

UNIVERSAL STUDIOS SPECIFIC PLAN GUIDELINES

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

APRIL 30, 2013

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table of contents

UNIVERSAL STUDIOS SPECIFIC PLAN GUIDELINES

CHAPTER 1: INTRODUCTION	1
Foreword: The NBC Universal Evolution Plan	1
1 Purpose of the Specific Plan	2
2 Specific Plan Goals	2
3 Regional Location	6
4 Existing Setting	6
5 Authority and Scope of Specific Plan	8
6 Relationship to County Planning Documents and Regulations	8
7 Organization of the Specific Plan	11
CHAPTER 2: PLAN DESCRIPTION	13
1 Introduction	13
2 Specific Plan Background	13
3 Existing Conditions	14
4 Development Principles	18
5 Regulating Future Development	20
6 Development Districts	21
7 Universal Studios Edges	24
8 Height Zones	26
9 Circulation Plan	33
10 Conceptual Plan	36
CHAPTER 3: DESIGN PLAN	37
1 Introduction	37
2 Design Influences	37
3 Design Goals	40
4 General Design Principles	42
5 Edge Design Principles	44
6 Edge Design Implementation	45
CHAPTER 4: INFRASTRUCTURE	53
1 Storm Drain	53
2 Sanitary Sewer	54
3 Water (Potable Water and Reclaimed Water)	55
4 Solid Waste	58
5 Electricity	58
6 Natural Gas	60
CHAPTER 5: IMPLEMENTATION	61
1 Specific Plan Zone	61
2 Substantial Conformance Review	61
3 Transportation and Circulation	62
4 Permitted Uses	64
5 Land Use Equivalency Program	65
6 Architecture	66
7 Landscape	67
8 Building Facades and Screening	78
9 Streetscape	78
10 Signs	79
11 Lighting Criteria	80
12 Sound Generation Criteria	81
13 Construction and Grading	81

UNIVERSAL STUDIOS SPECIFIC PLAN GUIDELINES LIST OF EXHIBITS AND TABLES

Exhibit 1.1:	NBC Universal Evolution Plan Conceptual Plan	1
Exhibit 1.2a:	Specific Plan Boundaries Prior to Annexation/Detachment	4
Exhibit 1.2b:	Specific Plan Boundaries After Annexation/Detachment	4
Exhibit 1.3a:	Regional Location	5
Exhibit 1.3b:	Specific Plan Area Location	6
Exhibit 2.2a:	Construction of permanent studio begins (circa 1914)	13
Exhibit 2.2b:	Universal Studios front lot sound stages and backlot sets (circa 1940)	14
Exhibit 2.3a:	Existing Districts	15
Exhibit 2.3b:	Rendering of Universal Studios Visual Edge showing Existing and Proposed Development	17
Exhibit 2.3c:	Existing and Future Universal Studios Area Entries	18
Table 2.5a:	Floor Area Permitted by Use	20
Exhibit 2.6a:	Universal Studios Specific Plan Districts	21
Exhibit 2.8a:	Conceptual Plan and Height Zones West Elevation	27
Table 2.8a:	Height Zones	28
Exhibit 2.8b:	Height Zones Map	29
Exhibit 2.8c:	Site Section Key Map	30
Exhibit 2.8d:	Site Sections (Key: Map Ex. 2.8c)	31
Exhibit 2.8d[cont.]:	Site Sections (Key: Map Ex. 2.8c)	32
Exhibit 2.9:	Circulation Plan	34
Exhibit 2.10:	Conceptual Plan	36
Exhibit 3.1:	CityWalk	37
Exhibit 3.2a:	Illustration of Production Activity in the Studio District	38
Exhibit 3.2b:	Area Topography	39
Exhibit 3.3a:	Illustration of imaginative attractions created at Universal Studios Hollywood	41
Exhibit 3.6a:	Conceptual Lankershim Streetscape Plan	47
Exhibit 3.6b:	Conceptual Lankershim Streetscape Plan Typical Detail	48
Exhibit 3.6c:	Illustration of an enhanced Lankershim streetscape, which will contribute positively to the image of the studio and its surroundings	49
Exhibit 3.6d:	Conceptual section of Universal Hollywood Drive reconfiguration along UHD Hillside Edge	49
Exhibit 4.1:	Conceptual storm drain plan	53
Exhibit 4.2:	Conceptual sanitary sewer plan	54
Exhibit 4.3a:	Conceptual water facilities plan	55
Exhibit 4.3b:	Conceptual reclaimed water facilities plan	56
Exhibit 4.3c:	Conceptual fire water facilities plan	57
Exhibit 4.5:	Conceptual electrical facilities plan	59
Exhibit 4.6:	Conceptual natural gas facilities plan	60
Exhibit 5.3a:	Conceptual section of Universal Hollywood Drive reconfiguration near Lankershim	62
Exhibit 5.3b:	Conceptual plan of Universal Hollywood Drive reconfiguration	63
Exhibit 5.3c:	Illustration of the Conceptual Plan skyline	66
Exhibit 5.10:	Sign Districts	79
Exhibit 5.11:	New Light Source Diagram	81

UNIVERSAL STUDIOS SPECIFIC PLAN ORDINANCE

SECTIONS

Section 1.	Establishment of Specific Plan
Section 2.	Purposes
Section 3.	Authority and Scope
Section 4.	Definitions
Section 5.	Development Limitations
Section 6.	Land Use and Design Regulations
Section 7.	Land Use Equivalency
Section 8.	Historic Resources
Section 9.	Hotel
Section 10.	Alcoholic Beverages Regulations
Section 11.	Oak Tree Regulations
Section 12.	Grading and Construction Regulations
Section 13.	Transportation/Transportation Demand Management Regulations
Section 14.	Parking Regulations
Section 15.	Lighting Regulations
Section 16.	Sound Attenuation Regulations
Section 17.	Signage Regulations
Section 18.	Communication Facilities
Section 19.	Administration
Section 20.	Substantial Conformance Review
Section 21.	Specific Plan Boundaries, Exhibits and Tables Following LAFCO Action
Section 22.	Interpretations
Section 23.	Severability

UNIVERSAL STUDIOS SPECIFIC PLAN LIST OF EXHIBITS

EXHIBIT 1-A	Universal Studios Specific Plan Boundaries Prior to Annexation/Detachment
EXHIBIT 1-B	Universal Studios Specific Plan Boundaries After Annexation/Detachment
EXHIBIT 1-C	Universal Studios Specific Plan Boundaries with Annexation/Detachment Areas
EXHIBIT 2-A	Land Use District Map Prior to Annexation/Detachment
EXHIBIT 2-B	Land Use District Map After Annexation/Detachment
EXHIBIT 2-C	Universal Studios Specific Plan Greenspace Area
EXHIBIT 2-D	Location of Parking Facilities in Design Regulations
EXHIBIT 2-E	Universal Studios Specific Plan Southern Landscape Buffer
EXHIBIT 3-A	Height Zone Map Prior to Annexation/Detachment
EXHIBIT 3-B	Height Zone Map After Annexation/Detachment
EXHIBIT 4	Universal Studios Low Impact Development Theme Park Exemption Area
EXHIBIT 5	Potential Universal Studios Historic District Map
EXHIBIT 6	Conditions for Hotel Use
EXHIBIT 7-A	Hotel Permitted Locations Map Prior to Annexation/Detachment
EXHIBIT 7-B	Hotel Permitted Locations Map After Annexation/Detachment
EXHIBIT 8-A	Locations of Existing Establishments That Sell and/or Serve Alcoholic Beverages
EXHIBIT 8-B	Conditions for Establishments That Sell and/or Serve Alcoholic Beverages for On-Site Consumption
EXHIBIT 8-C	Conditions for Establishments That Sell Alcoholic Beverages for Off-Site Consumption
EXHIBIT 9-A	Sign District Map Prior to Annexation/Detachment
EXHIBIT 9-B	Sign District Map After Annexation/Detachment
EXHIBIT 9-C	Proposed Area Identification Sign/Electronic Message Sign in Studio and Entertainment Sign District
EXHIBIT 10-A	Form of Affidavit Acceptance

appendices

Appendix A	Los Angeles County Code Title 22 – Planning and Zoning Code as of the date of adoption of Specific Plan on April 30, 2013.
Appendix B	Consistency Analysis of Specific Plan with County General Plan
Appendix C	Mitigation Monitoring and Reporting Program
Appendix D	Historic Preservation Plan
Appendix E	Master Oak Tree Map

chapter 1:

INTRODUCTION

chapter 1: INTRODUCTION

FOREWORD: THE NBC UNIVERSAL EVOLUTION PLAN

The NBC Universal Evolution Plan (the “Evolution Plan”) is a comprehensive planning and development effort to maintain Universal City’s status as a center of entertainment and tourism, to meet the future needs of Southern California’s entertainment industry, and to allow the site to grow in a way that is compatible with Los Angeles. The Evolution Plan includes additions to the existing studio, theme park, retail and entertainment uses including CityWalk, and the introduction of new hotels on approximately 391 acres in the Universal City area. The Evolution Plan Site is located within both the City of Los Angeles (“City”) and the County of Los Angeles (“County”) jurisdictions and is generally bounded by the Los Angeles River Flood Control Channel to the north, Barham Boulevard to the east (except in the area of the Hollywood Manor residential area), the Hollywood Freeway to the south (except for the southwest corner of the Evolution Plan Site which abuts hotel and office towers), and Lankershim Boulevard to the west.

The County Specific Plan is created for the portions of the Evolution Plan Site within the County and is known as the “Universal Studios Specific Plan” and allows for the expansion of existing facilities as well as the addition of new entertainment, studio, retail, hotel, and office uses. If fully built out as planned, up to approximately 1.89 million square feet of net new commercial development may be added including new studio, entertainment, retail, hotel, office and related space.

A second area encompasses those portions of the Evolution Plan Site within the City. This area of the project site consists of the development in the City including approximately 363,000 square feet of studio and studio office uses, and a 500 room hotel.

Exhibit 1.1: NBC Universal Evolution Plan Conceptual Plan



LEGEND

	STUDIO		EXISTING UNIVERSAL FACILITIES
	BUSINESS		
	ENTERTAINMENT		

1 PURPOSE OF THE SPECIFIC PLAN

The Universal Studios Specific Plan (the “Specific Plan”) has two parts: the Universal Studios Specific Plan Guidelines describe the purpose of the Specific Plan, and contain text, drawings, plans, diagrams, tables and other information describing the Specific Plan policies in narrative form. The Universal Studios Specific Plan Guidelines also describe the issues addressed by the Specific Plan and the overall methodology undertaken to understand these issues. Generally, this methodology is described in Chapter 2: Plan Description and Chapter 3: Design Plan. The Universal Studios Specific Plan is the second part of the Specific Plan and contains the County ordinance and regulations that govern future development within the Specific Plan Area (as shown on page 4).

The Specific Plan is intended to be a comprehensive planning and regulatory tool which will guide development. It not only establishes the maximum Floor Area in square feet of development permitted, but also regulates building heights, requires landscaping and visual buffers, sets standards for signs and lighting, and provides for the design, construction and maintenance of public improvements, among other things. The Universal Studios Specific Plan provides a ministerial review and approval process for subject projects, as well as appropriate operational requirements, regulations and/or other criteria as requirements for implementation. As individual projects submit applications for development permits, each will be reviewed by the County to verify compliance with all regulations and operational requirements in the Universal Studios Specific Plan.

2 SPECIFIC PLAN GOALS

An important goal of the Specific Plan is to respond to the importance of film, video, television, music and family recreation businesses including Universal Studios Hollywood (Theme Park) and CityWalk as important economic drivers for Los Angeles County. To achieve this, the Specific Plan provides a positive link between the entertainment and tourism industries and the Southern California economy. In addition, the Specific Plan provides a higher level of certainty about anticipated development while retaining flexibility. Finally, the Specific Plan recognizes the important relationship between Universal Studios and its neighbors and the value of creating a desirable urban community. To meet these purposes, the Specific Plan establishes the following goals:

PROVIDE COMPREHENSIVE GUIDELINES FOR GROWTH

The Specific Plan provides for a clear set of guidelines under which anticipated development of the Specific Plan Area will occur and sets forth the implementation mechanisms for the development. These mechanisms include development regulations, development standards, and design guidelines.

EXPAND ENTERTAINMENT INDUSTRY AND COMPLEMENTARY USES

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

MAINTAIN AND ENHANCE THE SITE’S ROLE IN THE ENTERTAINMENT INDUSTRY

The Specific Plan seeks to maintain and embrace the existing studio and entertainment-

related facilities within the Specific Plan Area in order to continue its historic role in the ever evolving entertainment industry. The Specific Plan Area is located in the heart of the County's entertainment industry, which is a major component of the regional economy. Universal Studios is located close to Warner Brothers, Disney Studios and the Media District in the City of Burbank. Despite significant competition from other states and areas, the largest segment of the television, motion picture production and supporting industries is still located in Los Angeles County. The County maintains its long-standing competitive edge because of the high concentration of film, television, and commercial production studios and their allied creative and technical businesses in the region. For nearly a century, Universal City has been an important part of Southern California's television, motion picture production and entertainment industries.

CREATE A FULLY INTEGRATED SITE

By expanding existing uses while creating new entertainment facilities, the Specific Plan allows for the creation of an integrated development where entertainment is both produced and experienced. The Specific Plan aims to capitalize on the relationships between the on-site studio production facilities, the entertainment and retail uses, and business office uses, in order to create a coherent connection between these uses and to further advance sustainable development within the Specific Plan Area.

CONTINUE THE TRADITION OF OUTDOOR USES

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

ESTABLISH JURISDICTIONAL BOUNDARIES REFLECTING HISTORIC AND PLANNED ON-SITE LAND USE PATTERNS

Portions of the Evolution Plan Site within the County are anticipated to be annexed into the City of Los Angeles, while other areas may be detached from the City of Los Angeles and returned to the jurisdiction of the County. The annexation/detachment actions achieve the objectives to establish jurisdictional boundaries that follow historic and planned on-site land use patterns. Implementation of the Evolution Plan is not dependent, however, on these annexations/detachment actions.

FULFILL ADOPTED LAND USE AND TRANSPORTATION POLICIES

The Specific Plan implements a number of key County land use and transportation policies by locating the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area.

MAXIMIZE OPPORTUNITIES FOR THE LOCAL AND REGIONAL ECONOMY

The Specific Plan aims to create a wide range of jobs and provide additional resources for the development of Universal Studios, Universal Studios Hollywood (Theme Park), CityWalk, retail and entertainment uses and assist in the implementation of a development

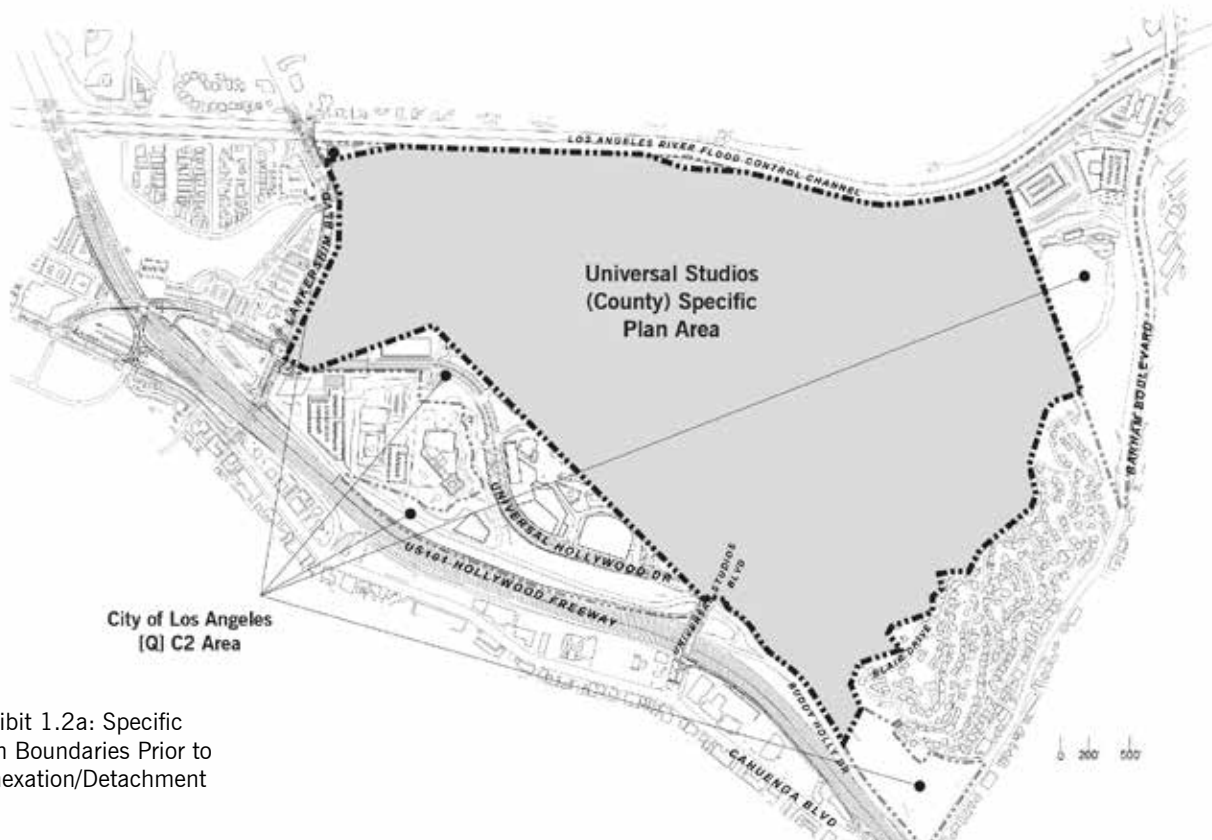


Exhibit 1.2a: Specific Plan Boundaries Prior to Annexation/Detachment

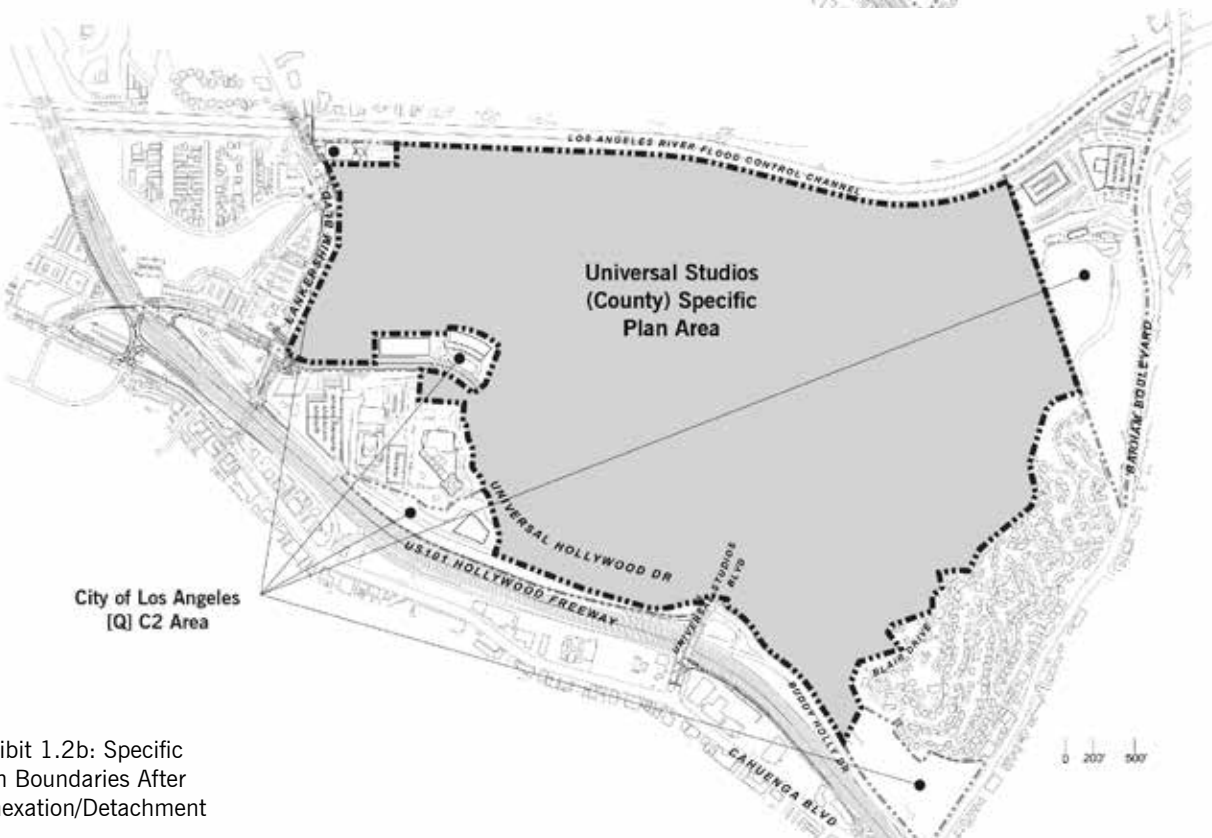


Exhibit 1.2b: Specific Plan Boundaries After Annexation/Detachment

program that will contribute to the regional economy. The Specific Plan Area currently provides a variety of entertainment and tourism jobs, and implementation of the Specific Plan will create additional jobs in these important segments of the regional economy in close proximity to existing transit and housing opportunities. Because the Specific Plan Area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth.

PROVIDE CERTAINTY FOR FUTURE DEVELOPMENT

The Specific Plan provides regulatory mechanisms for the implementation of the Evolution Plan within the Specific Plan Area, as well as providing the particular planning controls needed to ensure that compatible future development will proceed with the necessary infrastructure being provided.

ENHANCE THE IDENTITY OF THE SITE AS AN ENTERTAINMENT AND MEDIA-ORIENTED COMMERCIAL DISTRICT

The Specific Plan aims to provide an architecturally distinct development that includes a signage program that contributes to the Specific Plan Area as an entertainment and media center.

RECOGNIZE RELATIONSHIPS WITH NEIGHBORS

A goal of the Specific Plan is to recognize and protect the neighboring off-site residential and commercial developments through implementation of specific zoning regulations that govern the development of the Specific Plan Area. In addition, improvements on-site and to the local and regional street systems will be implemented to accommodate future traffic growth through careful transportation planning.



Exhibit 1.3a: Regional Location

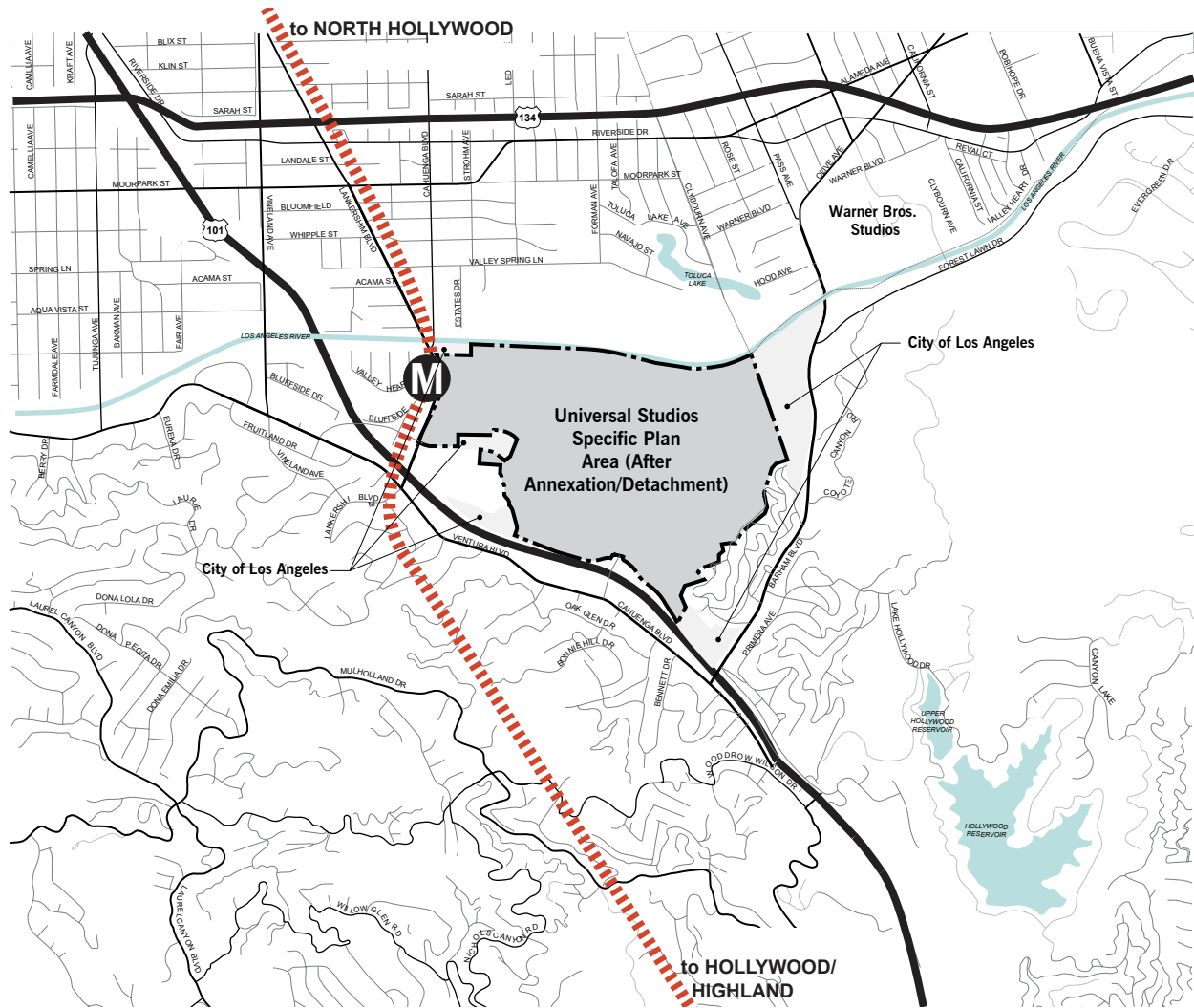


Exhibit 1.3b:
Specific Plan Area
Location

3 REGIONAL LOCATION

The Specific Plan Area encompasses an approximately 323-acre portion of the 391-acre Project site, which is located two miles north of Hollywood and 10 miles northwest of downtown Los Angeles, in central Los Angeles County. The Specific Plan Area is located approximately 1.5 miles south and east of the junction of U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway) in the east San Fernando Valley near the north end of the Cahuenga Pass. Hollywood is located south of the Specific Plan Area, starting at the south end of the Cahuenga Pass. The City of Burbank is located generally to the northeast. The Specific Plan Area is generally bounded by the Los Angeles River Flood Control Channel to the north, the portion of the project area in the City of Los Angeles and Hollywood Manor residential area to the east, the Hollywood Freeway to the south (except for the southwest corner of the Specific Plan Area, which abuts hotel and office towers), and the former Technicolor buildings and Lankershim Boulevard to the west.

4 EXISTING SETTING

As of the effective date of the Specific Plan, the Universal Studios Specific Plan will encompass the area generally bounded by the Los Angeles River Flood Control Channel on the north, the adjacent NBC Universal property and existing residential properties within the City of Los Angeles to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown on Exhibit 1.2a within the heavy dashed lines. The full legal description of the boundaries of the Universal Studios

Specific Plan is set forth in the zone change ordinance (Ordinance No. 2013-0013Z).

After the adoption of the Universal Studios Specific Plan, portions of the Universal Studios Specific Plan area existing within the County as of the effective date of the Specific Plan may be annexed into the City and areas of the NBC Universal properties within the City detached from City and made part of the Universal Studios Specific Plan area upon approval of the annexation and detachment actions by the Local Agency Formation Commission for the County of Los Angeles. If the proposed annexation and detachment actions are approved by the Local Agency Formation Commission, then the Universal Studios Specific Plan area shall encompass those areas shown within the heavy dashed lines on the Universal Studios Specific Plan Map shown on Exhibit No. 1.2b on the effective date of the annexation and detachment actions.

The Universal Studios Specific Plan addresses the pre-annexation and detachment and post-annexation and detachment conditions. Hereafter, the Universal Studios Specific Plan Guidelines will discuss only the post-annexation and detachment conditions since the post-annexation and detachment condition is the intended final configuration for the Specific Plan Area.

The Specific Plan Area consists of a unique collection of land uses involving movie and television production, offices, cinemas, amphitheater, restaurants, entertainment and themed attractions. For more than 90 years Universal Studios has been a motion picture and television studio, entertainment attraction, and business center. The Specific Plan Area is directly accessible from the Hollywood Freeway at Universal Studios Boulevard, as well as from the adjacent major arterials: Lankershim and Barham Boulevards. To the south, the Hollywood Freeway provides connections to the regional freeway network that connects the Specific Plan Area with all major areas of the Los Angeles basin. Directly north of the Specific Plan Area, the Ventura Freeway is accessible from Forest Lawn Drive, and from Lankershim and Barham Boulevards.

The Specific Plan Area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City MTA Red Line Station. This facility, located on the west side of Lankershim Boulevard, includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership.

In general, the area located immediately adjacent to the Specific Plan Area is characterized by low to moderate intensity urban development, including a golf course and residential uses, and varying street types (local residential to commercial arterial). At a greater distance from the Specific Plan Area, the foothills of the Santa Monica Mountains can be seen, which are characterized by low density residential uses and widely varying topography, canyons and vegetated areas.

Primary artificial light sources in the vicinity of the Specific Plan Area include freeway and street lights, commercial/office buildings and signage, outdoor activity lights, parking lights, security lights and automobile headlights. These are generally located along the Hollywood Freeway and Lankershim, Ventura, Barham and Cahuenga Boulevards. Other light sources in the area include residential street lights and interior lights, generally located in the nearby residential neighborhoods.

The Specific Plan Area is located at the northern flank of the Santa Monica Mountains. Soils within the surrounding area are primarily comprised of young surficial deposits and include gravel, sand and silty-clay. Bedrock units within the Specific Plan Area are complex due to folding, faulting or tilting induced by the active geology of the Southern California region. The Specific Plan Area is located within the seismically active Los Angeles Basin in Southern California.

Major drainage courses and surface water features located near the Specific Plan Area

include the Los Angeles River Flood Control Channel, Toluca Lake (located approximately one-quarter mile to the north of the Specific Plan Area), and the Hollywood Reservoir (located approximately one-half mile east of the Specific Plan Area).

The Specific Plan Area is located within the densely populated San Fernando Valley, and is surrounded on all sides by urban development. Natural biological diversity and resources in the area have been greatly reduced due to urbanization, resulting in fragmented or isolated habitats. The most substantial natural area nearby is Griffith Park, which is located approximately 2.5 miles east of the Specific Plan Area.

As a large island of unincorporated Los Angeles County surrounded by the City of Los Angeles, the Specific Plan Area's public services and infrastructure are provided by a variety of City, County, and private sector entities.

5 AUTHORITY AND SCOPE OF SPECIFIC PLAN

The authority to prepare, adopt and implement specific plans is provided by California Government Code Sections 65450 through 65457. Procedures for the adoption, implementation and amendment of specific plans are provided in Chapter 22.46 of the Los Angeles County Code. Specific plans may be adopted by ordinance or resolution by the Los Angeles County Board of Supervisors after the Los Angeles County Regional Planning Commission has made a recommendation to the Board of Supervisors. The Universal Studios Specific Plan Guidelines are adopted by resolution, and the Universal Studios Specific Plan is adopted by ordinance.

As required by the County of Los Angeles and the California Government Code, the Specific Plan includes text and diagrams which specify the following in detail:

- The nature, location and extent of existing and proposed land uses;
- Vehicular and pedestrian circulation within the boundaries of the Specific Plan Area and surrounding area;
- The provision of essential urban services including, but not limited to public safety, public utilities and similar services as may be required by the development anticipated by the Specific Plan;
- Pertinent land use regulations for implementation of the Specific Plan; and,
- A statement regarding the Specific Plan's relationship to the County's General Plan.

In addition, the Specific Plan addresses subjects, such as design, which are necessary for the implementation of the General Plan.

6 RELATIONSHIP TO COUNTY PLANNING DOCUMENTS AND REGULATIONS

This section describes the relationship of the Specific Plan to other relevant County planning documents.

UNIVERSAL STUDIOS SPECIFIC PLAN CONSISTENCY WITH COUNTY GENERAL PLAN

The Los Angeles County General Plan is a comprehensive long-range policy document that guides the growth and development of the unincorporated areas of Los Angeles County. The General Plan includes state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan provides a broad general policy directive for the County, a specific plan is a policy statement and regulatory implementation tool that is used to address a single planning area. As stated in the General Plan Introduction: "the General Plan neither promises nor guarantees the

achievement of any goal or objective nor strict adherence to any single policy statement." (General Plan Introduction, p.2 adopted November 25, 1980). Pursuant to California Government Code Section 65454, a specific plan must be consistent with the General Plan by furthering its objectives and policies while not obstructing their attainment, but also need not adhere to every goal and policy.

The Universal Studios Specific Plan Area was classified prior to the effective date of the Specific Plan in the Industrial and Commercial categories on the General Plan Land Use Policy Map, which allows a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. As of the effective date of the Specific Plan, the Specific Plan Area shall be SP (Specific Plan) on the General Plan Land Use Policy Map. The Specific Plan is consistent with the applicable goals and policies in the various elements of the Los Angeles County General Plan as more fully detailed in Appendix B.

