Associated Builders and Contractors
Beverly Hills / Greater LA Association of Realtors
British American Business Council
Building Industry Association, LA / Ventura
Building Owners & Managers Association, LA
California Apartment Association, LA
California Contract Cities Association
California Independent Bankers
California Restaurant Association, LA
Central City Association
Center for International Trade Development
Citrus Valley Association of Realtors
Employers Group
Entrepreneurs' Organization LA
Fixing Angelenos Stuck In Traffic (FAST)
FuturePorts
Gateway to LA
Glendale Association of Realtors
Greater Asian Business Federation
Harbor Association of Industry & Commerce
Harbor Trucking Association
Hospital Association of Southern CA
Hotel Association of Los Angeles
Industry Manufacturers Council
LA SHARES
League of California Cities
Los Angeles County Economic Development Corp.
Los Angeles County Waste Management Association
Motion Picture Association of America
National Association of Realtors
National Association of Women Business Owners, LA
National Latina Business Women Association
New Car Dealers Association, LA
New Majority Los Angeles
Pasadena-Foothills Association of Realtors
Recording Industry Association of America
San Gabriel Valley Economic Partnership
So Cal Minority Business Development Council
South Asian Business Alliance Network
South Bay Association of Realtors
South Park Stakeholders Group
Southland Regional Association of Realtors
Tri-Counties Association of Realtors
Valley Economic Alliance
Valley Economic Development Center
Valley Industry Association of Santa Clarita
Valley Industry & Commerce Association
Valley International Trade Association
Western States Petroleum Association

Feb. 11, 2013

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

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

Dear Chairman Louie and Commissioners:

On behalf of the Los Angeles County Business Federation (BizFed), representing over 100 top business organizations with more than 250,000 business owners across our region, we are writing to express our strong and long-held support for NBCUniversal's proposed development at Universal City.

NBCUniversal's Evolution Plan reflects responsible economic and environmental stewardship facilitated with a committed investment of $1.6 billion that will create more than 30,000 good-paying jobs during construction and operations.

Significantly, this project – and its expansion of studio and theme park elements - elevates our region's status as a dynamic entertainment center while maximizing opportunities to accommodate anticipated regional needs for new jobs, transportation improvements, and economic growth.

BizFed is strongly supportive of NBCUniversal's commitment to invest $100 million in transportation and transit improvements and voluntarily implement key changes to enhance overall transportation operations. These improvements – including more than 100 intersection improvements - represent significant advances for our region's increasingly clogged transit system.

BizFed also applauds NBCUniversal's commitment to the community in a variety of areas including providing funding to the County Flood Control District River Construction Trust Fund for the planning and design of a regional river bikeway between the existing bikeway at Griffith Park and Whitsett Avenue/Studio City.

BizFed urges your approval of this project, as it continues to be precisely the kind of well thought-out, regionally responsible development that Southern California vitally needs and that holds invaluable potential for elevating our economy and quality of life.

We look forward to working with all stakeholders to help bring this project to fruition to benefit all of our region's residents.

Sincerely,

LaDonna DiCamillo	David Fleming	Tracy Rafter
BizFed Chair	BizFed Founding Chair	BizFed CEO
Long Beach Area Chamber	Latham & Watkins LLP	IMPOWER, Inc.

Cc: Honorable Zev Yaroslavsky, LA County Supervisors
Honorable Tom LaBonge, LA City Council
Ms. Corinne Verdery, NBCUniversal

1000 N. Alameda St. #240 Los Angeles, California 90012 T: 213.346.3282 F: 213.652.1802 www.bizfed.org

LOS ANGELES COUNTY
ECONOMIC DEVELOPMENT CORPORATION

February 11, 2013

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

Re: NBCUniversal Evolution Plan: Project Number TR068565-(3) – SUPPORT

Dear Chair Louie and Planning Commissioners:

On behalf of the Los Angeles County Economic Development Corporation (LAEDC), an organization dedicated to promoting job growth, economic expansion and preserving the overall global competitiveness of Los Angeles County, I am writing to express our strong support for the NBCUniversal Evolution Plan (the "Evolution Plan"). We believe that the Evolution Plan creates new and innovative private sector solutions for transportation and transit improvements as well as environmental stewardship, while also supporting tens of thousands of much-needed construction jobs and promoting two of Los Angeles County's most important industry clusters: hospitality and tourism, which supports more than 360,000 jobs in L.A. County; and entertainment, which supports more than 160,000 high-value jobs in the County.

The Evolution Plan sets out a 20-year blueprint for NBCUniversal's 391-acre Universal City property. The project will include a number of new attractions at the Universal Studios Hollywood theme park, tens of thousands of new square feet of retail and dining options, and two 500-room hotels. The plan also includes about $100 million in mobility, congestion-relief and environmental improvements achieved through enhanced connectivity to a number of intermodal transit options along with other transportation demand management and environmental impact mitigation measures.

In addition to the improved transportation, transit and environmentally-beneficial aspects of this project, the economic and job creation potential benefits for Los Angeles County are also considerable. NBCUniversal estimates that the proposed Evolution Plan would create more than 30,000 high-wage jobs during construction and operations. Additionally, the project's new attractions, destination spots and recreational options will not only enhance the economic impacts around the Universal City facility, but they will significantly stimulate our entire region's hospitality and tourism industry as substantially more visitors from around the United States and the world visit the Los Angeles region to take in these exciting new additions.

The Evolution Plan will also add much-needed production capacity and studio spaces, demonstrating NBCUniversal's commitment to investing in the entertainment business here in

Southern California at a time when our world-leading film and television production sector faces an existential threat from other states and nations actively pursuing, enticing, and poaching these productions out of our own backyard – and with them, many billions of dollars in lost economic activity, wages, local spending and tax revenue as well. Right now, there is great demand and need for additional production, studio and soundstage spaces, which during peak production periods can have vacancies near one percent.

As a result, we must encourage long-term investments in studio infrastructure by building and/or upgrading production facilities to support and strengthen Los Angeles County's overall entertainment industry. It is our view that only by approving and accelerating the development and delivery of critical entertainment infrastructure projects such as the NBCUniversal Evolution Plan – along with other film-friendly initiatives – can we effectively combat, slow, and hopefully reverse the flight of film and television productions out of Los Angeles County and California.

We hope that you will adequately consider all of the above when assessing the bona fides of the Evolution Plan as well as other similarly critical development projects that can help position and prepare L.A. County for economic recovery, growth, and long-term success. We look forward to working with you to ensure that this project is approved, built, and fully operational as quickly as possible to create much-need construction and entertainment-related jobs, grow our local, county and regional economies, and strengthen our region's leading employment clusters and thus the overall quality of life for all our residents.

For all of these reasons, the LAEDC strongly supports the NBCUniversal Evolution Plan.

