

## TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b> CPC-2007-251-GPA-ZC-SP-SPA-CA	<b>Planning Staff Name(s) and Contact No.</b> MARIANA SALAZAR 213-978-0092	<b>C.D. No.</b> 4		
<b>Items Appealable to Council:</b> N/A	<b>Last Day to Appeal:</b> N/A	<b>Appealed:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Location of Project (Include project titles, if any.)</b> 100 UNIVERSAL CITY PLAZA				
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;">                 UNIVERSAL CITY STUDIOS, LLC                  CORINNE VERDERY                  100 UNIVERSAL CITY PLAZA                  UNIVERSAL CITY, CA 91608             </td> <td style="width: 67%; vertical-align: top;"> <b>REPRESENTATIVE:</b>                  GEORGE MIHLSTEN, MARIA HOYE                  LATHAM &amp; WATKINS                  355 S. GRAND AVENUE                  LOS ANGELES, CA 90071                  213-891-8196             </td> </tr> </table>			UNIVERSAL CITY STUDIOS, LLC CORINNE VERDERY 100 UNIVERSAL CITY PLAZA UNIVERSAL CITY, CA 91608	<b>REPRESENTATIVE:</b> GEORGE MIHLSTEN, MARIA HOYE LATHAM & WATKINS 355 S. GRAND AVENUE LOS ANGELES, CA 90071 213-891-8196
UNIVERSAL CITY STUDIOS, LLC CORINNE VERDERY 100 UNIVERSAL CITY PLAZA UNIVERSAL CITY, CA 91608	<b>REPRESENTATIVE:</b> GEORGE MIHLSTEN, MARIA HOYE LATHAM & WATKINS 355 S. GRAND AVENUE LOS ANGELES, CA 90071 213-891-8196			
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b> N/A				
<b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)  A Sign Supplemental Use District "SN" pursuant to LAMC Section 13.11 to set forth sign regulations, procedures, guidelines and standards for the project site.				
<b>Fiscal Impact Statement</b> <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Environmental No.</b> ENV-2007-254-EIR		
		<b>Commission Vote:</b> 6-0		
JAMES K. WILLIAMS Commission Executive Assistant II		Date: <b>NOV 19 2012</b>		



**LOS ANGELES CITY PLANNING COMMISSION**  
200 N. SPRING STREET, ROOM 272, LOS ANGELES, CALIFORNIA, 90012  
(213) 978-1300  
WWW.LACITY.ORG/PLN/INDEX.HTM

Determination Mailing Date: NOV 19 2012

CASE NO. CPC-2007-251-GPA-ZC-SP-SPA-CA  
CEQA: ENV-2007-254-EIR

**Location:** 100 Universal City Plaza  
**Council District:** 4-Hon. Tom LaBonge  
**Plan Area:** Sherman Oaks-Studio City-  
Toluca Lake-Cahuenga Pass  
**Request(s):** Sign Supplemental Use District

Applicant: Universal City Studios, LLC  
Representative: George Muhlsten/Maria Hoye, Latham & Watkins

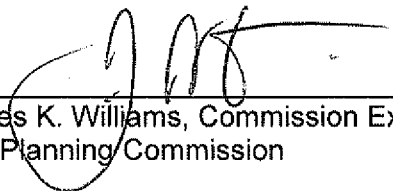
**At its meeting on October 25, 2012, the following action was taken by the City Planning Commission:**

1. **Recommended** that pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Certification** of the Environmental Impact Report (EIR), ENV-2007-254-EIR, SCH No. 2007071036, for the above-referenced project, and the following:
  - a. **Adoption** of the Statement of Overriding Considerations setting forth the reasons and benefits approving the project with full knowledge those significant impacts may remain.
  - b. **Adoption** of the proposed Mitigation Monitoring and Reporting Program.
2. **Recommended** that the City Council **Approve** a Sign Supplemental Use District "SN" pursuant to LAMC Section 13.11, as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site.
3. **Recommended** that the City Council **Adopt** the attached Findings.
4. **Advised** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
5. **Advised** the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**This action was taken by the following vote:**

**Moved:** Roschen  
**Seconded:** Perlman  
**Ayes:** Freer, Hovaguimian, Lessin, Romero  
**Absent:** Burton, Cardoso  
**Vacant:** One  
  
**Vote:** 6-0



---

James K. Williams, Commission Executive Assistant II  
City Planning Commission

**Effective Date/Appeals:** This action of the City Planning Commission is final pursuant to LAMC Section 12.32-D.1.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

The Statement of Environmental Impacts, Findings and Mitigation Measures; Statement of Overriding Considerations, Mitigation Monitoring Program and Errata are located in administrative file CPC-2007-251-GPA-ZC-SP-SPA-CA, and are available upon request.

Senior City Planner Jon Foreman  
City Planner Mariana Salazar  
City Planner Elva Nuno O'Donnell

## FINDINGS

### 1. Findings under Charter Section 556: Conformance with the General Plan

Los Angeles City Charter Section 556 and LAMC Section 12.32(C)(7) require that prior to adopting a land use ordinance, such as a signage supplemental use district, the City Council make findings that the ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan.

The NBC Universal Signage Supplemental Use District (Sign District) is in substantial conformance with the purposes, intent and provisions of the General Plan for the following reasons:

#### A. General Plan Framework

The General Plan Framework, adopted in December 1996, provides current guidance on land use issues for the entire City. The area included in the Sign District is designated as a Regional Center on the Long Range Land Use Diagram for the San Fernando Valley (Figure 3-4). In conformance with Objectives 3.10 and 3.14 of the Framework Element set forth below, the Sign District is consistent with and will help contribute to the long-term success of the broad range of commercial, entertainment and studio (industrial) uses planned within the Sign District area located in a designated Regional Center:

**Objective 3.10:** Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

**Objective 3.14:** Provide land and supporting services for the retention of existing and attraction of new industries.

The establishment of the Sign District supports the implementation of Framework Element Policies 3.10.1 and 3.14.2 by allowing signage appropriate to the range of uses and activities planned on the property.

**Policy 3.10.1:** Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with [Framework Element] Tables 3-1 and 3-6. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Table 3-1 includes the following typical uses, among others, being located in a Regional Commercial center: corporate and professional offices, retail commercial (including malls), offices, personal services, eating and drinking establishments, telecommunications centers, entertainment, major cultural facilities (libraries, museums, etc.), commercial overnight accommodations (hotels, motels), and similar uses.

**Policy 3.14.2:** Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.).

The Universal City Sign District will support the continued viability and success of Universal City as a themed commercial, entertainment and studio sector in the City. The Universal City Sign

District will allow a variety of signage sizes and types appropriate for promoting the mix of commercial, entertainment and studio uses existing and planned in Universal City.