The Specific Plan meets the goals of situating commercial activities in a viable cluster that conveniently serves the market area, encouraging design compatible with, and sensitive to, the natural and man-made environment, and coordinating land use with existing and proposed transportation networks. Provisions to implement these goals are provided below.

RELATIONSHIP TO THE COUNTY ZONING REGULATIONS

The Specific Plan includes regulations and development standards that will apply within the Specific Plan Area. Certain uses will require a ministerial review, provided the project or use meets the provisions and requirements of the Specific Plan.

The regulations of the Specific Plan are in addition to those set forth in Title 22 of the County Code (Zoning Code). The Specific Plan addresses a variety of issues, which are otherwise covered by various County Code provisions, in order to provide comprehensive planning for the Specific Plan Area. Where the Specific Plan contains provisions that establish regulations that are different from, more restrictive, or more permissive than would otherwise be allowed pursuant to the provisions contained in the Zoning Code, the Specific Plan shall prevail and supersede those applicable provisions of the Zoning Code. The Specific Plan modifies or replaces certain County regulations relating to signage, oak trees, alcoholic beverages, and parking, among others.

In cases where the Specific Plan does not address a particular topic or issue, the regulations and development standards contained within the Zoning Code shall apply. Where the Specific Plan differs from the Zoning Code, the Specific Plan's policies, design guidelines, regulations and development standards shall apply.

CEQA COMPLIANCE

Pursuant to local and state California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles was the lead agency and prepared an Initial Study, which determined that certain potentially significant environmental impacts may be associated with the development planned under the Evolution Plan as implemented by the Specific Plan and the portion of the project area located in the City of Los Angeles. Accordingly, an Environmental Impact Report ("EIR") for the Evolution Plan, including the implementing County Specific Plan and City ordinances and related actions, was prepared in compliance with CEQA. The City and County entered into a Memorandum of Understanding concerning cooperative efforts to process the Project's environmental documents and entitlements. The Memorandum of Understanding states that the City and the County shall work jointly and cooperate in the preparation of the EIR for the Project and that, notwithstanding the designation of lead agency, the City and County shall each be involved in the preparation and evaluation of the EIR, as set forth in the Memorandum of Understanding. The EIR (State Clearinghouse No.2007071036) identified impacts which may result from implementation of the Evolution Plan by the applicable ordinances including the

Universal Studios Specific Plan ordinance, and includes recommended mitigation measures to address these impacts. The Final EIR was certified by the City on November 14, 2012. A Mitigation Monitoring and Reporting Program was developed, incorporating all of the approved project design features and mitigation measures. The Mitigation Monitoring and Reporting Program is to be implemented and monitored by the County to ensure completion and compliance with all of the County required project design features and mitigation measures. Additional detail can be found in Appendix C, Mitigation Monitoring and Reporting Program.

RELATIONSHIPS TO OTHER PLANNING EFFORTS IN NEARBY JURISDICTIONS

There are several adopted specific and redevelopment plans which regulate parcels near the boundaries of the Specific Plan Area.

- **Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan
City of Los Angeles**

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan is one of the 35 community plans that comprise the land use element of the City of Los Angeles General Plan, and it implements the applicable standards and policies of the City's General Plan at the local level. The Community Plan is intended to guide the location and intensity of the private and public use of land and to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the Community Plan area.

- **Ventura-Cahuenga Boulevard Corridor Specific Plan
City of Los Angeles**

The Ventura/Cahuenga Boulevard Specific Plan is a City planning effort that establishes entitlements, design standards and public improvements for the development of a 17-mile stretch of Ventura and Cahuenga Boulevards between Woodrow Wilson Drive on the east and the City limit in Woodland Hills on the west.

Land use development intensity, vehicle trips generated, parking, setbacks, lot coverage and sign limitations are also governed by provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan.

- **Media District Specific Plan
City of Burbank**

The Media District Specific Plan is a planning effort in the City of Burbank that governs an area northeast of the Barham Boulevard/Forest Lawn Drive intersection. The studio-related properties encompassing Warner Brothers, Disney and NBC studios located within the Media District Specific Plan Area are designated as industrial uses. Main corridors are designated as commercial areas, including an area facing the river channel across from the northeast corner of the Specific Plan Area. The Media District Specific Plan imposes development intensity, height and development standards for all projects within its boundaries.

- **Mulholland Scenic Parkway Specific Plan
City of Los Angeles**

The Mulholland Scenic Parkway Specific Plan is a City planning effort that provides for the preservation and maintenance of a scenic corridor along Mulholland Drive. The Mulholland Specific Plan establishes three levels of requirements, one for Mulholland Drive right-of-way, one for properties located

within the “Inner Corridor” (500 feet from the right-of-way) and one for properties located within the “Outer Corridor” (500 feet to one-half mile from the right-of-way).

- **Los Angeles River Plans**
County of Los Angeles/ City of Los Angeles

The Los Angeles River Master Plan was approved by the Los Angeles County Board of Supervisors in June 1996. The intent of the River Master Plan is to “serve as a long-term guide for the coordinated use, enhancement, development, and management of all the resources within the Los Angeles River and Tujunga Wash including adjacent lands within one-half mile radius of the center line of the River.” The River Master Plan envisions certain improvements and enhancements adjacent to the River, including trail and aesthetic improvements and tree planting along the River.

A related planning effort led by the City is the Los Angeles River Revitalization Master Plan, approved in May 2007. The Los Angeles River Revitalization Master Plan includes recommendations for physical and green space improvements to the River corridor; public access, health and safety policies; river governance and management structure; and short- and long-term priority projects and potential funding strategies. The City Planning Commission has recommended the draft Los Angeles River Improvement Overlay (LA-RIO) District for approval. If approved by the City Council, the LA-RIO would help implement the Los Angeles River Revitalization Master Plan through development regulations for projects near the River, including landscaping, screening, lighting, and access regulations.

7 ORGANIZATION OF THE SPECIFIC PLAN

The Universal Studios Specific Plan Guidelines has five Chapters. Chapter 1—Introduction—includes a brief overview of the Specific Plan, its purpose, the authority and scope of the Specific Plan, and its relationship to other planning documents and regulations. Chapter 2—Plan Description—describes land uses and conditions within the Specific Plan Area and describes the Specific Plan. Chapter 3—Design Plan—establishes the design goals and principles for the Specific Plan Area. Chapter 4—Infrastructure—describes the infrastructure improvements to be completed to support the Specific Plan. Chapter 5—Implementation—describes how the Universal Studios Specific Plan is to be implemented. The Universal Studios Specific Plan ordinance includes the detailed development standards that regulate development within the Specific Plan Area.

chapter 2:

PLAN DESCRIPTION

chapter 2: PLAN DESCRIPTION

1 INTRODUCTION

This Chapter describes the Specific Plan, the principles and development requirements of the Universal Studios Specific Plan, and the Conceptual Plan illustrating one possible buildout of Universal Studios consistent with the Specific Plan. Because of the importance of the existing development patterns on-site, this Chapter first discusses background and existing conditions of Universal Studios. This preliminary discussion of conditions allows the reader to be introduced to the terminology and basis for the development of the Specific Plan.

2 SPECIFIC PLAN BACKGROUND

Since its beginnings, Universal Studios has grown to become one of Southern California's important employment and entertainment assets. The original 296-acre site served as the location for one of Southern California's first motion picture studios, and beginning in 1915, the studio began regular public tours. This practice, which was unique among motion picture studios when it began, has established Universal Studios as a catalyst for the development of a myriad of related entertainment and visitor facilities at the Universal Studios site.

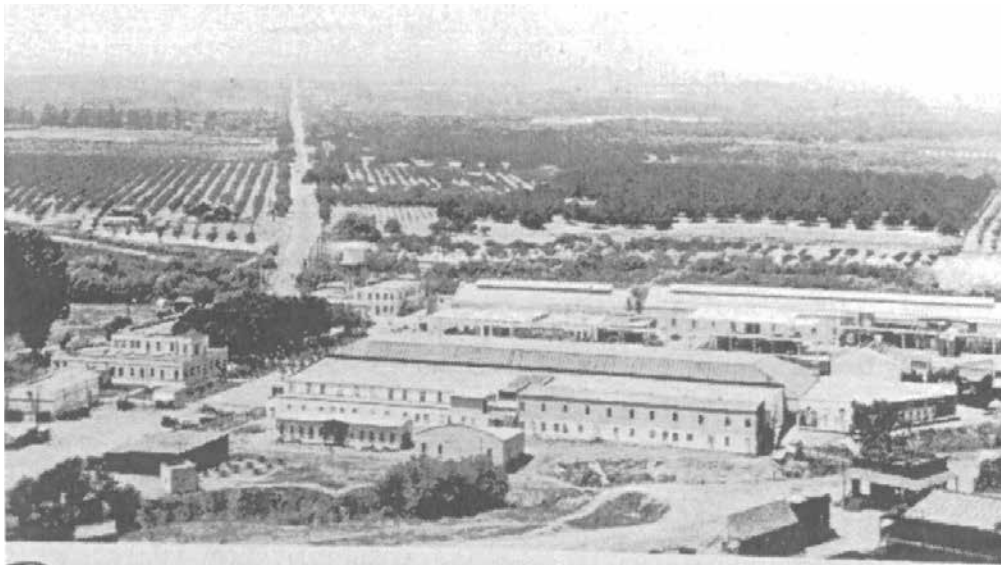


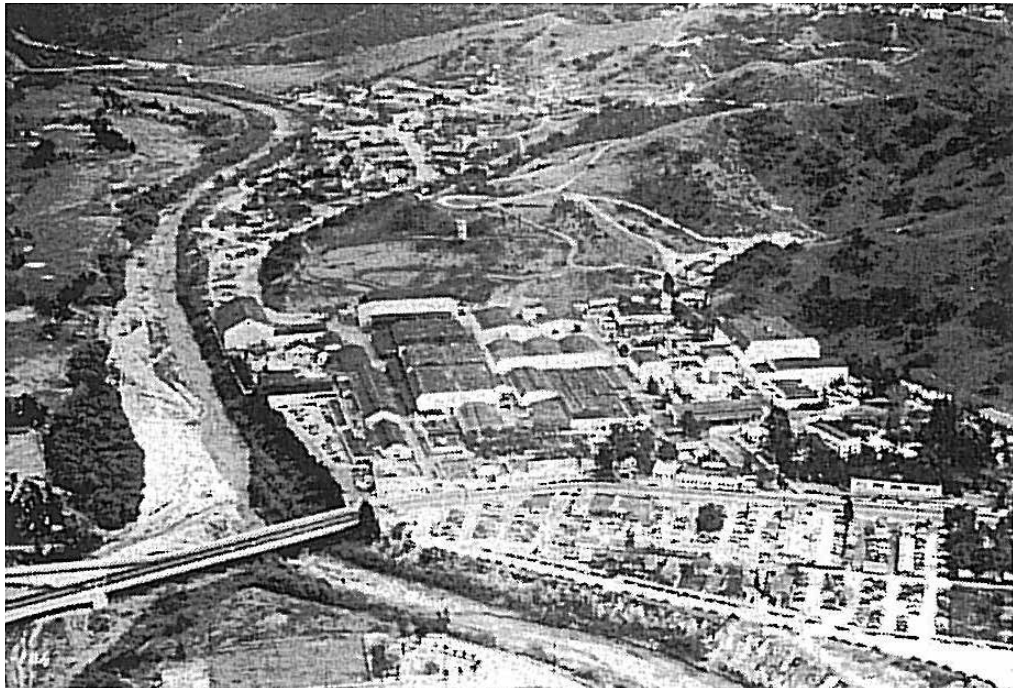
Exhibit 2.2a: Construction of permanent studio begins (circa 1914)

Through the years, both the studio facilities and entertainment attractions have grown, and today Universal Studios is home to Universal Studios, Universal Studios Hollywood (Theme Park), Universal Studio Tour, Universal CityWalk, Universal Amphitheater, Universal Studios Cinemas, and offices. The evolution of Universal Studios into a mixed-use entertainment and motion picture production facility has been gradual and incremental, which accounts for much of the overall character of Universal Studios. Each new component has added its own contribution to the overall experience.

Now, the Universal Studios Specific Plan proposes to continue what began nearly 100 years ago – to enhance Universal Studios as one of Los Angeles' valuable entertainment resources and significant Southern California entertainment centers. As proposed, the Universal Studios Specific Plan will help meet Southern California's employment needs by directly creating more than an estimated 6,300 new jobs within the entertainment and tourism industries, as well as providing for thousands of construction jobs and indirectly, thousands of other jobs. Importantly, further development of Universal Studios will provide

an entertainment center for the local community, Southern California residents, and visitors from around the world. Entertainment and tourism are two of Southern California's most important growth industries, and continue to be vital to the economic health of the region.

Exhibit 2.2b: Universal Studios front lot sound stages and backlot sets (circa 1940)



3 EXISTING CONDITIONS

UNIVERSAL STUDIOS

For many years, those who have worked at or visited Universal Studios have recognized Universal Studios' unique geography. Its physical location within the Hollywood Hills, Cahuenga Pass and the San Fernando Valley creates a sense of enclosure. The Hollywood Freeway separates Universal Studios on the south from other urbanized areas, further reinforcing this quality. The central hilltop, which is the location for Universal Studios Hollywood and Universal CityWalk, is a prominent feature of the Specific Plan Area, allowing it to be visible from both the surrounding hills and from afar.

The Specific Plan Area varies in character from low land adjacent to the Los Angeles River Flood Control Channel, to landscaped hillsides, to urban development on the central hilltop, which is a microcosm of the kind of geographical diversity one expects to find in a city. Like a city, Universal Studios grew incrementally over time, with an informal character that is reinforced by the variety of activities taking place at Universal Studios.

UNIVERSAL STUDIOS DISTRICTS

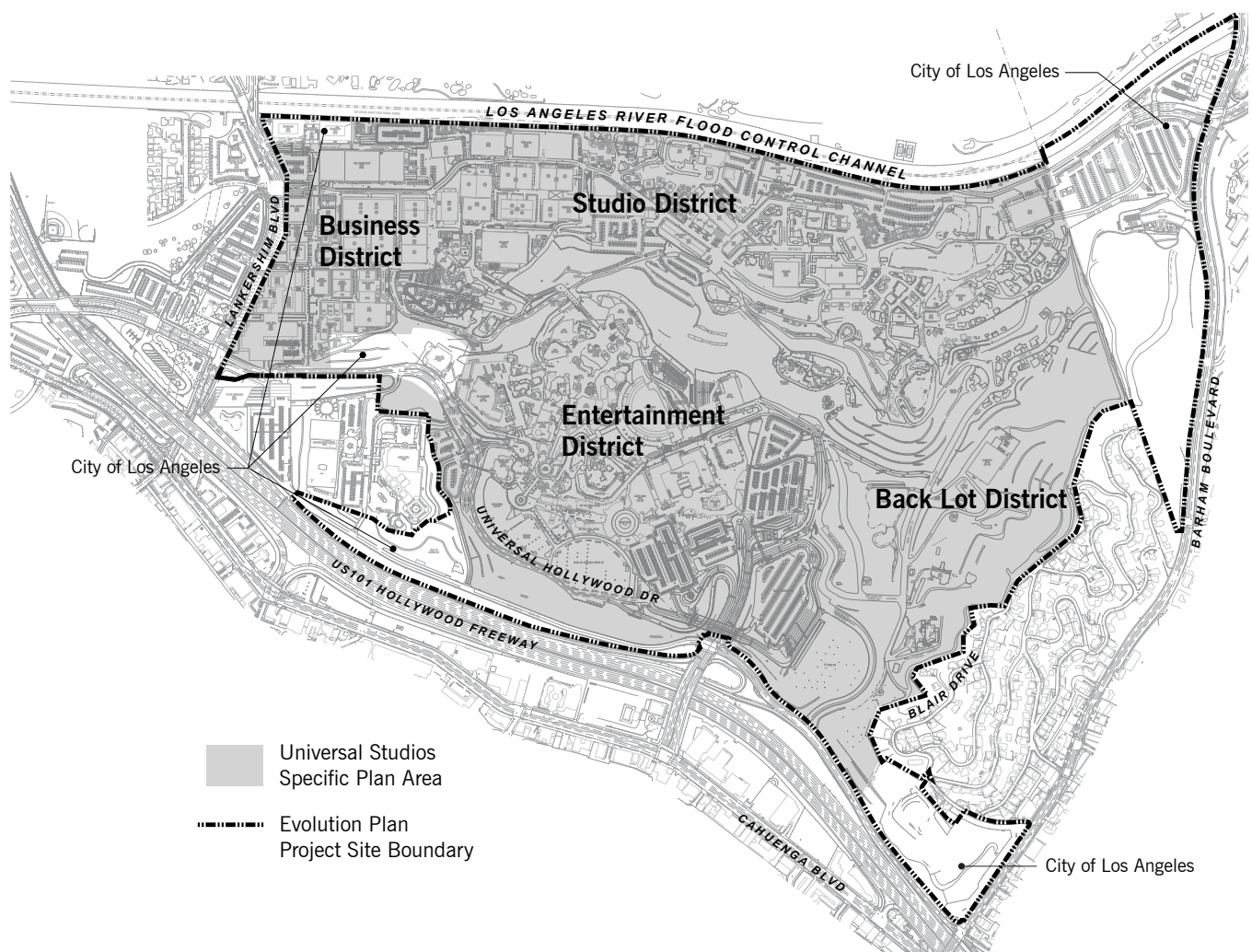
Universal Studios is like a city in another important way. The people who work and visit have come to recognize that there are identifiable districts within Universal Studios, which are generally differentiated by geography, dominant land uses, typical users and visual character.

The major districts at Universal Studios are distinguished by the difference in their typical uses. Currently, there are three main types of uses: motion picture and television production, entertainment and business.

In some instances, the distinctions between one district and another may be blurred—an area of Universal Studios that might appear to be part of Studio Production is, in fact, a visitor attraction. This condition is typical of the overlap that occurs between districts in any city. The intermingling of land uses between one district and another is integral to the character of Universal Studios.

This characteristic also reinforces another important feature of the districts at Universal Studios: the connectivity of one district to another. Universal CityWalk, the entertainment retail area adjacent to the entry plaza at Universal Studios Hollywood, has attracted much attention for its playful re-creation of an urban street. The retail shops and restaurants attract people from the surrounding area, as well as tourists and people

Exhibit 2.3a: Existing Districts



from all of Southern California. Universal CityWalk's "street" begins or ends at the entry plaza to Universal Studios Hollywood, and its eclectic character is consistent with the entertainment facilities at Universal Studios Hollywood. More important is the pedestrian connection that Universal CityWalk provides between the parking structures of the Universal Studios Cinemas and Universal Studios Hollywood and the Universal Amphitheater. Universal CityWalk has enhanced the approach to Universal Studios Hollywood by establishing a seamless experience between the point of entry (e.g., a parking area) and the entry to the entertainment venue. This is a characteristic feature of Universal Studios, and the Specific Plan provides the means which will permit land uses to cross districts in the future.

The districts at Universal Studios are defined by:

- Their basic geography—location, topography and relationship to other districts;
- The land uses which occur primarily within the district—studio production, entertainment, retail, and office;
- The primary users—business people, entertainment industry employees and visitors;
- The visual character—industrial buildings, themed facades, outdoor sets, and office buildings; and,
- The connections to other neighboring districts.

Because of the intent of the Specific Plan to build upon what is already present, the districts provide a framework for the expansion of Universal Studios. For most of Universal Studios, new development will be consistent with the established character of the district while maintaining the opportunity of intermingling of land uses between districts.

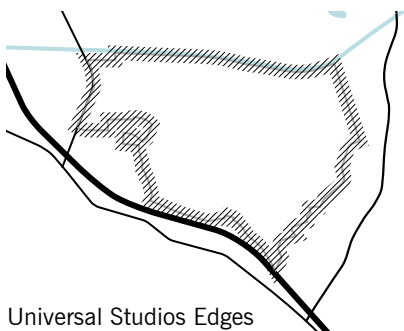
UNIVERSAL STUDIOS EDGES

The Universal Studios Specific Plan Area has well-defined edges, which enclose it and make it easy to identify from the outside. Universal Studios' edges consist of both Perimeter Edges and Visual Edges. Perimeter Edges occur at the physical edge of the property. Visual Edges are edges which can be seen from outside Universal Studios because of topography, but which are not necessarily located at the property's physical edge.

The Perimeter Edges of Universal Studios consist of the Freeway Edge to the south, the Urban Edge adjacent to Lankershim Boulevard on the west, the Channel Edge to the north, and the Back Lot Edge to the east.

The Freeway Edge currently consists of areas of dense landscaping planted on the hillside. Along the Urban Edge, the visual character is established by the architecture of the existing office buildings and the several entries into Universal Studios. The Channel Edge is much like the edge of a "backyard" with varying conditions and fencing, and is separated from the concrete flood control channel by an access road adjacent to the Los Angeles River Flood Control Channel. The Back Lot edge borders the City of Los Angeles portions of the project area adjacent to Barham Boulevard and the Hollywood Manor neighborhood to the east and is primarily characterized by steep topography and landscaping.

The natural topography at Universal Studios defines another type of edge. Because of the plateau in the middle of the Universal Studios Specific Plan Area and the location of residential neighborhoods on the hills, which surround Universal Studios on two



sides, it is possible to see Universal Studios in a way which would be impossible if it were located on flat terrain. As a result, Visual Edges may extend into the Specific Plan Area, beyond its perimeter, at the hilltop. These Visual Edges can be seen from surrounding hillside neighborhoods, the Hollywood Freeway and some areas of the San Fernando Valley north of the Los Angeles River Flood Control Channel. As much as the Perimeter Edges, the Visual Edges create a recognizable identity for Universal Studios.

Universal City's Visual Edges provide both an opportunity and constraint to the future development of Universal Studios. In a positive sense, the Visual Edges help establish Universal Studios' distinct image and provide a means to visually communicate the identity and location of Universal Studios. However, some of the same means could potentially be unappealing to the neighbors on surrounding hillsides who can see Universal Studios from their homes.

Because of this, the Specific Plan contains measures to ensure that future development within Universal Studios will be visually compatible with the surrounding community. The particular measures required vary depending upon topography, location within Universal Studios, relationship to surrounding neighbors and the type of development intended. These measures include, but are not limited to: building height, lighting restrictions, restrictions upon use of glare-producing building materials, and screening requirements. Together, these measures will help guide future development in a way that is compatible with the surrounding neighborhoods.

UNIVERSAL STUDIOS ENTRIES

Universal Studios currently has two major entries and six private entry gates. As the Specific Plan is implemented, this will increase to seven private studio gates and three public entries into the area. All entries have signs, landscaping and/or access control gates which help visually define Universal Studios' identity and establish arrival points.

The existing entries to Universal Studios fall into two general categories. The first category includes the Universal Hollywood Drive and Universal Studios Boulevard Gateways, which provide access to Universal Studios from Lankershim Boulevard and the Hollywood Freeway, respectively. Both of these gateways are accessible to visitors and together serve as the main access to Universal Studios' Entertainment and Business Districts. These gateways have a character that is intended to welcome visitors. Signs at each gateway identify each as an entry to Universal Studios, while landscaping at the entry and along arrival drives helps create a positive initial impression on visitors. Directional signs within the gateway guide visitors to their destination. Traffic is controlled with a variety of devices, including stop signs, traffic signals, changeable directional signs and special turn lanes. Pedestrian paths connect



Exhibit 2.3b: Rendering of Universal Studios Visual Edge showing Existing and Proposed Development

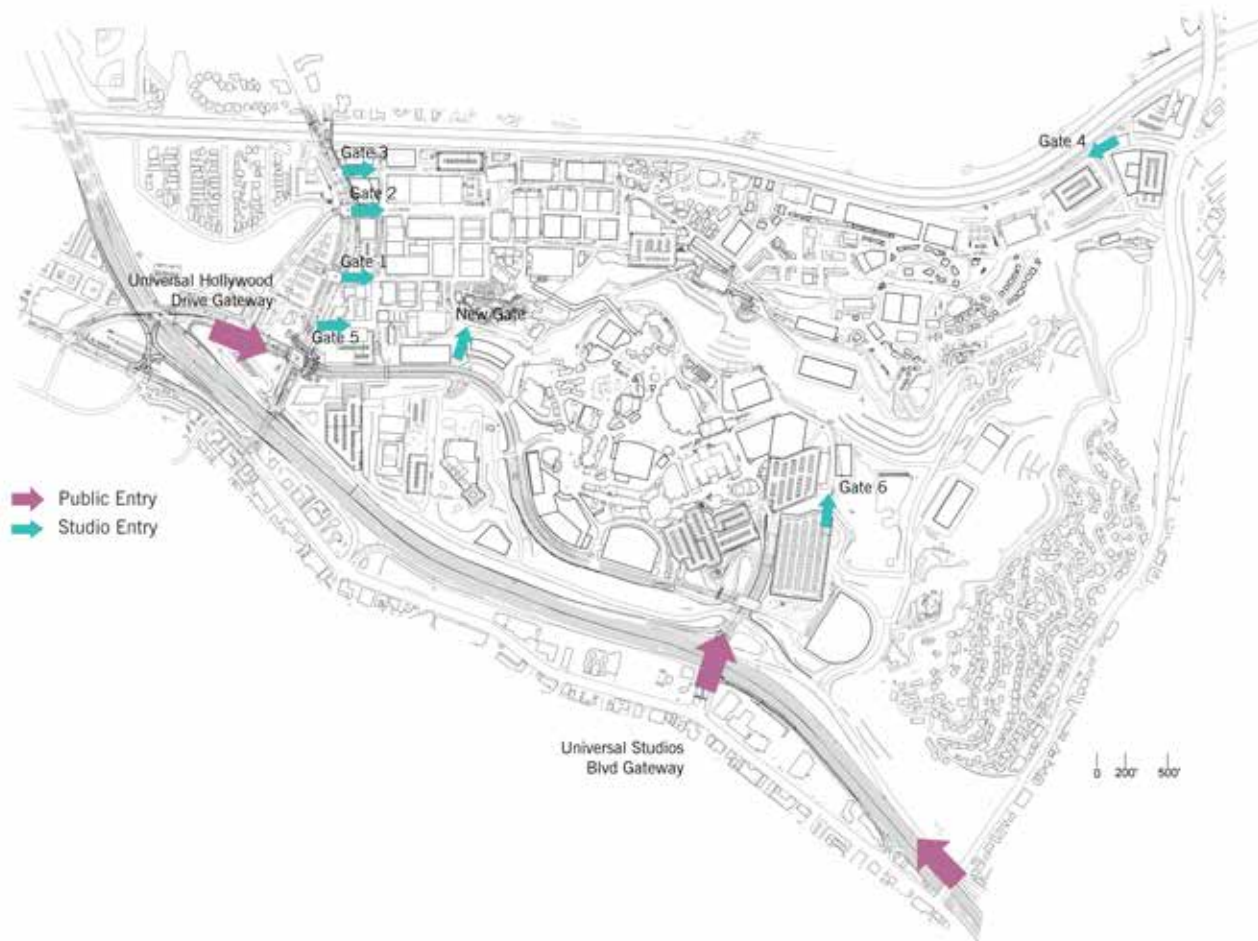


Exhibit 2.3c: Existing and Future Universal Studios Area Entries

Universal Studios to surrounding streets at these gateways.

The second category of existing entry includes the four private entry gates along Lankershim Boulevard, one off of Universal Studios Boulevard, and one at Lakeside Plaza Drive. These gates provide access to Universal Studios' production and studio areas. Each gate has staffed control stations and only studio employees, authorized visitors and delivery persons may enter Universal Studios through these gates. Generally, they have a more functional appearance than the visitor-serving gateways.

4 DEVELOPMENT PRINCIPLES

The Development Principles are the basic planning and development concepts influencing the Universal Studios Specific Plan, which will guide future development at Universal Studios. They are a direct outgrowth of both existing conditions and the development goals, and describe the overall intent of the Specific Plan. These Development Principles are supplemented by Design Principles discussed in the following Chapter, Design Plan.

BUILD UPON UNIVERSAL STUDIOS' EXISTING DISTRICT SYSTEM

The existing recognizable system of districts at Universal Studios makes it the logical method on which to plan future development. Existing districts are identified and described, including a description of how each district's land use overlaps and interacts with the adjacent districts. Each district has its own typical uses, which are particular to the needs and characteristics of that district.

ENHANCE UNIVERSAL STUDIOS' EDGES AND ENTRIES

Universal Studios' edges and entries are an important part of the way Universal Studios connects to the local community and the larger Southern California region. The Specific Plan proposes ways in which these edges can be enhanced and reinforced to improve the site's appearance and function. The Specific Plan includes circulation improvements at major entries, the addition of a new private entry gate on Universal Hollywood Drive and a new public entry at the intersection of W. C. Fields Drive (formerly Buddy Holly Drive) and Donald O'Connor Drive, and design guidelines that will improve the overall visual character of Universal Studios, including landscaping in highly visible edges.

ESTABLISH DESIGN PRINCIPLES FOR NEIGHBORHOOD COMPATIBILITY

Universal Studios desires continued compatibility with adjacent neighborhoods. The Specific Plan recognizes the important role that future development at Universal Studios plays by providing standards and guidelines, which will help improve the quality of the overall neighborhood environment. Among the provisions of the Specific Plan which address this need are:

- Development standards that regulate building height, which are not regulated in the Industrial zone;
- Limits to the total developable floor area as compared to the 13:1 allowed under the M1½ Industrial zone;
- Incorporation of green building and landscape standards for appropriate areas;
- A vehicular circulation plan, which directs traffic away from local streets by improving accessibility to the freeways;
- Lighting requirements, which are compatible with nearby residential areas;
- Limitations on operational sound generation;
- Limits to the amount and type of signage visible outside the Specific Plan Area;
- Restrictions upon use of glare-producing building materials, and screening requirements for parking structures, mechanical rooftop equipment, and outdoor storage areas; and
- Limits on permitted uses as compared to the M1½ Industrial zone.

ESTABLISH A CIRCULATION SYSTEM WHICH INTEGRATES TRANSIT, VEHICULAR, PEDESTRIAN AND BICYCLE SYSTEMS

The Specific Plan Area's location near the Hollywood Freeway, the Ventura Freeway and the Universal City Metro Red Line Station provides Universal Studios with excellent connections to the surrounding region. The Specific Plan proposes a number of improvements, which will enhance Universal Studios' connections to these regional systems, as well as internal systems, which will improve on-site visitor and employee circulation while encouraging pedestrian rather than vehicular access. These include: expanded use of a shuttle system from Lankershim Boulevard up Universal Hollywood Drive to the Entertainment District (and to the areas of the project site in the City of Los Angeles beyond), improvements at Universal Studios Boulevard, a vehicle parking system that minimizes traffic on-site while addressing potential impacts in adjoining communities, and creation of a pedestrian network, which connects the districts and surrounding community.

ESTABLISH DEVELOPMENT STANDARDS TO PROPERLY SIZE INFRASTRUCTURE AND PROVIDE FLEXIBILITY FOR THE FUTURE

The Specific Plan establishes a total permitted amount of development so that infrastructure—such as roads, sewers, water service—can be coordinated with future

development to meet Universal Studios' needs. Maintaining flexibility to meet future business needs is an important part of the Specific Plan. As such, it includes Equivalency Program regulations that permit land uses to be exchanged with other permitted land uses, based on their potential for environmental impacts. (For further discussion of the Equivalency Program, see Section 5 in the Specific Plan Guidelines Implementation Chapter.)

5 REGULATING FUTURE DEVELOPMENT

The Specific Plan provides a framework for the growth of Universal Studios by establishing general goals and principles, as well as specific requirements, which will regulate future development. The Specific Plan's goals and principles describe the intent of the Specific Plan and provide the conceptual basis for the overall development. The regulations established by the Specific Plan provide the overall limits and specific means by which future development can be measured.

The permitted uses are primarily those related to motion picture and TV production, music production, offices, entertainment and tourism. Because of the nature of motion picture and TV production, as well as the location of Universal Studios within an urban setting, the amount of development intensity in the Specific Plan Area is an important planning consideration. The availability and further coordinated development of infrastructure (such as vehicular access, water and sewer capacity and storm drainage facilities) is also a key consideration in the future development potential of the Specific Plan Area. Therefore, the Specific Plan establishes a maximum intensity of land uses, which will help assure that development of Universal Studios will be compatible with proposed infrastructure improvements, as well as with the surrounding business and residential community.

Table 2.5a: Floor Area Permitted by Use

LAND USE CATEGORY	EXISTING (SF)	ADDITIONAL PERMITTED (SF)	TOTAL PERMITTED (SF)
Studio Use	1,228,100	257,949	1,486,049
Studio Office	671,564	334,774	1,006,338
Office	463,430	495,406	958,836
Entertainment Use	775,132	337,895	1,113,027
Entertainment Retail Use	632,244	63,116	695,360
Amphitheater	110,600	-50,600	60,000
Hotel	0	450,000	450,000
TOTAL	3,881,070	1,888,540	5,769,610

The land uses listed above represent the primary uses allowed. These land uses are general categories and include related support and accessory uses. For example, the Specific Plan permits additional studio production uses. Included in these uses could be various support uses, such as a post office for studio employees. While a post office may represent a retail or service activity, it would be considered “Studio Use,” since its purpose is to serve studio activities in the Specific Plan Area.