Sincerely,

William C. Allen
President & CEO
LAEDC

cc: Hon. Zev Yaroslavsky, Los Angeles County Board of Supervisors, Chairman
Hon. Antonio R. Villaraigosa, Los Angeles City Mayor
Hon. Tom LaBonge, Los Angeles City Councilman, Fourth District
Mr. Richard Bruckner, Planning Director, Los Angeles County
Ms. Corinne Verdery, NBCUniversal

February 13, 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

Reference: NBCUniversal Evolution Plan Project #TR068565(3)

Dear Chairman Louie and Commissioners:

Our coalition has been participating in the planning process for the NBCUniversal Evolution Plan for many years because of the project's importance to the region and because of the project's critical relationship to the Los Angeles River. We were greatly encouraged by the announcement at the September 27, 2012 City Planning Commission meeting of NBCUniversal's major commitment to river revitalization as part of its project.

NBCUniversal has represented to our coalition that as a community benefit of the project:

- NBCUniversal will provide funding in the amount of $500,000 to the Los Angeles County Flood Control District River Construction Trust Fund for planning and design of the regional river bikeway between the existing bikeway at Griffith Park and Whitsett Avenue/Studio City. The funding will be provided within ninety (90) days of the effective date of the Development Agreement(s). We would very much like to be an active participant in the design and planning process.

- NBCUniversal also will provide funding in the amount of $3,000,000 to the Los Angeles County Flood Control District River Construction Trust Fund to be used for construction of the regional river bikeway on the County property adjacent to the NBCUniversal property. The amount will be contributed by NBCUniversal following the completion of the design and approval by the City and County of Los Angeles of a regional river bikeway plan between the existing bikeway at Griffith Park and at Whitsett Avenue/Studio City, including compliance with CEQA and NEPA, understanding that in no event will the contribution be paid prior to June 30, 2016.

- NBCUniversal will also provide $375,000 to the City of Los Angeles Bicycle Plan Trust Fund toward study and implementation of on-street bicycle facilities in the vicinity of NBCUniversal, including Lankershim Boulevard, Cahuenga Boulevard and Barham Boulevard. The funding will be provided within ninety (90) days of the effective date of the Development Agreement.

These commitments will create a significant regional benefit and will safeguard and support the public interest by incorporating the LA River greenway as part of the Evolution Plan. Based on these commitments, which are requesting be made conditions of the project Development Agreements with both the City and County of Los Angeles, we are writing to strongly support the Regional Planning Commission's approval of the NBCUniversal Evolution Plan.

Thank you for your consideration.

Sincerely,

Lewis MacAdams, President
Friends of the Los Angeles River

Bruce Saito, Executive Director
Los Angeles Conservation Corps

Jennifer Klausner, Executive Director
Los Angeles County Bicycle Coalition

Omar Brownson, Executive Director
LA River Revitalization Corp.

Irma Munoz, Executive Director
Mujeres de la Tierra

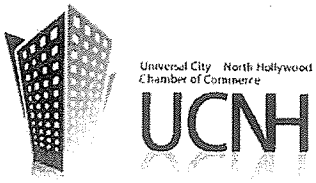
Mark Kenyon, Executive Director
North East Trees

Tori Kjer, Program Manager
The Trust for Public Land

Meredith McKenzie, President
Urban Rivers Institute

Miguel Luna, Executive Director
Urban Semillas

CC: Hon. Zev Yaroslavsky (zev@bos.lacounty.gov)
Hon. Tom LaBonge (tom.labonge@lacity.org)
Ms. Corinne Verdery (corinne.verdery@nbcuni.com)
Col. R. Mark Toy, Los Angeles District Commander, U.S. Army Corps of Engineers
Gail Farber, Director, Department of Public Works, Los Angeles County
Gary Lee Moore, City Engineer, City of Los Angeles



Universal City North Hollywood
Chamber of Commerce
6369 Bellingham Avenue
North Hollywood, CA 91606
(818) 508-5155 Fax (818) 508-5156
www.noho.org info@noho.org

Monday, February 11, 2013

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

By e-mail to: Mr. Kim Szalay kszalay@plannig.lacounty.gov

Subject: **NBCUniversal Evolution Plan – Project Number TRO68565-(3)**

Dear Chairman Louie and Commissioners:

The Universal City/North Hollywood Chamber of Commerce supports the NBCUniversal Evolution Plan – No Residential Alternative because it represents a compelling model for economic growth in Los Angeles.

The Evolution Plan follows current City policy that calls for the creation of new jobs in existing employment centers with close proximity to transit centers. The Plan will also provide for the future growth of Los Angeles' leading studio and entertainment venue.

The 20-year Evolution Plan is crucial to the economic welfare of Los Angeles. This $1.6 billion investment on the part of NBCUniversal will generate 30,000 direct new jobs, with many more jobs resulting from the multiplier effect. Our Executive Director's daughter, Cynthia, worked at Universal Studios for 4 years as an STA, Studio Tour Assisant, and was named the STA of the Year one of those years.

Finally, after a comprehensive transportation/traffic analysis that looked at one of the largest areas ever studied in Los Angeles, NBCUniversal has committed to spending more than $100 million in roadway and transit improvements that will improve traffic across the Valley.

The Chamber is pleased to endorse the Evolution Plan and urges both City and County decision-makers to lend their support as well.

Very truly yours,

Victor "Vic" Viereck
President
Universal City North Hollywood Chamber of Commerce

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

Tree Lockie
3311 Charleston Way
Los Angeles, CA 90068

February 13, 2013

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

Via email: kszalay@planning.lacounty.gov

Reference: NBCUniversal Evolution Plan – Project Number TR068565-(3)

Dear Chairman Louie and Commissioners:

I am a life-long resident of the Blair Drive community that directly abuts Universal Studios' backlot. I've lived on the same street nearly my entire life and grew up playing in the "boot" area of what is now Universal City. From my home, I have a direct view of CityWalk. I witnessed its construction, as well as that of the Theme Park, and have seen major changes on the property during my lifetime.

Living next to an active working studio and a Theme Park naturally brings some challenges. Over the years, I have worked closely with several Universal executives and staff on ways in which to address such issues as security, production activities and special events. Time and time again, Universal worked diligently to resolve issues and help maintain and improve the quality of life in the Blair Drive community. My relationship with the current ownership has been and remains positive and I am hopeful that strong relationship will continue as the Evolution Plan is brought to life.

I fully support the NBCUniversal Evolution Plan. The company's current proactive, long term planning for implementation of the Evolution Plan hopefully ensures future day-to-day operations will have minimal impact on neighbors and that the ongoing collaborative relationship will continue to serve us in the most facilitative manner.