### **B. Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan**

The Universal City Sign District will promote the objectives, policies and goals of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan by supporting the development and redevelopment of Universal City including Universal Studios, Universal Studios Hollywood (theme park), and CityWalk, a world class business, employment, entertainment and visitor center in the City. By allowing signage regulations that vary from the Code, the Sign District will facilitate the creation of innovative signage appropriate for a regional center. The Sign District is consistent with applicable objectives and policies of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, including the following:

**Objective 2-1:** To conserve and strengthen viable commercial development.

**Policy 2-1.1:** New commercial uses shall be located in existing established commercial areas or existing shopping centers

**Objective 3-1:** To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community.

**Policy 3-1.1:** Designate lands for the continuation of existing entertainment industry uses and development of new production, post production, research and development use which provide employment opportunities.

The Sign District will help strengthen and enhance the visitor-oriented commercial uses at Universal Studios Hollywood theme park and Universal CityWalk. The Sign District would contribute and enhance the promotion of all forms of media and entertainment produced and created at Universal Studios as such uses are identified as industrial by the Community Plan and the Zoning Code. The promotion of such uses will support job opportunities and job creation within the Sign District area and Universal City. Additionally, the Sign District will minimize environmental and visual impacts with regulations limiting the type, location, size, placement, and lighting levels and hours of operation of signs. The Sign District will help implement Community Plan Policies 2-1.1 and 3-1.1 as it will help ensure the success and vitality of the development and redevelopment of the Universal City area, which includes a combination of commercial and industrial (studio) uses.

### **C. Transportation Element**

The Universal City Sign District is consistent with applicable objectives and policies of the Transportation Element, including the following:

Goal A, Objective 3: Support development in regional centers, community centers, major economic activity areas and along mixed-use boulevards as designated in the Community Plans. The project area is a mixed-use district, partially designated as a regional center by the General Plan.

The Sign District will promote additional development, as well as help to better draw and retain retail, restaurant, and entertainment tenants within the NBC Universal Evolution Plan project and Sign District area. The limitations on the types, sizes and location of signage within in the Sign District area will help ensure the signage will not create traffic safety hazards. With the

prohibition of Off-Site signs and Digital Display signs, the proposed Sign District will not result in any significant transportation, parking or circulation issues.

## **2. Findings under Charter Section 558**

*Los Angeles City Charter Section 558 and LAMC Section 12.32(C)(7) require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The Sign District conforms to public necessity, convenience, general welfare and good zoning practice in the following respects:*

The proposed Sign District would create signage regulations for a specific geographic area in the Universal City neighborhood. The Universal City Sign District would serve the uses and development permitted by the project site [Q]C2-1-SN zone. The provision of specially crafted signage regulations will advance the enhancement and orderly development of the Universal City area. The Sign District ordinance in combination with the [Q]C2-1-SN zone will create a dynamic and engaging regional entertainment center generating employment and visitor-generated revenues for the City. As such, the Sign District conforms to the public necessity, convenience, and general welfare of the City.

Furthermore, geographic Sub-districts within the proposed Sign District reflect good zoning practice in that signage is further limited and regulated in a manner appropriate for each Sub-district. For example, supergraphics are limited to up to 150 feet in height in Sub-district 4 which is located at the primary entrance to the area from Lankershim Boulevard and along the private street, Universal Hollywood Drive. In addition, lighting standards and hours of operation for projected image signs and supergraphics are incorporated into the ordinance to limit and mitigate potential impact on adjacent sensitive receptors. The Sign District ordinance also conforms to good zoning practice in that it clarifies signage design criteria, standards, location, and types of permitted and prohibited signs. The Sign District ordinance is consistent with public necessity and convenience and good zoning practice in that it provides signage regulations consistent with the proposed signage regulations in the Universal Studios (County) Specific Plan that will regulate the signage within those areas of the NBC Universal Evolution Plan project area located within unincorporated Los Angeles County jurisdiction.

## **3. Entitlement Findings**

Section 13.11.B of the Municipal Code includes the following findings be made for the establishment of Sign District:

*1. Each "SN" Sign District shall include only properties in the C or M Zones, except that R5 Zone properties may be included in a "SN" Sign District provided that the R5 zoned lot is located within an area designated on an adopted community plan as a "Regional Center," "Regional Commercial," or "High Intensity Commercial," or within any redevelopment project area.*

With the General Plan Amendment and Zone Change Ordinance, the Universal City Sign District includes property in a [Q]C2-1-SN zone that is designated Regional Commercial.

*2. No "SN" Sign District shall contain less than one block or three acres in area, whichever is the smaller and the total acreage in the district shall include contiguous parcels of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in the rules approved by the Director of Planning.*

The [Q]C2-1-SN zone adopted by the City Council for the project, modifies this requirement as follows: "Notwithstanding Section 13.11.B of the LAMC, a Supplemental Use "SN" Sign District may be established for non-contiguous parcels subject to this Ordinance." The City Council modifies this requirement finding that the large project site that it encompasses property that while under single ownership and unified operation and development is located within the City as well as unincorporated Los Angeles County. The proposed development will create a cohesive attractive development regulated separately by the City and County by means of the [Q]C2-1-SN ordinance for the City portions of the project site and the Universal Studios (County) Specific Plan for those properties within or proposed to be located in unincorporated Los Angeles County. Although separated by City and County jurisdictional boundaries, the site is physically contiguous and intended to be developed as a unified development with similar development regulations including signage regulations. To achieve the desired intent of similar signage regulations across the entire site, it is desirable to allow the establishment of a Sign District in the City to complement the signage regulations in the County's Universal Studios Specific Plan. Accordingly, it is appropriate to allow the establishment of a Sign District that while separated by local jurisdictional boundaries are nonetheless contiguous in ownership, development, operation, and proposed signage regulations such that the site will for practical purposes be a unified sign district across the project site.

#### **4. Environmental Findings**

See comprehensive Environmental Findings in Recommendation Report for Case Nos. CPC-2007-251-GPA-ZC-SP-SPA-CA, ENV-2007-254-EIR, CPC-2007-252-AD and CPC 2007-253-DA dated September 27, 2012.

#### **5. Supplemental Findings**

The City Council makes the following supplemental findings in support of the adoption of the Sign District.