6 DEVELOPMENT DISTRICTS

There are distinguishable existing districts within Universal Studios that can serve as a planning element of the overall Specific Plan. The following sections describe each of the existing districts with respect to the following topics:

- The geographic location of the district;
- The typical existing uses currently present within the district;
- The visual character of the district;
- Anticipated incremental new development within the district; and,
- The relationship of the district to surrounding areas.

While each district may be characterized by typical uses, which represent the dominant land use within a district, the Specific Plan allows most permitted land uses to be developed in any district and allows development of various mixes of land uses in each district. This is consistent with the existing blending of land uses across areas that is integral to the character of Universal Studios.

STUDIO DISTRICT

The Studio District is located along the majority of the northern portion of the Specific Plan Area, adjacent to the Los Angeles River Flood Control Channel. The Studio District currently comprises a portion of the television, motion picture, and video production facilities within the Specific Plan Area. Existing facilities in this District include production

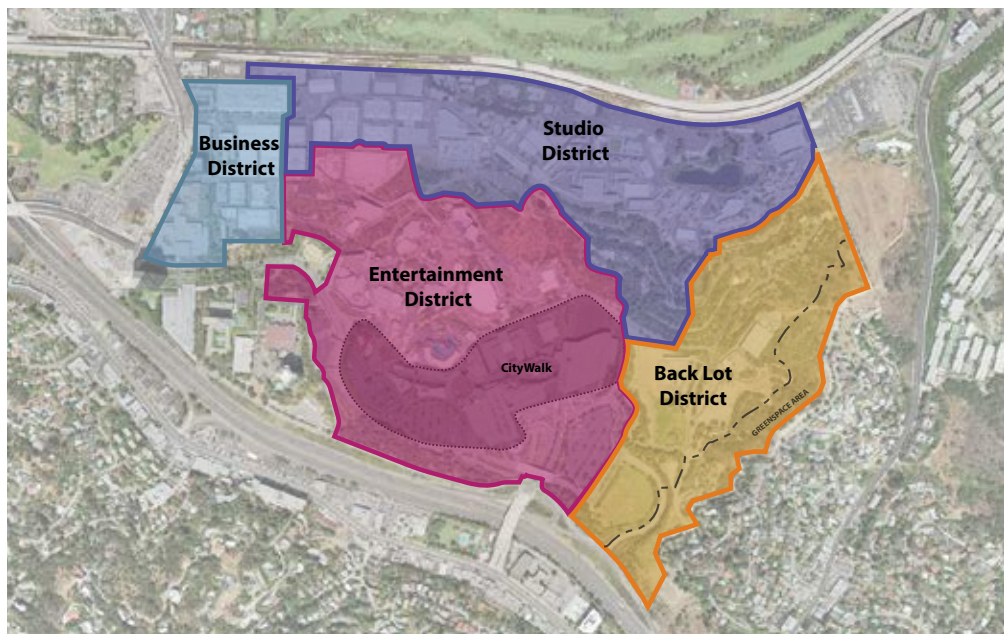
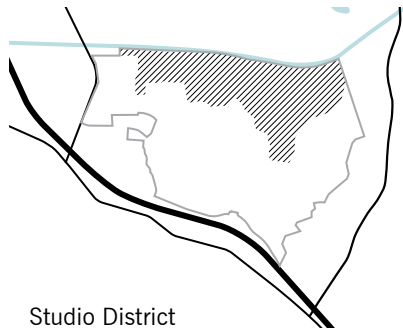


Exhibit 2.6a: Universal Studios Specific Plan Districts

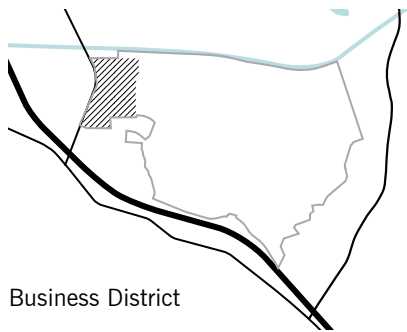


Studio District

space, production facilities, live audience venues, studio office space, technical support/storage space and ancillary facilities. Portions of the Studio District are accessible to the general public through Universal Studios Hollywood facilities (e.g., Universal Studio Tour). Existing activities and related uses will continue in the Studio District. Based on the Conceptual Plan (see Section 11 in this chapter), new or refurbished facilities in the Studio District may include production offices, sound stages, tour attractions, film vaults, an expanded mill, support structures, and parking facilities.

The Studio District primarily includes production activities, production facilities and related uses. The Studio District contains sound stages, studio offices, parking areas, sets/facades and other facilities used primarily for motion picture and television production. Typical of other studios, the Studio District also contains several office buildings which have a character similar to the office buildings in the Business District. The Studio District is also home to two additional property types, sound stages and bungalows. It is expected that the majority of these will be retained as Universal Studios is developed in the future. The Specific Plan envisions that these activities continue in the future and that construction of new facilities be permitted. Demolition and renovation of some existing buildings will take place in order to accommodate new, updated facilities.

Unlike other Southern California studios, portions of the Studio District at Universal Studios are accessible to the public through Universal Studios Hollywood "Studio Center" facilities. Escalators bring visitors down the hill into a portion of the on-site motion picture production area, which currently includes entertainment attractions such as *Revenge of the Mummy* and *Jurassic Park*. The Specific Plan proposes that this mix of uses continue within the Studio District to maintain and enhance Universal Studios' unique character of blended land uses.



Business District

BUSINESS DISTRICT

The Business District is located on the western portion of the Specific Plan District fronting Lankershim Boulevard, stretching from Universal Hollywood Drive to the Los Angeles River Flood Control Channel. This District currently provides office and production facilities, meeting rooms and other related facilities. With this range of uses, the Studio District and Entertainment District uses blend into the Business District. Existing office and production uses currently include low-rise, mid-rise and high-rise development along Lankershim Boulevard, such as the former Technicolor buildings, the Bank of America building, and the Lew R. Wasserman building.

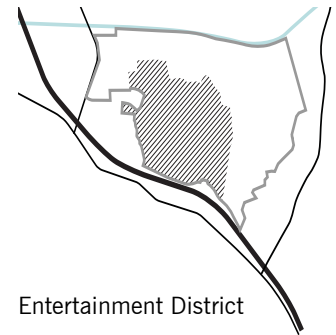
Office uses will continue to be developed within the Business District. Based on the Conceptual Plan, new facilities in the Business District may include new offices, production facilities, a theater, and parking facilities.

ENTERTAINMENT DISTRICT

The Entertainment District contains the primary visitor attractions in the Specific Plan District and is located at the highest elevations within its central portions. There are currently two subareas within the Entertainment District: Universal Studios Hollywood and Universal CityWalk. The existing Universal Studios Hollywood is an admission-based entertainment venue, which includes the Universal Studio Tour passing through the existing Studio District and the Back Lot District, other enclosed and

outdoor attractions, merchandising, food services and administrative/support space. Universal CityWalk is an entertainment venue and entertainment retail venue, which provides retail, restaurant, and theater uses, including the Universal City Cinemas. Within Universal CityWalk, there are also several existing administrative and employee support offices, along with some office and studio uses. In this way, Business District uses blend into the Entertainment District. In addition, Universal CityWalk serves to connect the public parking areas and the Universal City Cinemas with the entry to Universal Studios Hollywood.

Based on the Conceptual Plan, Universal Studios Hollywood may be expanded and updated to include new and/or refurbished attractions, theaters, and administrative support facilities. Universal CityWalk is anticipated to provide improved pedestrian facilities and updated food and merchandising venues. In addition, the Gibson Amphitheater may be replaced by a smaller facility with reduced seating capacity. Universal Studios also anticipates that a new hotel, offering up to 500 guest rooms and related hotel facilities, will be developed in the Entertainment District. New parking facilities will be provided to support the new anticipated uses.



Entertainment District

- **Universal Studios Hollywood**

Universal Studios Hollywood is a major entertainment resource in Southern California. The Specific Plan permits expansion, enhancement, renovation and replacement of existing attractions in Universal Studios Hollywood.

One of the attractions at Universal Studios Hollywood is the Universal Studio Tour, which permits visitors to see the working studio areas of Universal Studios. In recent years, attractions have been added in the Studio District. This enhances the connection between these districts and helps integrate Universal Studios Hollywood into the overall Universal Studios environment. The Specific Plan permits this kind of overlap within Universal Studios in order to preserve the existing character and enhance the connections between areas.

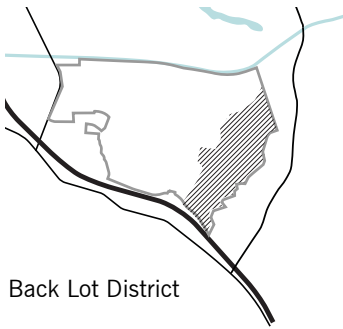
- **Entertainment Retail Venue**

Universal CityWalk is a unique entertainment retail center in the region. Universal CityWalk's location between existing and future parking areas, the Universal Studios Cinemas and the Gibson Amphitheater, and the entrance gates to Universal Studios Hollywood helps link these core areas together. The main entrance plaza to Universal Studios Hollywood is located adjacent to Universal CityWalk.

BACK LOT DISTRICT

The Back Lot District is an important part of the movie and television motion picture production facilities at Universal Studios and is used regularly in the production of movies, television shows and commercials. The Back Lot District is located south of the Los Angeles River Flood Control Channel, between the portion of the project site in the City of Los Angeles on the east, and the Entertainment District and the Studio District on the west.

The Back Lot District currently contains outdoor sets, outdoor storage areas, circulation and parking areas, production buildings, and other entertainment production uses. In



Back Lot District

addition, attractions such as the Bates Motel and Earthquake, which are used both as sets as well as for the Universal Studio Tour, are located in this District.

The Back Lot District will continue to contain production facilities with its current character and provide set exhibits and attractions for the Universal Studio Tour. New production-related facilities will be constructed in the Back Lot District over time.

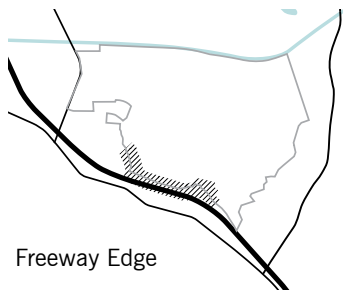
There is often overlap between the Studio and Back Lot Districts. The distinction between the two districts has changed through time, and is likely to change in the future as new production technology and needs are developed. This is typical within a studio and the intent of the Specific Plan is to continue to allow this kind of variation. There is also intermingling of uses between the Studio District and the Entertainment District since tours originating in the Entertainment District travel through the Studio District and attractions are intermixed with production facilities.

7 UNIVERSAL STUDIOS EDGES

Enhancement of its perimeter and visual edges and entries is an important part of Universal Studios' development since each edge has a distinct character. Creating visually cohesive, attractive edges compatible with surrounding areas is desirable. This section describes the existing conditions of each edge and shows how they relate to the overall development of Universal Studios.

FREEWAY EDGE

The Freeway Edge is visible to both northbound and southbound vehicles traveling the Cahuenga Pass and to residents in the Studio City and Cahuenga Pass areas to the west and south. The Freeway Edge is visible from Cahuenga Boulevard, though the views are obstructed by Universal Studios buildings and other development along this major roadway. Visitors arriving from the north or departing to the south usually use Cahuenga Boulevard to approach the Universal Studios Boulevard entry to Universal Studios.



Freeway Edge

For northbound traffic, the first view of the Specific Plan Area occurs at the Cahuenga Pass, from which the central hilltop is visible. The existing Universal Studios sign is located on a parking garage at the top of this hill and is oriented south to visitors arriving via the Hollywood Freeway. Buffered by trees, vegetation, and a retaining wall, the Specific Plan Area is not substantively visible to southbound traffic on the Hollywood Freeway.

South of Cahuenga Boulevard, the residential neighborhoods of Studio City and Cahuenga Pass rise to Mulholland Drive. In contrast to the brief, close or midrange views experienced by those on the Hollywood Freeway or Cahuenga Boulevard, these residential areas have long-range views, which encompass much of the Freeway Edge. Because of the topography, Visual Edges are perceived on the perimeter of the site and central hilltop.

The primary visitor entry to Universal Studios along the Freeway Edge is the Universal Studios Boulevard Gateway. On-site circulation improvements may include additional

parking facilities and will be designed to prevent traffic congestion on local streets. The landscape treatment of this entry may be renovated as part of the development of the new vehicular circulation improvements. Additional signs may add to the entertainment character of the entry, and help direct arriving guests and provide place-making identity. West of the Universal Studios Boulevard Gateway, W. C. Fields Drive (formerly Buddy Holly Drive) will continue to function as a frontage and access road parallel to the Hollywood Freeway.

HILLSIDE EDGE

The UHD Hillside Edge is comprised of the areas along and adjacent to Universal Hollywood Drive, starting at the main Universal Hollywood Drive gateway and dropping down the hill to the Lankershim intersection.

This edge almost exclusively faces the existing hotels on the south and west sides of the street. Any new development in this area will primarily be visible by hotel guests and those travelling on Universal Hollywood Drive. Implementation of the Specific Plan includes the re-grading of Universal Hollywood Drive to have a gentler slope, as well as a re-alignment to create additional room for a new hotel or entertainment use. The realignment will also bring streetscape improvements, including pedestrian and bicycle facilities.

URBAN EDGE

Lankershim Boulevard has the most defined urban character among the Specific Plan Edges. The location of the MTA Red Line Station across Lankershim Boulevard from Universal Hollywood Drive and the continued presence of mid- and high-rise office buildings reinforces this image.

As new development takes place along Lankershim Boulevard, it is anticipated the area will take on a more defined studio identity, stronger urban character, and a greater level of pedestrian friendliness. In this area, new buildings, with trees, shrubs, and groundcover, and pedestrian amenities are anticipated to help further define the urban character of this Edge. New signage will enhance the studio and entertainment identity of the Urban Edge.

Within this Edge, the four existing controlled-access gates on Lankershim Boulevard will continue to serve Universal Studios. Their primary purpose is providing access to the Business District's offices and to the production facilities of the Studio District. Generally, visitors to the Entertainment District will not use these gates.

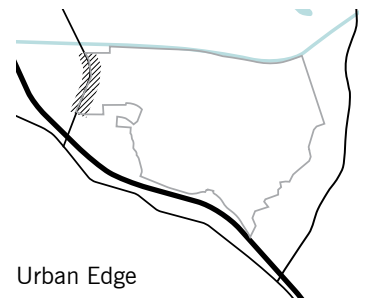
CHANNEL EDGE

The Los Angeles River Flood Control Channel and adjacent County road border the entire northern edge of Universal Studios. The Channel and road are under the jurisdiction of the Los Angeles River Flood Control District. On the north side of the Los Angeles River Flood Control Channel is a portion of the Toluca Estates single-family neighborhood and the private Lakeside Golf Course.

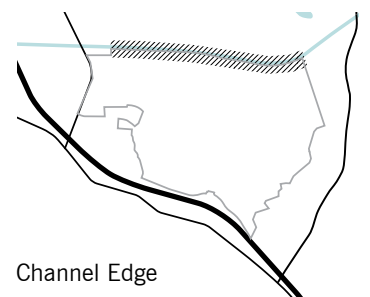
Within Universal Studios, the existing character of the Channel Edge varies depending on the adjacent use. Next to the industrial-style support buildings of the Back Lot, the character is functional, while adjacent to office buildings, trees and other landscape have been planted. In the future, additional visual buffering will supplement the existing landscape to enhance the appearance for the neighborhood and golf course north of the Channel.



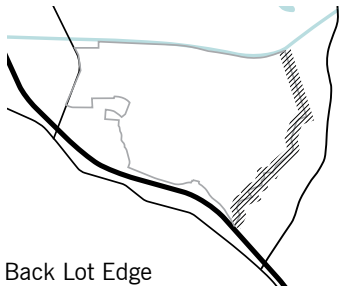
UHD Hillside Edge



Urban Edge



Channel Edge



Back Lot Edge

BACK LOT EDGE

This edge is home to both production activities and Universal Studio Tour attractions. With implementation of the Evolution Plan, the Back Lot Edge will be comprised of steep topography and landscaping. A greenspace area will be maintained along the portion of the Back Lot Edge adjacent to the existing off-site residential uses to the east.

VISUAL EDGES

The variable topography of Universal Studios makes development visible which would not otherwise be visible because of its location in the elevated center of the Specific Plan Area. The Specific Plan requires visual screening of future rooftop parking, outdoor storage areas, and rooftop equipment.

The Specific Plan allows a variety of treatments to buffer development such as parking structures. These treatments will vary depending upon the space available, the particular use to be screened and the visibility of the area to be screened from the outside. In some locations, minimum landscape areas may be planted with dense masses of evergreen trees; in other areas, structures may be planted with evergreen vines, or freestanding landscape structures may feature vines or other plant materials and/or painted scenic treatments.

8 HEIGHT ZONES

The Specific Plan provides for protection of the surrounding neighborhoods by establishing height limits consistent with similar urban development. The heights were established after considering the following issues:

- Existing building heights;
- Existing topography;
- View corridors of and from surrounding neighborhoods; and,
- The proposed development program.

For example, the height limit along the Los Angeles River Flood Control Channel considers the width of the River relative to potential shade/shadow impacts on its north side, as well as existing structures and future studio operational needs. Height limits along Lankershim are taller in recognition of their lessened potential for impacts and its existing urban character.

Because of the undulating topography and the wide architectural variation on-site (including sound stages, entertainment venues, office development and hotels), all building height requirements contained in the Universal Studios Specific Plan are defined by reference to the elevation above Mean Sea Level (MSL) to the top of the structure, including all building features such as penthouses and mechanical equipment.

For the purposes of measuring height, roof structures shall include roof top equipment and architectural elements; however, roof structures shall not include Communication Facilities which are located on high-rise buildings containing ten or more stories. Existing buildings which exceed the height limitations may remain; however, most additions to existing buildings would be required to comply with the Specific Plan height limitations.

Following is a description of the nine Height Zones within the Universal Studios Specific Plan. For purposes of understanding what the height limits are intended to accomplish the description of the Height Zone includes a reference to the approximate maximum building height in feet. Typical office buildings consist of a 15- to 20-foot

high ground floor and 10- to 14-foot upper stories. Building story heights for other uses may vary. For example, retail uses may be 20 feet per floor, hotel uses may be 10 feet per floor, and studio uses may be 60 feet high. The Height Zone regulations are found in Section 6 of the Universal Studios Specific Plan .

625 HEIGHT ZONE

The 625-foot Height Zone corresponds to the northernmost portion of the Specific Plan Area that stretches along the Los Angeles River Flood Control Channel east of the former Technicolor buildings to the eastern boundary of the Universal Studios Specific Plan Area. This Height Zone encompasses portions of the Studio District. Existing ground elevations in this area are approximately 550 feet above MSL. Therefore, the tops of new buildings within this Height Zone would be up to 75 feet in height (relative to existing and proposed grade).

650 HEIGHT ZONE

The 650-foot Height Zone corresponds to the northeastern portion of the Specific Plan Area which encompasses approximately one-third of the Studio District. Existing ground elevations vary from 535 feet to approximately 595 feet above MSL. Depending on the specific location, the tops of new buildings within this Height Zone would range up to 115 feet in height (relative to existing and proposed grade).

720 HEIGHT ZONE

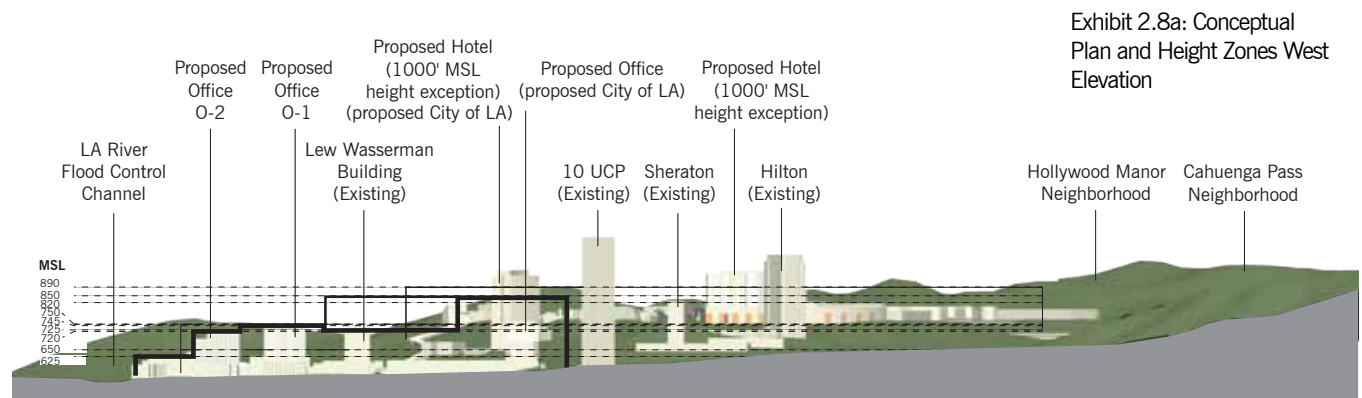
The 720-foot Height Zone corresponds to the northwest corner of the Business District along the western edge of the property. Existing grades range between 550 feet and 560 feet above mean sea level, and as such, would allow the tops of building development of approximately 160 feet in height above grade.

725 HEIGHT ZONE

The 725-foot Height Zone includes a small portion of the Business District within the western portion of the Specific Plan Area, between the existing Main Gate and the existing Producer's Building, fronting Lankershim Boulevard. Existing ground elevations within this Height Zone are at approximately 570 feet above mean sea level, and as such, would allow the tops of building development of approximately 155 feet in height above grade.

745 HEIGHT ZONE

The 745-foot Height Zone corresponds to the northwest corner of the Business District along the western edge of the property just to the north of the 725 Height Zone and south of the 720 Height Zone. Existing grade is approximately 560 feet above mean sea level, and



Summary of Height Zones

Height Zone (ft above MSL)	Corresponding District(s)	Existing Grade (ft)	Approximate Maximum Building Heights Above Existing and Future Grade (ft)
625 Height Zone	Studio	550	Up to 75
650 Height Zone	Studio	535-595	Up to 115
720 Height Zone	Business	550-560	Up to 160
725 Height Zone	Business	570	Up to 155
745 Height Zone	Business	560	Up to 185
750 Height Zone	Back Lot	560-700	Up to 190
	Studio	560	Up to 190
	Business	560	Up to 190
	Entertainment	570-650	100 to 180
820 Height Zone	Back Lot	700-780	40 to 120
850 Height Zone	Business	560-655	Up to 290
890 Height Zone (1000 Height Exception)	Entertainment*	700 to 800	Up to 190* Up to 300
Note: ft = feet; MSL = mean sea level.			
* The 890-foot Height Zone includes Height Exception areas as shown on Exhibit 2.8b, which allows buildings to be developed up to a maximum height of 1,000 feet above MSL. Buildings constructed above 890 feet above MSL shall have a cumulative floorplate area of no more than 25,000 square feet.			

Table 2.8a: Height Zones

as such, would allow the tops of building development of approximately 185 feet in height above grade.

750 HEIGHT ZONE

The 750-foot Height Zone corresponds to the north-central area of the Specific Plan Area which encompasses approximately two-thirds of the Studio District and small portions of the Business District, Entertainment District, and Back Lot District.

Existing ground elevations within this Zone vary between 560 and 700 feet above MSL within the Studio, Business, Back Lot, and Entertainment Districts. Therefore, new building heights within this Height Zone would range up to 180 feet above grade in the Entertainment District and 190 feet above grade in the Back Lot, Studio, and Business Districts.

820 HEIGHT ZONE

The 820-foot Height Zone corresponds to the southern portion of the Back Lot District south of the 750-foot Height Zone. This portion of the property borders the Greenspace area to the east. Existing ground elevations within this Height Zone are between 700 ft. and 780 ft., and as such, would allow the tops of building to range between 40 and 120 feet above existing grade.

850 HEIGHT ZONE

The 850-foot Height Zone corresponds to much of the Business District and the western-most portion of the Entertainment District. This portion of the 850-foot Height Zone fronts Lankershim Boulevard stretching from Universal Hollywood Drive to the southern edge of the 725 Height Zone at Gate 5. Existing ground elevations within this portion of the Height

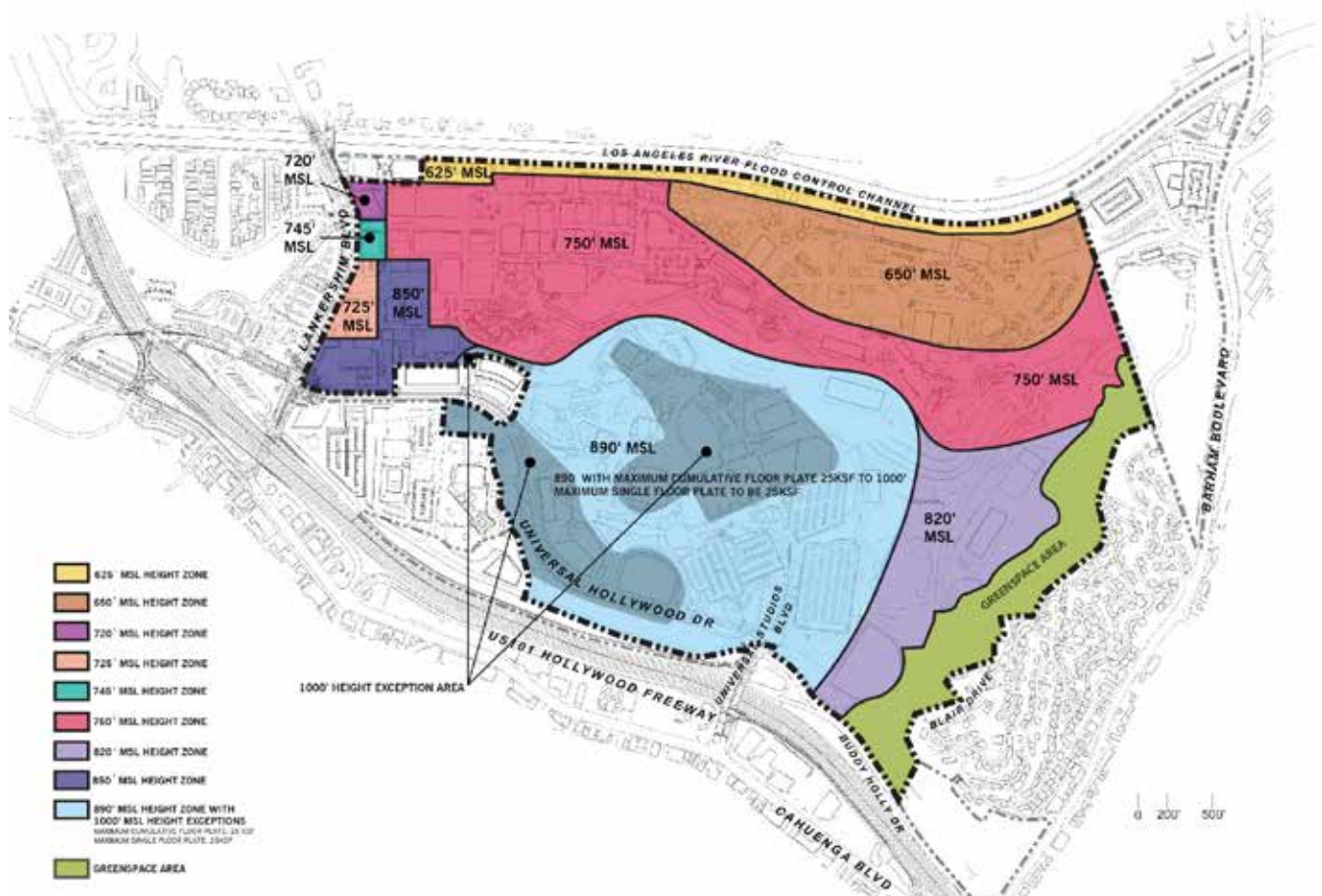
Zone vary between 560 to 655 feet above MSL. Therefore, the tops of new buildings could attain a height of 290 feet (relative to existing and proposed grade).

890 HEIGHT ZONE

The 890-foot Height Zone corresponds to the majority of the Entertainment District within the central and southern areas of the Specific Plan Area, which includes Universal Studios Hollywood and Universal CityWalk. The 890-foot Height Zone abuts the Hollywood Freeway and neighboring hotel and office buildings. Existing ground elevations within this Height Zone vary between 700 feet and 800 feet above MSL. Therefore, this Height Zone allows the tops of buildings ranging up to approximately 190 feet in height (relative to existing and proposed grades).

The 890-foot Height Zone includes Height Exception areas that allow buildings to be developed up to a maximum height of 1,000 feet MSL. Buildings constructed pursuant to the Height Exception shall have a cumulative floorplate area of no more than 25,000 square feet. (Floorplate is defined as that area in square feet of the single largest horizontal plane of a building above the Height Zone within the Height Exception.) In those instances where a single building contains two or more distinct building segments that extend into the Height Exception, the floorplate is the sum total of the single largest horizontal plane

Exhibit 2.8b: Height Zones Map



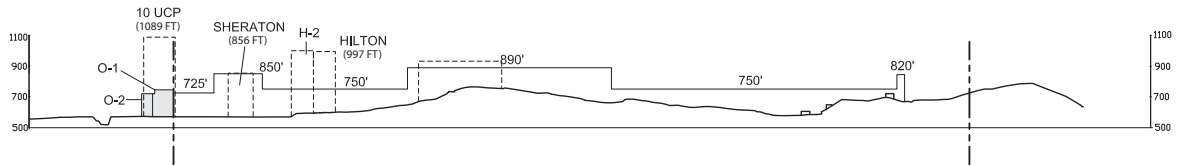
of each building segment. The tops of building(s) constructed under the Height Exception could range up to a maximum of approximately 200 feet to 300 feet in height relative to existing and proposed grades. The Height Exception only applies to the portions of the 890-foot Height Zone within the Entertainment District denoted on the height zone map.

The maximum number of stories of structures that use the Height Exception could be anywhere up to 20-30 stories, depending on several factors. First, topography varies up to 100 feet in elevation among the Height Exception areas. At the lowest point of ground elevation among these areas, a structure could potentially include up to 30 stories. In most Height Exception areas on the top of the hill, up to 20 stories is possible. Finally, building configurations may vary, and depending on individual programming, may or may not extend all the way up to 1,000 feet MSL, further varying the potential number of stories.