Sincerely,

Tree Lockie

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

From: Guymccreary@aol.com [mailto:Guymccreary@aol.com]
Sent: Saturday, February 16, 2013 01:05 PM
To: kszalay@planning.lacounty.gov <kszalay@planning.lacounty.gov>
Cc: zev@bos.lacounty.gov <zev@bos.lacounty.gov>; tom.labonge@lacity.org <tom.labonge@lacity.org>; Verdery, Corinne (NBCUniversal)
Subject: SUPPORT LETTER NBCUniversalGUY WEDDINGTON & DIANE McCREARY 4167 BAKMAN AVENUE NO

GUY WEDDINGTON & DIANE McCREARY
4167 BAKMAN AVENUE
NORTH HOLLYWOD, CA 91602

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

c/o: Mr. Kim Szalay (kszalay@planning.lacounty.gov)

Chairman Louie and Commissioners:

As a Past President of the Campo de Cahuenga Historical Memorial Association and the current Chairman of the Board, Past President of the Universal City North Hollywood Chamber of Commerce and a current Director, I am writing in support of NBC Universal Evolution Plan -- Project Number TR068565-(3). I believe this project is vital to our community. It is great to know our entire community will benefit because of NBCUniversal's commitment to provide funding to support a trailhead park and the construction of a regional river bikeway between the existing bikeway at Griffith Park and Whitsett Avenue/Studio City. I hope the County will recognize the great investment that NBCUniversal is making with the trailhead park, bike access and paths in the Evolution Plan.

I fully support the efforts of NBCUniveral as they seek your approval for their project. I am in total agreement with their plan and urge you to quickly approve this project.

Sincerely,

Guy Weddington McCreary
Chairman of the Board
Campo de Cahuenga Historical Memorial Association
Director
Universal City North Hollywood Chamber of Commerce

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

Bruce Bloom
North Hollywood Hardware
11847 Ventura Boulevard
Studio City CA 91604

February 9, 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

Reference: NBCUniversal Evolution Plan Project #TR068565(3)

Dear Chairman Louie and Members of the Commission:

As the owner of North Hollywood Hardware, which is located in Studio City. I'd like to go on record as a business owner who strongly supports approval of the NBCUniversal Evolution Plan.

I believe that Universal's Evolution Plan will result in more business opportunities for local, small businesses such as mine. Part of the plan will introduce much needed transportation enhancements to the Hollywood and Ventura freeway system, which is lacking in funding from Sacramento. As employees are added at the studio, theme park and CityWalk, many of them will patronize the retailers and restaurants in the local communities of Studio City, Toluca Lake and others, which adds to our local business economy.

As production and tourism-related vendors begin to experience Universal's infusion of spending, their business needs will grow, resulting in additional purchases of goods and services from surrounding area businesses.

The economic and employment benefits of the Evolution Plan will trickle down into adjoining communities, generating revenue growth and new job hires. We need to stop states like Texas, New York and New Mexico, from trying to take our entertainment industry business. This industry has thrived for more than 100 years in San Fernando Valley. NBCUniversal's proposed project is a once in a lifetime opportunity for the Valley and deserves to be approved.
Sincerely,

Bruce Bloom

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

From: Barry@BarryBurnett.net
To: kszalay@planning.lacounty.gov
CC: zev@bos.lacounty.gov, tom.labonge@lacity.org, corinne.verdery@nbcuni.com
Sent: 2/12/2013 7:38:19 P.M. Pacific Standard Time
Subj: NBCUniversal Evolution Plan

Barry Burnett
2106 W. Magnolia Boulevard
Burbank, CA 91506-1732

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:

Finally, the NBCUniversal Evolution Plan is ready to go forward. The Evolution Plan, which now has an alternative without housing, has been under discussion for quite some time. It now represents the best possible outcome for the entire community and for the region: a big boost for jobs and economic development, and a comprehensive approach to traffic relief.

There's no doubt that more than a billion dollars invested in critical entertainment and tourism industries will help to relieve our economic slump, but equally important to area residents is the $100 million dedicated to transit and traffic improvements. These transportation projects will help to address mobility challenges which would otherwise have no funding, and will be welcomed by area residents and travelers, as well as all surrounding communities.

Huge economic benefits to the County. $100 million in traffic improvements. 30,000 new jobs in entertainment and tourism. It's exactly what Los Angeles needs. Please approve the plan.

Thank you.

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

-----Original Message-----
From: Benny [mailto:bighandbenny@aol.com]
Sent: Wednesday, February 13, 2013 10:21 AM
To: vicki@greerdailey.com
Subject: (No subject)

February 8, 2013

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

Subj: NBCUniversal Evolution Plan TR068565-(3)

Dear Mr. Louie and Members of the Commission:

I am writing in support of the NBCUniversal Evolution Plan because of the tremendous community benefits it will provide in our area. Every project supports the economy and increases jobs, which are certainly important things right now, but this project will make an extraordinary contribution to the improvement of the Los Angeles River and will also help ensure that the regional river bikeway is actually built.

I believe that these contributions to the bikeway and river will make a huge difference in our quality of life. Instead of hoping that the LA River will someday realize its potential for recreation and tourism, there will be real improvements which will enable all of us to actually use and enjoy it. Without the NBCUniversal Plan, who knows if the bikeway and river plans will ever be completed.

Please approve the plan, and let the biking begin! Thank you for your consideration.

Sincerely,

Ben Forat
11514 Ventura Blvd.
Studio City, CA 91604

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

Rudolfo Rivera
11240 Blix St
Toluca Lake, CA 91602

February 2013

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

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

Dear Chairman Louie and Commissioners:

I'm writing in support of the NBCUniversal Evolution Plan with a no residential option, which now reflects the highest and best use of the property – reinvesting in the entertainment industry without adding new residential burdens to the community. This plan will bring desperately needed new jobs to the region and will enhance the theme park's attraction to tourists.

Over the years since NBCUniversal first proposed its plans, substantial changes have been made because of nearly continuous dialogue with surrounding neighborhoods. Those changes were exhaustively analyzed as part of the alternatives contained in the final environmental document. The revisions have resulted in a plan, which accomplishes very important goals for everyone who lives and works in the region, and it deserves approval as soon as possible.

Sincerely,

Rudolfo Rivera

cc: Hon. Councilman Tom LaBonge
Hon. Supervisor Zev Yaroslavsky
Ms. Corinne Verdery

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:

The NBCUniversal Evolution Plan has been discussed for many years, and now, with the no residential alternative, it is truly ready for approval. NBCUniversal, the city and the county listened to the concerns of neighbors and they Final environmental impact report reflects an alternative that is responsive to those concerns.

Now, the entire region will benefit from the investment in improved production facilities and upgraded theme park attractions. There is no other project on the horizon which will bring 30,000 jobs to the area, and no other way for long overdue traffic and transit improvements to be funded. We need the jobs, the tourists, and the traffic relief which this project will generate, and we need them without any further delay.

I hope you will recognize the benefits of this plan, the extraordinary commitment which NBCUniversal is making to the economic health of our area, and the need to approve this project now.

Thank you for your consideration.

