



BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

821 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET / LOS ANGELES, CALIFORNIA 90012
PHONE (213) 974-3333 / FAX (213) 625-7360
zev@bos.lacounty.gov / <http://zev.lacounty.gov>

ZEV YAROSLAVSKY

CHAIRMAN OF THE BOARD
SUPERVISOR, THIRD DISTRICT

January 31, 2012

Ron Meyer, President
NBC Universal
100 Universal City Plaza
Universal City, California 91608

Dear Ron:

I appreciate the opportunity we have had over the last several months to talk about NBC/Universal's "Evolution Plan." As we have discussed, I am fully committed to a plan that ensures that Universal remains a viable and functioning motion picture and television production campus. This, after all, is our hometown industry which produces thousands of well-paying jobs, and which has secondary and tertiary benefits to the Los Angeles economy. Moreover, Universal Studios and Theme Park significantly contributes to economic tourism, which has become a key part of our regional economy. NBC/Universal's recent announcement of the Harry Potter attraction will only grow this economic contribution.

However, as we have discussed, I have serious concerns about the proposed housing element of the Evolution Plan. The construction of nearly 3,000 housing units on part of Universal's current back lot has considerable downside to Universal and to our local economy.

First, the elimination of a significant portion of the back lot suggests that motion picture and television production jobs that are currently provided there will be outsourced elsewhere. The loss of those jobs to the immediate community, and perhaps their loss to the Los Angeles area completely, would be inconsistent with the best economic interests of your company and the Los Angeles area. According to the Evolution Plan's own Draft Environmental Impact Report, the proposed housing and ancillary land uses contemplated on the back lot will generate just over 2,600 permanent jobs. In contrast, the combined ongoing and proposed net new studio and theme park operations are projected to generate over 34,000 permanent jobs. Moreover, the growth of the movie studio and theme park are projected to generate approximately 8,000 construction jobs that, when combined with indirect and induced construction-related economic activity, would generate approximately 15,000 total construction-related jobs in the Los Angeles region. In short, the expansion of the studio's production facilities and related entertainment uses will produce far more economic benefit to our region than the apartments and condominiums that are proposed to be built under the Evolution Plan.

Second, as we both know, over the years your residential neighbors have expressed concerns about noise emanating from the back lot and the theme park. My office, Universal and the

Ron Meyer, President
January 23, 2012
Page Two

neighboring community have worked tirelessly to address those issues, and even as I express my appreciation for the progress that has been made, there is still work to be done. However, let's be frank: The proposed specific plan would place nearly 6,500 residents only a few feet away from the studio and theme park. Such a development will most certainly create additional pressure on the studio to constrain and/or curtail some of its current production activity, threatening to shrink the studio and its related uses to a fraction of their current size. The result would be the loss of valuable entertainment industry jobs. None of us could possibly want such a result.

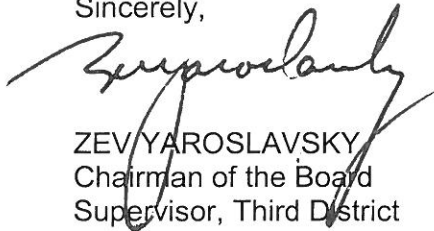
Accordingly, I am asking you to reconsider that portion of your plan that involves developing nearly 3,000 housing units on a portion of Universal's back lot. Abandoning that portion of your plan would make long-term economic sense for this region by ensuring that Universal will remain a full-service motion picture and television production campus and a major contributor to our regional economy.

I strongly believe that there is a window of opportunity to make this happen now. Comcast's recent acquisition of NBC/Universal is fortuitous. My impression is that they have the long view in mind as they prepare to chart Universal's course into the future. Comcast appears to be more interested in a long-term economic strategy for this property than they are in the quick fix that they would get by monetizing part of Universal's real estate.

As NBC/Universal prepares to enter into the public hearing phase of the specific plan, I encourage you to eliminate these 3,000 units and to do so without further delay. This single modification may not address all of the remaining issues with the Evolution Plan, and we will undoubtedly have more work to do. However, making this change now will allow Universal to focus on its core business, and will enable you to craft a plan that can ultimately be well-received by the local community and by Los Angeles as a whole.

I look forward to working with you on a re-focused Evolution Plan that will be better for Universal and healthier for Los Angeles' economic future.

Sincerely,



ZEV YAROSLAVSKY
Chairman of the Board
Supervisor, Third District

ZY: bsl

c: Honorable Antonio Villaraigosa
Honorable Tom LaBonge
Mr. Michael LoGrande
Mr. Richard Bruckner