

**ORDINANCE NO. \_\_\_\_\_**

An ordinance authorizing the execution of an amendment to the Development Agreement by and between the City of Los Angeles (City) and Universal Studios LLC, adopted by Ordinance No. 182,437, relating to real property in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area and located at 100 Universal City Plaza, Studio City, California 91608.

**WHEREAS**, the City and Universal Studios LLC entered into that certain Development Agreement dated April 5, 2013 (C-121996; CF 12-1657, CPC Case No. 2007-253-DA), and recorded on April 10, 2013, in the Official Records of Los Angeles County, State of California as Instrument No. 20130533327 (Development Agreement), after adoption by the City Council of Ordinance No. 182,437 on February 5, 2013;

**WHEREAS**, the Development Agreement required Universal Studios to provide payments to a City segregated fund in amounts totaling \$250,000 for funding of public benefit improvements in the Outpost community and for Cahuenga Boulevard;

**WHEREAS**, on December 11, 2015, the City Council approved a motion (CF 12-1657-S10) initiating an amendment to the Development Agreement to enable Universal Studios to pay for the public benefits allocated to the Outpost and Cahuenga Boulevard communities directly to the Outpost Homeowners Association and Cahuenga Pass Property Owners Association, respectively, and to reimburse Universal any amounts previously deposited into City segregated funds held for such public benefit improvements (the Amendment);

**WHEREAS**, the Amendment is hereby incorporated by reference into the provisions of this ordinance;

**WHEREAS**, after due notice, the City Planning Commission and the City Council did conduct public hearings on this matter;

**WHEREAS**, pursuant to California Government Code Sections 65864, *et seq.*, the City Planning Commission has transmitted to City Council its findings and recommendations;

**WHEREAS**, the Amendment is in the public interest and is consistent with the City's General Plan, including the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan; and

**WHEREAS**, the City Council has reviewed and considered the Amendment and the findings and recommendations of the City Planning Commission.

**NOW, THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. The City Council finds, with respect to the Amendment, that:

(a) It is consistent with the objectives, policies and programs specified in the General Plan, including the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, and is compatible with the uses authorized in, and the regulations prescribed for, the specific plan and zone in which the real property is located;

(b) It will not be detrimental to the public health, safety and general welfare because it encourages the construction of a project that is desirable and beneficial to the public;

(c) It complies with all applicable City and State regulations governing development agreements;

(d) It is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Section 2. The City Council hereby approves the Amendment and authorizes and directs the Mayor to execute the Amendment in the name of the City of Los Angeles.

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

By

\_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By \_\_\_\_\_  
Laura Cadogan Hurd, Deputy City  
Attorney

Date \_\_\_\_\_

File No. 12-1657-S10