Sincerely,

Leo Bandini

Leo Bandini
4220 W. Toluca Lake Lane. Burbank, CA 91505-4033

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

From: mtl3030@gmail.com
To: kszalay@planning.lacounty.gov
CC: zev@bos.lacounty.gov, tom.labonge@lacity.org, corinne.verdery@nbcuni.com
Sent: 2/11/2013 1:44:46 P.M. Pacific Standard Time
Subj: NBCUniversal Evolution Plan

Matthew Lange
10621 Valley Spring Lane. Apt. 20
Toluca Lake, CA 91602-3208
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:
The Evolution Plan Alternative 10 (No residential option) seems like a great plan for the NBCUniversal project. It's taking the best of the best and focusing on the two main industries in southern California – Tourism and Entertainment!
The idea of putting housing in the midst of the back lot never seemed like the best option. The Evolution Plan Alternative that NBCUniversal proposes the County focus on going forward proves that they were doing more than paying lip service to the neighbors and community leaders. They really are sensitive to the concerns that so many local people have expressed.
And the truly amazing fact is that they are still willing to invest $100 million in transit and traffic improvements. Way to go Universal!
I've always liked this project and now it makes perfect sense for Los Angeles and our current economy.
With best regards,
Matthew Lange
CC: Hon. Zev Yaroslavsky
Hon. Tom La Bonge
Ms. Corinne Verdery

MATTHEW THOMAS LANGE
323.382.5602 / SAG-AFTRA
WWW.MATTHEWLANGE.COM
DEMO REELS•RESUME•PHOTOS
IMDB•BREAKDOWN EXPRESS•LA CASTING
WWW.FACEBOOK.COM/MATTHEWTHOMASLANGE
BEVERLY HECHT AGENCY : 818.559.5600
ACCESS LA TALENT MANAGEMENT: 818.804.6353

Cahuenga
Pass
Property
Owners
Association

Representing the Cahuenga Pass Since 1952

February 20, 2013

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

RE: NBCUniversal Evolution Plan

Dear Chairman Louie and Commissioners:

NBCUniversal's outreach to our community and their positive response to our concerns regarding the Evolution Plan have resulted in the elimination of objections to the approval of both the City and the County portions of the Plan. Of particular concern in regard to the County portion had been the height of the proposed digital sign on Universal Center Drive, which has now been lowered; camouflage of rooftop parking on parking structures, which NBCUniversal has agreed to mitigate by creating a total of twelve feet of screening and parapet; and the retaining of two existing tree and landscape buffer zones near the 101 Freeway to help buffer noise and protect the views of hillside residents.

Additionally, NBCUniversal has agreed to designate a sound monitoring location on Woodrow Wilson Drive between Passmore Drive and 7245 Woodrow Wilson Drive as one of the five locations noted in Section 16 Figure 16-1 of the proposed Universal Studios Specific Plan.

With NBCUniversal's assurances that these items of concern will be included in the County plan, the Board of the Cahuenga Pass Property Owners Association supports the County portion of the Evolution Plan.

Sincerely,

Judith Marlin
President, Cahuenga Pass Property Owners Association
Membership@CPPOA.org

cc: The Honorable Zev Yaroslavsky
The Honorable Tom LaBonge
Ms. Corinne Verdery, NBCUniversal

100 Universal City Plaza
Universal City, CA 91608

February 19, 2013

NBCUniversal

Regional Planning Commission
County of Los Angeles
320 West Temple Street, Room 1350
Los Angeles, CA 90012

Re: NBC Universal Evolution Plan (Project No. TR068565) – February 27, 2013

Dear Honorable Commissioners:

Universal Studios recently celebrated its 100-year anniversary in Los Angeles, and the Evolution Plan, which will be before your Commission on February 27th, will guide Universal Studios through the next several decades. The Plan will enhance the future economic vitality of NBCUniversal and the County by providing for our long term investment in two key strategic industries: movie, television and entertainment, and tourism.

The Evolution Plan will create thousands of construction and permanent jobs. NBCUniversal is ready to invest $1.6 billion in construction, with an estimated $2.8 billion in economic output to the County economy from that construction. In addition, full operation of the Project will generate millions of dollars of recurring tax revenues for the County, as well as one-time tax revenues. The Evolution Plan will also provide significant community benefits, including more than $100 million in transportation and transit improvements and significant funding for a new River Bikeway from Griffith Park to Studio City.

We are very proud of the strong support that the Evolution Plan has received from the community. Our supporters include over 7,000 area residents, in addition to local businesses, business and community organizations, and labor groups. The Project is supported by our local neighborhood council, Hollywood Hills West Neighborhood Council, as well as two adjoining neighborhood councils: Studio City Neighborhood Council and Greater Toluca Lake Neighborhood Council. We also appreciate Regional Planning staff's hard work on the Plan and their recommendation for approval.

Enclosed is a copy of the presentation NBCUniversal will make at the February 27, 2013, Regional Planning Commission hearing. We ask that you recommend approval of the NBC Universal Evolution Plan. Thank you for your consideration.

Sincerely,

Corinne Verdery
Chief Real Estate Development and Planning Officer
Global Real Estate

100
UNIVERSAL
100TH ANNIVERSARY
A COMCAST COMPANY

NBCUniversal | EVOLUTION

COMMUNITY OUTREACH & SUPPORT

7,000 REGISTERED SUPPORTERS

Universal City - North Hollywood Chamber of Commerce
UCNH

STUDIO CITY NEIGHBORHOOD COUNCIL

HOLLYWOOD HILLS WEST NEIGHBORHOOD COUNCIL

BizFed

LABC Los Angeles Business Council

LAHQ Los Angeles Headquarters Association

Los Angeles Area Chamber of Commerce

CCA

LA INC.