1. Universal City, including Universal Studios Hollywood theme park, Universal CityWalk, and Universal Studios, is an important regional entertainment, business, employment, and visitor center in the San Fernando Valley of the City and County of Los Angeles and the Universal City Sign District is important to ensure the continued economic vitality of the San Fernando Valley, the City and the region.
2. The establishment of the Universal City Sign District with vibrant signage appropriate for a world class, world renowned business, entertainment, cultural and visitor center will encourage viewers and consumers of all forms of entertainment media produced, created, recorded and developed by the studio and its affiliates, and attract and inform visitors to the entertainment venues.
3. The Municipal Code accommodates the establishment of Sign Districts in commercial (C), industrial (M), and high-density multi-family residential (R5) zones as the City has identified these zones as the appropriate zones.
4. The large project site is unique in that it encompasses property that while under single ownership and unified operation and development is located within the City as well as unincorporated Los Angeles County. The proposed development is intended to create a cohesive development regulated separately by the City and County by means of the [Q]C2-1-SN zone for those properties within or proposed through annexation to be within the City, and the Universal Studios (County) Specific Plan for those properties within or proposed to be located in unincorporated Los Angeles County. Although separated by City and County jurisdictional boundaries, the site is physically contiguous and intended to be developed as a

unified development with similar development regulations including signage regulations. To achieve the desired intent of similar signage regulations across the entire site, it is desirable to allow the establishment of a Sign District in the City to complement the signage regulations in the County's Universal Studios Specific Plan. Accordingly, it is appropriate to allow the establishment of a Sign District that while separated by jurisdictional boundaries are nonetheless contiguous in ownership, development, operation, and proposed signage regulations such that the site will for practical purposes a unified sign district across the entire site.

5. The Universal City Sign District in combination with the [Q]C2-1-SN zone for those areas located within the City and Universal Studios (County) Specific Plan for those areas located within unincorporated Los Angeles County, establish comprehensive land use ordinances that will assure the orderly, cohesive, and attractive development of the Universal City area.



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

An ordinance establishing the Universal City Sign District pursuant to the provisions of Section 13.11 of the Los Angeles Municipal Code (the Code).

**WHEREAS**, Universal City, including Universal Studios Hollywood theme park, Universal CityWalk, and Universal Studios, is an important regional entertainment, visitor, and motion picture, television and media studio enterprise in the San Fernando Valley of the City and County of Los Angeles that provides thousands of jobs to the City and region;

**WHEREAS**, studios and regional entertainment centers require unique and vibrant signage to attract viewers and consumers of all forms of entertainment media produced, created, recorded and developed by the studio and its affiliates, and to attract visitors to the entertainment venues;

**WHEREAS**, vibrant signage will enhance Universal City's character as a world class entertainment, business, cultural, and visitor regional center; and

**WHEREAS**, the development, redevelopment, and enhancement of Universal City as a unique entertainment, visitor, and motion picture, television and media studio regional center is important to ensure the continued economic vitality of the San Fernando Valley, the City and the region;

**NOW, THEREFORE,**

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

**Section. 1. ESTABLISHMENT OF THE UNIVERSAL CITY SIGN DISTRICT.**

**A.** As of the effective date of this ordinance, the City Council hereby establishes the Universal City Sign District covering an area bounded by the Los Angeles River Flood Control Channel on the north, Barham Boulevard on the east, W.C. Fields Drive (formerly Buddy Holly Drive) and the US 101 Freeway on the south, and Lankershim Boulevard on the west for those areas within the City of Los Angeles, as shown within the heavy lines on the attached map, Figure A-1.

**B.** After the adoption of the Universal City Sign District, portions of the Universal City Sign District existing as of the effective date may be detached to the County and areas of the unincorporated County may be annexed into the City and made part of the Universal City Sign District upon approval of the detachment and annexation action by the Local Agency Formation Commission for the County of Los Angeles. If the proposed detachment and annexation actions are approved by the Local Agency Formation Commission, then the Universal City Sign District shall encompass those areas shown within the heavy lines on the attached map, Figure A-2, on the effective date of the detachment and annexation actions.

**Sec. 2. PURPOSES.** The Universal City Sign District is intended to enable the regulation of signs within the Universal City area within the City of Los Angeles in order to:

**A.** Encourage vibrant, clear, attractive signage that enhances the Universal City area while complementing and protecting the character of the surrounding areas by limiting visual clutter.

**B.** Ensure that new signs are responsive to and integrated with the aesthetic character of the structures on which they are located, and are positioned in a manner that is compatible both architecturally and relative to other signage within the Universal City area including those in the area located within unincorporated Los Angeles County.

**C.** Encourage creative, well-designed signs that are part of an integrated development that contribute in a positive way to Universal City's visual environment, and help maintain an image of quality and excellence for the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area.

**D.** Minimize potential traffic hazards and protect public safety.

**E.** Allow unique and vibrant signage that will enhance Universal City's character as a world class entertainment, business, cultural, and visitor center.

**Sec. 3. APPLICATION OF SUPPLEMENTAL USE DISTRICT REGULATIONS.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of the Code. Wherever this ordinance contains provisions that establish regulations for sign types, sign height, sign area, number of signs, sign dimensions, sign content or other time, place or manner regulations that are different from, more restrictive than or more permissive than the Code would allow, this ordinance shall prevail.

**Sec. 4. DEFINITIONS.** Whenever the following terms are used in this ordinance, they shall be construed as defined in this section. Words and phrases not defined in this Section shall be construed as defined in Section 12.03 and Article 4.4 of the Code.

**AERIAL VIEW SIGN.** A sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky.

**ARCHITECTURAL LEDGE SIGN.** A sign with individual channel letters, numbers and/or a pre-fabricated image, attached to a horizontal projection forming a narrow shelf on a wall or architectural projection.

**AWNING SIGN.** Any sign located on the valance of a shelter supported entirely from the exterior wall of a building that extends over a building feature (door, window, or a landscape/site feature such as a patio, deck, or courtyard) and is constructed of fabric.

**BILLBOARD.** Any sign on one or more poles or columns that:

1. is four feet or greater in height as measured from the natural or finished grade, whichever is higher, to the bottom of the sign, and
2. is structurally separate from an existing building or other improvement on a lot; and/or
3. is supported by an independent footing inside an existing building or other improvement on a lot extending through the roof of the supporting structure; and/or
4. is supporting a sign panel that is attached to the pole(s), post(s), or column(s) and that may be cantilevered over a building or structure on the lot.

**CAN SIGN.** A sign whose text, logos and/or symbols are placed on the face of an enclosed cabinet.

**CAPTIVE BALLOON SIGN.** Any object inflated with hot air or lighter-than-air gas that is tethered to the ground or a structure.

**DIGITAL DISPLAY.** A sign face, building face, and/or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

**DIRECTOR.** The Director of City Planning, or his or her designee.

**GRAPHIC TREATMENT.** A pattern which is applied to a fence/wall or structure and does not constitute any message and is not part of a Supergraphic Sign. A Graphic Treatment also may function as a screening device. Signs may be combined with Graphic Treatments; however, the entirety of the treatment, elements and signs shall count as sign area. Graphic Treatments consisting of patterns only and no messages are not signs and are not regulated by this ordinance.

**IDENTIFICATION SIGN.** A sign that is limited to a company logo, generic type of business, or the name of a business or building, or a common place name for an area, e.g., Universal City.

**INFORMATION SIGN.** A sign that is limited to a message giving directions, instructions, menus, selections or address numerals.

**INTEGRAL LARGE-SCALE ARCHITECTURAL LIGHTING.** Large-Scale Architectural Lighting that:

1. Is attached directly to and made integral with architectural elements on the facade of a building; and
2. Contains individual pixels of a digital light source that are embedded into architectural components separated vertically or horizontally from one another, and are of a design that allows outward views from and within the supportive structure. Such a design may include low resolution digital mesh or netting, individual large scale pixels covering a building wall diffused behind translucent material, or horizontal or vertical LED banding integrated into the spandrels or louvers of a building's architecture.

**INTERIOR SIGN.** Any sign (a) within an interior courtyard, interior concourse or interior plaza of a non-historic building that is not visible in any way from the street, public right-of-way, or publicly accessible plaza adjacent to a public right-of-way or (b) within or immediately adjacent to a building on the premises and intended to be viewed primarily from grade by pedestrians. Interior Signs may be incidentally visible from adjoining lots on the premises but not visible outside of the combined boundaries of the Universal City Sign District area and the Universal Studios (County) Specific Plan area.

**MONUMENT SIGN.** A sign that is erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the existing or artificially created grade to the bottom of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

**OFF-SITE SIGN.** A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located. For purposes of the sign regulations in this ordinance, the premises shall include all properties within the combined boundaries of the Universal City Sign District area and the Universal Studios (County) Specific Plan Area.

**ON-SITE SIGN.** A sign that is other than an off-site sign.

**PILLAR SIGN.** A freestanding sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a horizontal dimension that does not exceed 25 percent of the length of the vertical dimension.

**POLE SIGN.** A freestanding sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a monument sign.

**PROJECTED IMAGE.** An image projected on the face of a delineated wall or screen from a distant electronic device, such that the image does not originate from the plane of the wall.

**PROJECTING SIGN.** A sign, other than a wall sign, that is attached to a building and projects outward from the building with one or more sign faces approximately perpendicular to the face of the building.

**STREET BANNERS (PRIVATE).** A banner sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a street light fixture on a Private Street as defined by Section 17.02 of the Code.

**SUPERGRAPHIC SIGN.** A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eyebolts and/or other materials or methods, and which does not comply with the following provisions of the Code: Sections 14.4.10; 14.4.16; 14.4.17; 14.4.18; and/or 14.4.20.

**TEMPORARY SIGN.** Any sign that is to be maintained for a limited duration, not to exceed 30 days, including paper signs and other signs that are not permanently affixed to the ground or building.

**UNIVERSAL STUDIOS (COUNTY) SPECIFIC PLAN AREA.** The specific plan area for the properties located within the unincorporated area of the County of Los Angeles adjacent to the Universal City Sign District area, as shown on Figure C-1 of this ordinance as of the effective date of this ordinance and as shown on Figure C-2 as of the effective date of the detachment and annexation actions discussed in Section 1.B of this ordinance should those actions be approved. The Director may modify

Figure C-2 pursuant to Section 8 of this ordinance to be consistent with the detachment and annexation actions.

**WALL SIGN.** Any sign attached to, painted on or erected against the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall.

**WINDOW SIGN.** Any sign, except for a Supergraphic Sign, that is attached to, affixed to, leaning against, or otherwise placed within six feet of a window or door in a manner so that the sign is visible from outside the building.

**VACANT PROPERTY.** Any lot that does not contain an occupied building or economic use.

## Sec. 5. PROCEDURAL REQUIREMENTS.

**A. Building Permits.** The Department of Building and Safety (LADBS) shall not issue a permit for a sign, a sign structure, sign illumination, or alteration of an existing sign unless the sign complies with: (1) the requirements of this ordinance as determined by the Director; (2) relevant requirements of the Code; and (3) if applicable, Article 22.171 of the Los Angeles Administrative Code as it pertains to the review of projects affecting Historic-Cultural Monuments.

**B. Director Sign-Off Required.** LADBS may issue a permit for the following signs with only a Director sign-off on the permit application:

1. Architectural Ledge Signs.
2. Awning Signs.
3. Identification Signs, without animation or moving parts.
4. Information Signs.
5. Interior Signs.
6. Monument Signs.
7. Projecting Signs that measure less than 75 square feet in area.
8. Relocated Billboard Sign in Sub-district 6.
9. Street Banners (Private).
10. Temporary Signs.
11. Wall Signs that measure less than 75 square feet in area.
12. Window Signs.

The Director shall sign off on the permit application if it complies with all the applicable sign requirements of the Code and this ordinance.

**C. Project Permit Compliance Required.** LADBS shall not issue a permit for the following signs unless the Director has issued a Project Permit Compliance approval pursuant to the procedures set forth in Section 11.5.7 of the Code and Section 5.D of this ordinance:

1. Identification Signs with animation or moving parts.
2. Pole Signs in Sub-district 4.
3. Pillar Signs.
4. Projecting Signs.
5. Supergraphic Signs.
6. Tenant Identifications Signs that measure more than 75 square feet in area.
7. Wall Signs that measure more than 75 square feet in area.
8. Any other type of sign not listed in Section 5.B.

**D. Application for Project Permit Compliance.** An application for Project Permit Compliance shall comply with Section 11.5.7 of the Code. The application may request review of one or multiple signs. The application shall be accompanied by photographs of all existing signage on the lot or on multiple lots that are part of an integrated development having the same ownership (whichever is greater), architectural renderings of proposed signage, a scaled plot plan showing the location and size of all existing and proposed signage on the lot(s), and the lettering styles, materials, colors and lighting methods for the proposed sign(s). The application shall identify the hours of operation, and include an illumination plan for the proposed sign(s), as well as any other information the Director reasonably requests. The application shall also identify the Sign Sub-District and the Vertical Sign Zone location of the sign(s), and demonstrate compliance with the requirements specified for that location.

1. **Proof of Compliance.** A sign applicant shall provide copies of permits for all existing signage that is located on the same property as a proposed sign. All existing signs that do not have a valid permit, are not legally constructed, or are not in compliance with an issued permit shall be brought into compliance or removed prior to the approval of any additional sign(s) on the same lot, or on multiple lots that are part of an integrated development having the same ownership.

2. This ordinance sets forth regulations for zoning purposes only. It does not supersede Fire Department or LADBS requirements pursuant to the Fire Code or Building Code, or regulations or policies promulgated thereunder based on health and safety concerns.

**E. Findings Required for Project Permit Compliance Review.** Prior to approval of the Project Permit Compliance review, the Director shall make the following findings, in lieu of the findings set forth in Section 11.5.7.C.2 of the Code:

1. All proposed signage complies with the applicable regulations found in this ordinance, and the applicable sign regulations in the Code.
2. Pursuant to the California Environmental Quality Act, the project incorporates mitigation measures, monitoring measures when necessary, or alternatives

identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The following findings, which relate to the architectural design of the sign structure or layout and not its content, shall be used solely to condition an approval and shall not be used to deny a project:

3. All existing and proposed signs are appropriately scaled to the architectural character of all buildings and structures within the sign district area.

4. All existing and proposed signs result in a complementary enhancement to the architecture within the sign district area.

5. All existing and proposed signs result in a visually uncluttered appearance.

**F. Appellate Body.** The City Planning Commission shall decide all appeals of the Director's decisions on Project Permit Compliance decisions on signs subject to Section 5.C of this ordinance. All other appeals shall be decided pursuant to the procedures set forth in the Code.

**G. Request for Adjustments and Exceptions from Regulations.** The City Planning Commission shall have initial decision-making authority for granting exceptions from the provisions of this ordinance. An applicant requesting an exception from the provisions of this ordinance shall utilize the procedures for a Specific Plan Exception set forth in Section 11.5.7 F of the Code. In granting an exception, the City Planning Commission shall make all of the following findings, in lieu of the findings set forth in Section 11.5.7. F.2 of the Code:

1. Strict compliance would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning restrictions, due to unique physical or topographic circumstances or conditions of design;

2. Strict compliance would deprive the applicant of privileges enjoyed by owners of similarly zoned property; and

3. An exception would not constitute a grant of special privilege.

In addition to the limitations imposed by Section 11.5.7 of the Code, no exception may be granted from Section 6.A of this ordinance.

Adjustments pursuant to Section 11.5.7 of the Code are not permitted.

## Sec. 6. GENERAL REQUIREMENTS.

**General Requirements of the Code.** Unless specified in this ordinance to the contrary, the general sign requirements set forth in the Code shall apply to this Supplemental Use District for permits, plans, design and construction, materials, street address numbers, identification, maintenance, prohibited locations, and sign illumination.

**A. Prohibited Signs.** The following signs shall be prohibited in the specific Sub-districts as set forth below, except for signs permitted as Interior Signs:

1. Aerial View Signs in all Sub-districts: 1 – 6.

2. Billboards in Sub-districts: 1 – 6, except the existing Billboard in Sub-district 6, which may be relocated pursuant to Section 6.G below.
3. Can Signs in all Sub-districts: 1 – 6.
4. Captive Balloon Signs in all Sub-districts: 1 – 6.
5. Digital Display Signs in all Sub-districts: 1 – 6.
6. Illuminated Architectural Canopy Signs in all Sub-districts: 1 – 6.
7. Inflatable Devices in all Sub-districts: 1 – 6.
8. Integral Large-Scale Architectural Lighting in all Sub-districts: 1 – 6.
9. Internally-illuminated Awning Signs in all Sub-districts: 1 – 6.
10. Projected Image Signs in all Sub-districts: 1 – 6.
11. Roof Signs in all Sub-districts: 1 – 6.
12. Sandwich Board Signs in all Sub-districts: 1 – 6.
13. Supergraphic Signs in Sub-districts: 1 – 3, 5 and 6.
14. Off-site Signs in all Sub-districts: 1 – 6.
15. Signs for which a permit is required on Vacant Property in Sub-districts 1-5, expressly excluding the legal non-conforming Billboard located in Sub-district 6, which may be relocated pursuant to Section 6.G below.
16. Signs covering exterior doors and windows (whether operable or inoperable), rescue windows or other openings that serve habitable floor area, except for Identification Signs in Vertical Sign Zone 3, Supergraphic Signs and Window Signs permitted pursuant to this ordinance.
17. Any sign not specifically authorized by this ordinance or the Code.

**B. Sign Sub-districts.** The District is divided into six Sub-districts as shown on Figure B-1 of this ordinance as of the effective date of this ordinance and as shown on Figure B-2 as of the effective date of the detachment and annexation actions discussed in Section 1.B of this ordinance should those actions be approved. The Director may modify Figure B-2 pursuant to Section 8 of this ordinance to be consistent with the detachment and annexation actions. The purpose of the sign Sub-districts is to address the relationship between sign intensity and the uses surrounding each Sub-district.

1. **Sub-district 1: Lakeside Sub-district.** This Sub-district generally encompasses the area surrounded by the Los Angeles River Flood Control Channel to the north, Barham Boulevard to the east, the Hollywood Manor residential area to the south, and Universal Studios to the west;

2. **Sub-district 2: Barham Sub-district.** This Sub-district generally encompasses the area surrounded by the Hollywood Manor residential area to



the north, Barham Boulevard to the east, the US 101 Hollywood Freeway to the south, and Universal CityWalk and Universal Studios to the west;

3. **Sub-district 3: Lankershim Sub-district.** This Sub-district generally encompasses the area surrounded by the Los Angeles River Flood Control Channel to the north, Universal Studios to the east and south, and Lankershim Boulevard to the west;

4. **Sub-district 4: Entertainment Sub-district.** This Sub-district generally encompasses the area located in the westerly portion of Universal City, near the Lankershim Boulevard and Universal Hollywood Drive gateway to the entertainment and visitor-serving areas of Universal City;

5. **Sub-district 5: Universal Hollywood Drive Sub-district.** This Sub-district generally encompasses the area located southerly of the entertainment and visitor-serving areas of Universal City on the southerly side of Universal Hollywood Drive and northerly of the US 101 Hollywood Freeway;

6. **Sub-district 6: Universal City Barham Sign.** This Sub-district encompasses the sign located at the northerly corner of the intersection of Barham Boulevard and W.C. Fields Drive (formerly Buddy Holly Drive).

**C. Vertical Sign Zones.** The District area is also divided into three Vertical Sign Zones. The purpose of the Vertical Sign Zones is to address different sign viewing distances, including pedestrian views from street level, pedestrian views from a distance, and views from vehicles. The Vertical Sign Zones are as follows:

1. **Level 1.** This Vertical Sign Zone is applicable to all signs located at street level, from 0 to 80 feet above grade.

2. **Level 2.** This Vertical Sign Zone is applicable to all signs located more than 80 feet above grade and up to 150 feet above grade.

3. **Level 3.** This Vertical Sign Zone is applicable to all signs located above Vertical Sign Zone Level 2.

**D. Signs In More Than One Sub-District or Vertical Sign Zone.** Signs may be located in more than one Sub-District and more than one Vertical Sign Zone, provided that the requirements contained in this ordinance are met for each portion of the sign contained in each of the Sub-Districts or Vertical Sign Zones. In no event shall the total sign area of an individual sign exceed the maximum permitted area in the most restrictive Sub-District or Vertical Sign Zone in which the sign is located.

**E. Setback Area Sign Limitation.** All signs shall be prohibited in the 100 foot setback area in Sub-districts 1 and 2 adjacent to the existing Hollywood Manor residential area.

**F. Permitted Number of Signs, Sign Area, Sign Type, and Sign Height.** This ordinance supersedes Article 4.4 of the Code as it pertains to maximum permitted number of signs, sign area, sign type and sign height. Signs may only be placed in the Sub-districts as set forth below, and as further limited by the requirements for specific sign types as set forth in Section 7 of this ordinance.

1. **Maximum Permitted Sign Area (By Sub-district).** The maximum permitted combined sign area in a Sub-district for all signs shall be as set forth in Table No. 1 below. The maximum sign areas established by this ordinance are legal maximums only and as such may not necessarily be permitted. All signs in a Sub-district shall be included in the calculation of maximum permitted combined sign area except for the following signs:

- a. Information Signs.
- b. Interior Signs.
- c. Temporary Signs.

**Table No. 1 – Maximum Sign Area**

<b>Sign Sub-District</b>	<b>Maximum Total Sign Area</b>
1	10,000 square feet
2	500 square feet
3	1,500 square feet
4	26,000 square feet
5	3,000 square feet
6	1,000 square feet (relocated sign)

2. **Permitted Sign Types by Vertical Sign Zone.** Notwithstanding any provision in the Code to the contrary, the following signs in Table No. 2 are the only sign types permitted within the Sub-districts.

**Table No. 2 – Permitted Sign Types**

<b>Sign Sub-District</b>	<b>Vertical Sign Zone 1</b>	<b>Vertical Sign Zone 2</b>	<b>Vertical Sign Zone 3</b>
Sub-district 1	Architectural Ledge, Awning, Identification, Information, Interior, Monument, Mural, Pillar, Projecting, Street Banners (Private), Temporary, Wall, Window	None	Identification
Sub-district 2	Identification, Information	None – N/A	None – N/A
Sub-district 3	Architectural Ledge, Identification, Information, Interior, Monument, Projecting, Temporary, Wall, Window	None – N/A	Identification
Sub-district 4	Architectural Ledge, Awning, Identification, Information, Interior, Monument, Mural, Pillar, Pole, Projecting, Street Banners (Private), Supergraphics, Temporary, Wall, Window	Supergraphic (Limited to 150' above grade)	Identification
Sub-district 5	Architectural Ledge, Identification, Information, Monument, Pillar, Projecting, Street Banners (Private), Temporary, Wall	None – N/A	Identification
Sub-district 6	1 relocated existing Billboard. No additional signage shall be permitted in Sub-district 6.	None – N/A	N/A

**G. Existing Signs.** Signs and/or sign support structures that are legally permitted and exist on the effective date of this ordinance shall be permitted to continue and shall not be required to comply with this ordinance, but shall comply with the Code related to the construction, installation and maintenance of sign structures.

**Exception.** The existing sign in Sub-district 6 may be relocated within Sub-district 6 in order to allow for the widening of Barham Boulevard or W.C. Fields Drive (formerly Buddy Holly Drive). The relocated sign may not exceed the height, width, or surface area of the existing sign. In addition, the relocated sign must have the same orientation as the existing sign. The support structure may be replaced and shall be screened from view with landscaping to the extent feasible. Once the sign is relocated, any future modifications, alterations, or repairs to the sign shall comply with Code requirements for legal non-conforming signs.

**H. Backs of Signs.** All signs which are located within 500 feet of the Universal City Sign District boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the combined boundaries of the Universal City Sign District and Universal Studios (County) Specific Plan area shall be improved or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign.

**I. Supergraphic Signs Hours of Illumination.** Supergraphic Signs may only be illuminated between one hour before sunset and 2:00 a.m.

**J. Fire Safety.** All new signs and sign support structures shall be made of noncombustible materials or plastics approved by both the Fire Department and LADBS.

**K. Illumination.** Except for Temporary Signs, which may not be illuminated, all signs within the District may be illuminated by either internal or external means. The illumination regulations set forth in the Code, including but not limited to Section 93.0117, shall apply. Methods of signage illumination may include electric lamps, such as neon tubes; fiber optics; incandescent lamps; LED; LCD; cathode ray tubes exposed directly to view; shielded spot lights and wall wash fixtures. Additionally, the applicant shall submit a signage illumination plan to the Director pursuant to the Project Permit Compliance procedure set forth in Section 5.D of this ordinance. The signage illumination plan shall be prepared by a lighting design expert, and those portions of the plan setting forth the wattage draw must be certified and stamped by an electrical engineer certified by the State of California. The plan shall include specifications for all illumination of signs, including maximum luminance levels, and shall provide for the review and monitoring of the displays in order to ensure compliance with the following regulations:

1. All illuminated signs shall be designed, located or screened so as to minimize to the greatest reasonable extent possible direct light sources onto any exterior wall of a residential unit and into the window of any commercial building. If signs are to be externally lit, the source of the external illumination shall be shielded from public view.

2. All illuminated Supergraphic Signs shall be limited to no more than two foot-candles from sunset to 2:00 a.m., as measured at the property line of the nearest residentially zoned property outside the boundaries of the Universal City Sign District.

3. All other illuminated signs shall be limited to no more than two foot-candles when dark.

4. Signage shall not use highly reflective materials such as mirrored glass.

5. In order to satisfy the requirements of the 2008 version of Title 24 of the California Code of Regulations, no signage display or lighting shall have a wattage draw exceeding 12 watts per square foot.

6. No signage display shall have a maximum total lumen output of more than 20 lumens per square foot.

**L. Visual Maintenance.** All signs shall be maintained to meet the following criteria at all times:

1. The building and ground area around the signs shall be properly maintained. All unused mounting structures, hardware, and wall perforation from any abandoned sign shall be removed and building surfaces shall be restored to their original condition.

2. All signage copy shall be properly maintained and kept free from damage and other unsightly conditions, including graffiti.

3. All sign structures shall be kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.

4. Razor wire, barbed wire, concertina wire, or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view.

5. The signage copy must be repaired or replaced immediately upon tearing, ripping, or peeling, or when marred or damaged by graffiti.

6. No access platform, ladder, or other service appurtenance, visible from the sidewalk, street, or public right-of-way, shall be installed or attached to any sign structure.

7. Existing signs that are no longer serving the current tenants, including support structures, shall be removed and the building façades originally covered by the signs shall be repaired/resurfaced with materials and colors that are compatible with the façades.

8. Multiple temporary signs in the store windows and along the building walls of a façade are not permitted.

**M. Sign Area Calculation.** Sign area shall be calculated in accordance with the Code.

**N. Hazard Review.** Signs that adhere to the regulations outlined in this ordinance shall be exempted from the Hazard Determination review procedures in Code Section 14.4.5. All Signs shall continue to be subject to Caltrans approval, where applicable.

**O. Freeway Exposure.** Signs conforming to the regulations of this ordinance are exempt from Section 14.4.6 A of the Code. All Signs shall continue to be subject to approval under the Outdoor Advertising Act, where applicable.

**P. Alterations, Repairs or Rehabilitation.** Any alteration, repair or maintenance work on a legally permitted sign or sign structure shall be governed by the Code, except for the legal non-conforming Billboard located in Sub-district 6, which may be relocated pursuant to Section 6.G of this ordinance.

**Q. Materials.** The materials, construction, application, location and installation of any sign shall be in conformance with the Los Angeles Building Code and the Los Angeles Fire Code.

**R. Mulholland Scenic Parkway Specific Plan.** Notwithstanding the requirements of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), the existing Billboard located in Sub-district 6, which is located within the Outer Corridor of the Specific Plan, may be relocated and shall not be subject to the Mulholland Scenic Parkway Specific Plan. No additional signage shall be permitted in Sub-district 6. Buildings, including public facilities, located within the Outer Corridor of the Specific Plan shall be subject to the regulations of the Specific Plan.

## Sec. 7. STANDARDS FOR SPECIFIC TYPES OF SIGNS.

### A. Architectural Ledge Signs.

#### 1. General.

a. Architectural Ledge Signs shall be limited to Identification and Information Signs.

b. Individual letters, numbers or logos no more than 24" in height may stand atop or be suspended from a ledge.

c. Solid panels and Can Signs are not permitted as Architectural Ledge signs.

d. The sign shall be oriented so that the message, graphic, or symbol on the sign is approximately parallel with the façade of the structure to which the sign is attached.

#### 2. Location.

a. An Architectural Ledge Sign shall only be located over a pedestrian or vehicle entranceway or window on the ground floor of a building; and

b. An Architectural Ledge Sign may be located on an architectural ledge, canopy or overhang provided all structural code requirements are met.

#### 3. Dimensions.

a. **Height.** The bottom of the ledge on which an Architectural Ledge Sign is located shall be at least eight feet above the natural or finished grade as measured vertically. The bottommost portion of a sign suspended from an architectural ledge shall be at least eight feet above the natural or finished grade as measured vertically.

b. **Length.** A ledge that is constructed for the purpose of supporting an Architectural Ledge Sign may not exceed 15 feet in length as measured horizontally.

c. **Suspension.** Supports that are constructed for the purpose of supporting an Architectural Ledge Sign may not exceed 24 inches in height as measured vertically from the top of the letter or symbol to the bottom of the supporting architectural appurtenance, nor may those supports exceed eight inches in width as measured horizontally.

**B. Awning Signs.** Awning Signs shall comply with Section 14.4.19 of the Code and shall be limited to Identification Signs.

**C. Identification Signs.**

1. **General.** Identification Signs may be Wall Signs or other types of installation as allowed in the applicable Sub-district by this ordinance, and shall be limited to a logo, generic type of business, the name of a business or building, or a common place name for an area, e.g., Universal City.

2. **Area Identification Signs.**

a. **Maximum Number of Signs.**

i. In Sub-district 1, a maximum of two area Identification Signs are permitted.

ii. In Sub-districts 2, 5 and 6, no area Identification Signs are permitted.

iii. In Sub-district 3, one area Identification Sign is permitted.

iv. In Sub-district 4, two area Identification Signs are permitted.

b. **Sign Area.** The Sign Area for an individual area Identification Sign shall not exceed 500 square feet.

c. **Animation and Moving Parts.** Notwithstanding the prohibition in Sections 14.4.4 B. 4 and 14.4.4 B. 8 of the Code, Identification Signs may contain parts that change, move, stream, scroll, or otherwise incorporate physical motion provided that the following conditions are satisfied:

i. The sign may not constitute a Digital Display sign.

ii. The sign shall be limited to physical rotation motion not to exceed one revolution per minute.

iii. In Sub-district 1, a maximum of one of the two permitted area Identification signs may have animation and moving parts. In Sub-district 4, both of the permitted area Identification signs may have animation and moving parts. In Sub-district 3, the permitted area Identification sign may not have animation or moving parts.

3. **Building Identification Signs.**

a. **Maximum Number of Signs.** In Sub-districts 1, 2, 3, 4 and 5, a maximum of one building Identification Sign per Face of the Building and a maximum of four building Identification Signs per building are permitted.

b. **Sign Area.**

i. In Sub-districts 1, 2, 3 and 5, the sign area for an individual building Identification Sign shall not exceed 150 square feet.

ii. In Sub-district 4, the sign area for an individual building Identification Sign shall not exceed 800 square feet.

4. **Tenant Identification Signs.**

a. **Maximum Number of Signs.** In Sub-districts 1, 2, 3, 4, and 5, a maximum of two tenant Identification Signs per tenant space with a maximum of six tenant Identification Signs on any one Face of the Building are permitted.

b. **Sign Area.** In Sub-districts 1, 2, 3, 4 and 5, the Sign Area for an individual tenant Identification Sign shall not exceed three square feet per lineal foot of tenant Building Frontage.

**D. Information Signs.** Unless otherwise specified in this ordinance, Information Signs shall comply with 14.4.7 of the LAMC.

1. **General.**

a. Information Signs shall be limited to non-commercial information messages.

b. Information Signs shall be limited to Architectural Ledge, Monument, Pillar, Pole, Projecting, Wall, or Window Signs.

2. **Maximum Number of Signs.** There is no limitation on the number of Information Signs permitted.

3. **Sign Area.** The sign area for an individual Information Sign shall not exceed 25 square feet with no limitation on the total sign area for all Information Signs. Information Signs shall not count toward the total Sign Area limitations set forth in Section 6.F Table No. 1 of this ordinance.

4. **Sign Height.** Notwithstanding Section 14.4.7.B of the Municipal Code, Information Signs shall be limited to Vertical Sign Zone 1 with the additional limitation that Information Signs in the Sub-District 2 shall not exceed 20 feet in height above grade.

**E. Interior Signs.**

1. **General.**

a. Interior Signs shall be On-Site Signs.



b. Interior Signs shall be any signs in Sub-districts 1, 2, 3, 4 and 5 that are not visible outside of the combined boundaries of the Universal City Sign District and the Universal Studios (County) Specific Plan Area.

c. Notwithstanding the limitations established by this ordinance, Interior Signs may be any type of sign installation allowed by this ordinance except Supergraphic Signs.

2. **Maximum Number of Signs.** There is no limitation on the number of Interior Signs permitted in Sub-districts 1, 2, 3, 4 and 5 and Interior Signs are not applicable or permitted in Sub-district 6.

3. **Sign Area.** The sign area for an individual Interior Sign shall not exceed 500 square feet with no limitation on the total sign area for all Interior Signs. Interior Signs shall not count toward the total sign area limitations set forth in Section 6.F Table No. 1 of this ordinance.

#### F. **Monument Signs.**

1. **General.** Monument Signs shall be limited to Identification and Information Signs.

2. **Maximum Number of Signs.** Monument Signs shall be regulated by the limitations on Identification and Information Signs.

3. **Sign Area.** The sign area of Monument Signs shall be regulated by the limitations on Identification and Information Signs and shall have a horizontal dimension equal to or greater than its vertical dimension.

4. **Sign Height.** The bottom of Monument Signs shall be raised no more than 12 inches above finished grade and the top of the Monument Sign shall be no more than eight feet in height above grade.

#### G. **Pillar Signs.**

1. **General.** Pillar Signs shall be limited to Identification and Information Signs and shall not be a Can Sign.

2. **Maximum Number of Signs.** Pillar Signs shall be regulated by the limitations on Identification and Information Signs.

3. **Sign Area.** The Sign Area of Pillar Signs shall be regulated by the limitations on Identification and Information Signs and shall have a horizontal dimension that does not exceed 25 percent of the length of the vertical dimension.

4. **Location.**

a. A Pillar Sign shall not be permitted on a lot that has an existing Billboard or Pole Sign.

b. Pillar Signs shall not be permitted on that portion of a lot having less than 50 feet of street frontage. Lots having a street frontage of at least 50 feet may have one Pillar Sign.

c. Pillar Signs shall be set back at least 10 feet from the intersection of a driveway and the public right-of-way and shall not interfere with or present a hazard to pedestrian or vehicular traffic.

d. Pillar Signs shall be located at least 7.5 feet from the interior lot lines and at least 15 feet from any other Pillar Sign, Monument Sign, Projecting Sign, Pole Sign or Billboard.

5. **Landscaping Requirements.** Landscaping shall be provided at the base of the supporting structure equal to twice the area of the largest face of the Sign.

#### H. Pole Signs.

1. **General.** Pole Signs shall be limited to Information Signs.

2. **Maximum Number of Signs.**

a. In Sub-districts 1-3 and 5 and 6 Pole Signs are prohibited.

b. In Sub-district 4, there shall be a maximum of six Pole Signs and the total number of Pole Signs and general Wall Signs combined shall not exceed twelve signs.

3. **Sign Area.** The sign area for an individual Pole Sign shall be limited to 25 square feet with no limitation on the total sign area for all Information Signs.

4. **Sign Height.** Pole Signs shall be limited to Vertical Sign Zone 1.

5. **Design Requirements.**

a. The Pole Signs in Sub-district 4 shall be designed to be integrated with street furniture and the sidewalk and streetscape design and/or shall include asymmetrical supports to de-emphasize the support pole(s).

b. The lighting for the Pole Signs in Sub-district 4 shall be integrated into the frame of the Pole Signs. Pole Signs shall not have visible isolated lamp sources.

#### I. Projecting Signs.

1. **General.**

a. The text, message or logo on a Projecting Sign shall consist of individual, dimensional letters or graphic elements that are applied onto the sign surface.

b. No text, message or logo shall be allowed on that portion of a Projecting Sign that is parallel to the Face of the Building.

2. **Maximum Number of Signs.** Projecting Signs shall be regulated by the limitations on Identification and Information Signs.

3. **Extension Above The Roof.** A Projecting Sign may extend above the top of the wall or roof parapet of a building face but the extension shall not exceed 30

percent of the total vertical height of the projecting sign. In no event shall a Projecting Sign extend higher than 150 feet from grade.

4. **Projection From The Building Face.** The planes of Projecting Sign faces shall be parallel to one another unless approved as a design element of a Project Permit Compliance review.

5. **Sign Height.**

a. A Projecting Sign shall not be located lower than eight feet above sidewalk grade nearest the sign.

b. A Projecting Sign shall not exceed 80 feet in height as measured vertically from the bottom of the sign to the top of the sign.

c. The width of the sign face of a Projecting Sign that is perpendicular to the building shall not exceed 20 percent of the overall height of the sign and in no event shall exceed six feet. This measurement does not include the dimensions of the sign's supporting structure.

d. No portion of a Projecting Sign that is parallel to the face of the building shall exceed two feet in width.

6. **Location.**

a. A Projecting Sign shall align with major building elements such as cornices, string courses, window banding, or vertical changes in material or texture.

b. A Projecting Sign shall be located at least one foot from an interior lot line, as defined by the Department of Building and Safety.

**J. Street Banners (Private).**

1. **General.** Street Banners (Private) shall not obstruct traffic signals or warning devices in compliance with State and City Codes.

2. **Maximum Number of Signs.**

a. There shall be a maximum of two double-sided signs per street light fixture on a Private Street.

b. There is no limitation on the total number of Street Banners (Private) except as limited by the two signs per street light fixture.

3. **Sign Area.** The sign area for an individual Street Banner (Private) shall not exceed 24 square feet per face.

**K. Street Banners (Public).** Street Banners (Public) in the public right-of-way shall be in compliance with Section 62.132 of the Code.

**L. Supergraphic Signs.**

1. **General.**

a. Supergraphic Signs shall comply with all Fire Department requirements and shall not cover any windows or emergency access points to the building.

b. Other than Identification Signs, no other types of signs shall be permitted on the same Face of the Building with a Supergraphic Sign.

**2. Maximum Number of Signs.**

a. In Sub-districts 1, 2, 3, 5 and 6, Supergraphic Signs are prohibited.

b. In Sub-district 4, there shall be a maximum of two Supergraphic Signs permitted.

**3. Sign Area.**

a. There shall be no limit on the overall Sign Area of a Supergraphic Sign; however, the Department of Building and Safety may require the Sign to be broken up into separate panels for safety purposes.

b. The entirety of a Supergraphic Sign shall count toward the total Sign Area limitations set forth in Table No. 1 of this ordinance.

4. **Sign Height.** