



CITY PLANNING DEPARTMENT
Community Planning Bureau

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

**CASE NO. CPC-2007-251-GPA-ZC-SP-SPA-CA
CPC-2007-252-AD
CPC-2007-253-DA
ENV-2007-254-EIR**

**PLAN AREA: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
COUNCIL DISTRICT: 4**

This notice is being sent to you because you own property or live near a site for which an action, as described below, has been initiated with the City Planning Department. All interested persons are invited to attend the public hearing at which you may listen, speak, or submit written information relating to the environmental determination and to the proposed project.

HEARING BY: City Planning Commission

PLACE: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

DATE: **Thursday, September 27, 2012**

TIME: **After 8:30 A.M.***

APPLICANT: Universal City Studios, LLC

PROPERTY INVOLVED: 100 Universal City Plaza, Universal City, CA 91608 (see attached map)

CONTACT STAFF: Mariana Salazar at (213) 978-0092; mariana.salazar@lacity.org

PROPOSED PROJECT AS FILED:

The NBC Universal Evolution Plan (the "Project") provides for the development of 6.18 million square feet of commercial uses, which includes a net increase of 2.01 million square feet of new commercial development, and 2,937 dwelling units over an approximately 391-acre site, with approximately 95 acres located in the City of Los Angeles, and 296 acres in the unincorporated area of Los Angeles County.

The Project, within the proposed City portion of the Project Site, consists of the demolition of approximately 71,668 square feet of existing studio, office, and entertainment uses for the development of 2,937 residential units, approximately 115,000 new square feet of retail, approximately 65,000 new square feet of community serving uses, approximately 50,000 new square feet of studio and studio technical support uses, and approximately 250,000 new square feet of

studio office uses. Additional square footage of retail or hotel floor area may be permitted pursuant to the Equivalency Transfer Program as set forth in the proposed Universal City Specific Plan. In conjunction with the residential component, the Project may establish a Mello-Roos Community Facilities District (acquisition and construction).

In addition, within the proposed County of Los Angeles portion of the Site, and not subject to the City of Los Angeles public hearing, the Applicant proposes the development of additional studios, office, theme park and entertainment retail (City Walk), as well as an approximately 450,000 square-foot, 500-room hotel. The Applicant will request separate discretionary actions and a separate specific plan from the County of Los Angeles to address development proposed within the County portion of the Project Site.

**ALTERNATIVE
 ACCEPTED
 BY APPLICANT:**

Alternative 10 - No Residential Alternative, as described in the EIR, would eliminate all 2,937 residential units of the proposed Project and 180,000 square feet of neighborhood and community serving commercial uses and would add approximately 307,949 additional net new square feet of Studio Uses of which 50,000 square feet would be located within the City, approximately 647,320 additional net new square feet of Studio Office uses of which 205,000 net new square feet would be located in the City and an additional 1,000 Hotel rooms of which up to 500 rooms would be located in the City within the Entertainment Area. Alternative 10 includes additional parking structures.

The tables below provide a comparison of the proposed Project vs. Alternative 10- No Residential Alternative:

Proposed Project

Land Use	Total Net New (sf/units)	County Net New (sf/units)	City Net New (sf/units)
Studio	307,949	259,929	48,020
Studio Office	437,326	214,774	222,552
Office	495,406	495,406	0
Entertainment	145,655	187,895	-42,240
Entertainment Retail	39,216	39,216	0
Amphitheater	-50,600	-50,600	0
Community Serving Uses	65,000	0	65,000
Residential	2,937 units	0	2,937 units ¹
Retail	115,000	0	115,000
Hotel	500 rooms	500 rooms	0
TOTAL	1,554,952	1,146,620	408,332

¹ Pursuant to the land use equivalency transfer provisions in the proposed City Specific Plan for the proposed Project, a residential unit could be exchanged for 163.33 sf of retail uses (with a maximum of 50,000 sf of new retail floor area) or 0.33 hotel guest rooms (with a maximum of 200,000 sf of new hotel floor area with no more than 200 guest rooms).

Alternative 10: No Residential Alternative

Land Use	Total Net New (sf)	County Net New (sf)	City Net New (sf)
Studio	307,949	257,949	50,000
Studio Office	647,320	442,320	205,000
Office	495,406	495,406	0
Entertainment	337,895	337,895	0
Entertainment Retail	39,216	39,216	0
Amphitheater	-50,600	-50,600	0
Hotel	1000 rooms	500 rooms	500 rooms
TOTAL	1,777,186	1,522,186	255,000

Other than Alternative 2, No Project - Existing Land Use Plans: Proposed Development Program, described in the EIR, Alternative 10 is the environmentally superior alternative. The Applicant has accepted Alternative 10. It is expected that the City Planning Commission will consider approval of Alternative 10 instead of the proposed Project as originally filed.

REQUEST:

CPC-2007-251-GPA-ZC-SP-SPA-CA:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Certification** of an Environmental Impact Report (EIR) for the above-referenced project. **Adoption** of the proposed Mitigation Monitoring and Reporting Program and the required Findings for the adoption of the EIR. **Adoption** of a Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment from** Open Space, Minimum Density Residential, Very Low Density Residential, Medium Density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial **to** Regional Commercial for the City portions of the Project Site;
3. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change from** OS-1XL, RE40-1, RE20-1, RE20-1-H, RE15-1-H, R1-1, P-1, PB-1, (Q) C1-1L, and C2-1 **to** Universal City Specific Plan (UCSP) Zone;
4. Pursuant to Section 11.5.7 of the Municipal Code, the establishment of the **Universal City Specific Plan** to provide regulatory controls and the systematic execution of the General Plan within the Project area;
5. Pursuant to Section 11.5.7.G.7 of the Municipal Code, that the City Planning Commission recommend a **Specific Plan Amendment to the Mulholland Scenic Parkway Specific Plan** (Ordinance No. 167,943) to amend the boundary of the Outer Corridor to exclude approximately 2 acres of subject property;

6. A **Zoning Code Amendment** to Sections 12.04 and 12.16 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to establish the **Universal City Specific Plan (USCP) Zone**;
7. **CPC-2007-252-AD**: Pursuant to Section 56001 et.seq. of the Government Code and Section 12.35 of the Los Angeles Municipal Code, an amendment to the City's Sphere of Influence for a **Pre-Annexation Agreement** and **Annexation** of land from the unincorporated area of the County of Los Angeles to the City of Los Angeles, and a **De-Annexation** of land to the unincorporated County; and
8. **CPC-2007-253-DA**: Pursuant Section 65864-65869.5 of the Government Code and the City implementing procedures, a **Development Agreement** between Universal Studios, LLC and the City of Los Angeles to provide reasonable assurances to the Applicant with respect to its ability to implement the requested Development Approvals, and with the Applicant providing the City with certain public benefits.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by the City Planning Commission during its regular meeting where it will consider a report by City staff on the proposed project, all testimony presented at that time, and any written communication received prior to, or at the meeting from affected and/or interested persons regarding this Project, as well as the merits of the application as it relates to existing environmental and land use regulations. The environmental document will be among the matters considered at the hearing. At the conclusion of the hearing, the City Planning Commission will discuss the item and make a recommendation on the case(s).

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

***ADVICE TO PUBLIC**: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda.

WRITTEN COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the City Planning Commission, 200 N. Spring Street, Room 272, Los Angeles, CA 90012.

REVIEW OF THE FILE: The complete files, CPC-2007-251-GPA-ZC-SP-SPA-CA, CPC-2007-252-AD, CPC-2007-253-DA and ENV-2007-254-EIR (including application and the environmental assessment) are available for public review at: The Los Angeles Department of City Planning, Major Projects, City Hall, Room 750, 200 N. Spring Street, Los Angeles, CA 90012, between the hours of 8:00 AM to 4:30 PM, Monday through Friday. Please call Mariana Salazar at (213) 978-0092 several days in advance to assure its availability. **Case files will not be available for inspection on the day of the hearing.**

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se*

llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*