VICA VALLEY INDUSTRY & COMMERCE ASSOCIATION SINCE 1949

greater toluca lake neighborhood council

Greater Los Angeles African American Chamber of Commerce

NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL

NBCUniversal | EVOLUTION

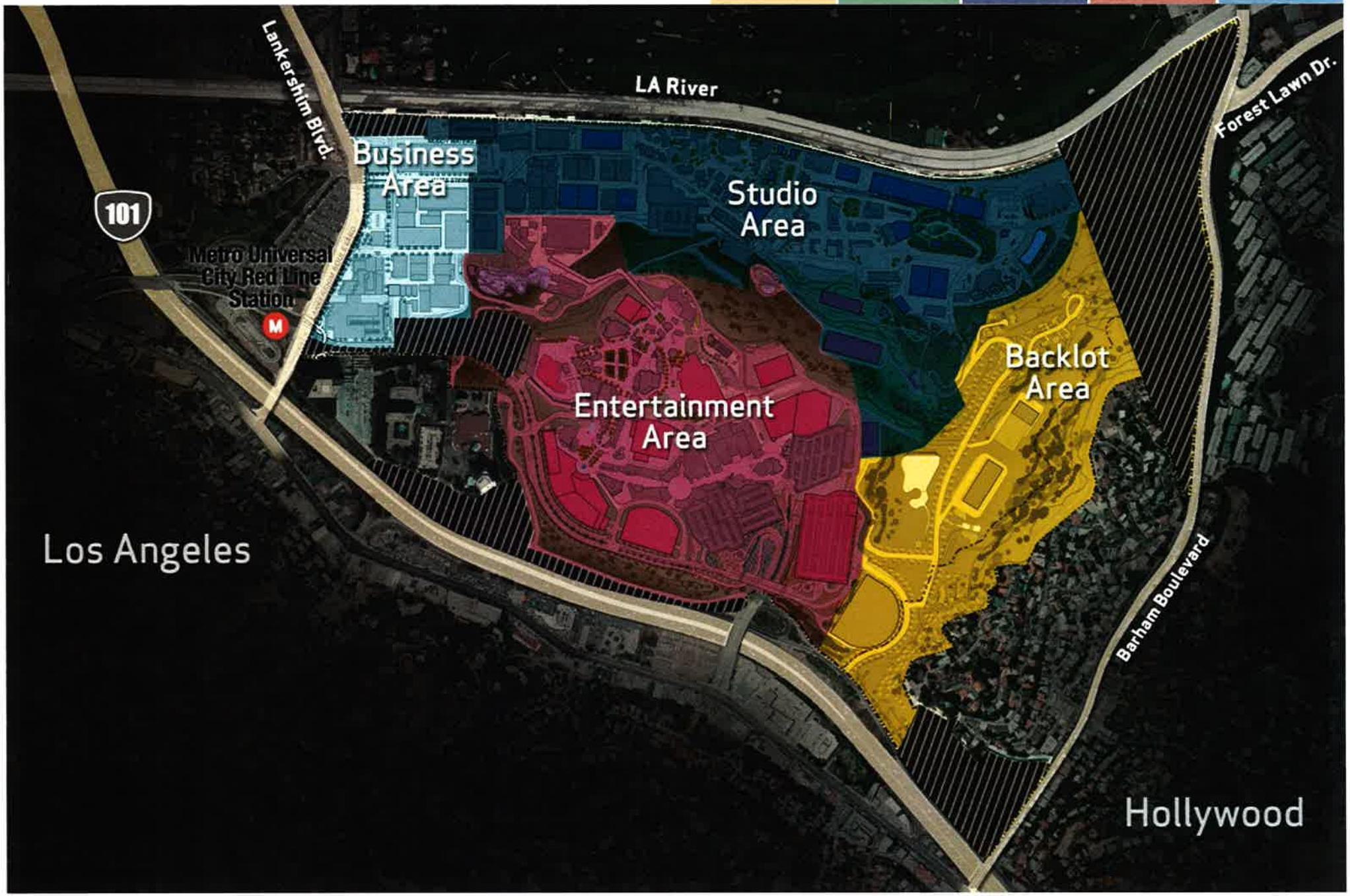
EVOLUTION PLAN NO RESIDENTIAL

NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL

NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL

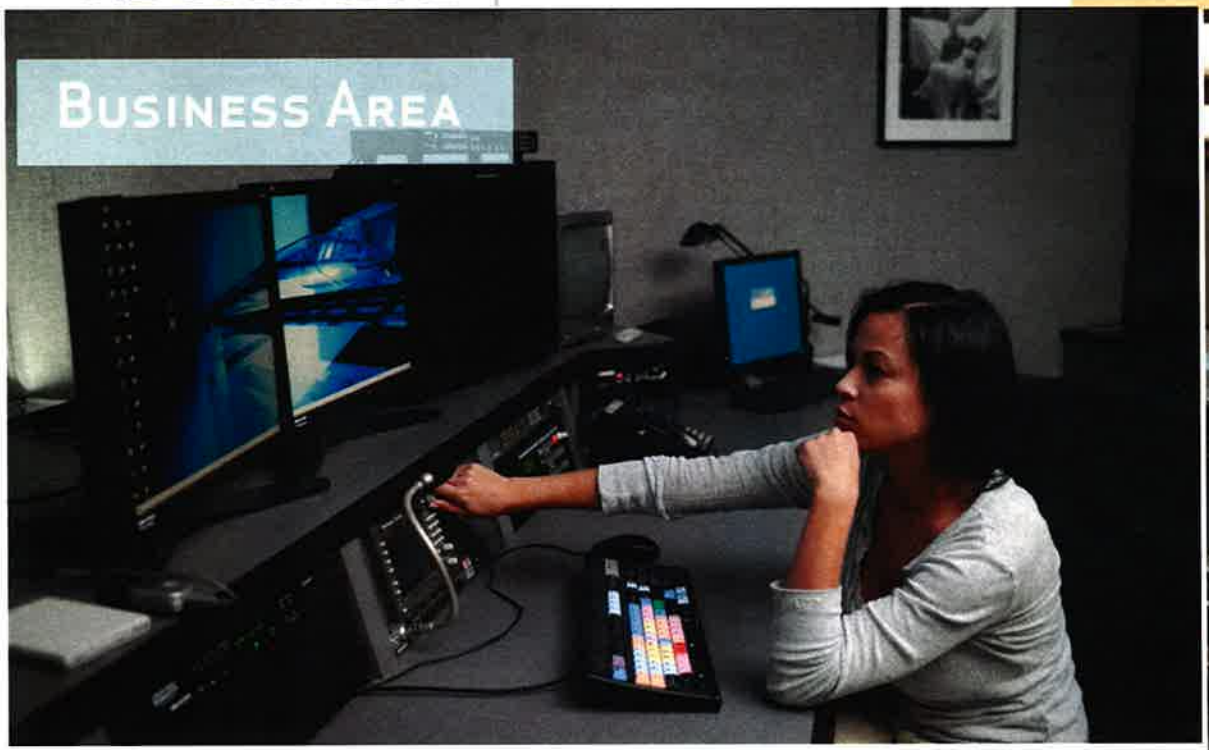


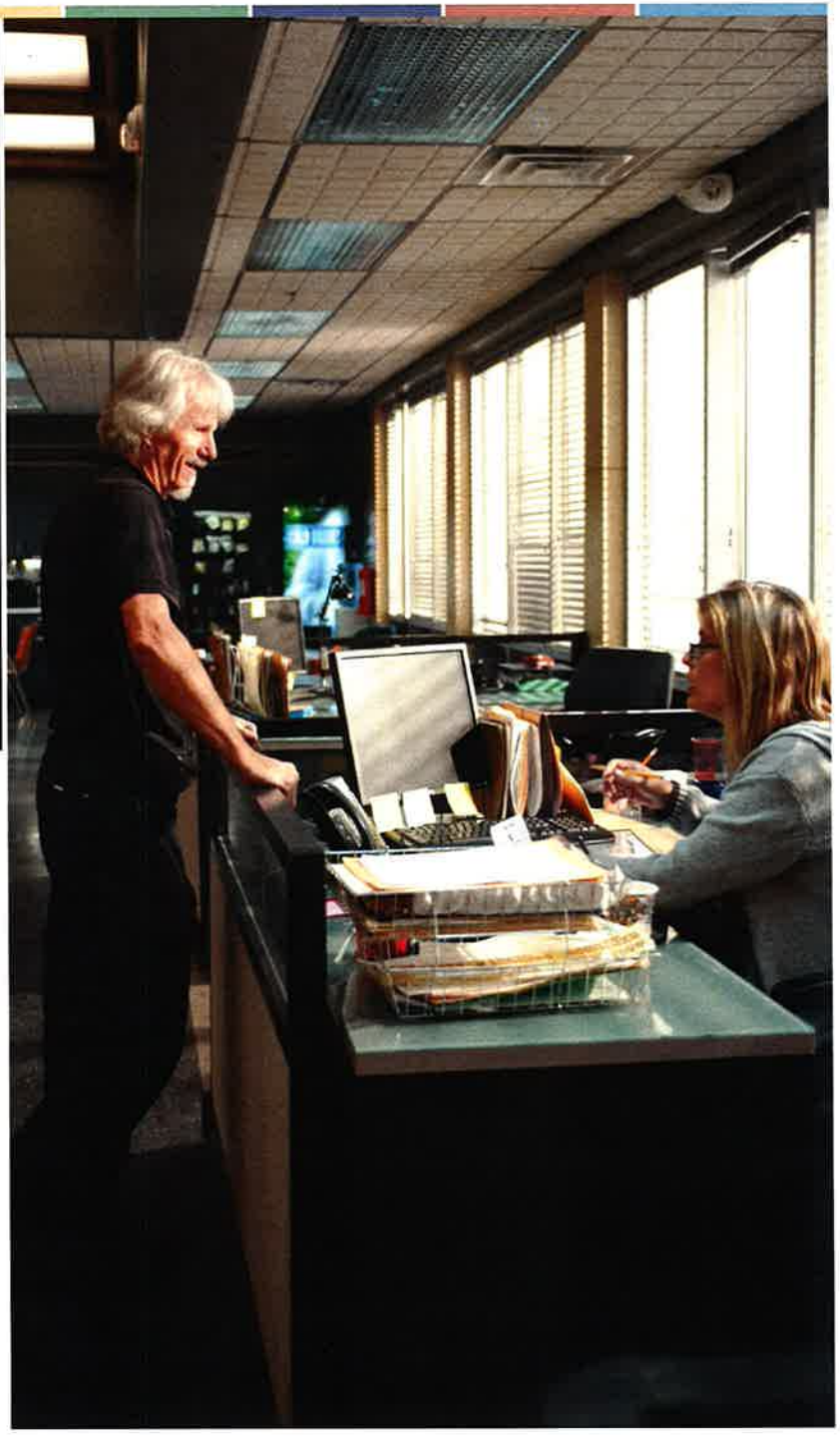
NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL

NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL





NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL

EVOLUTION PLAN NO RESIDENTIAL

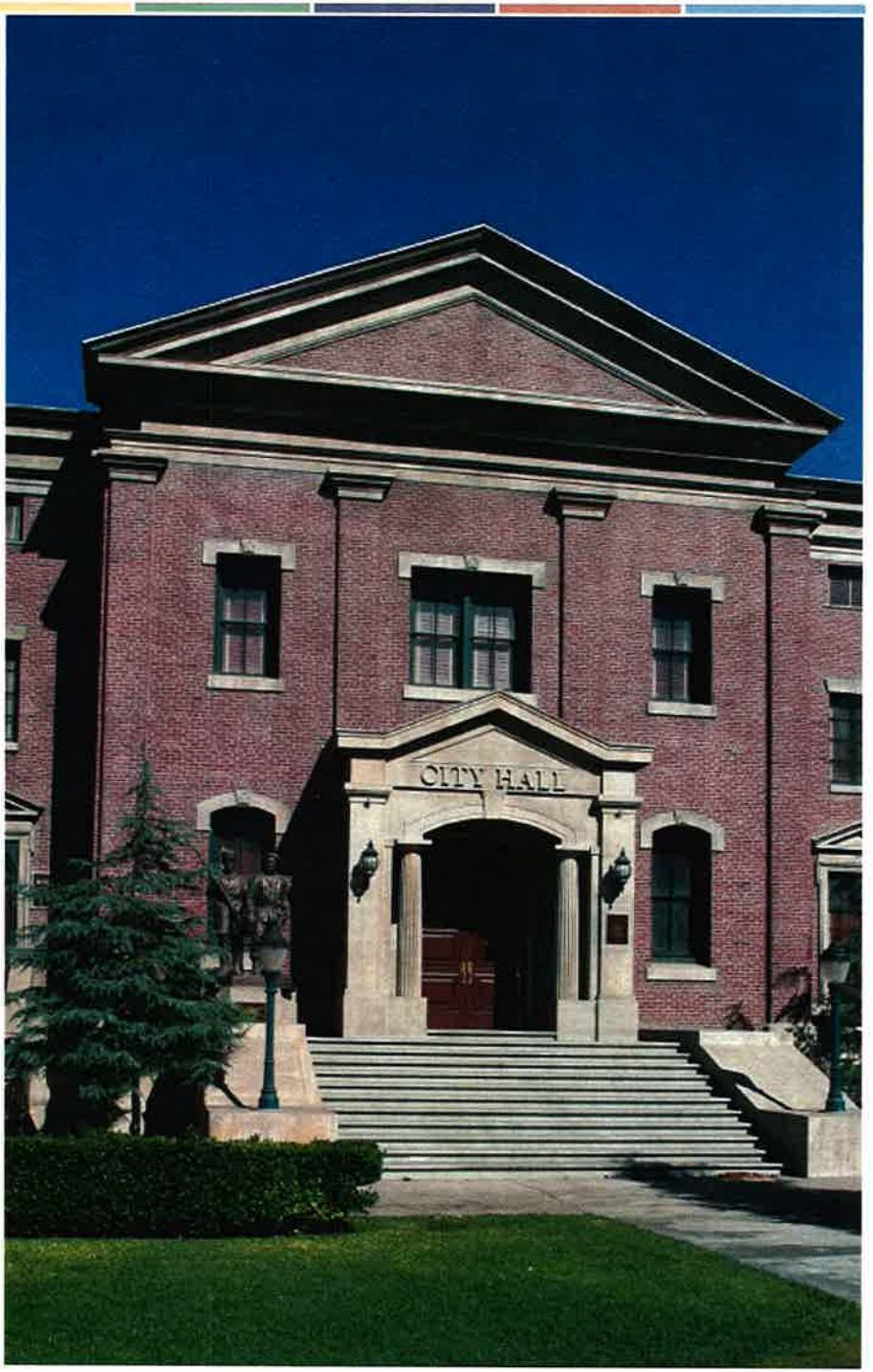
Studio Area

NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL

NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL

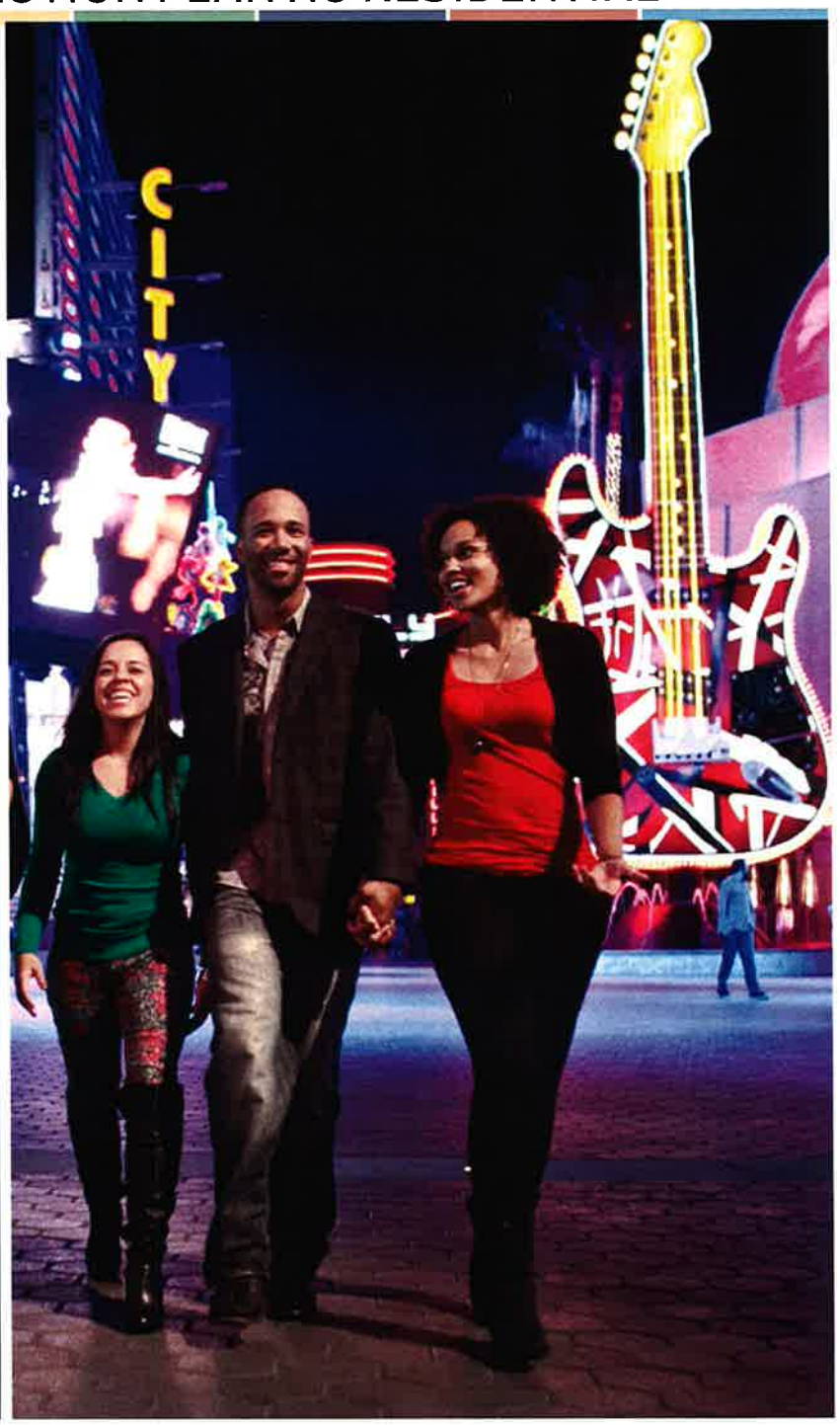


NBCUniversal | EVOLUTION

EVOLUTION PLAN NO RESIDENTIAL

EVOLUTION PLAN NO RESIDENTIAL

ENTERTAINMENT AREA



- MEMORANDUM OF UNDERSTANDING BETWEEN CITY AND COUNTY TO PREPARE AND EVALUATE THE EIR WITH CITY SERVING AS LEAD AGENCY
- CITY CERTIFIED THE EIR IN NOVEMBER 2012 AND APPROVED ENTITLEMENTS FOR THE CITY PORTIONS OF THE PROPERTY (ZONE CHANGE, GENERAL PLAN AMENDMENT, SIGN DISTRICT, DEVELOPMENT AGREEMENT)
  - NO LITIGATION CHALLENGES TO EIR FILED DURING CEQA STATUTE OF LIMITATIONS PERIOD
- COUNTY SERVES AS RESPONSIBLE AGENCY
  - PURSUANT TO CEQA, EIR IS PRESUMED ACCURATE
  - COUNTY TO CONSIDER THE ENVIRONMENTAL IMPACTS ADDRESSED IN EIR AND REACH ITS OWN CONCLUSIONS ON APPROVING THOSE PORTIONS OF THE PROJECT IN ITS JURISDICTION
- EIR IDENTIFIED SIGNIFICANT UNAVOIDABLE PROJECT IMPACTS IN FOUR STUDY AREAS:
  - TRAFFIC (DURING OPERATIONS)
  - NOISE (DURING CONSTRUCTION)
  - SOLID WASTE (DURING OPERATIONS)
  - AIR QUALITY (DURING CONSTRUCTION AND OPERATIONS)

NBCUniversal | EVOLUTION

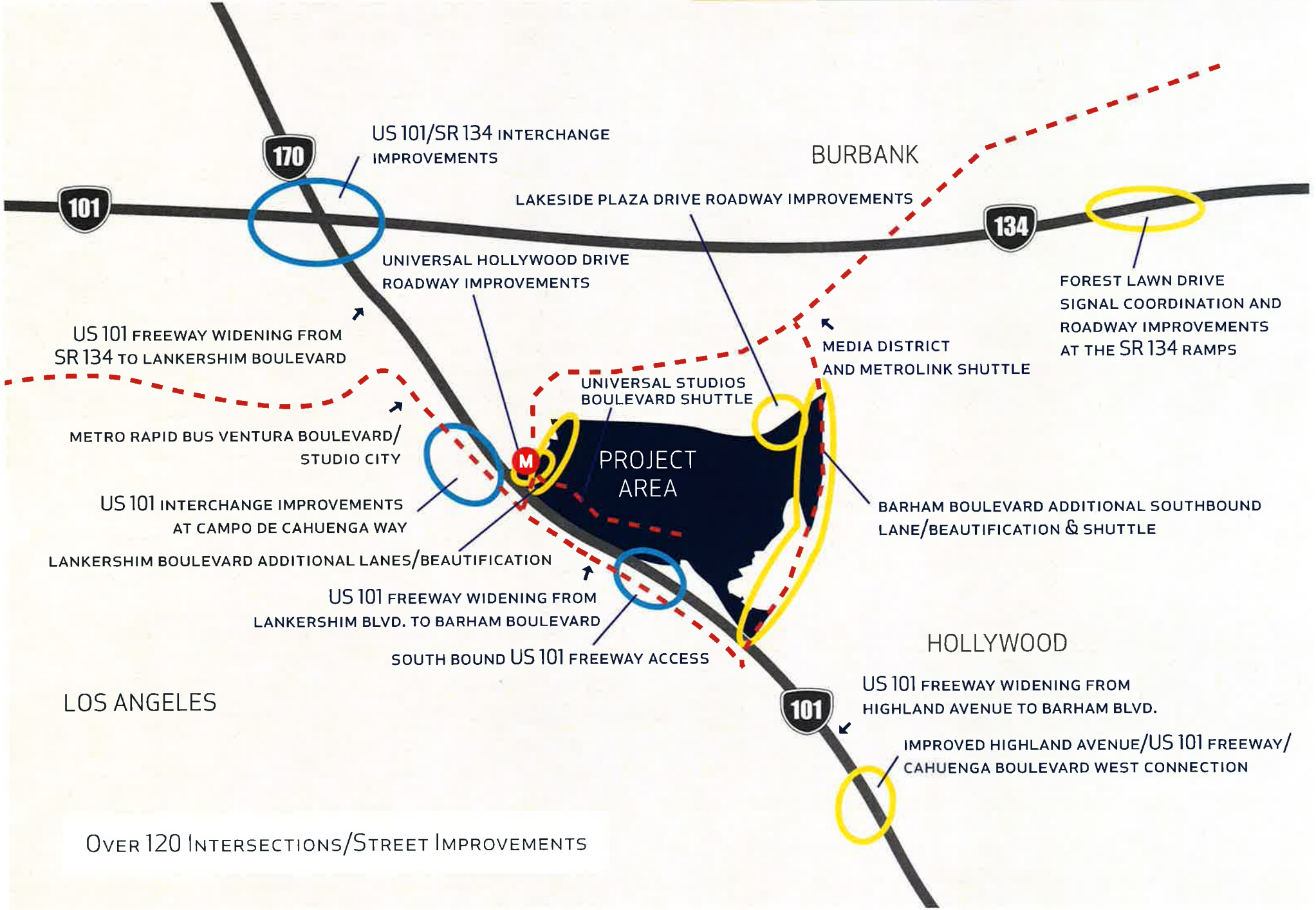
TRANSPORTATION & TRAFFIC IMPROVEMENTS

A More Than $100 Million Investment in Transportation and Transit Improvements

OVER 120 INTERSECTIONS/STREET IMPROVEMENTS

NBCUniversal | EVOLUTION

TRANSPORTATION & TRAFFIC IMPROVEMENTS



OVER 120 INTERSECTIONS/STREET IMPROVEMENTS

NBCUniversal | EVOLUTION

COUNTY PROPERTY BIKEPATH

Trailhead Park

OVER $13.5 MILLION INVESTMENT IN RIVER AND BIKEWAY IMPROVEMENTS

- **$10 MILLION TO COUNTY BIKEWAY FUND PURSUANT TO COUNTY DEVELOPMENT AGREEMENT FOR PLANNING/DESIGN AND CONSTRUCTION OF BIKE PATH ALONG COUNTY PORTION OF THE RIVER EDGE**
- **$3.5 MILLION TO COUNTY BIKEWAY FUND PURSUANT TO CITY DEVELOPMENT AGREEMENT FOR PLANNING/DESIGN AND CONSTRUCTION OF BIKE PATH ALONG COUNTY PORTION OF THE RIVER EDGE**
- **DESIGN AND CONSTRUCT AN APPROXIMATELY ONE-ACRE TRAILHEAD PARK**

LABOR UNIONS ON THE PROPERTY

UA PLUMBERS • UNION • PIPEFITTERS • SPRINKLERFITTERS • STEAMFITTERS • SERVICE TECHS

DIRECTORS GUILD OF AMERICA DGA

IATSE IA

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS • ORGANIZED NOV. 28, 1891

LiUNA!

OPEIU
THE OFFICE & PROFESSIONAL EMPLOYEES INTERNATIONAL UNION

OPERATIVE PLASTERERS' AND CEMENT MASONS' INTERNATIONAL ASSOCIATION 1864

International Brotherhood of Teamsters

SAG-AFTRA
ONE UNION

NBCUniversal | EVOLUTION

PROJECT LABOR AGREEMENT UNIONS

NBCUniversal | EVOLUTION

COMMUNITY BENEFITS

MORE THAN $100 MILLION IN TRANSPORTATION & TRANSIT IMPROVEMENTS

OVER $1.6 MILLION IN FUNDING FOR COMMUNITY DESIGN AND LOCAL COMMUNITY ORGANIZATIONS

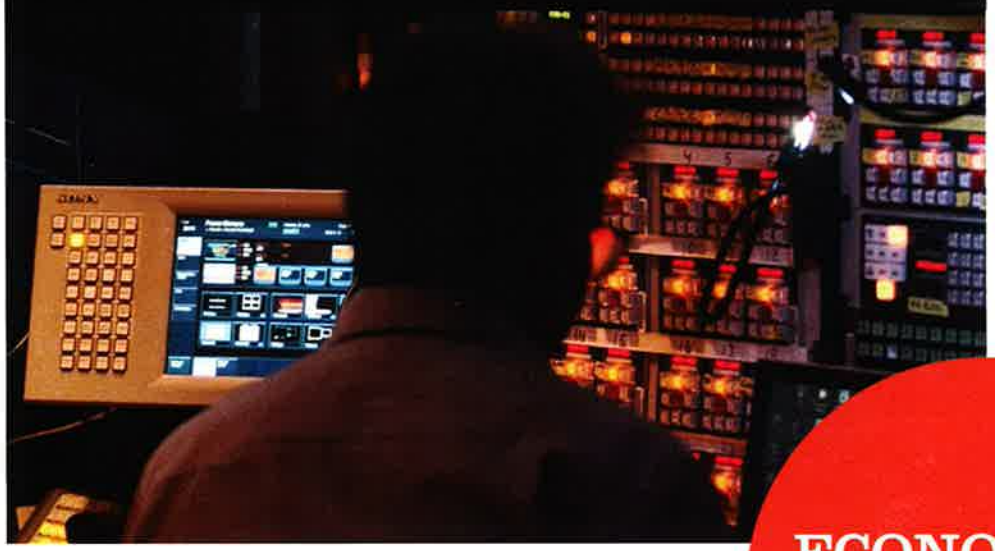
PROJECT LABOR AGREEMENT FOR CONSTRUCTION

ANCHOR ENTERTAINMENT AND TOURISM INDUSTRIES IN LA COUNTY, SAVING & CREATING JOBS

NBCUniversal | EVOLUTION

ECONOMIC & EMPLOYMENT EVOLUTION

$2 BILLION OF ECONOMIC ACTIVITY DURING OPERATIONS



$1.6 BILLION INVESTED IN LOS ANGELES

CREATE MORE THAN 30,000 JOBS DURING CONSTRUCTION & OPERATIONS

$2.7 BILLION OF ECONOMIC ACTIVITY DURING CONSTRUCTION

ENTITLEMENTS REQUESTED FROM COUNTY

- ESTABLISHMENT OF UNIVERSAL STUDIOS SPECIFIC PLAN
- GENERAL PLAN AMENDMENT
- ZONE CHANGE TO SPECIFIC PLAN (SP) ZONE
- DEVELOPMENT AGREEMENT
- ADOPTION OF MITIGATION MONITORING AND REPORTING PROGRAM, CEQA FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS

100
UNIVERSAL
100TH ANNIVERSARY
A COMCAST COMPANY