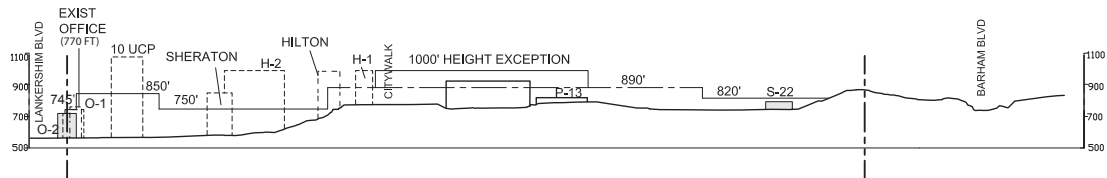
Exhibit 2.8c: Site Section Key Map



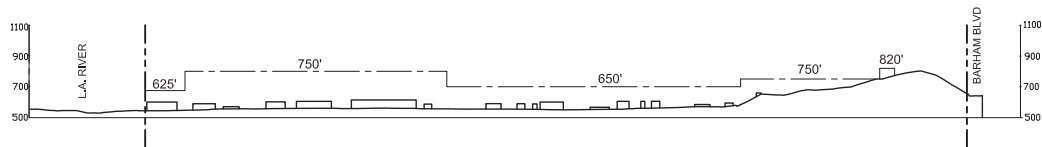
Exhibit 2.8d: Site Sections
(Key: Map Ex. 2.8c)



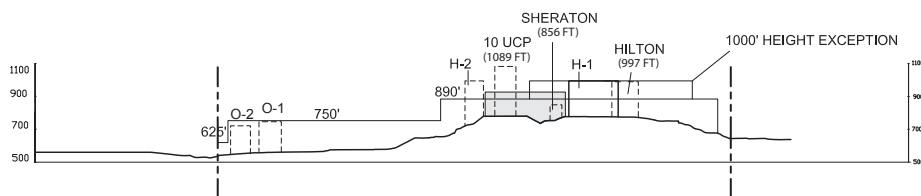
Site Section - 1 (Facing N)



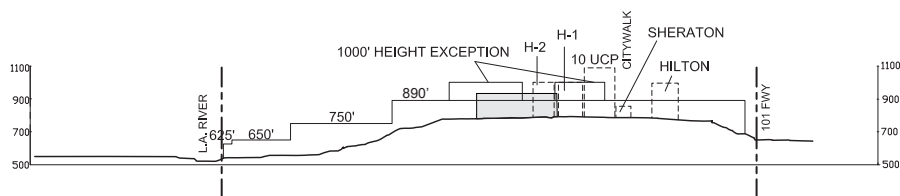
Site Section - 2 (Facing NE)



Site Section - 3 (Facing NE)



Site Section - 4 (Facing E)

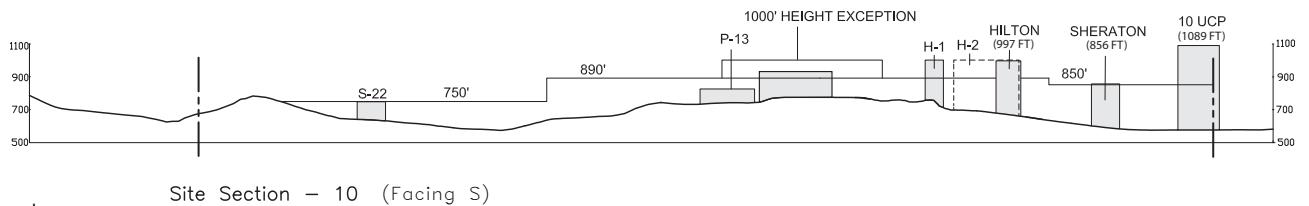
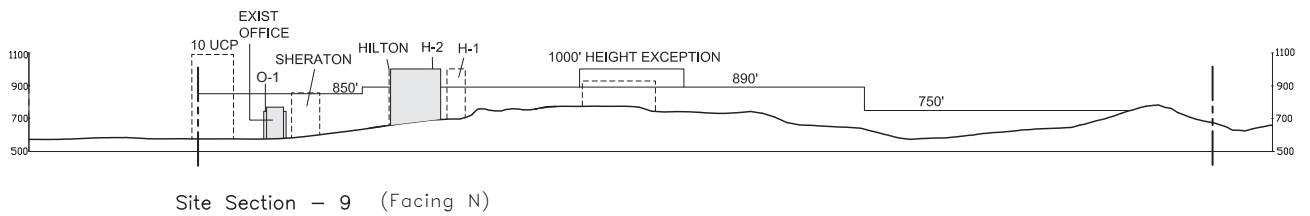
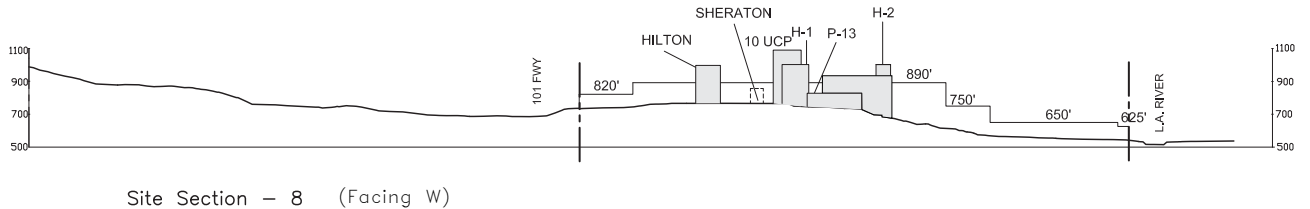
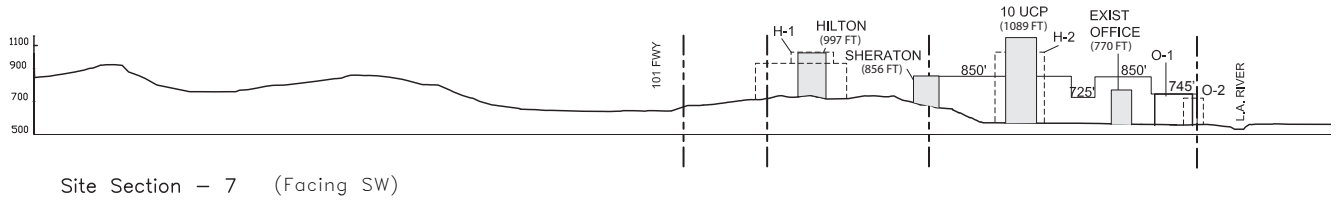
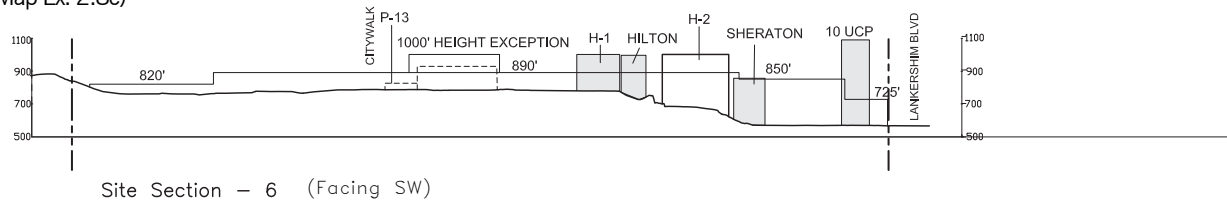


Site Section - 5 (Facing E)

LEGEND

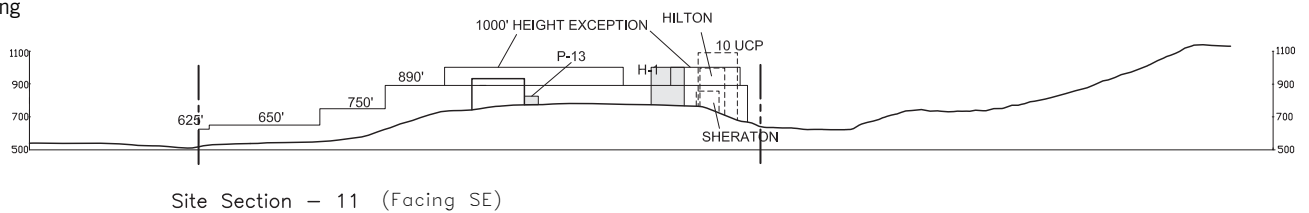
- Building Beyond Section Plane
- Building Behind Section Plane
- Building Being Cut Through

Exhibit 2.8d [cont.]: Site
Sections (Key: Map Ex. 2.8c)



LEGEND

- Building Beyond Section Plane
- Building Behind Section Plane
- Building Being Cut Through



9 CIRCULATION PLAN

The Circulation Plan consists of proposed improvements to Specific Plan Area access, enhanced internal circulation, internal/external circulation/“connections”, and convenient parking opportunities necessary to support on-site activities and uses.

ENTRY POINTS

A total of 10 entry points (3 public and 7 studio) will be available, including upgrades to the existing gateways and studio gates.

GATEWAYS

The Specific Plan Area has two existing visitor-serving gateways, one at the intersection of Universal Studios Boulevard north of the Hollywood Freeway and one at the intersection of Universal Hollywood Drive and Lankershim Boulevard. Distinctive landscape and signage identity features will be added to these two existing public gateways. A third public entry point will be added at W. C. Fields Drive (formerly Buddy Holly Drive) near Barham Boulevard.

STUDIO GATES

The four existing Studio Gates along Lankershim Boulevard at James Stewart Avenue, Main Street, Jimi Hendrix Drive and the visitor gate south of the former Technicolor buildings will remain. Two existing Studio Gates entering off Lakeside Plaza Drive and Universal Studios Boulevard, and a new gate off of Universal Hollywood Drive would provide direct, controlled access for employees, authorized visitors and deliveries to the Specific Plan Area (see Exhibit 2.9).

VEHICULAR CIRCULATION

The proposed Circulation Plan, as shown in Exhibit 2.9, would serve to separate the types of traffic by destination and minimize co-mingling of visitor and service traffic. There are two levels of roadways under the Circulation Plan: (1) primary access roads; and (2) internal streets or service roads.

- **Primary Access Roads**

Universal Hollywood Drive and Universal Studios Boulevard will continue to provide the primary east-west and north-south access to and within the Specific Plan Area, respectively. Universal Hollywood Drive, which extends between Lankershim Boulevard and Universal Studios Boulevard, providing access to parking structures within Universal Studios Hollywood and Universal CityWalk, will be realigned and widened to facilitate travel between these two roadways. Universal Studios Boulevard extends over the Hollywood Freeway between Cahuenga Boulevard and W. C. Fields Drive (formerly Buddy Holly Drive) and continues on to parking structures within Universal CityWalk. W. C. Fields Drive may also be widened to a two-way roadway. The main function of these primary access roads is to lead visitors into parking structures, where they leave their personal vehicles, and then move around the Entertainment District on foot or by the Universal shuttle system.

- **Internal Streets**

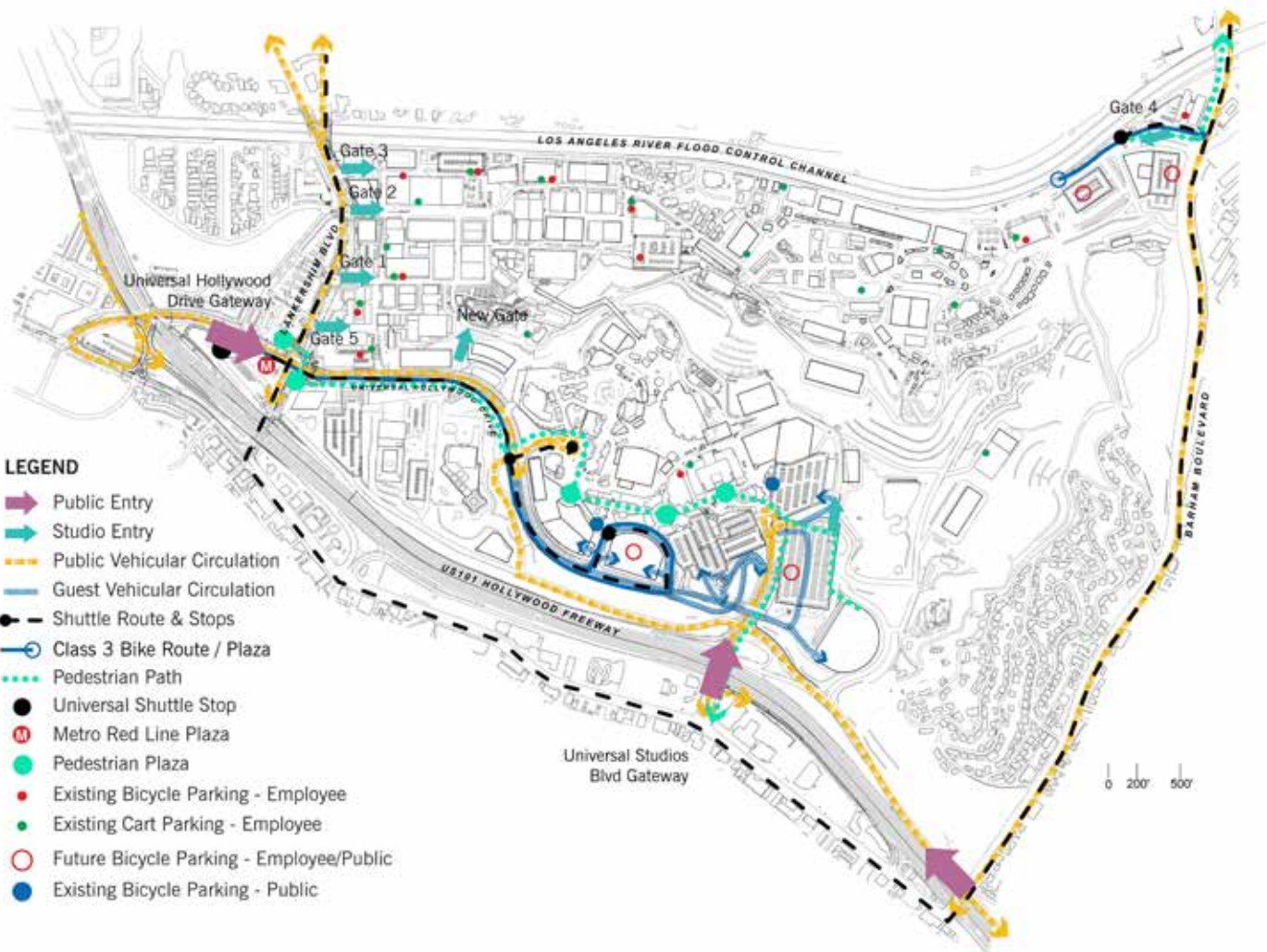
Internal circulation roadways, consisting of private streets, will be developed in accordance with applicable design guidelines and emergency vehicle access requirements. The internal street system will continue to be restricted to authorized vehicles, as well as vendor-owned service vehicles and vehicles driven by studio employees and guests.

PEDESTRIAN CIRCULATION AND PUBLIC TRANSIT

Combined with the portions of the project area in the City of Los Angeles, the Universal Studios Specific Plan will be a transit-oriented development, generating greater pedestrian circulation than currently exists. The new development calls for the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site. This provides opportunities for new shaded sidewalks and new bike routes. Connections from the MTA Red Line Rail Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees and visitors. The four existing pedestrian plazas within the Entertainment District will remain.

In areas of the property with substantial grade differentials (e.g., between Universal CityWalk and offices in the Studio District), shuttles, escalators, exterior stairways, moving sidewalks and/or elevators may be provided. Pedestrian access to the property will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan Area. This tram service

Exhibit 2.9: Circulation Plan



will continue operating. In addition, a shuttle would provide connection between the MTA Red Line Station, the Entertainment District, and uses within the portions of the project site within the City of Los Angeles.

BICYCLE TRANSPORTATION

Bicycle transportation features including bicycle racks and lockers to secure personal property are currently provided within the Specific Plan Area. These features will be expanded with additional bike racks and lockers provided at various locations. As shown in the Circulation Plan provided in Exhibit 2.9, new bike routes will be introduced in the realigned Universal Hollywood Drive passing south of CityWalk, connecting to the portions of the project area within the City of Los Angeles. Long term County bikeway plans include the potential for a future Class I bike path along the existing L.A. River north of the project site. The existing River Road along the County right-of-way is currently leased to Universal Studios for internal circulation purposes.

PARKING

Existing parking facilities will be maintained, and expanded parking options added throughout the Specific Plan Area with several new parking facilities. The Specific Plan provides parking requirements for the proposed uses based on the following general objectives:

- Provide adequate and convenient parking for visitors and employees;
- Provide linkages to destination venues, parking facilities, and transit services with shuttles, trams, escalators, landscaped walkways, and pedestrian plazas;
- Clearly marked directions to parking facilities to provide adequate decision times for arriving vehicles;
- Wherever possible, locate parking facilities in places that allow visitors to park quickly and conveniently in order to lessen peripheral traffic impacts;
- Permit shared parking when it is demonstrated, based upon an analysis of parking demand, that parking spaces utilized by more than one use would not affect the availability of required parking for each use, taking into account their hours of operation; and
- Provide a coherent parking payment and wayfinding system that facilitates the flow of vehicles, thus minimizing potential traffic congestion and idling on access roads and within parking lots/structures.

To achieve these objectives, a site-wide parking strategy is proposed that provides a series of destination parking facilities which, where appropriate, may be capable of shared use during varied peak demand periods pursuant to the limitations and regulations of the Specific Plan. The locations of future parking facilities are not fixed under the Specific Plan, but facilities would be provided, as appropriate and necessary, to meet projected parking demand and Specific Plan goals. Entrances to parking facilities will be provided with an appropriate number of control lanes and adequate queuing area to avoid back-up or congestion onto public roadways.

The Conceptual Plan is an illustration of how development within the Universal Studios Specific Plan Area may occur and how such development would conform to the Specific Plan. The Conceptual Plan represents a reasonable scenario of how buildout of the Specific Plan Area may appear based on current market conditions and existing and planned primary uses. Actual development will be governed by the requirements of the Specific Plan and not by what is shown in the Conceptual Plan.

Exhibit 2.10: Conceptual Plan



chapter 3:

DESIGN PLAN

chapter 3: DESIGN PLAN

1 INTRODUCTION

This Chapter describes the built and natural features influencing the Specific Plan Area, and establishes Design Goals that are the basis of physical and design-related Specific Plan regulations.

The purpose of the Design Plan is to establish a physical design framework for Universal Studios that improves the overall function and appearance of Universal Studios; and enhances Universal Studios' relationship with existing and proposed surrounding neighborhoods.

The Design Plan addresses several areas of design: overall site layout, urban design and architecture, landscape, lighting and signs. The illustrations in this chapter show how these elements might be implemented to create the effects described by the Design Plan. They are intended to convey general design intent and represent one of many possible design solutions consistent with the Specific Plan, and final designs may change as the property is developed over time. The Specific Plan regulations contain the required design standards applicable to development of Universal Studios.

2 DESIGN INFLUENCES

The Design Plan of the Universal Studios Specific Plan has several important influences, which overlap to create the framework for the physical development of the Specific Plan Area. The height limits, total Permitted Floor Area, and sustainability measures of the Specific Plan are derived from the combination of these influences and factors.

Exhibit 3.1: CityWalk



ENTERTAINMENT IDENTITY

The primary influence of the Specific Plan Area is the identity of Universal Studios in the entertainment industry and its role as an “entertainment city”—a place where entertainment is conceived, created, produced, and enjoyed. Universal Studios was the first studio to open for visitors and this is an important element in the design framework for the Specific Plan Area.

OPERATIONAL COMPATIBILITY AND FLEXIBILITY

The production of entertainment such as film, television, and theme park venues, and the combination thereof, requires the physical and functional flexibility typically afforded industrial uses. From sound stages to outdoor filming locations to theme rides, Universal Studios requires flexibility in the siting, physical envelope, and circulation among its varied uses to remain competitive.

Exhibit 3.2a: Illustration of Production Activity in the Studio District



PHYSICAL CHARACTER

The Specific Plan Area's physical character and, in particular, the prominent hill located in its center, adjacent to the Hollywood Freeway, also plays a role in the Design Plan. This hill is an important visual feature of the Specific Plan Area and represents an opportunity to enhance Universal Studios' image as the Specific Plan is implemented.

Both on-site and adjacent off-site buildings play a role in the physical character of the Specific Plan Area, influencing the Design Plan in terms of the location and size of potential future structures. The existing circulation system also plays a substantial role in the Design Plan. This includes continuing to efficiently move visitors into, out of, and through the Theme Park, allowing general employee circulation, and transporting equipment around the Specific Plan Area as needed.

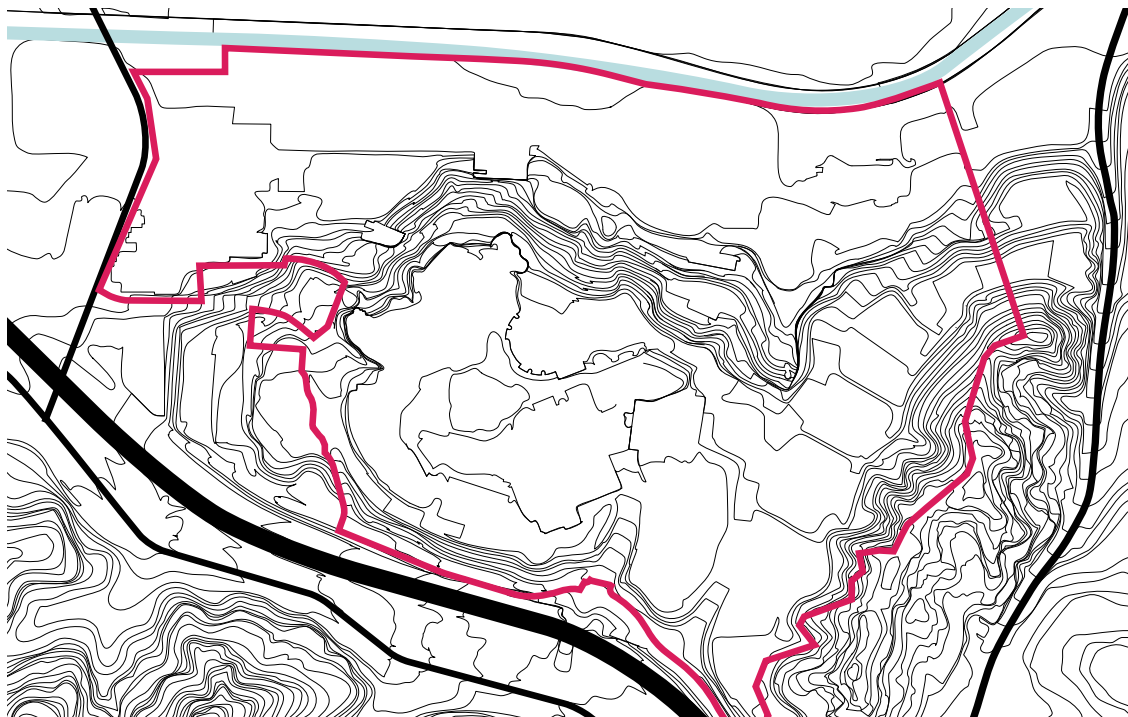


Exhibit 3.2b: Area Topography

Discussed in greater detail in the Plan Description Chapter, the Specific Plan Area's existing physical character can be portrayed by four overlapping districts: Entertainment, Studio, Back Lot and Business Districts. The Entertainment District includes CityWalk and Universal Studios Hollywood (Theme Park), and can primarily be identified by the imaginative, thematic, and iconic structures currently present. Large, pedestrian-oriented gathering spaces and plaza-like areas are important and valuable components of the Entertainment District. Parking structures and surface lots are also visible elements of this District.

Thematic structures and areas can also be found in the Studio District, which is also comprised of a wide variety of stage, production, post-production, and other structures, as well as open spaces for outdoor production. The Studio District may at any one time be home to several outdoor stages designed and built to represent any real or imagined location or time period.

The Back Lot District is primarily characterized by outdoor sets, outdoor storage areas, circulation and parking areas, production buildings, and other entertainment production

uses that are part of both the behind-the-scenes aspect of Universal Studios as well as the more public Universal Studio Tour. It is less densely developed than other districts on the property and is thus defined by its comparatively lower buildings and more ample open space.

The Business District primarily includes office and parking structures, with production, post-production, and theme park uses spilling in. It is important to note that despite these general characterizations, a diverse mix of uses is present across the entire Universal Studios Specific Plan Area. The Universal Studio Tour and the northern portion of the Theme Park offer examples of how Districts within the Universal Studios Specific Plan Area may overlap. Additionally, office structures may be present in either the Studio or Entertainment Districts.

DIVERSE PERIMETER CONDITIONS

The Universal Studios Specific Plan site is surrounded by a variety of uses and conditions. This necessitates unique design solutions that vary according to the specific situation and particular site requirements. For example, the design character of a prominent office building facing Lankershim Boulevard will likely be different from the design of a functional sound stage located internal to the site. Height limits and development standards related to character are influenced by the uses adjacent to the Specific Plan Area.

ENVIRONMENTAL SUSTAINABILITY

The Universal Studios Specific Plan recognizes the importance of environmental stewardship, and measures consistent with those implemented by the County of Los Angeles are part of the Design Plan. As applicable, new buildings will meet established sustainable design goals and landscaped areas will use drought-tolerant plants. These measures are more fully described below.

3 DESIGN GOALS

The Design Goals are general statements that establish the overall intent of the Design Plan. Additional text describes the rationale for each Design Goal and clarifies the purpose and meaning of each. An important aspect of the Design Goals is their interrelationship—each affects and influences the others, and is affected itself by the others. This interplay is intended to strengthen their overall effectiveness.

CREATE A VISUALLY COHERENT PLACE TO SERVE AS A MODEL FOR THE ENTERTAINMENT INDUSTRY AND THE GREATER LOS ANGELES REGION.

As a leading Southern California entertainment destination, it is important for Universal Studios to continue to create a memorable impression to both passersby and visitors. The existing CityWalk skyline treatment on the prominent central hilltop, for example, plays an important part in establishing Universal Studios' image. In addition, iconic signs, architectural features, landscape treatments and other elements currently help establish Universal Studios' image. This goal acknowledges the importance of a memorable image to Universal Studios' long-term success.

CREATE AN ATTRACTIVE, APPEALING ENVIRONMENT FOR VISITORS, BUSINESSES, EMPLOYEES AND THE GREATER COMMUNITY

Universal Studios currently attracts local, regional, national, and international visitors, as well as innovative entertainment companies and their employees. To maintain its business position and improve visitor attendance at its attractions, Universal Studios will continuously be improved. Ongoing improvements to the Studio and Business Districts are intended to attract new entertainment business and their supporting services. New

entertainment venues and/or attractions will be added and older ones retired or renovated; and the appearance of the Specific Plan Area improved. A new hotel will allow visitors to stay for extended periods of time. Outdoor uses, including entertainment attractions and production activities, will continue to be enhanced. Maintaining and enhancing a visually exciting, attractive and appealing site will help Universal Studios maintain its role in the entertainment world.

ENCOURAGE FLEXIBLE, IMAGINATIVE, SUSTAINABLE AND CREATIVE DESIGNS

This goal recognizes the need for flexibility as development occurs in Universal Studios, balanced with the need for environmental responsibility. Flexibility is required not only because of the variety of uses, activities and existing conditions within the Specific Plan Area, but also because the Specific Plan will be implemented over a number of years, and situations are likely to occur that cannot be predicted today. In addition, the entertainment industry will likely undergo changes and improvements as a result of the development of new technology and changes in demographics. To achieve flexibility, the Design Plan describes the design concepts of the Specific Plan without specifying particular design solutions. The intent is to allow creative, imaginative design solutions within the limitations established in the Specific Plan.



Exhibit 3.3a: Illustration of imaginative attractions created at Universal Studios Hollywood

PROMOTE COMPATIBILITY WITH SURROUNDING NEIGHBORHOODS, INCLUDING PRESERVATION OF VIEWS AND VISUAL RESOURCES

Because of its location on a hilltop and at the edge of the Hollywood Hills, Universal Studios is visible from surrounding streets and neighborhoods. The fourth goal acknowledges Universal Studios' desire to be a good neighbor to those who live, work, or play near the Specific Plan Area. The Design Plan describes how future Universal Studios development will be compatible with surrounding uses and neighborhoods.

ACKNOWLEDGE AND BUILD ON THE INHERENT STRENGTHS OF THE SITE AND EXISTING DEVELOPMENT IN RESPONSE TO EXISTING SITE OPPORTUNITIES AND CONSTRAINTS

Although the Specific Plan proposes new development, much of what exists today will continue to be present through its lifespan. This goal of the Design Plan recognizes the need to incorporate future development into an existing context. It also acknowledges the varying physical character of the Specific Plan Area, which consists of a prominent central hilltop, gentle hillsides, and a flat valley bottom next to the Los Angeles River Flood Control Channel.

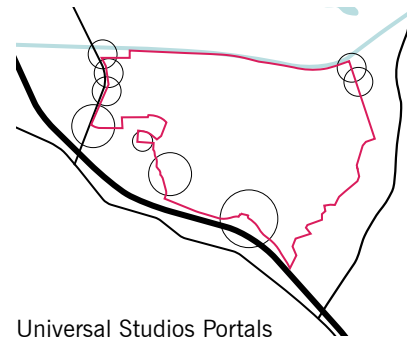
4 GENERAL DESIGN PRINCIPLES

The General Design Principles describe general concepts, which implement the Design Goals of the Specific Plan and are consistent with the definitions of the Universal Studios Specific Plan. They reflect design approaches that may be used to address aesthetic, environmental, and functional considerations.

AESTHETIC AND ENVIRONMENTAL PRINCIPLES

- **Create a “hilltop skyline” image that takes advantage of the site’s topography**
The Specific Plan Area’s central hilltop is one of its most prominent features and is already an architectural focus of Universal Studios. This focus may be expanded and enhanced through the creation of a visible skyline (subject to height restrictions specified in the Specific Plan).
- **Encourage a variety of architectural character that responds to Universal Studios’ unique mix of uses and activities**
An important element of Universal Studios’ existing visual character is the variety of building types and architectural characters found on-site. This variety is encouraged as a means to further Universal Studios’ diverse Entertainment, Studio, Back Lot, and Business uses.
- **Establish a unifying background of large-scale evergreen plants utilizing a traditional Southern California plant palette**
The landscape of the Specific Plan Area can help visually unify its diverse uses, architecture, and varying terrain. A traditional Southern California plant palette should be used (see Section 7 in Chapter 5) to emphasize evergreen trees and shrubs, as well as exotic and colorful plants, which have contributed to Southern California’s reputation as a world-class garden environment.
- **Create special entries at each portal to Universal Studios**
There are a limited number of access points into Universal Studios. These portals should be framed as special entries that are distinctive places in and of themselves. Designs which express Universal Studios’ image, and which include the imaginative landscape, hardscape, architecture, lighting, signs, and thematic elements of the Studio Tour, Theme Park, and City Walk are envisioned.
- **Identify Universal Studios as a unique place with imaginative signs and thematic elements**
The entertainment industry has always utilized signs in imaginative and creative ways to create image, advertise, and identify its products. The continuing evolution of signs and thematic elements that help establish Universal Studios’ image as a unique entertainment experience is envisioned.

- Permit creative signs, consistent with Universal Studios' "entertainment city" image**
 Universal Studios' large area, varied edges, and regionally prominent central hilltop enable placement of creative signs that identify the Specific Plan Area as an entertainment destination. Universal Studios' identifying elements should be of a scale consistent with the site's size.
- Acknowledge the site's hilltop location with visual buffers and other measures to enhance Universal Studios' off-site image**
 To respond to the views of the Specific Plan Area from surrounding hillsides, visual buffers such as landscaping and other screening treatments should be provided to better integrate Universal Studios within its context.
- Respond to the varying conditions of each of the site's five edges**
 Each of Universal Studios' edges has a different character and relationship to its surroundings. Each edge and its particular conditions should be considered as part of the design of development adjacent to that edge. For example, the urban streetscape character of Lankershim Boulevard, adjacent large-scale buildings and flat terrain, is qualitatively different than the high speed Hollywood Freeway edge, with its rolling terrain and landscaped hillside.
- Integrate illumination and lighting effects with architecture, signs and landscape to reinforce and enhance Universal Studios' "entertainment city" image**
 As a nighttime, as well as daytime attraction, lighting will continue to be an integral part of the Universal Studios experience. Lighting and its effects should be integrated into the design of other elements, such as buildings, signs, thematic elements, entries and landscapes. The intent is for lighting to reinforce these elements to create an expression of Universal Studios' image while recognizing limitations required for adjacent uses.
- Establish a hierarchy of lighting and lighting effects in which the most important elements have the most distinct illumination**
 Nighttime lighting should promote an organization that better reflects the hierarchy of importance of Universal Studios attractions or buildings. For example, the apparent importance of a parking garage should be reduced by screening its internal lighting so that a main entry Gateway would appear more visually prominent.



FUNCTIONAL CONSIDERATIONS

This group of Design Principles is intended to address the functional design needs of Universal Studios. These Design Principles are intended to provide for the safety and convenience of visitors and employees, as well as the flexibility in specific design solutions.

- Allow flexibility in location and orientation of buildings**
 Although the Specific Plan regulates land uses, building heights, and other development standards, building orientation may vary according to the requirements of the particular building program. Accordingly, buildings may have an "outward" (towards the perimeter boundary), "inward" (towards the center of Universal Studios), or other orientation, independent of other considerations.
- Signs that direct and inform visitors will be an integral part of Universal Studios development**
 Because of the size and location of uses within Universal Studios, signs will be required throughout the site to direct and inform visitors coming to Universal

Studios, and to facilitate vehicular and pedestrian circulation; some signs will be regulatory (e.g., “no parking”). The design of these signs should be coordinated with other development within Universal Studios.

- **Minimize spill over of nighttime illumination off-site**

Although some lighting will be used to establish an entertainment studio image, lighting intended to serve more functional purposes, such as along roads, in parking areas, or within parking structures, should be reduced where appropriate. Such illumination will be at minimum safe levels, will be directed away from neighboring residential areas, and shielded to comply with the Universal Studios Specific Plan.

- **Establish a fence and wall hierarchy**

Fences and walls should be designed to observe a hierarchy in which the most visually prominent will be considered part of the overall design of the particular feature. For example, a security fence hidden from view may be a simple functional design, while a fence intended to be part of a major entry treatment may be more elaborate in design. Sound or retaining walls should be similarly considered.

5 EDGE DESIGN PRINCIPLES

To address considerations of off-site visibility, the Design Plan identifies two types of edges: Perimeter Edges and Visual Edges. As the name suggests, Perimeter Edges occur at the Specific Plan Area perimeter. The Specific Plan utilizes traditional means of addressing Perimeter Edges and promotes screening of parking lots, service areas, and blank walls. A Visual Edge is a portion of development, which is visible off-site, but which may occur away from the Perimeter Edge and which may be difficult to address with visual buffers within Perimeter Edge treatments. Because of the topography of the central hilltop and the hillsides surrounding Universal Studios, some interior development creates a Visual Edge. The Design Principles in this section are intended to address the need for screening from view development within the Universal Studios Specific Plan Area, which is not intended to enhance its overall image, but which would otherwise be visible. The intent is to provide visual cohesion to the overall image of Universal Studios and to focus opportunities for architectural design to enhance the hilltop skyline.

- **Visually buffer development not intended to enhance Universal Studios' image**

Parking areas, parking structures, or service areas should be visually buffered when the facade of the development itself is not designed to enhance Universal Studios' image. Visual buffers for signs, lighting, or thematic elements oriented inward, towards visitors at Universal Studios attractions, may also be appropriate. This Design Principle addresses the need for visual buffering on both Perimeter and Visual Edges.

- **Permit a variety of approaches to visual buffers**

Visual buffers may be created by a variety of means. Where there is sufficient space, dense planting of large-scale evergreen trees are frequently an appropriate screening method. Where space is limited or insufficient soil exists to allow trees to reach their mature height, other screening methods may be used. They may include screening by another building, a landscape structure (such as a trellis), graphic treatment (i.e., painted surfaces which disguise the element), a thematic element or a combination of these techniques.

6 EDGE DESIGN IMPLEMENTATION

This section describes potential design applications of the Specific Plan's Design Principles to four edge areas in the Universal Studios Specific Plan Area. These guidelines, which follow the description of the relevant design considerations, are intended to describe how the regulations contained in the Specific Plan will address existing design considerations, as well as conditions likely to be created as new development occurs.

THE URBAN EDGE

The portion of Lankershim Boulevard between the Hollywood Freeway and the Los Angeles River Flood Control Channel is the most urban in character among the edges. The Universal Studios Specific Plan side of Lankershim includes the former Technicolor buildings and Bank of America, as well as the Lew R. Wasserman and Jules Stein office buildings. The CityView Lofts multifamily residential building, Campo de Cahuenga, and an MTA Red Line subway station with existing surface parking. The 10 UCP office tower is also on the south side of Universal Hollywood Drive in this area and is a significant visible feature of the area.

Transit ridership at the MTA Red Line is expected to continue to increase over the life of this Specific Plan, as the Specific Plan Area and its surroundings continue to mature and develop.

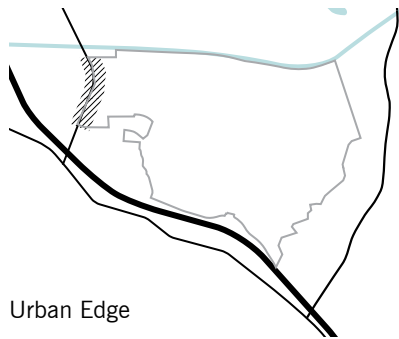
- **Lankershim Boulevard Streetscape**

Future improvements to Lankershim Boulevard, combined with the anticipated development of new offices and other facilities within Universal Studios, represent an opportunity to create an integrated streetscape design. The streetscape should visually integrate public and private improvements so that the area between the Hollywood Freeway and the Los Angeles River Flood Control Channel has a distinct, individual character which uniquely defines Universal Studios. Proprietary product signs featuring current productions or other attractions of Universal Studios will continue to be part of the character of the Lankershim streetscape.

As new buildings are constructed along the Lankershim frontage, streetscape improvements would be implemented on the east side of Lankershim Boulevard according to the Conceptual Lankershim Streetscape Plan (Exhibit 3.6a). Proposed improvements include a streetscape zone from the curb of Lankershim Boulevard to the security fencing and walls along the Specific Plan Area, typically providing an average sidewalk width of 8 feet, while narrowing to approximately 6 ½ feet adjacent to street trees.

Street Trees & Sidewalk Plantings

A consistent street tree, such as Canary Island Palms, is proposed for the entire Lankershim frontage adjacent to the Specific Plan Area (see Chapter 5, Section 7). The same tree species could also be used by the City of Los Angeles on the southbound (west) side of the street to provide a unified treatment to both sides of the boulevard. The street trees typically would be spaced at 35 feet on center,



Urban Edge

with 4-foot square decomposed granite tree wells. Between each street tree, consistently sized and spaced planting areas adjacent to the curb would provide a low-height landscaping using a consistent plant palette.

Security Fencing

To maintain a level of security that meets existing and future studio needs, new fencing and vehicle barriers are planned adjacent to the sidewalk on the Specific Plan Area side of the streetscape zone. New security would include a planting area at the base of an approximately 3-foot high concrete vehicle barrier topped with a painted 7-foot high steel-bar fence. While providing important and necessary security for the Specific Plan Area, the design of the vertical steel bar fencing would be attractive and open, allowing views of the property instead of a solid wall.

Landscape Area Inside Security Fencing

The landscape areas inside the security fencing, wholly within the Specific Plan Area, would vary greatly in width and size. These areas would be landscaped in accordance with the general landscape requirements in the Specific Plan, and maintain consistency with a conceptual planting palette (see Chapter 5, Section 7).

- **Studio Gates**

Lankershim Boulevard is the current and future location of the four main gates to the Studio District. Staffed gatehouse checkpoints at these gates will continue to control the flow of vehicles onto the Studio premises. As development of the Studio and Business Districts proceeds, enhancements will be made to the gates, which may include special architectural treatments, new landscape, gatehouse renovation, improved pedestrian access and development of image-enhancing signs and thematic elements.

THE UHD HILLSIDE EDGE

As previously mentioned, this edge is comprised of the areas along and adjacent to Universal Hollywood Drive, starting at the main Universal Hollywood Drive gateway and dropping down the hill to the Lankershim intersection. The edge includes a new vehicular entry to the studio.

- **Universal Hollywood Drive Gateway**

The Universal Hollywood Drive Gateway may undergo changes as a result of improvements to Lankershim Boulevard. These changes may include new landscaping, signs, thematic elements, architectural and lighting treatments.

- **Universal Hollywood Drive Streetscape**

Universal Hollywood Drive will be realigned as part of the Evolution Plan, and with this change, topographic grading is also proposed to make the hill less steep. Streetscape improvements along Universal Hollywood Drive will help define this edge. The street-facing facade of new buildings and new identity signage will also further define the character of the streetscape and the UHD Hillside Edge.



UHD Hillside Edge

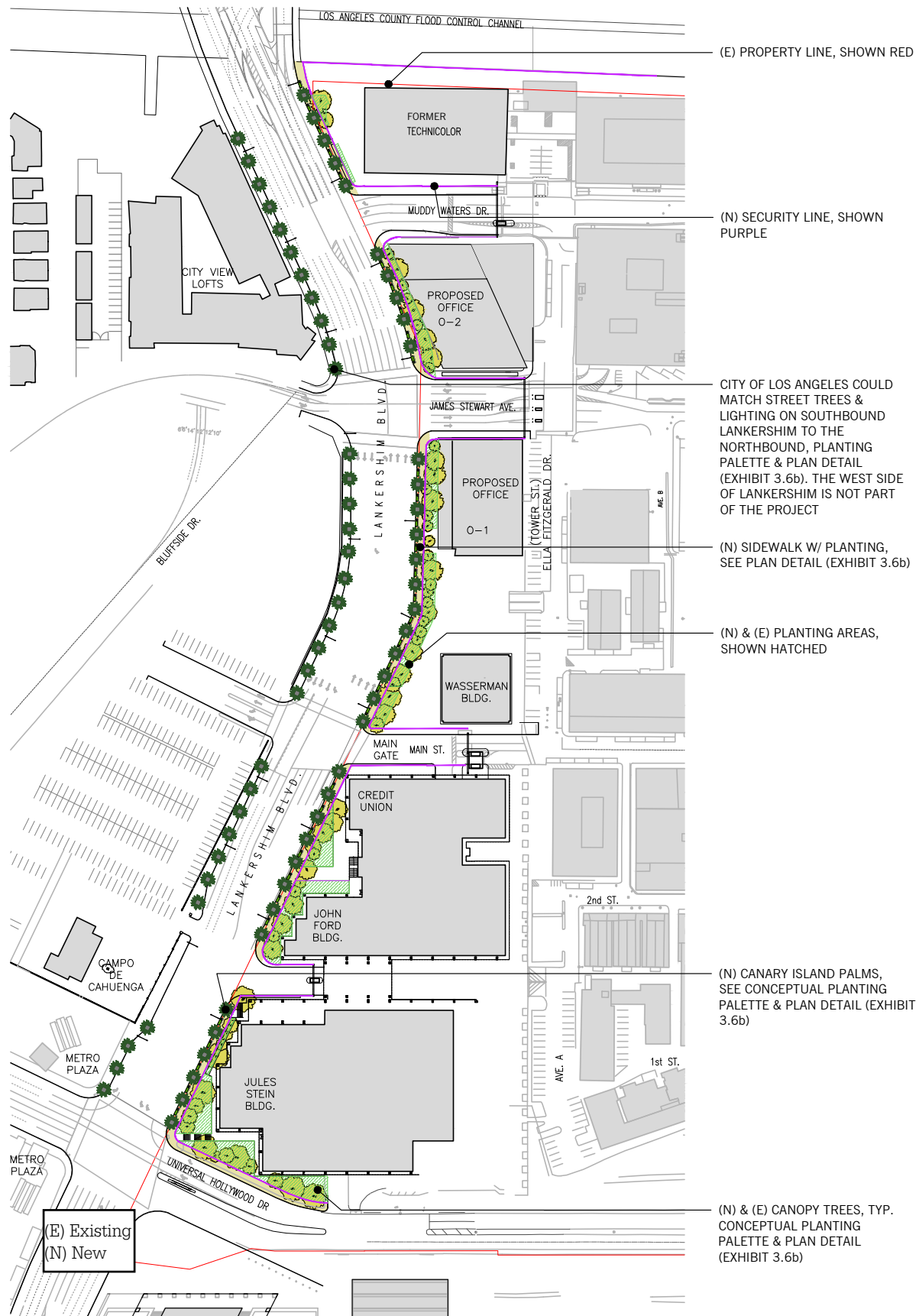


Exhibit 3.6a: Conceptual Lankershim Streetscape Plan

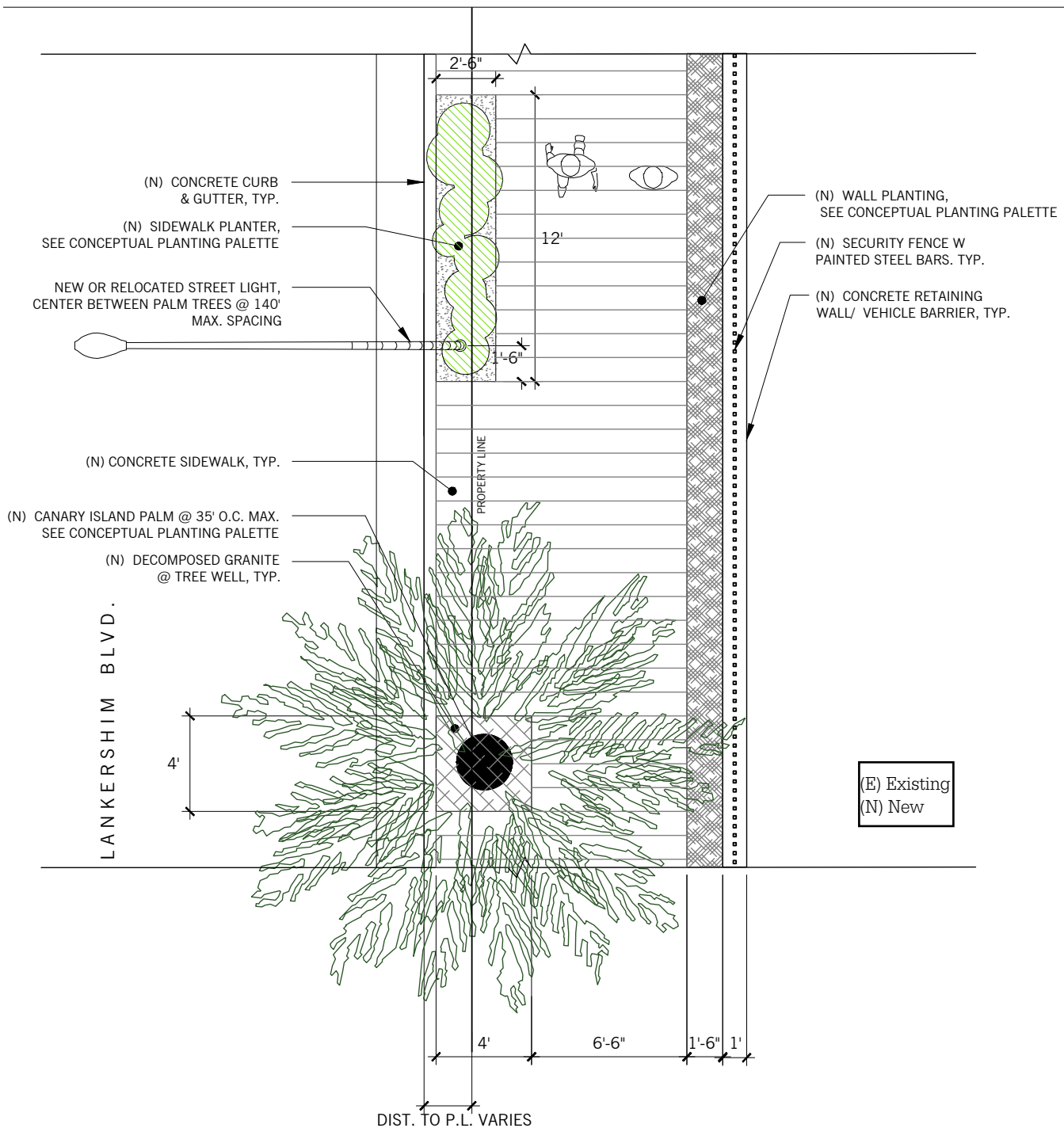
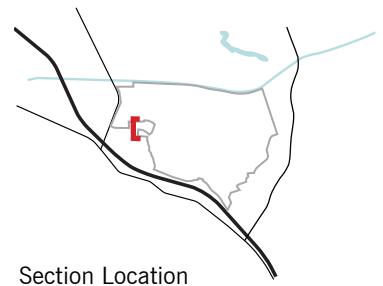


Exhibit 3.6b: Conceptual Lankershim Streetscape Plan Typical Detail



Exhibit 3.6c: Illustration of an enhanced Lankershim streetscape, which will contribute positively to the image of the studio and its surroundings



Section Location

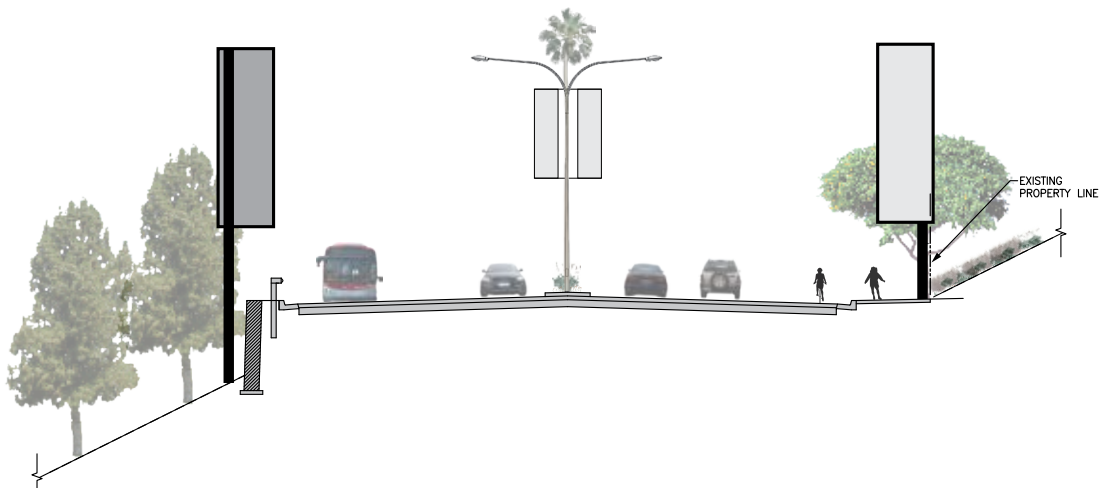
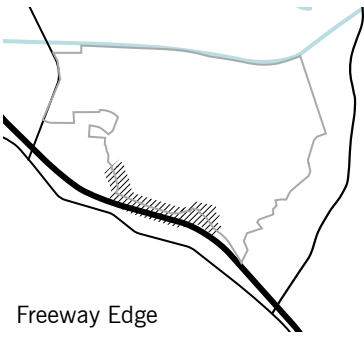


Exhibit 3.6d: Conceptual section of Universal Hollywood Drive reconfiguration along UHD Hillside Edge



THE FREEWAY EDGE

The Freeway Edge includes the portion of the Universal Studios Specific Plan Area adjacent to the Hollywood Freeway between Barham Boulevard and Lankershim Boulevard. It also includes portions of the Specific Plan Area's central hilltop that are visible from Cahuenga Boulevard and the residential areas to the south.

- **Skyline silhouette**

The prominence of the central hilltop and its location within the Entertainment District makes it suitable for a skyline silhouette treatment, which continues and extends the treatment already begun with the existing views of CityWalk. Within the height limits established by the Specific Plan, the architectural skyline treatment will evolve as development of the Entertainment District continues. Other elements of the skyline silhouette will include thematic elements, landscape, signs, illuminated surfaces and lighting elements.

- **Landscaping**

Landscaping will be established to create visual definition to screen views of certain parking structures and outdoor storage areas. Landscaping may consist of dense masses of tall-growing evergreen trees, trellis structures or frames, or other landscape treatments.

New landscaping should supplement and enhance the existing landscape. Where new buildings displace existing landscape, new landscape and facade treatments should be planned to provide visual continuity.

- **Directional and information signs**

Many of Universal Studios' guests will arrive via the Hollywood Freeway. Since some visitors are not familiar with the area, directional and information signs will be needed to guide them to the appropriate Universal Studios entries.

- **Large-scale site thematic elements**

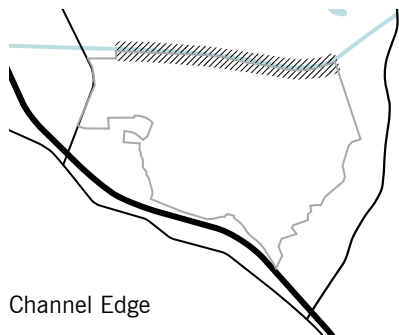
Because of its central hilltop, the Freeway Edge is a prime location for iconic thematic elements which help create Universal Studios' image. Thematic elements may include arches, gateways, sets, attraction icons, towers, spires, monuments and sculptures. Special lighting of these elements will further enhance the distinct identity of Universal Studios' skyline.

- **Universal Studios Boulevard Visitor Gateway**

The Universal Studios Boulevard Visitor Gateway is one of Universal Studios' major arrival points. It is particularly important to visitors at Universal Studios' entertainment venues. The treatment of this entry should consist primarily of landscaping supplemented with thematic elements, entertainment, directional and informational signs. Special architectural treatments of buildings, which border the Visitor Gateway area may also occur, as well as special lighting treatments.

THE CHANNEL EDGE

The Los Angeles River Flood Control Channel and the County Flood Control District access road form the northern boundary of Universal Studios. Because of the limited public access, this edge is less visible than the Universal Studios Specific Plan Area's other edges. The principal viewpoints are from private residences in the Toluca Lake area, a private golf course immediately north of the Channel, and from southbound



lanes of Barham Boulevard to the northeast. The Specific Plan Area's central hilltop and adjacent north-facing hillside forms the backdrop to the views of this edge of Universal Studios.

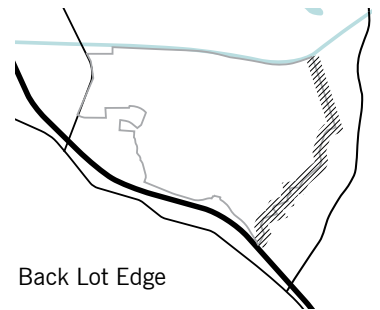
Existing on-site uses in the Back Lot District, such as sound stages and production facilities have an industrial character similar to other motion picture production facilities in Southern California. Future development will likely include more buildings with uses similar to the existing uses. Outdoor production sets may be also developed in this area.

- **Property line buffers**

Existing and future uses immediately adjacent to the Channel Edge should be buffered from view by screening elements as development proceeds and where there is sufficient space. Landscaping in this area should consist of large-scale evergreen and deciduous trees.

THE BACK LOT EDGE

The Back Lot Edge consists of two areas: one portion adjacent to the portion of the project area in the City of Los Angeles adjacent to Barham Boulevard in the northeast corner of the property and the area bordering the Hollywood Manor neighborhood and the southeastern portion of the project area in the City of Los Angeles. Some of these edges are comprised of steep topography and landscaping and include sets/facades used in connection with production activities. A greenspace area will be maintained along the portion of the Back Lot Edge adjacent to the existing off-site residential uses to the east, as shown in Exhibit 2-C Universal Studios Specific Plan Greenspace Area, of the Universal Studios Specific Plan.



chapter 4:

INFRASTRUCTURE

chapter 4: INFRASTRUCTURE

This Chapter addresses infrastructure improvements other than transportation circulation improvements which are addressed in Chapter 5, 'Specific Plan Implementation.' The detailed sequence of the implementation of the Infrastructure Plan will be developed as projects are submitted for Substantial Conformance Review pursuant to the Universal Studios Specific Plan.

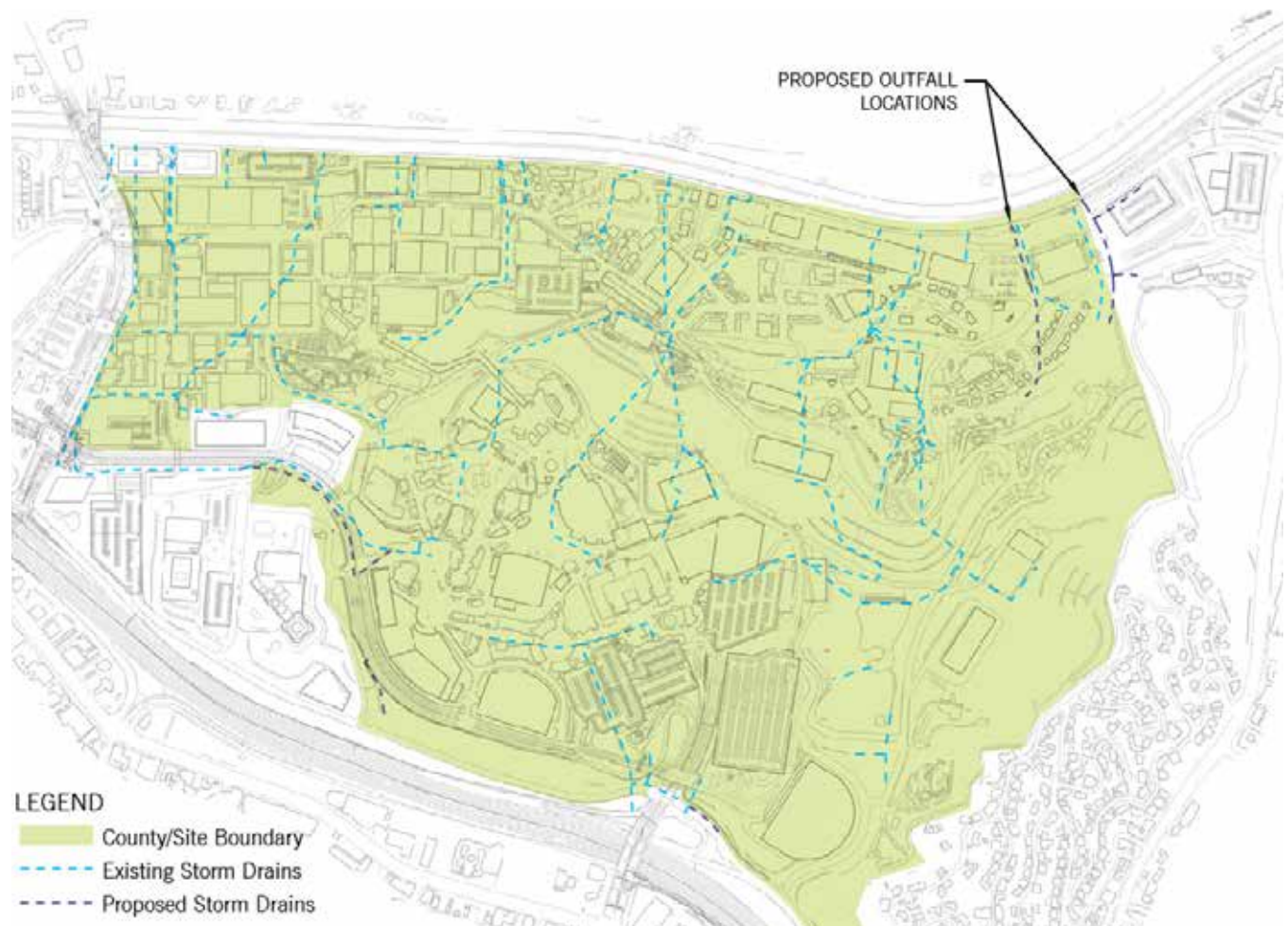
1 STORM DRAIN

The majority of the Specific Plan Area currently drains northerly to the Los Angeles River Flood Control Channel via an on-site storm drain system. Additionally, some storm water flows drain easterly towards Barham Boulevard and southerly towards the Hollywood Freeway. The on-site proposed improvements will include specific on-site flood control infrastructure as needed for new development. The remainder of the Specific Plan Area will continue to utilize existing storm drain lines. (See Exhibit 4.1.)

Implementation of the Universal Studios Specific Plan includes the potential construction and/or relocation of several outfalls to the Los Angeles River Flood Control Channel. These off-site improvements would be limited to the access road adjacent to the Los Angeles River Flood Control Channel and no changes will occur to the off-site storm drains.

Development within the Specific Plan Area requires the construction of development-specific minor flood control infrastructure to convey stormwater flows associated with each new project to the major stormwater infrastructure described above.

Exhibit 4.1: Conceptual storm drain plan



2 SANITARY SEWER

A sewer collection system is maintained and operated on-site within the Universal Studios Specific Plan Area. All collected wastewater flows to a central point located adjacent to the Los Angeles River Flood Control Channel where the wastewater discharges into the relief sewer operated by the City of Los Angeles. This wastewater is treated at the Hyperion Treatment Plant also owned and operated by the City of Los Angeles.

Development within the Specific Plan Area will provide new on-site sanitary sewer system improvements as needed to accommodate any additional development. Any additional on-site sanitary sewers will conform to the applicable standards of the Los Angeles County Department of Public Works.

Planned infrastructure improvements are illustrated in Exhibit 4.2, Conceptual sanitary sewer plan.

Exhibit 4.2: Conceptual sanitary sewer plan



3 WATER (POTABLE WATER AND RECLAIMED WATER)

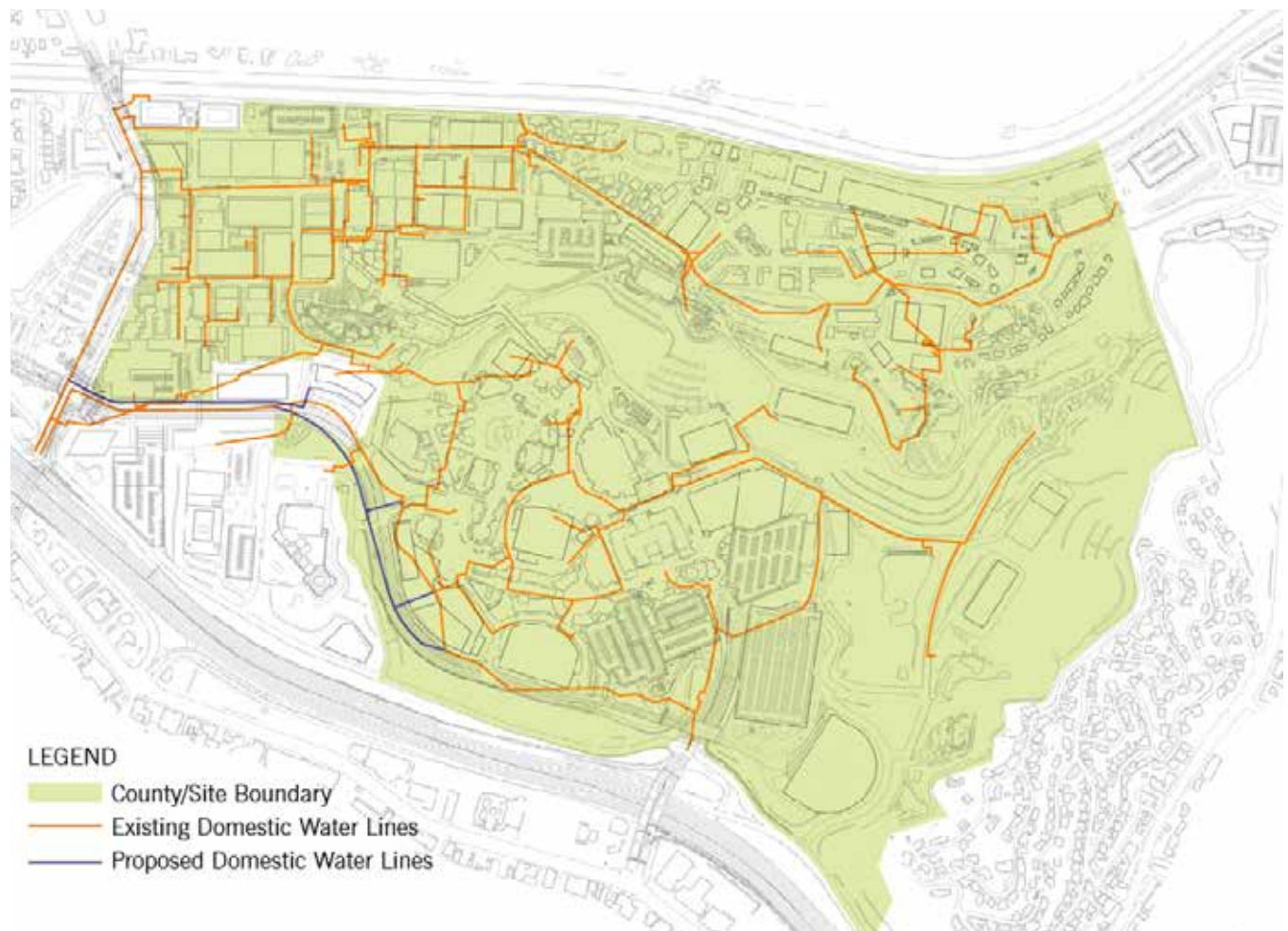
Water service to the Specific Plan Area is provided by the Los Angeles Department of Water and Power (LADWP). Connections to the LADWP water system pipelines are at or within the Universal Studios Specific Plan Area. LADWP provides water for both domestic and fire service. Fire protection is maintained and operated on-site with domestic water system pipelines.

Implementation of the Universal Studios Specific Plan includes expansion of and improvements to the existing on-site water systems as needed to serve new buildings. Additional connections will be required for the potable water system and for the fire protection system, and the design and installation of new water lines will meet applicable County standards.

Planned potable water and recycled water infrastructure improvements are illustrated in Exhibit 4.3a, Conceptual water facilities plan and Exhibit 4.3b, Conceptual reclaimed water facilities plan. Exhibit 4.3c shows existing and proposed facilities for fire water.

Recycled water is provided to the Specific Plan Area by LADWP. A recycled water distribution system is used to irrigate most of its landscaped areas, and for other approved industrial uses within the Specific Plan Area. New recycled water mains and underground storage tanks to accommodate the increase in recycled water demand will be constructed within the Specific Plan Area.

Exhibit 4.3a: Conceptual water facilities plan



4 SOLID WASTE

Solid waste collection, reuse, recycling and disposal are regulated by the County of Los Angeles Sanitation District and the Department of Public Works. Currently both public and private refuse collection services and disposal facilities are used.

The Universal Studios Specific Plan Area will continue to implement conservation and recycling measures as part of its solid waste reduction program.

Exhibit 4.3b: Conceptual reclaimed water facilities plan

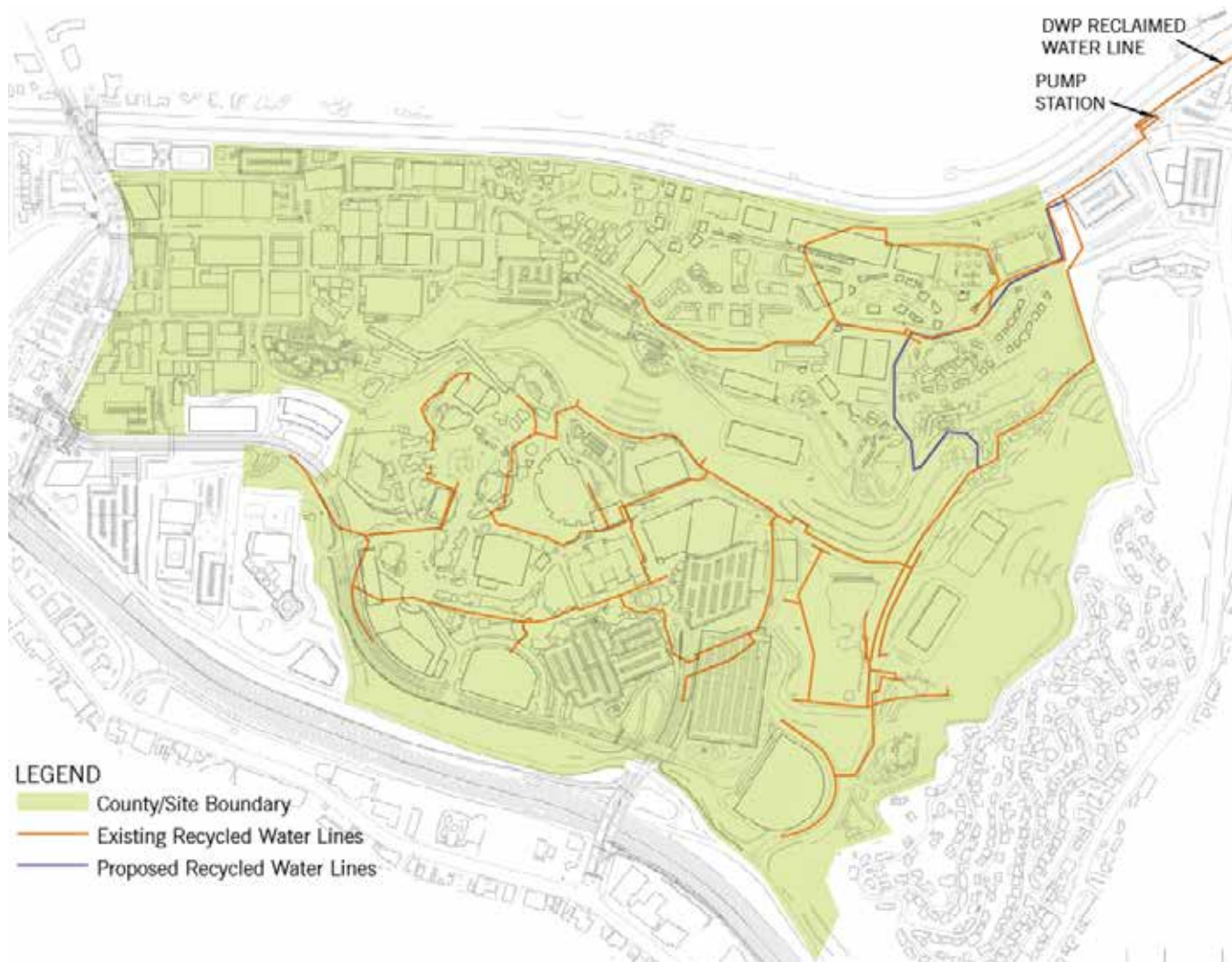
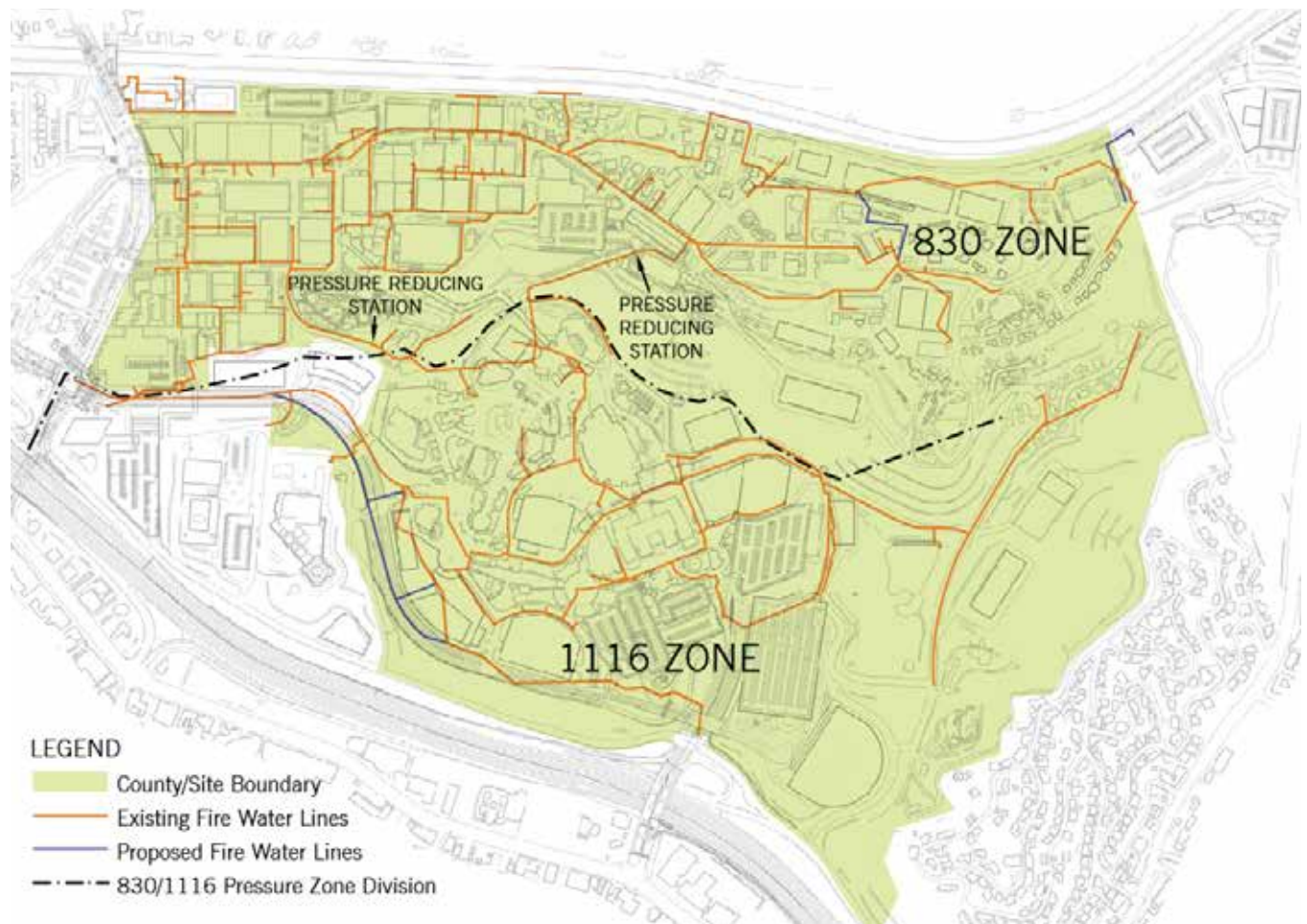


Exhibit 4.3c: Conceptual fire water facilities plan



5 ELECTRICITY

The Universal Studios Specific Plan Area currently receives service from two electric utility suppliers. Southern California Edison (SCE) serves the County of Los Angeles portion of the property and the Department of Water and Power serves facilities on the property currently in the City of Los Angeles. SCE will continue to serve the Universal Studios Specific Plan Area. An electrical substation is maintained and operated on-site that receives bulk power directly from SCE, transforms it, and then provides it within the property with its own distribution system.

Additional electrical capacity will be provided in conjunction with future development as necessary to serve future on-site needs. The existing Edison Universal Substation has a capacity of 22 MVA and the existing Studio Master Substation has a capacity of 40 MVA.

Planned improvements include expansion of the Studio Master Substation, connection to the Edison Universal Substation and installation of an additional 66kV transmission line to supply an additional 60 MVA for the Specific Plan Area. This additional 60 MVA would increase the total capacity of the Studio Master Substation to 100 MVA. The private on-site electrical system will have a new distribution substation as well as new electrical lines to serve new buildings constructed pursuant to the Specific Plan. Planned infrastructure improvements are illustrated in Exhibit 4.5a, Conceptual electrical facilities plan.

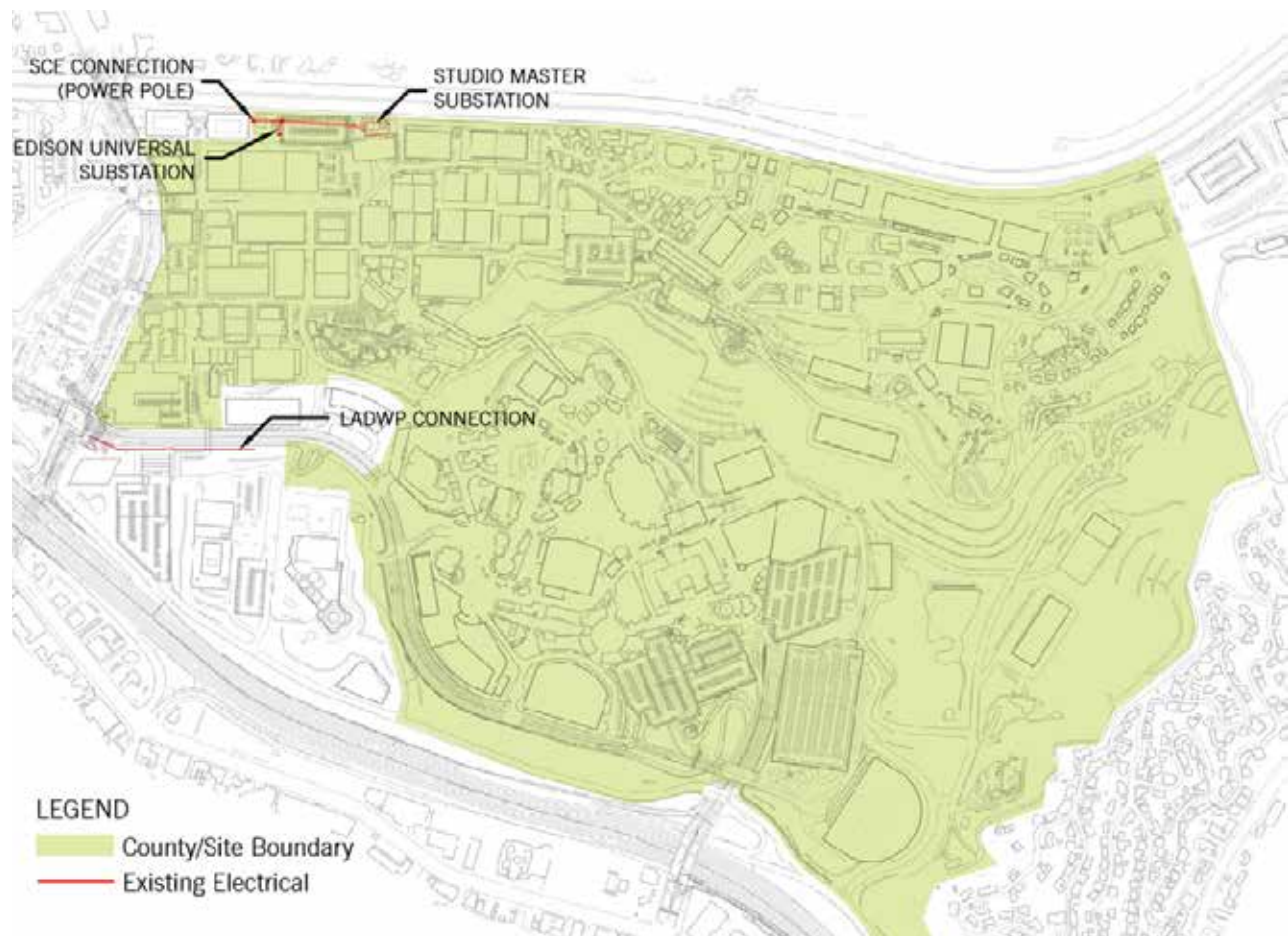


Exhibit 4.5: Conceptual electrical facilities plan

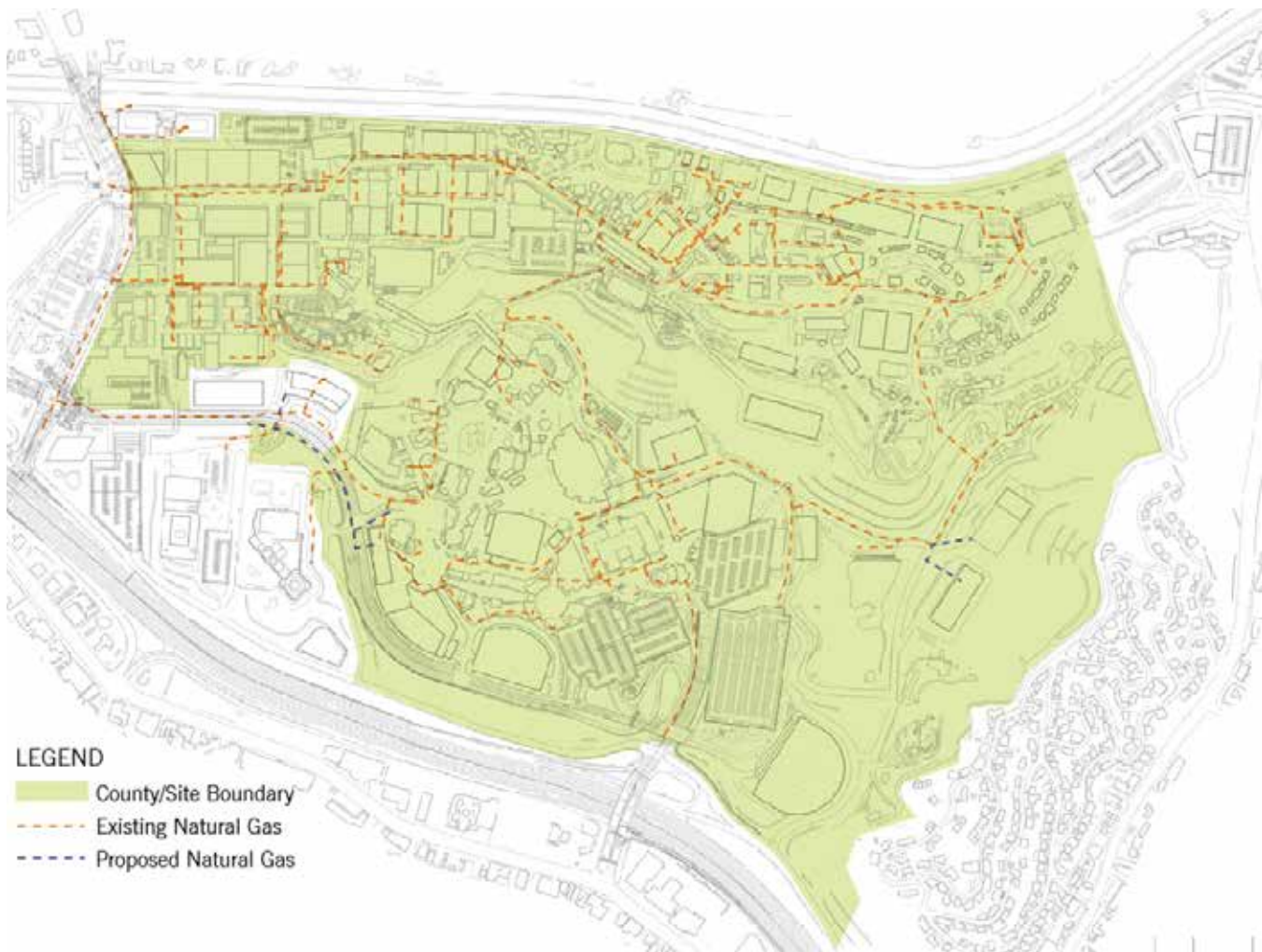
6 NATURAL GAS

The Southern California Gas Company currently provides natural gas service to the Specific Plan Area. Existing off-site gas mains connect to the on-site gas distribution system at the property boundary.

Natural gas will continue to be provided to the Specific Plan Area via the existing gas lines at the property boundaries from either Lankershim Boulevard or Barham Boulevard. The property owner will continue to own and maintain the gas distribution network within the Specific Plan Area.

The proposed improvements to the on-site system of natural gas distribution lines includes new gas lines to serve the portions of the project area in the City of Los Angeles. A portion of the existing gas main located in Universal Hollywood Drive would need to be relocated consistent with the proposed realignment of Universal Hollywood Drive. Additional gas lines may be added on-site to distribute natural gas. The natural gas infrastructure improvements which are planned to implement the Specific Plan are illustrated in Exhibit 4.6, Conceptual natural gas facilities plan.

Exhibit 4.6: Conceptual natural gas facilities plan



chapter 5:

IMPLEMENTATION

chapter 5: IMPLEMENTATION

1 SPECIFIC PLAN ZONE

As part of the actions related to the Universal Studios Specific Plan, a single zone will be established over the entire Specific Plan Area. That zoning designation, “SP” (Specific Plan), refers to uniform and extensive land use development regulations contained in the Universal Studios Specific Plan, which will govern future development of the property. In cases where the Specific Plan does not address a particular situation, the regulations and development standards contained within the Los Angeles County Zoning Code (Title 22), as of the effective date of the Specific Plan, will apply. (See Appendix A for applicable County Code Title 22).

2 SUBSTANTIAL CONFORMANCE REVIEW

The Universal Studios Specific Plan establishes a procedure called Substantial Conformance Review to ensure the provisions of the Specific Plan are met. This Substantial Conformance Review procedure is a ministerial process that requires Projects within the Universal Studios Specific Plan boundary to be reviewed by the designated County Planning Department staff to verify compliance with the regulations of the Specific Plan. As part of the Substantial Conformance Review process, the applicant must demonstrate that the proposed Project complies with all requirements, including, but not necessarily limited to: maximum development restrictions, visual buffers, and building height limitations.

The Specific Plan defines a “Project” for the Substantial Conformance Review procedure as the construction, erection, addition to, or structural alteration of, any building or structure, a use of building or land, or change of use of building or land, on a lot located in whole or in part within the Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, or land use permit, and which results in a net increase of Floor Area or a change in Land Use Category. A Project does not include the following:

- Sets/Facades (temporary or permanent)
- Temporary Uses (as defined)
- Signs (as defined)
- Production Activities (as defined including outdoor production)

As a further assurance of compliance, an annual report will be prepared yearly by the property owner(s), which describes the progress of implementation of the Specific Plan in a number of areas, including the total Floor Area (square feet) developed in each land use category and information on completed Projects.

3 TRANSPORTATION AND CIRCULATION

A number of circulation improvements are planned in and around the Universal Studios Specific Plan Area. These include internal circulation improvements, and a Transportation Demand Management Program. These improvements will help improve circulation on-site, in the vicinity of Universal Studios, and regionally.

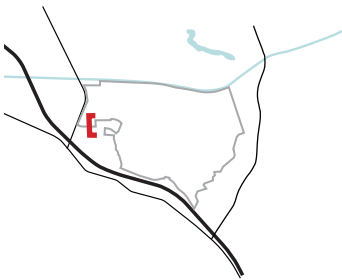
PLANNED INTERNAL CIRCULATION IMPROVEMENTS

As the Specific Plan Area is developed, internal circulation improvements will be implemented to adequately service the development areas. The following internal circulation improvements are planned for the Specific Plan Area:

- Improved connection of Universal Hollywood Drive from Lankershim Boulevard to Universal Studios Boulevard;
- Widening of Universal Hollywood Drive to three lanes in each direction from the Entertainment District to Lankershim Boulevard;
- New gate entrance from Universal Hollywood Drive;
- Improvement of internal service access roads.

TRANSPORTATION DEMAND MANAGEMENT PROGRAM

The proposed Transportation Demand Management Program will be implemented by the Universal Studios Specific Plan Area property owner. Prior to the issuance of the first Substantial Conformance Review for the first project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Transportation Demand Management program has been prepared to the satisfaction of the City of Los



Section Location

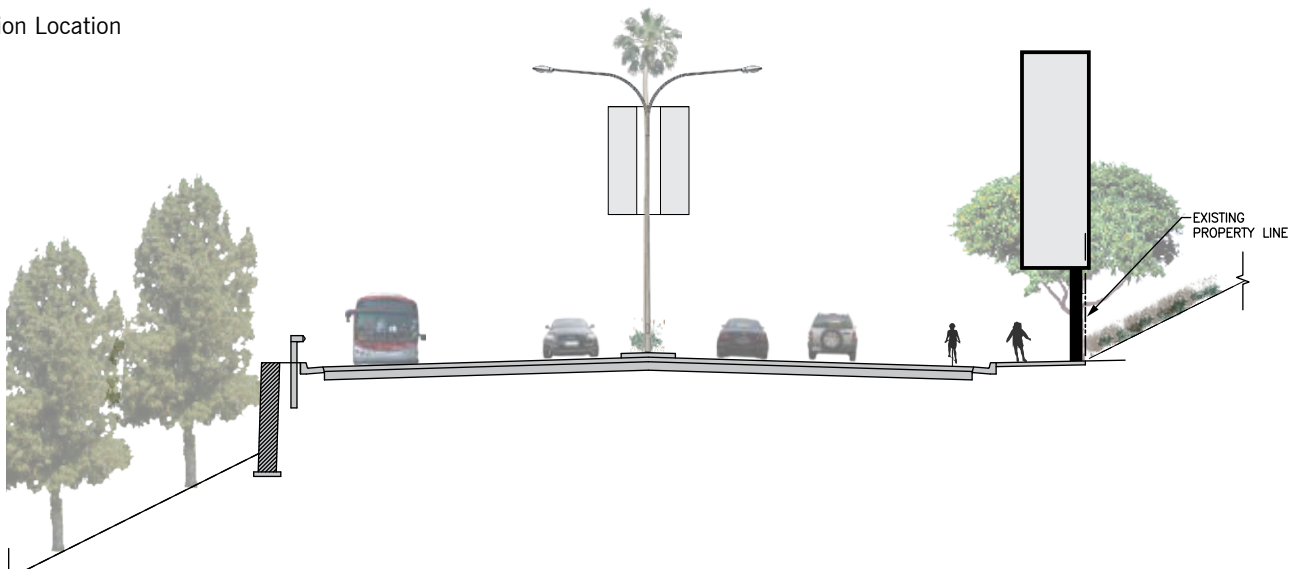


Exhibit 5.3a: Conceptual section of Universal Hollywood Drive reconfiguration near Lankershim

Angeles Department of Transportation. These strategies would generally help reduce employee and patron trips on the street and freeway system during the most congested time periods of the day. They include, but are not limited to, the following:

- Flexible work schedules and telecommuting programs;
- Alternative work schedules;
- Pedestrian-friendly environment;
- Bicycle amenities;
- Rideshare/carpool/vanpool promotion and support;
- Education and information on alternative transportation modes;
- Transportation Information Center;
- Guaranteed Ride Home Program;
- Join an existing or form a new Transportation Management Association;
- Participation in a flex cars program ; and
- Discounted transit passes.

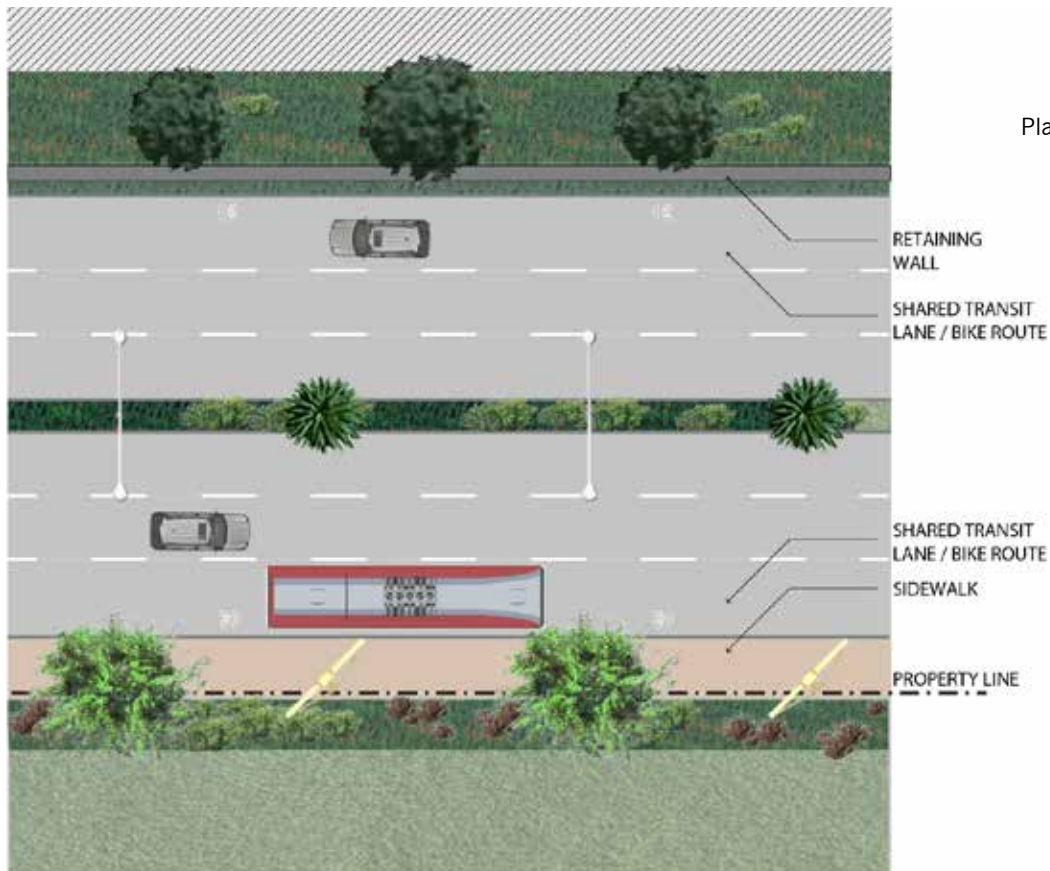


Exhibit 5.3b: Conceptual plan of Universal Hollywood Drive reconfiguration

4 PERMITTED USES

The uses and facilities allowed within the Studio, Business, and Entertainment Districts include the following:

- Amphitheater
- Amusement games or arcades
- Ancillary Support Facilities
- Animal care and boarding facilities
- Athletic Facilities
- Billiard or pool halls
- Bowling alleys
- Charitable events
- Civic events
- Communication Facilities
- Conference facilities
- Construction offices
- Educational facilities
- Emergency medical facilities (for on-site employees, guest and visitors)
- Entertainment Attractions
- Entertainment Retail Uses
- Entertainment shows
- Entertainment Uses
- Entry facilities, including but not limited to parking payment booths
- Fences/walls
- Financial institutions
- Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
- Fundraisers
- Government facilities
- Health and exercise spas and physical fitness centers
- Hotels
- Landscape nurseries and related uses
- Museums, art displays, art shows, art galleries (indoor/outdoor)
- Nightclubs
- Offices
- Outdoor Special Light Effects
- Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
- Parades and street performers shows
- Parking structures and surface parking lots including but not limited to payment parking booths
- Pedestrian or vehicular tours
- Power facility (to provide power for on-site purposes)
- Premieres (film, television, audio, and other media events)
- Production Activities (including outdoor production)
- Production Facilities
- Promotional activities
- Public dancing and live entertainment
- Public Services Facilities
- Pyrotechnic special effects and storage
- Recreational facilities
- Recycling facilities
- Research and development facilities
- Restaurants, cafes, coffee shops, bars, dinner theaters and nightclubs (indoor/outdoor)
- Retail uses, indoor and outdoor, including the display, rental and sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other facilities.
- Roads
- Sale of alcoholic beverages for on-site and off-site consumption
- Seasonal uses
- Security facilities and short-term detention facilities for on-site security purposes
- Sets/Facades (permanent and temporary)
- Signs
- Special events
- Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
- Storage, outdoor and indoor (ancillary to uses on-site)
- Storage tanks, underground and above ground (ancillary to uses on-site)
- Studio Offices
- Studio Support Facilities
- Studio Uses
- Temporary Uses
- Theaters, motion picture theaters, live performance theaters
- Thematic Elements
- Theme Park, Universal Studio Tour and related activities
- Trailers (non-residential)
- Transportation Facilities
- Utilities, underground and above ground
- Vehicle maintenance and repair facilities
- Wall Murals
- Warehouses
- Other uses which are similar, accessory or incidental to permitted uses, as determined by the Planning Director

The uses and facilities allowed within the Back Lot District include the following:

- Ancillary Support Facilities
- Animal care and boarding facilities
- Charitable events
- Civic events
- Communication Facilities
- Construction offices
- Emergency medical facilities (for on-site employees, guests and visitors)
- Entertainment Attractions
- Entertainment shows
- Entertainment Uses
- Entry facilities, including but not limited to parking payment booths
- Fences/walls
- Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
- Fundraisers
- Landscape nurseries and related uses
- Offices
- Outdoor Special Light Effects
- Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
- Parking structures and surface parking lots including but not limited to parking payment booths
- Pedestrian or vehicular tours
- Power facility (to provide power for on-site purposes)
- Premieres (film, television, audio, and other media events)
- Production Activities (including outdoor production)
- Production Facilities
- Promotional activities
- Pyrotechnic special effects and storage
- Recycling facilities
- Roads
- Seasonal uses
- Security facilities and short-term detention facilities for on-site security purposes
- Sets/Facades (permanent and temporary)
- Signs
- Special events
- Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
- Storage, outdoor and indoor (ancillary to uses on-site)
- Storage tanks, underground and above ground (ancillary to uses on-site)
- Studio Offices
- Studio Support Facilities
- Studio Uses
- Temporary Uses
- Thematic Elements
- Theme Park, Universal Studio Tour and related activities
- Trailers (non-residential)
- Transportation Facilities
- Utilities, underground and above ground
- Vehicle maintenance and repair facilities
- Wall Murals
- Warehouses
- Other uses which are similar, accessory or incidental to permitted uses, as determined by the Director

The Specific Plan also includes special conditions and standards for some uses, including establishments that sell or serve alcohol, Communications Facilities, Hotels, and Temporary Uses.

PROHIBITED USES

The following uses and facilities are expressly prohibited by the Specific Plan:

- Adult Business Establishments
- Gun shops
- Gambling establishments
- Medical Marijuana Dispensaries
- Tattoo Parlors
- Any other uses and facilities not listed as permitted uses or determined by the Director not to be similar to permitted uses and facilities.

5 LAND USE EQUIVALENCY PROGRAM

The Specific Plan establishes the total Permitted Floor Area development in square feet in several land use categories including: Office, Studio Office, Studio, Hotel, Entertainment and Entertainment Retail, and Amphitheater uses. These amounts of development are based on projections of future need. They are, however, estimates, and it is reasonable to assume that some adjustments to the totals within each category will need to be made over the life of the Specific Plan. The Specific Plan permits such change pursuant to the Land Use Equivalency conversion rates in the Specific Plan.

6 ARCHITECTURE

The intent of the Specific Plan is to provide for a harmonious relationship between buildings within the Specific Plan Area without requiring a particular architectural theme. This can be achieved by careful attention to building massing, building materials and color in new construction and with the renovation of existing buildings. The intent is to promote building massing, which is visually rich, creates an exciting and varied urban landscape, in which each building positively contributes to the overall image of Universal Studios as a



Exhibit 5.3c: Illustration of the Conceptual Plan skyline

singular place.

The Specific Plan primarily addresses massing through floor area and height limits. Roof materials and colors will be selected to complement the building design and create an attractive roofscape where visible from neighboring properties. Mirrored or highly reflective glass is prohibited. As discussed below, parking structures visible within 500 feet of the Specific Plan Area will be screened.

7 LANDSCAPE

Landscaping plays a large role in ensuring the aesthetic character of the Specific Plan Area. Landscaping is an integral part of the overall vision for the Specific Plan Area, as a natural feature of some of its steeply-sloped areas, as a means of welcoming visitors, as a feature that improves the aesthetic environment, and in absorbing stormwater and providing shade. The Design Plan Chapter discusses landscaping as it applies to specific edges of the Specific Plan Area in more detail.

REQUIRED LANDSCAPE

To maintain flexibility for studio production and entertainment uses, landscaping is only specifically required for screening and buffering of blank walls facing public rights-of-way, parking garages, or other uses that do not contribute to a positive site aesthetic, such as outdoor storage areas and rooftop equipment. All landscaping not associated with Entertainment Attractions, Sets/Facades, the Theme Park, Production Activities, or certain visitor entry points will be required to meet County standards for drought-tolerant plants.

CONCEPTUAL PLANT PALETTES

The following pages illustrate conceptual planting palettes for different districts and edges of the Universal Studios Specific Plan Area. The intent of the Conceptual Planting Palettes is to provide a general guide for future landscaping that should be considered when improvements are made, and not specific requirements for certain plant species.

LANKERSHIM EDGE CONCEPTUAL PLANTING PALETTE

Canopy Trees:



Coral Tree
Erythrina sp



New Zealand Christmas Tree
Metrosideros excelsa



Ginkgo
Ginkgo biloba



Chinese Pistache
Pistacia chinensis



Sydney Golden Wattle
Acacia longifolia



Rosewood
Tipuana tipu

Wall Planting:



Aloe
Aloe sp



Kangaroo Paw
Anigozanthos flavidus

Street Trees:



Canary Island Palm
Phoenix canariensis

Sidewalk Planters:



New Zealand Flax
Phormium tenax



Wild Rye
Leymus sp



Deer Grass
Muhlenbergia sp



Mexican bush sage
Salvia leucantha

BUSINESS DISTRICT CONCEPTUAL PLANTING PALETTE



Ficus Hedge
Ficus



Fern Pine
Podocarpus Gracilior



Boxwood
Buxus microphylla japonica



Star Jasmine
Trachelospermum Jasminoides



Boxwood
Buxus microphylla japonica



Coast Rosemary
Westringia fruticosa



Lily Turf
Liriope muscari

STUDIO DISTRICT CONCEPTUAL PLANTING PALETTE



Paving Options



Permeable Paving



Flexible Space



Planted Wall



Flexible space



Date Palm
Phoenix dactylifera



Planted Wall



Blood-Red Trumpet Vine
Distictis buccinatoria



Lavender Trumpet Vine
Clytostoma

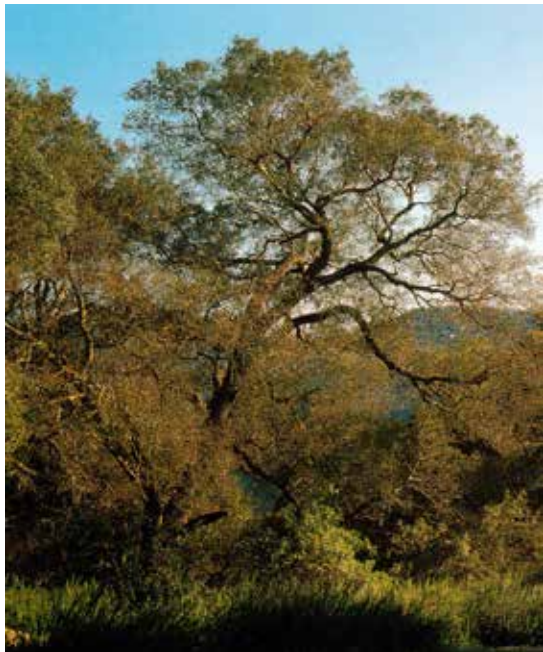


Black-eyed Susan Vine
Thunbergia alata



Queen Palm
Syagrus romanzoffiana

HILLSIDE CONCEPTUAL PLANTING PALETTE



California Sycamore
Platanus racemosa



Monterey Pine
Pinus radiata



Dwarf Coyote Brush
Baccharis pilularis



Mahonia
Mahonia



Pacific Wax Myrtle
Myrica californica



Wild Lilac
Ceanothus spp.



Douglas Iris
Iris douglasiana



Evergreen Currant
Ribes viburnifolium



Manzanita
Arctostaphylos spp.



Coral Bells
Heuchera maxima

CHANNEL CONCEPTUAL PLANTING PALETTE



California Sycamore
Platanus racemosa



Carolina Laurel Cherry
Prunus caroliniana



Planted wall



California Coffeeberry
Rhamnus californica



Giant Wild Rye
Elymus condensatus 'canyon prince'



Common Rush
Juncus patens



Island Bush Snap Dragon
Galvezia speciosa



Bush Anemone
Carpenteria californica



Ever Green Currant
Ribes viburnifolium



Mahonia
Mahonia



Deer Grass
Muhlenbergia rigens

ENTERTAINMENT DISTRICT CONCEPTUAL PLANTING PALETTE



Queen Palm
Syagrus romanzoffiana



Italian Stone Pine
Pinus pinea



Jacaranda
Jacaranda mimosifolia



Acacia Tree
Acacia



Rosemary
Rosmarinus



Cedar
Cedrus spp.



Tipu Tree
Tipuana tipu



Date Palm
Phoenix dactylifera



Golden Rain Tree
Koelreuteria paniculata



Lily Turf
Liriope muscari



Kleinia
Senecio mandraliscae



Bush Morning Glory
Convolvulus cneorum



Trailing Lantana
Lantana montevidensis



Gazania
Gazania



Foxtail Agave
Agave attenuata



Century Plant
Agave americana



Redhot Poker
Kniphofia uvaria



Kangaroo Paw
Anigozanthus flavidus



Mexican Fan Palm
Washingtonia robusta



Pride of Madeira
Echium fastuosum



Coast Rosemary
Westringia fruticosa



Blue Oat Grass
Helictotrichon sempervirens



Plumbago
Plumbago auriculata



Pineapple Guava
Feijoa sellowiana



Hens & Chicks
Echeveria imbricata

BACK LOT DISTRICT CONCEPTUAL PLANTING PALETTE



Camphor Tree
Cinnamomum camphora



Blue Finger
Senecio mandraliscae



Jacaranda
Jacaranda mimosifolia



Palo Verde
Parkinsonia aculeata



Festuca glauca
Blue Fescue



Perovskia atriplicifolia
Russian Sage



Mexican Feather Grass
Nassella tenuissima



Platanus racemosa
California Sycamore



Aloe
Aloe arborescens



Lantana montividenensis
Trailing Lantana



Lamb's Ears
Stachys byzantina



Japanese Boxwood
Buxus japonica



Foxtail Agave
Agave attenuata



New Zealand Flax
Phormium tenax



Pineapple Guava
Feijoa sellowiana



Rosemary
Rosmarinus officinalis



Canyon Prince Giant Wild Rye
Leymus condensatus
'Canyon Prince'



California Lilac
Ceanothus 'concha'



Joyce Coulter California Lilac
Ceanothus 'Joyce Coulter'



Sage
Salvia sp.



Mexican Fan Palm
Washingtonia robusta



Yellowbush Lantana
Lantana camara



Date Palm
Phoenix dactylifera



Hollywood Juniper
Juniperus chinensis

8 BUILDING FACADES AND SCREENING

The Universal Studios Specific Plan establishes regulations which require visual buffers for certain types of new development likely to be visible from surrounding streets and neighborhoods. Because of the Specific Plan Area's topography and the unique nature of proposed development, the regulations contained within the Universal Studios Specific Plan specially address its particular conditions.

INTENT OF BLANK FACADE AND SCREENING REGULATIONS

The screening regulations are intended to be easily implemented and measured, to ensure that a reasonable degree of visual buffering will be achieved. The regulations allow for a range of visual treatments, which can be used individually or in combination to flexibly address a wide variety of conditions. Building facades within 40 feet of and facing public rights-of-way are required to incorporate one or more visual treatments. The screening regulations are not intended to completely conceal all new development. Rather, they are intended to provide a means to create an attractive, appealing visual context for new development, which helps visually unify the Specific Plan Area.

PROJECTS REQUIRING SCREENING

The Specific Plan requires screening for certain kinds of development in more sensitive locations. Screening is required for the following:

1. Buildings adjacent to the Los Angeles River Flood Control Channel. Visual treatment of the portion of any new buildings located along and facing the Los Angeles River Flood Control Channel edge in the 625 MSL Height Zone is required.
2. Roof-top parking, when located within 500 feet of Existing Off-Site Residential Uses located outside the boundaries of this Specific Plan and the portions of the project area located in the City of Los Angeles.
3. All roof-top equipment, including communication facilities, from the view of public pedestrian locations within 500 feet of the combined boundaries of this Specific Plan and the portions of the project area located in the City of Los Angeles.
4. With the exceptions of sets/facades and production activities, outdoor storage areas from the view of public pedestrian locations within 500 feet of the boundaries of this Specific Plan and the portions of the project area located in the City of Los Angeles.

METHODS OF SCREENING AND VISUAL TREATMENT

Screening may be achieved in several ways, including: articulation of building plane; use of varying building materials; graphic facade treatments and thematic elements; or installation of landscaping. Blank facades may include visual treatments such as articulation of building planes, use of varying building materials to create visual interest, and the regular placement of windows.

9 STREETSCAPE

Lankershim Boulevard and Universal Hollywood Drive will be improved as development in the Specific Plan Area occurs. A conceptual streetscape design for Lankershim can be found in Chapter 3, Section 6. Final detailed streetscape designs are not included within this Specific Plan, but will be reviewed and approved by the appropriate agencies prior to their construction and installation. They may include the following elements:

- Street trees and landscaping;
- Street lights and banner poles;
- Signs;
- Sidewalks and parkways; and,

- Street furniture.

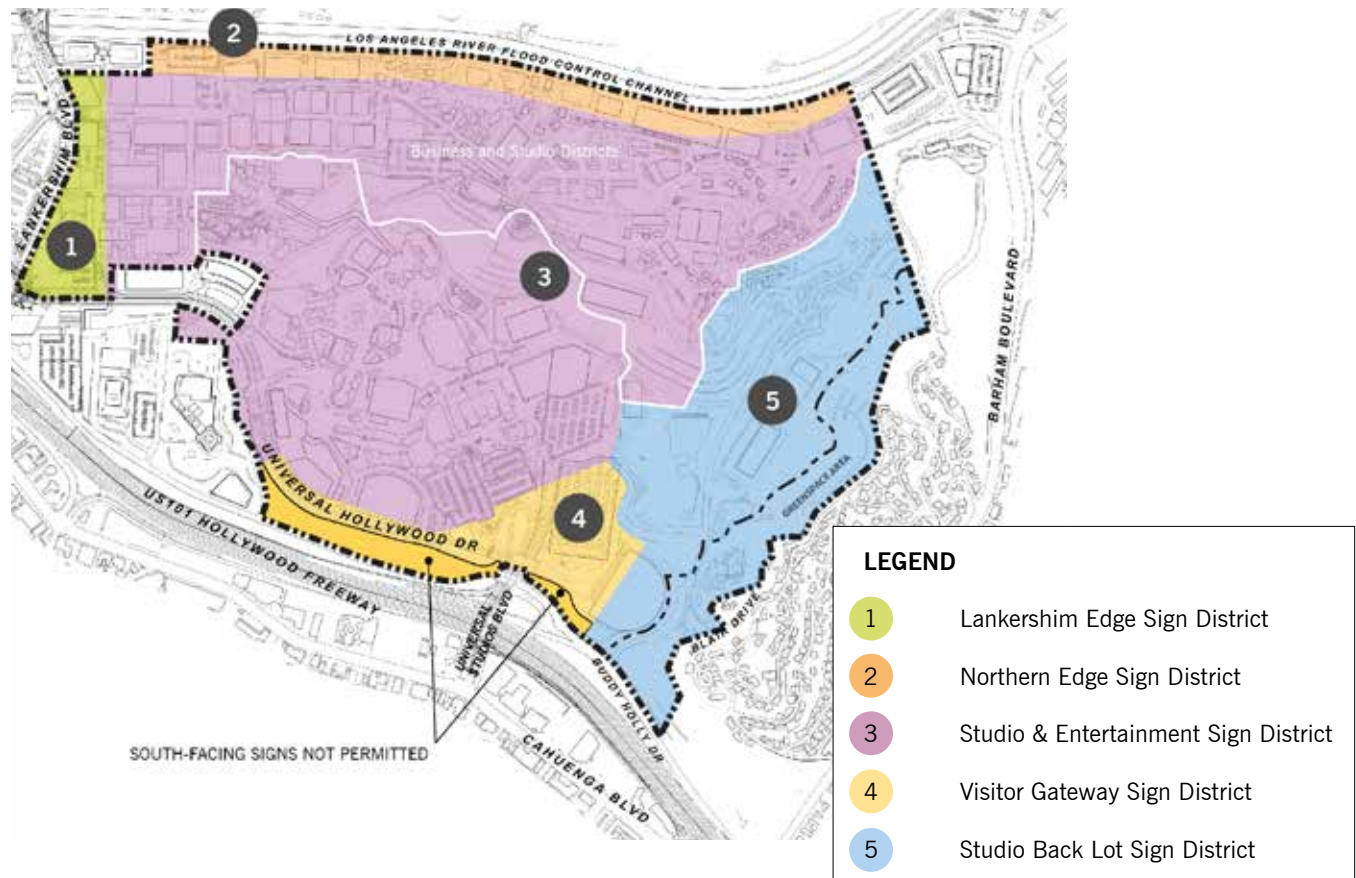
The area between the edge of property lines at the street, up to and including building facades also plays a role in the character of the streetscape. As buildings along Lankershim Boulevard are developed, the character of the street will become more urban and pedestrian friendly. New structures, and the elements separating them from the street, will carefully balance the need for security, contributing to an urban, pedestrian-friendly streetscape, and contributing towards a strong studio identity. This will be achieved through a variety of means, including visually interesting architecture, landscaping, and graphic treatments.

10 SIGNS

The Specific Plan includes a custom set of sign regulations for Universal Studios. The comprehensive sign regulations address the unique qualities of the Specific Plan Area's edges, districts, and topography. They are intended to establish a clear, consistent and cohesive image, while meeting the need for identification, promotion, and providing information. The intent of the Specific Plan is to promote compatibility between signs and the environment, allow an appropriate amount of design flexibility, and enhance the visitor experience.

Five sign districts have been created to regulate the sign size, location, height and total number, as shown on the following exhibit. The Specific Plan introduces a concept of regulating different sign types according to their category, which could be defined as their purpose. For example, a wall sign could be used for area identification or for tenant identification. In this case, 'area identification' and 'tenant identification' are the sign categories; 'wall sign' is the sign type. Sign categories explain their purpose; sign types

Exhibit 5.10: Sign Districts



generally describe their physical form.

Each sign district limits and regulates the sign categories, sign types, sizes, and heights allowable. Signs which facilitate vehicular or pedestrian circulation have no limitations except for maximum size and height. Existing signs are allowed to remain and may be replaced.

Internal Signs are a unique category regulated by the Specific Plan. Internal Signs may be any sign category and type, but unlike other signs, are unlimited in number so long as they meet the definition of an Internal Sign, which is based on its lack of visibility outside the Specific Plan Area. These requirements vary by district.

Sign types are defined and regulated within the Specific Plan according to their category and sign district. Permitted Sign Categories include:

- Internal Signs
- Area Identification
- Building Identification
- Tenant Identification
- On-Site Business Signs
- Information (Directional)
- Temporary
- Construction
- Real Estate Signs

The Specific Plan also includes sign illumination standards.

11 LIGHTING CRITERIA

The Specific Plan requires all new lighting improvements to meet specific lighting performance standards defined by the particular application and type of use. These lighting standards establish the brightness, direction, and shielding required for lighting installations. The Specific Plan restricts luminance (the visible brightness of a surface) and brightness contrast levels (the ratio of an illuminated surface to its surrounding space).

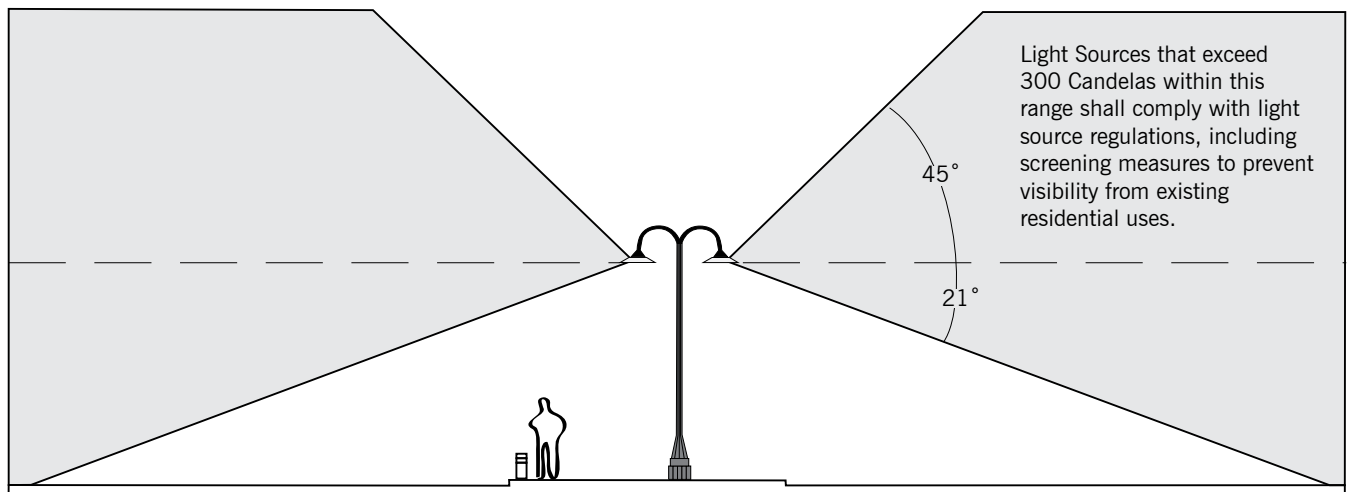
The Specific Plan provides for specific angular range of degrees which may not be exceeded (see diagram below).

There are several important exceptions to the lighting regulations, which include the following:

- a. Production Activities and Outdoor Special Light Effects. These activities are critical to the ongoing operation of the studio.
- b. Decorative lights temporarily installed between September 1 and January 15 of the next year other than those installed along the Lankershim Boulevard property boundary and the northern property boundary.
- c. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies.
- d. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination.
- e. Lighting associated with Signs are exempt, and instead subject to the regulations contained in the Signage regulations in Section 17 of the Specific Plan.
- f. Hotels. Roof-top lighting on hotels for sports/recreational uses, such as pools, tennis or paddle courts, which would not comply with other lighting standards in the Universal Studios Specific Plan, have special lighting standards. These uses shall be lighted by horizontally mounted, rectilinear-type, sharp cut-off fixtures shielded such

that the bulb or lamp is not viewable from existing residential properties outside of the combined boundaries of the Universal Studios and the portions of the project area in the City of Los Angeles. These Light Sources shall be mounted at a height of

Exhibit 5.11: New Light Source Diagram



20 feet or less above the roof top surface.

12 SOUND GENERATION CRITERIA

The Universal Studios Specific Plan establishes sound generation limits on operational sound sources and establishes monitoring procedures to ensure compliance.

13 CONSTRUCTION AND GRADING

The Universal Studios Specific Plan has established standards for construction and grading activities to reduce impacts on adjacent neighborhoods. These standards include maximum cumulative cubic yards of earth import/export and other measures to reduce potential construction impacts.

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Appendix A

Los Angeles County Code Title 22

(Under Separate Cover in Project Case File)

Appendix B

Consistency Analysis of Specific Plan with County General Plan

(Under Separate Cover in Project Case File)

Appendix C

Mitigation Monitoring and Reporting Program

(Under Separate Cover in Project Case File)

Appendix D

Historic Preservation Plan

UNIVERSAL STUDIOS HISTORIC DISTRICT

Historic Preservation Plan

Prepared for:

Universal City Studios LLLP, L.P.
100 Universal City Plaza
Universal City, CA 91608

Prepared by:

HISTORIC RESOURCES GROUP, LLC
1728 Whitley Avenue
Hollywood, CA 90028-4809

March, 2010

TABLE OF CONTENTS

1.0 STATEMENT OF PURPOSE.....	1
1.1 PURPOSE	1
1.2 GOALS AND OBJECTIVES	1
2.0 DESCRIPTION OF DISTRICT RESOURCES	6
2.1 INTRODUCTION	6
2.2 PROPERTY TYPES	6
2.3 BACKLOT SITE	12
3.0 GUIDELINES FOR REHABILITATION, MAINTENANCE, & REPAIR	13
3.1 GENERAL PRINCIPALS OF REHABILITATION.....	13
3.2 PRE-REHABILITATION ASSESSMENT	13
3.3 EXTERIOR MATERIALS	14
3.4 EXTERIOR FEATURES.....	18
3.5 HEALTH AND SAFETY CODE COMPLIANCE	21
3.6 ADDITIONS AND RELOCATION	22
3.7 DOCUMENTATION PROCEDURES	23
4.0 GUIDELINES FOR NEW CONSTRUCTION.....	25
4.1 INTRODUCTION	25
4.2 NEW CONSTRUCTION: FRONTLOT	26
4.3 NEW CONSTRUCTION: MIDLOT	29
4.4 NEW CONSTRUCTION: BACKLOT	31
APPENDIX A	33

1.0 STATEMENT OF PURPOSE

1.1 Purpose

In November of 2008, a Historical Resources Technical Report was prepared for Universal City Studios LLLP, L.P. (the "Applicant") to determine if historical resources were present within the Universal Studios property and assess any potential impacts to historical resources by the proposed NBC Universal Evolution Plan. The Technical Report identified forty (40) buildings and one (1) site of historic, cultural, and architectural significance as contributors to a potential Universal Studios Historic District ("Historic District") The Historic District's contributing and non-contributing resources are listed in Table 1.

The purpose of this Historic Preservation Plan (the "Plan") is two-fold:

- To provide appropriate guidance for the rehabilitation¹ of historic buildings, structures, and sites within the Historic District; and
- To establish basic criteria for new construction within the Historic District in order to maintain its historic character.

The Plan will serve as the framework for future repair, maintenance, and alteration and guide architects and designers in designing compatible new construction in the areas identified as potential sites for new buildings within the Historic District. Adjacent contributing buildings provide the design context for new buildings or additions. In general, the Plan does not require any particular type or style of new construction. Instead, the Plan encourages thoughtful, well-proportioned designs employing good quality materials that respect the historic context.

This document should be used in conjunction with the November 2008 Historical Resources Technical Report for Universal City, and technical reference materials, including the "Preservation Briefs" published by the National Park Service, which supplement this Plan.

1.2 Goals and Objectives

The objectives of the Plan are as follows:

- Preserve, maintain and rehabilitate buildings of historic, cultural and architectural importance, while ensuring their continued viability as components of a working Universal Studios by providing flexibility for operational requirements.
- Ensure that changes in the built environment within the Historic District respect its historic character.

¹ "Rehabilitation is defined by the National Park Service as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

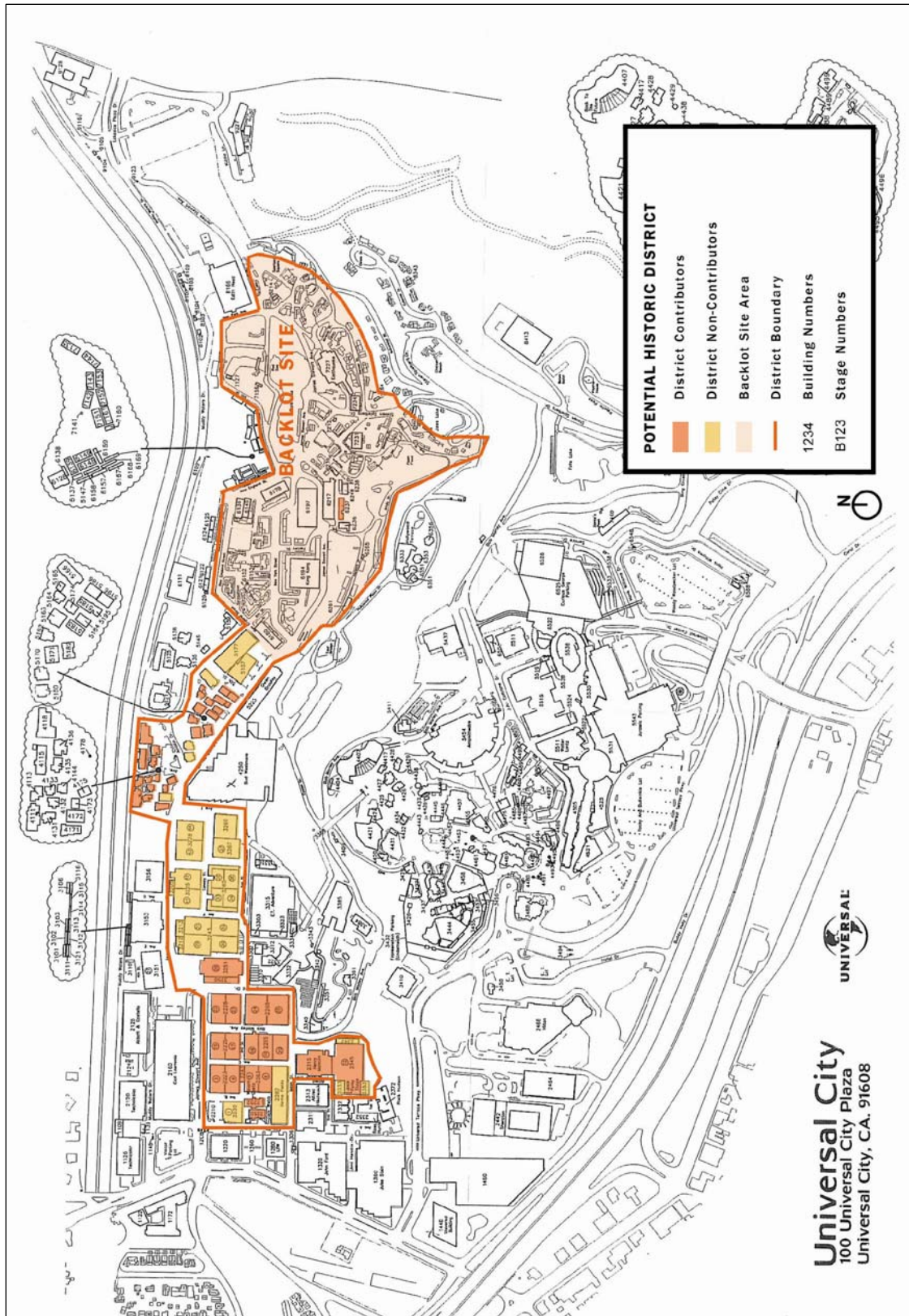
- Respect historic circulation patterns, landscaping, and other features which establish the context of the built form of the Historic District through maintenance of existing features, replication of missing historic features, or the introduction of compatible new features.
- Foster awareness and appreciation of Universal Studios as an important historic resource.

Table 1: Universal City Historic District Resources

Building No.	Name	Construction Date	Resource Type	District Status
None	Backlot Site	c. 1915	Site	Contributor
2223	Stages 3 & 4	1916/1930	Stage	Contributor
2225	Sound Stages 16 & 17	1916/1930	Stage	Contributor
2228	Sound Stages 22, 23,	c. 1925	Stage	Contributor
2230	Sound Stage 1	c. 1960	Stage	Non-contributor
2243	Power House	c. 1920	Utility	Contributor
2250	Jack Webb	1940	Office	Contributor
2252	William Goetz Bldg.	1941	Office	Contributor
2263	Stages 5 & 6	1916/1938	Stage	Contributor
2265	Sound Stages 18, 19 and 20	c. 1928	Stage	Contributor
2268	Sound Stages 24 and 25	1939	Stage	Contributor
2282	Verna Fields Bldg.	1914/1957 /1960	Studio Services	Non-contributor
2315	Henry Mancini Bldg.	1928	Stage, post-production	Contributor
2333	Jack Foley Stage	1963	Stage	Non-contributor
2345	Sound Stage 12	1928	Stage	Contributor
2347	Sound Repair Shop	1959	Shop	Non-contributor
2353	Storage	1959	Storage	Non-contributor
3205	Power House	1964	Utility	Non-contributor
3212	Backlot Café	After 1964	Studio Services	Non-contributor
3213	Office	Post 1964	Office	Non-contributor
3225	Stage	c.1960	Stage	Non-contributor
3228	Stage	c. 1960	Stage	Non-contributor
3243	Stage	1964	Stage	Non-contributor
3250	Phantom Stage Storage	1939	Storage	Contributor

Building No.	Name	Construction Date	Resource Type	District Status
3251	Sound Stage 28 ("Phantom Stage")	1924	Stage	Contributor
3265	Soundstages 33, 34, 35, and 36	1959	Stage	Non-contributor
3267	Soundstage 37	c.1970	Stage	Non-contributor
3269	Rehearsal Hall	c. 1970	Stage	Non-contributor
4111	Office Bungalow	1944 (81) c. 1950 (414)	Office/Service Bungalow	Contributor
4113	Office Bungalow	1941	Office/Service Bungalow	Contributor
4115	Office Bldg. C	1946	Office Building	Contributor
4118	Office Bldg. D	c. 1945	Office Building	Contributor
4131	Office Bungalow	1940	Office/Service Bungalow	Contributor
4132	Office Bungalow	1941	Office/Service Bungalow	Contributor
4133	Office Bungalow	1941	Office/Service Bungalow	Contributor
4135	Office Bungalow	1944	Office/Service Bungalow	Contributor
4136	Office Bungalow	c. 1940	Office/Service Bungalow	Contributor
4144	Office Bungalow	1940	Office/Service Bungalow	Contributor
4171	Office Bungalow	c. 1955	Admin. and Office	Contributor
4172	Office Bldg./ Dressing Room	1925 (portion)	Office/Service Bungalow	Non-contributor
4173	Office Bungalow	c. 1930	Office/Service Bungalow	Contributor
4175	Office Bungalow	c. 1925	Office/Service Bungalow	Contributor
5162	Office Bungalow	c. 1941	Office/Service Bungalow	Contributor
5163	Office Bungalow	c. 1950	Office/Service Bungalow	Contributor
5164	Office Bungalow	1940	Office/Service Bungalow	Contributor
5165	Office Bungalow	c. 1940	Office/Service Bungalow	Contributor
5166	Office	c. 1990	Office	Non-contributor
5170	Office Bungalow	c. 1960	Office	Non-contributor
5171	Office Bungalow	1954	Office/Service Bungalow	Contributor
5174	Office Bungalow	c. 1940	Office/Service Bungalow	Contributor
5177	Storage Building	c. 1965	Storage	Non-contributor
5180	Office	c. 1960	Office/Service	Non-

Building No.	Name	Construction Date	Resource Type	District Status
	Bungalow		Bungalow	contributor
5182	Office Bungalow	c. 1955	Office/Service Bungalow	Contributor
5183	Office Bungalow	c. 1945	Office/Service Bungalow	Contributor
5184	Office Bungalow	1941	Office/Service Bungalow	Contributor
5185	Office Bungalow	1928 (106)	Office/Service Bungalow	Contributor
5186	Office Bungalow	1953	Office/Service Bungalow	Contributor
5187	Office Building	1964	Office Building	Non-contributor
5195	Office Bungalow	1926 (105)	Office/Service Bungalow	Contributor
5196	Office Bungalow	1953	Office/Service Bungalow	Contributor
6237	Film Vault	1946	Storage	Contributor



2.0 DESCRIPTION OF DISTRICT RESOURCES

2.1 Introduction

The Historical Resources Technical Report identified forty (40) buildings and the backlot site as contributing resources to the Historic District. Buildings are categorized into property types identified as historically significant to the production of film on the site. Each type has its own method of construction and associated materials. With few exceptions, most of the contributing buildings are functional in nature and are not representative of any particular architectural style.

The Universal Studios backlot site is an area of open space adjacent to the motion picture production facilities where large-scale, semi-permanent sets were built for outdoor filming. Backlots were defining features of the leading film studios from the film industry's formative years and the Studio Era. While all studios maintained an area containing outdoor sets, not all of these were considered "backlots" in the traditional sense. The outdoor sets at studios such as Paramount and Warner Bros., were centrally located on the studio property with little separation between administrative and production facilities. Other studios maintained studio "ranches" at another location. The term "backlot" as used in this report, specifically identifies separate but adjacent facilities, exclusively dedicated to outdoor filming. In this sense, the Universal Studios backlot is the only remaining studio backlot in Southern California. The Twentieth Century-Fox backlot was sold off around 1960 and developed as Century City. The MGM (now MGM/Sony) backlot was sold off in the mid-1970s. Warner Bros., which never had a traditional backlot, did acquire the nearby Columbia ranch in the early 1990s for outdoor filming use. This land, however, is at a separate location and has no historic association with Warner Bros.

No buildings were found to be individually significant architecturally. Instead, the overall location, relationship of uses, and circulation, give the complex its significance due to its association with the development of the motion picture industry in the United States.

2.2 Property Types

Eight property types were identified as historically significant. They are: stages, theaters, studio service buildings, utilities, storage buildings, film vaults, office buildings, and office/service bungalows. While all building types are represented within the Historic District, representatives of five types have retained sufficient integrity to qualify as contributors to the Historic District.

2.2.1 Architectural Styles

The Historic District contains contributing buildings constructed between 1912 and 1958. They are largely vernacular buildings that are not representative of any one architectural style. Stages, utilities, and storage structures are utilitarian buildings devoid of stylistic elements or decorative detailing. Office buildings tend to be more architecturally expressive, displaying elements of Period-influenced vernacular styles.

The collection of office/service bungalows, historically used as offices for producers, writers, directors, actor's dressing rooms, and services were constructed on a

residential model. These buildings display aspects of Period Revival, Moderne, and Minimal Traditional architectural styles reflective of Southern California residential neighborhoods prior to 1960.

2.2.2 Stages

The stages within the Historic District are clustered in the northwestern corner of the Applicant's property. There are nine (9) contributing buildings of this property type within the Historic District. All were designed in a functional, utilitarian style devoid of decorative detailing and have been modified or re-configured over the years.



Stages 24 and 25
Building No. 2268



Stages 5 and 6
Building No. 2263

Building Numbers:	2223, 2225, 2228, 2230, 2263, 2265, 2268, 2345, 3251,
Construction Method:	Reinforced concrete and/or wood frame with stucco exterior
Character-defining Features:	Large, rectangular masses of two or more stories Windowless facades Protruding entrance bays Recessed entry doors Trussed roof systems

2.2.3 Office Buildings

Four (4) contributing buildings to the Historic District are classified as office buildings due to their historic use and similar construction type. All of these are vernacular, two-story buildings with stucco exteriors. Some office buildings display the decorative detailing of architectural styles popular in Southern California in the 1930s and 1940s. Others are more utilitarian with minimal architectural detailing. While the interiors have often been modified many times over the years, the buildings retain their basic exterior detailing.



Jack Webb Office Building
Building No. 2250



William Goetz Office Building
Building No. 2252

Building Numbers:	2250, 2252, 4115, 4118
Construction Method:	Reinforced concrete or wood frame with stucco exterior
Character-defining Features:	Two-story, rectangular massing Steel frame, divided-light casement windows; wood sash, multiple light windows Front entry surrounds with pilasters and pediments Recessed entry doors

2.2.4 Office/Service Bungalows

The majority of contributing buildings within the Historic District are single-story bungalows historically used as offices, actor's dressing rooms, or for service functions. Twenty-four (24) buildings of this type are considered contributors to the Historic District. Most are vernacular buildings that display the detailing of residential architectural styles popular in Southern California from the 1930s through the 1950s. While the interiors have often been modified many times over the years, the buildings retain their basic exterior detailing.



Office Bungalow
Building No. 4144



Office Bungalow
Building No. 5185- 5195

Building Numbers:

4111, 4113, 4131, 4132, 4133, 4135, 4136, 4144, 4171, 4173, 4175, 5162, 5163, 5164, 5165, 5171, 5174, 5182, 5183, 5184, 5185, 5186, 5195, 5196

Construction Method:

Wood frame with stucco exterior

Character-defining Features:

One-story, rectangular massing

Steel frame, divided-light casement windows; wood frame, divided-light casement windows; wood double-hung sash windows

Front entry surrounds with pilasters, pediments

Metal awnings

Fixed wooden shutters

2.2.5 Utilities

Film studios in the years prior to World War II maintained utility functions to provide the power, heating, cooling, and water necessary to support film production. The Historic District includes a Power House dating from the early 1920s.



Power House
Building No. 2243

Building Number:	2243
Construction Method:	Reinforced concrete with stucco exterior
Character-defining Features:	Large, two-story rectangular mass Façade characterized by protruding vertical piers and recessed bays Windowless facade Gable roof with shallow eaves

2.2.6 Film Vault

The need to house film required the construction of specialized structures designed for film storage. Film vaults were constructed of concrete with heavy metal doors due to the volatile nature of the nitrate film stocks used prior to 1950. The Historic District includes one contributing facility dedicated to film storage.

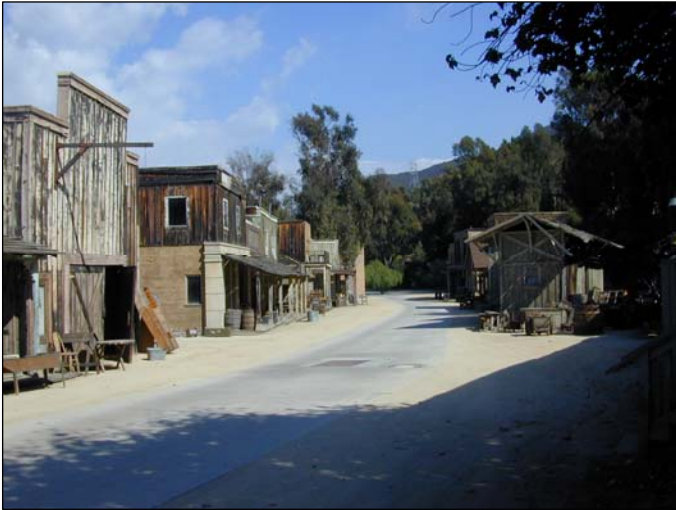


Film Vault
Building No. 6237

Building Numbers:	6237
Construction Method:	Reinforced concrete with metal panel doors
Character-defining Features:	Concrete, rectangular massing
	Utilitarian, windowless façade
	Specialized, heavy metal doors

2.3 Backlot Site

A backlot site is defined as the area adjacent to the production and administrative facilities where large-scale, semi-permanent sets were built for outdoor filming. The backlot site within the Historic District holds important associations with the activity of film making and its contours and features have been shaped by film making activity over time.



Backlot Site
Western Street

Character-defining Features:

Location in the northeastern portion of the studio district

Circulation pattern of streets, roads, and trails

Large scale sets recreating different streetscapes and locations arranged along key segments of the circulation system

Setting of hills, hillsides, and valleys

3.0 GUIDELINES FOR REHABILITATION, MAINTENANCE, & REPAIR

3.1 General Principals of Rehabilitation

The Secretary of the Interior has established standards for the preservation of historic properties. The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Structures² (the "Standards"), have been widely used to guide Federal, State, and local agencies in carrying out their historic preservation responsibilities.

According to the Standards, rehabilitation is "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural value." The Standards are attached as **Appendix A**.

The Plan's guidelines for rehabilitation, maintenance, repair, and alteration within the Historic District are based, in part, on the Standards and include the following principles:

- i Where maintenance, repair, and alteration of contributing buildings is required, such rehabilitation should respect the historic significance and architectural character of the structure.
- ii The ability of the site to continue as a working studio is of utmost importance, therefore, these guidelines shall be applied in a manner which provides for operational flexibility.
- iii Where new uses are required, adapt contributing buildings for reuse, if feasible and appropriate to the historic integrity of the structure.
- iv Replacement of contributing structures for the same use shall only occur where it is not feasible to upgrade and/or expand a contributing building for continued use.

3.2 Pre-Rehabilitation Assessment

Prior to commencing rehabilitation on any contributing building, the following guidelines should be followed:

- i Identify, retain, and preserve features that are important in defining the overall historic character of the building as it appeared during the period of significance. These features may include, but are not limited to, walls and surface finishes, railings, windows, doors, steps, and porches.
- ii Evaluate the overall condition of the material to determine whether repairs to features are necessary.

² Codified in 36 Code of Federal Regulations 67.

- iii Clean materials only when necessary to halt deterioration or remove heavy soiling.
- iv If necessary, obtain rehabilitation treatments for specific materials prior to commencing any work.

3.3 Exterior Materials

3.3.1 Concrete

Exterior features as well as exterior surfaces that remain from the period of significance are important in defining the historic character of the building.

Buildings which have concrete exteriors may exhibit the following conditions: impact damage at building corners; cracks; damage due to spalling; damaged ornamentation of friezes and columns; peeling paint; inappropriate patching methods. Where maintenance, repair or alteration of concrete is to be performed, the guidelines below should be followed.

Guidelines for Concrete:

1. Repair walls and other features where there is evidence of deterioration such as spalling, damp walls, or damaged concrete.
2. Sandblasting shall not be used to prepare or clean exterior masonry.
3. Repair masonry or concrete features by patching, piecing-in, or consolidating the masonry. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes, such as plaster brackets.
4. Install new masonry or concrete features such as steps or door pediments when the historic feature is completely missing. This should be an accurate reconstruction using historical, pictorial, and physical documentation when available. If documentation is not available, this may be a new design that is compatible with the size, scale, material, and color of the historic building.
5. It is recommended, but not required, that the building be repainted with colors that are historically appropriate to the building and the Historic District.

References:³

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

³ Preservation Briefs are available at the National Park Service website:
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Preservation Brief 15: Preservation of Historic Concrete: Problems and General Approaches

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings Exteriors

Preservation Brief 23: Preserving Historic Ornamental Plaster

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

3.3.2 Stucco

Exterior features (cornices and door pediments, window architraves, brackets and railings) as well as exterior surfaces and their treatment (modeling, tooling, bonding patterns, joint size, and color) are important in defining the historic character of the building.

Buildings which have stucco exteriors may exhibit the following conditions: impact damage at building corners; cracks; damage due to spalling; damaged ornamentation of friezes and columns; peeling paint; inappropriate patching methods. Where maintenance, repair or alteration of stucco is to be performed, the guidelines below should be followed.

Guidelines for Stucco:

1. Repair walls and other features where there is evidence of deterioration such as spalling, damp walls, or damaged stucco.
2. Sandblasting shall not be used to prepare or clean exterior stucco.
3. Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
4. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes, such as plaster brackets.
5. Install a new feature such as door pediments or friezes when the historic feature is completely missing. This should be an accurate reconstruction using historical, pictorial, and physical documentation when available. If documentation is not available, this may be a new design that is compatible with the size, scale, material, and color of the historic building.
6. It is recommended, but not required, that the building be repainted with colors that are historically appropriate to the building and the Historic District.

References:⁴

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic buildings

⁴ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings Exteriors
Preservation Brief 22: The Preservation and Repair of Historic Stucco
Preservation Brief 23: Preserving Historic Ornamental Plaster
Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

3.3.3 Wood

Some buildings within the Historic District have wood elements such as wood frame windows, pilasters, pediments, fixed shutters, and rafters.

Wooden features may exhibit the following conditions: deteriorating material, sealing, paint, eaves, or trim due to weathering. Where maintenance, repair or alteration of wood is to be performed, the guidelines below should be followed.

Guidelines for Wood:

1. Evaluate the overall condition of the wood to determine the extent of protection and maintenance required.
2. Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.
3. Design and install a new wood feature such as a cornice or doorway when the historic feature is completely missing. This should be an accurate restoration using historical, pictorial, and physical documentation. Where documentation does not exist, a new design that is compatible with the size, scale, material, and color of the historic building may be used.
4. Apply compatible paint coating systems following proper surface preparation. Sandblasting shall not be used to prepare or clean historic wood exterior elements. Paint shall match existing surface thickness.
5. It is recommended, but not required, that the building be repainted with colors that are historically appropriate to the building and the Historic District.

References:⁵

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
Preservation Brief 13: The Repair of Historic Wooden Windows
Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

⁵ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

3.3.4 Architectural Metals

Some buildings within the Historic District have elements of architectural metal such as cast iron, steel, copper, aluminum, and zinc. These features include façade elements, columns, canopies, windows, stairways, rails, doors, and hardware.

Architectural metal features may exhibit weathering and corrosion. Where maintenance, repair or alteration of metal is to be performed, the guidelines below should be followed.

Guidelines for Architectural Metals:

1. Identify, retain, and preserve architectural metal features and their finishes and colors. Metal features include columns, capitals, window hoods, canopy cladding or fascia, or stairways that are important in defining the overall historic character of the building.
2. Clean architectural metal, when necessary, with gentle nonabrasive cleaning methods to remove corrosion. Sandblasting shall not be used to clean historic metal surfaces.
3. Apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.
4. Repair architectural metal features by patching, splicing, or otherwise reinforcing the metal. Repairs may also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, steel sash windows, or porch cresting.
5. Design and install a new architectural metal feature such as an entry door or sheet metal cornice when the historic feature is completely missing. It may be an accurate reconstruction using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.
6. If originally painted, it is recommended, but not required, that the architectural metals be repainted with colors that are historically appropriate to the building and the Historic District.

References:⁶

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

⁶ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

3.4 Exterior Features

3.4.1 Doors, Entrances, and Porches

Doors, entrances, and porches are often the principal features of historic buildings, particularly when they occur on primary elevations. Their functional and decorative features, such as the type of door, steps, balustrades, and entrances or porches are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning any maintenance or alteration work.

The current inventory of entry doors varies per building. Stage doors, secondary or utility doors are generally solid panel wood or metal clad.

Doors and porches are subject to weathering and deterioration as are their associated attachments, flashing and hardware. Where maintenance, repair or alteration of doors, entrances, and porches is to be performed, the guidelines below should be followed.

Guidelines for Doors, Entrances and Porches:

1. Identify, retain, and preserve entrances and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, sidelights, pilasters, entablatures, columns, balustrades, and stairs.
2. Protect and maintain the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, replacement of broken glass, and replacement of deteriorated sealants or glazing compounds.
3. Repair entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.
4. Design and construct a new entrance or porch if the historic entrance or porch is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or a new design that is compatible with the historic character of the building.
5. Design and install additional entrances or porches where required for the new uses in a manner that preserves the historic character of the building. In general, such alterations should be limited to non-character defining elevations. New entrances and porches shall be compatible and may be of contemporary design provided that they do not destroy character-defining features. To the extent feasible, new entrances and porches shall be reversible.

References:⁷

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork

Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron

Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

3.4.2 Windows

The type and size of window openings are important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Wood sash, wood multi-light casement, steel multi-light casement, awning, and fixed metal windows are all represented within the Historic District. Double-hung, casement or fixed wood windows are typical of the smaller residential scale structures. Some windows feature decorative wood shutters.

Metal openings are subject to corrosion, while wood windows or doors may wear out from hard use, warping, or settling. Glazed openings may shatter. Where maintenance, repair or alteration of windows is to be performed, the guidelines below should be followed.

Guidelines for Windows:

1. Identify, retain, and preserve historic window features that are important in defining the overall historic character of the building. Such features include frames, sash, muntins, glazing, sills, heads, hoodmolds, and exterior shutters.
2. Protect and maintain the wood and architectural metal, which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
3. Make windows weathertight and improve thermal efficiency by re-caulking and replacing or installing weatherstripping.
4. Design and install new windows when historic windows (frame, sash, and glazing) are completely missing, have been replaced with non-original materials, or are too deteriorated to repair. The replacement windows shall be an accurate reconstruction using in-kind materials based on historical, pictorial, and physical documentation.
5. Replace glass with non-reflective glass to match historic configuration. Double-glazing is permitted if it is not reflective or solar glass.

References:⁶

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 9: The Repair of Historic Wooden Windows

⁷ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows
Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

3.4.3 Roofs

The roof, with its shape (flat, gabled, or shed), features, size, color and patterning of materials (wood shingles, composition) is a contributing factor in defining the building's overall historic character. In addition to the design role it plays, a weathertight roof is essential to the preservation of the entire structure. Thus, protecting and repairing the roof is a critical aspect of a rehabilitation project.

Several different types of roofs exist in the Historic District today. The most common pitches are flat, gabled, shed, and hipped. Coverings include wood shingles, asphalt shingles, composition roll roofing, and red tile. Where maintenance, repair or alteration of roofs is to be performed, the guidelines below should be followed.

Guidelines for Roofs:

1. Protect and maintain a roof by cleaning and refinishing coping, cleaning the gutters and downspouts, and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration, and to insure that materials are free from insect infestation.
2. Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.
3. Repair a roof by reinforcing the historic materials which comprise roof features, including cornice lines, exposed rafter tails, brackets, and soffits. Replacement or repairs should be in-kind, or with compatible substitute material. When replacing the roof, remove existing membrane down to wood decking. Inspect exposed decking and replace deteriorated wood members.
4. Install mechanical service equipment on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
5. Repair broken gutters and downspouts. If repair is not possible, replace in kind to match existing. Re-solder broken joints. Where missing, replicate historic gutters and downspouts or provide compatible new gutters and downspouts.

References:⁸

Preservation Brief 4: Roofing for Historic Buildings
Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs

⁸ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

3.5 Health and Safety Code Compliance

It is often necessary to make modifications to an historic building so that it can comply with current health, safety and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of interior or exterior character-defining spaces, features, and finishes.

Guidelines for Code Compliance

1. Identify the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.
2. Comply with health and safety codes, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved to extent feasible.
3. Use of the current edition of the California Historical Building Code.
4. New structural or seismic reinforcement members, including anchor bolts, shall be hidden from view wherever possible.

References:⁹

Preservation Brief 32: Making Historic Properties Accessible

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront

⁹ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

3.6 Additions and Relocation

3.6.1 Additions

Additions to buildings can change their historic appearance. Therefore, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces. In designing an addition, consideration should be given to the new use and the appearance of other buildings in the historic areas of the Historic District.

Guidelines for Additions:

1. New additions should be designed and constructed so that the exterior character-defining features of the historic buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. To the extent feasible, new additions shall be reversible.
2. New design should always be compatible yet clearly differentiated so that the addition does not appear to be historic.
3. Design for the new work may be contemporary or may reference design motifs from the historic building.
4. The new design should be compatible in terms of mass, materials, relationship of solids to voids, and colors.

References:¹⁰

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

3.6.2 Relocations

If retention of a contributing building at its present site is not feasible, relocation of the structure to another appropriate location within the studio lot shall be considered. Historically, there is a precedent for the relocation of structures both to and within the lot. While relocation of historic structures is often inappropriate to individual buildings in a community, there is strong justification for this option in the context of movie studio operations.

Guidelines for Relocation:

1. Relocate the building in an appropriate setting in order to retain its integrity of design, materials, feeling and association.

¹⁰ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

2. A relocated structure should still have an orientation, setting and general environment that is comparable and compatible, to the extent feasible, with the property's significance.

3.7 Documentation Procedures

Before undertaking a project to alter, relocate, or demolish any contributing building, or the backlot site, a consultant who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and/or Historic Architecture shall first conduct a review of the impact of such action on the Historic District and the extent to which such action conforms to the provisions of the Plan.

Prior to any alteration, relocation, or demolition of any contributing building or the initial alteration, relocation, or demolition of the backlot site, an Historic Structures Report will be prepared. The report shall document the significance and physical condition of all contributing buildings and the backlot site through photographs, text, and existing drawings.

One original copy of the documentation as specified below shall be assembled and offered to each of the following:

- a) One set shall be sent to the Southern California Information Center at California State University Fullerton.
- b) One set shall be offered to and, if accepted, deposited in the archives of the Los Angeles Conservancy.
- c) One set shall be offered to and, if accepted, deposited in the archives of Hollywood Heritage.
- d) One set shall be offered to and, if accepted, deposited in the archives of the City of Los Angeles Office of Historic Resources.
- e) One set shall be offered to and, if accepted, deposited in the Central Library of the Los Angeles Public Library.

Guidelines for Documentation:

Documentation shall include:

1. A brief written historic and descriptive report completed in narrative format, including an architectural data form for each contributing building
2. A site plan showing the location of the building. This site plan shall include a photo key.
3. A sketch floor plan shall accompany each architectural data form.

4. Large format (4" x 5" negative or larger) photographs in accordance with Historic American Buildings Survey (HABS) guidelines. Views shall include contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces (if any).
5. Field photographs (35 mm) based on HABS guidelines. Views should correspond to those in the large format photographs.
6. The report shall include available historic photographs and historic or current plans.
7. In lieu of measured drawings, the overall setting of the Historic District, the backlot site, and any contributing buildings to be demolished may be recorded using digital photography, scanned photographs, and imagery to establish a digital documentation database.

4.0 GUIDELINES FOR NEW CONSTRUCTION

4.1 Introduction

As Universal City evolves within the NBC Universal Evolution Plan, its built form and open space will be altered by new construction. The integrity of the Historic District can be retained through the application of criteria established for the specific features and function of this site.

This section provides criteria for new construction within the Historic District and has the following purposes and uses:

- To ensure that new construction within the Historic District is compatible with the historic character of the Historic District and its contributing resources;
- to ensure that the integrity of the Historic District is maintained;
- to mitigate any potential impact on the Historic District from new construction to a level of insignificance under the CEQA; and
- to be used by planners, architects, designers, owners, and users as a reference to successfully integrate new buildings, landscape, circulation and any other additions within the Historic District while meeting the functional and programmatic requirements of continued, adaptive, and new uses within the Historic District.

The Secretary of the Interior's Standards for Rehabilitation (the Standards) provide general guidelines for treating a range of historic resources. Standards 9 and 10 are written for additions to existing buildings. Therefore, they are relevant to an approach for new construction within historic districts, and provide the underlying principals for the criteria provided here. Standards 9 and 10 are as follows:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. (Standard 9)

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (Standard 10)¹¹

For the purposes of this section, the Historic District has been divided into three areas in order to respond more fully to the variety of contributing resources and character-defining features contained within the Historic District. These three areas are the Frontlot, the Midlot, and the Backlot. Specific guidelines for each area are contained in the following pages.

The exigencies of motion picture and television production may necessitate modifications and/or alterations to contributing buildings within the Historic District that do not conform to the guidelines set forth in the Plan. There is historic precedent for the modification of buildings in the Historic District to accommodate motion

¹¹ The Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, Washington, D.C. 1992

picture and television productions. Modifications to contributing buildings that may not conform to the Plan guidelines are permitted provided that: (a) the building is documented prior to modification; and (b) the building is rehabilitated to its condition prior to modification within twenty-four (24) months after the completion of the production-related use of the contributing building.

4.2 New Construction: Frontlot

4.2.1 Overview of the Frontlot

The Frontlot comprises the western portion of the Historic District and represents Universal Studio's historic core. Dominated by stage buildings, the Frontlot contains the largest buildings within the Historic District. Existing uses are primarily technical support functions such as a Foley stage, editing facilities, and dressing rooms, as well as office buildings.

In addition to providing production and support facilities for film and television, the Frontlot is currently an important part of the Universal Studios Hollywood Studio Tour. Large-scale promotional signage affixed to various building facades is an integral part of the Tour.

4.2.2 Contributing Resources and Character-defining Features

Stage Buildings

The Frontlot contains twenty-seven (27) buildings of which thirteen (13) are classified as contributing resources. Nine (9) of the contributing resources located in the Frontlot area are stage buildings. These are buildings 2223, 2225, 2228, 2230, 2263, 2265, 2268, 2345, and 3251. The stage buildings are generally wood and/or steel framed structures with exterior walls finished by conventional painted sand finish cement plaster (stucco). They are typically aggregated into clusters of two or four buildings separated by proportionately narrow circulation spaces used for vehicular access and parking aprons. The existing color patterns in this area are simple, neutral field colors on large plain surfaces, with dark accents at the bottom skirts and openings (doors and windows).

Character-defining features:

1. Functional design, devoid of decorative features.
2. Rectangular footprint.
3. Tall walls without articulation of levels.
4. Flat or low pitched roofs.
5. Flat parapets or simple eaves without wide overhangs.
6. Exposed structural system elements such as trusses, columns, and beams.
7. Membrane roofs.
8. Painted cement plaster and metal panel walls.
9. Few openings; characteristic openings are large doorways for stage loading, personnel doors, and small windows for occasional office spaces.
10. Painted wood or ferrous metal doors and windows.
11. Unscreened and unburied electrical system equipment and distribution.
12. Unscreened HVAC and plumbing systems equipment and distribution, on the ground, at walls, and on roofs.

13. Neutral field colors with darker accent colors associated with functional features or uses (e.g., skirts, trim, doors, windows).
14. Functional, efficient lighting sources and fixtures.

Utility Buildings

The Power House, building 2243, is a contributing resource. This purely functional concrete structure is contiguous with two stage buildings and is consistent with the utilitarian, industrial pattern that characterizes the stages.

Office Buildings

Two of the contributing resources located in the Frontlot area are office buildings. Buildings 2250 and 2252 are two-story, wood frame buildings with painted smooth-troweled cement plaster (stucco) finish. Their proportions, doors, windows, and trims have aspects of the American Colonial Revival architectural style. Both building 2250 and 2252 were relocated from another location to their current pads. The relocation of buildings is understood as a defining characteristic of motion picture studios and is a character-defining feature of the Historic District, primarily for smaller buildings.

Character-defining features:

1. Residential and small office character with modest decorative details.
2. Rectangular footprint.
3. Low scale.
4. Flat or low pitched roofs.
5. Flat parapets.
6. Structural system not expressed.
7. Membrane roofs.
8. Painted cement plaster walls.
9. Openings for doors and window in residential scale.
10. Residential scaled porches with gabled roofs, pediments, and wood posts.
11. Fixed louvered wood shutters at windows.
12. Painted wood or ferrous metal divided light doors and windows.
13. Screened and hidden electrical system equipment and distribution.
14. Screened HVAC and plumbing systems equipment and distribution.
15. Neutral field colors with light trim colors and dark doors and sash.
16. History of building relocation.

Circulation and Open Space

Spaces between and around most of the buildings within the Frontlot provide for circulation and flexible use rather than light, air and amenities. The utilitarian and flexible needs of the Frontlot requires that open space also be used for loading, staging, temporary storage, and other activities that support production, in addition to circulation. Because of these requirements, open space between buildings is in general characterized by utilitarian paving and plants that are limited to small areas of ground cover, ornamental shrubs and trees. The regular arrangement of large rectangular buildings forms a grid pattern.

Character-defining features:

1. Rectangular grid pattern of open space between stages.
2. Linear open spaces that are proportionally narrower than building heights at the stages.
3. Utilitarian paving (e.g., asphaltic concrete, uncolored gray concrete without patterns and insets).
4. Minimal or no landscape at stages.
5. Landscaping, including sod, shrubs, planting beds, and trees at offices.
6. Functional, efficient lighting sources and fixtures.
7. Unscreened HVAC, electrical, and plumbing equipment and distribution.

Setting

The edges of the different areas of the lot do not have consistent edge conditions. The different areas have different characteristics; however, the transitions are abrupt.

Character-defining features:

1. Movie studio building types and uses.
2. Juxtaposition of different areas of building types adjacent to each other at circulation spaces without visual buffers, screens, and transitions from one area to another area.

4.2.3 General Criteria for New Construction within the Frontlot

- a. Comply with height limits, land use, and other provisions in the proposed Universal Studios Specific Plan, including alterations and additions.
- b. Select sites for new construction within the Frontlot that minimize loss of historic character by retaining and recalling the list of character-defining features.
- c. Locate new construction within the Frontlot so as to retain the pattern and limits of existing circulation spaces and building pads.
- d. The character of new buildings shall substantially recall the character of adjacent predominant building types, such as large rectangular footprints with tall, flat, unarticulated walls adjacent to sound stages.
- e. Retain multi-purpose hardscaped spaces between buildings, except adjacent to office buildings.
- f. Signage and promotional graphics, of any quantity, scale, at any location (ground, wall, monument, tower, roof), design (flat, three dimensional), media, lighting source, static, or dynamic, is allowed.
- g. Construct attached exterior additions built as signage, film sets or for studio tour functions in such a manner that they are reversible and do not result in substantial loss of the physical integrity of a contributing building.

4.3 New Construction: Midlot

4.3.1 Overview of the Midlot

The Midlot is the central portion of the Historic District and is composed primarily of bungalows. "Bungalow" is the common studio term for smaller buildings designed and constructed in a residential style built to accommodate office uses. Studio bungalows are found in a variety of styles, configurations, and materials.

Within the Historic District, Bungalows are predominantly aggregated into clusters of small buildings organized around surface parking lots and some landscape features. The western-most cluster is bounded by the River Road to the north and is sited at a lower elevation than the eastern-most cluster. The change in grade defines the two clusters. The form and architectural style of the bungalow buildings, their clustered arrangement, and their landscaping, recall the general characteristics of a twentieth-century Los Angeles residential neighborhood.

The Studio Tour passes by the Midlot, but in general does not enter the area or utilize any of its spaces and buildings directly for attractions and promotion.

4.3.2 Contributing Resources and Character-defining Features

Office/Service Bungalows

The Midlot contains thirty-three (33) buildings of which twenty-six (26) are contributing resources. Twenty-four (24) of the contributing resources located in the Midlot area are office bungalows. These are buildings 4111, 4113, 4131, 4132, 4133, 4135, 4136, 4144, 4171, 4173, 4175, 5162, 5163, 5164, 5165, 5171, 5174, 5182, 5183, 5184, 5185, 5186, 5195, and 5196. All are single-story, wood-framed structures with wood or stucco finishes and an eclectic variety of architectural details that includes elements of American Colonial Revival, Moderne, and Minimal-Traditional styles.

Character-defining features include original window and door openings; steel, divided light casement windows; wood sash windows; front porches with pediment roof and wood columns; decorative wood door surrounds; wood fixed shutters; and decorative cornices. All contributing bungalows were relocated from another location to their current sites. The relocation of buildings is understood as a defining characteristic of motion picture studios and is a character-defining feature of the Historic District.

Character-defining features:

1. Residential and small office character with modest decorative details.
2. Rectangular footprint.
3. Low scale.
4. Flat or low pitched roofs.
5. Overhanging eaves; open or boxed.
6. Structural system in general not expressed
7. Membrane or composition shingled roofs.
8. Painted cement plaster walls.
9. Openings for doors and window in residential scale; corner windows.

10. Residential scaled porches with gabled or flat roofs, pediments, and wood posts.
11. Painted wood or ferrous metal divided light doors and windows.
12. Screened and hidden electrical system equipment and distribution.
13. Screened HVAC and plumbing systems equipment and distribution.
14. Neutral field colors with light trim colors and dark doors and sash.
15. History of building relocation.
16. Minimal, wall-mounted signage, used for building number, wayfinding, and identification of occupants.

Office Buildings

Two of the contributing resources located in the Midlot area are office buildings (Buildings 4115 and 4118). Both are two-story, wood frame buildings with smooth troweled cement plaster cladding. Character-defining features include original window and door openings; steel, multi-light casement windows; front porches with pediment roof and wood columns; wood fixed shutters; and decorative cornices. Both building 4115 and 4118 were relocated from another location to their current sites. The relocation of buildings is understood as a defining characteristic of motion picture studios and is a character-defining feature of the Universal Studios Historic District.

4.3.3 General Criteria for New Construction within the Midlot

- a. Comply with the proposed height limits, setbacks, land uses and other provisions in the proposed Universal Studios Specific Plan, including alterations, additions, and new buildings.
- b. Select sites for new construction within the Midlot that minimize loss of historic character by retaining and recalling the list of character-defining features.
- c. Locate new construction within the Midlot so as to retain the pattern and scale of existing circulation spaces, decentralized and building-associated parking areas, and informally arranged building pads.
- d. Retain landscaped open spaces, including turf and trees; the retention of shrubs and planting beds is optional.
- e. Graphics and signage are allowed. This type of signage may be two or three dimensional, illuminated, and animated. Such signage may be attached to building walls, but shall not extend beyond building wall corners and eaves, or cover windows and doors. Such signage may be freestanding, but shall not exceed the height or width of immediately adjacent buildings as measured from the highest finished grade of such buildings.
- f. Construct attached exterior additions built as film sets or for studio tour functions in such a manner that they are reversible and do not result in substantial loss of the physical integrity of a contributing building.
- g. Hide or screen HVAC, electrical, and plumbing equipment and distribution.
- h. Exterior lighting shall be low-intensity, hidden in landscaping (e.g., tree-mounted), at or below eye-level with a low cut-off to eliminate visibility of direct lighting sources except for luminaries with diffusing screens wall-mounted at exterior doors or on posts at exterior pedestrian walkways.

- i. Existing buildings that were previously moved may be moved again to form new building groups that add compatible new construction while retaining the character-defining features listed for the Midlot.

4.4 New Construction: Backlot

4.4.1 Overview of the Backlot

The Backlot comprises the eastern portion and the largest land area of the Historic District. The entire studio, including the Historic District, serves as a shooting location according to need and fit. The Frontlot stage buildings are purpose-built for interior production. Midlot buildings are built for office functions. The Backlot is primarily used for exterior shooting and attractions constructed as part of the studio tour. Accessory uses in this area include technical support, film vaults, storage, toilets, and dressing rooms.

Sets are arranged along irregular linear (street or road-like) and nodal (plaza or courtyard-like) spaces that are designed for shooting films. The arrangements in general create a number of distinct visual environments that represent particular times and places. In some cases the sets are shallow facades with an unfinished rear. In other cases accessory uses are placed in buildings behind the set facades. Studio tour attractions are also placed in purpose-built structures that are disguised as functional structures that resemble technical support or stage buildings.

The Backlot topography in general slopes upward from north to south. The topography has more slope than the other zones in the Historic District. The topography is utilized in the arrangements of sets, open spaces, and the studio tour routes.

The built fabric of the Backlot does not materially represent the history of this portion of the Historic District. The reconstruction, refinishing, and modification of sets is characteristic of film production and set pieces have been continually reconstructed throughout the Studio's history. Major fires, most recently in 1990 and 2008, have also destroyed substantial portions of the Backlot sets which were reconstructed or replaced as needed. Set reconstruction will continue to meet current market demand. These changes are a constant in the history of the Backlot and an essential characteristic of the studio business.

The evolution of the Backlot includes a consistent pattern of the major open spaces, linear and nodal, among the sets and accessory buildings.

4.4.2 Contributing Resources and Character-defining Features

Circulation

The major open spaces, linear and nodal, which appear as a circulation pattern of streets, roads, and trails that connect and delineate sub-areas within the Backlot and provide access to storage and support facilities, are character-defining. These spaces have been graded, re-aligned, and re-paved many times, but the basic circulation diagram is substantially intact from Universal Studio's historic period.

Sets

The use of the Backlot in part for sets is a character-defining feature of the Historic District.

Film Vault

The Backlot contains a film vault (building 6237) that is a contributing building to the Historic District. The film vault is a two story, utilitarian building of steel and concrete construction. Character-defining features of the film vault include the simple, utilitarian articulation of the facades, original door openings, second story cantilevered steel walkway, and exposed exterior system pipes.

4.4.3 General Criteria for New Construction within the Backlot

- a. Comply with the proposed height limits, setbacks, land uses and other provisions in the proposed Universal Studios Specific Plan, including alterations, additions, and new buildings.
- b. Substantially retain the historic circulation diagram, linear and nodal. This diagram is currently found in streets, roads, and trails.
- c. Repair, replace, redesign, dress, and landscape sets as needed for production or attractions.
- d. Integrate new construction for tour attractions into set environments or finish to resemble stage buildings.
- e. Where feasible, use accessory buildings and other uses as set pieces along character-defining circulation spaces. This can be implemented by landscaping, topography, and designing the exterior of accessory buildings to appear as part of a set.
- f. Signage for any purpose is allowed, including promotion. Signage should be integrated into sets and attractions to the extent feasible. There is no limitation as to size, scale, medium, illumination, or any other characteristic. This does not limit the use of any building identification, safety, or code-required signage.
- g. Retain the general topography to the extent feasible.

APPENDIX A

The Secretary of the Interiors Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix E

Oak Tree Maps

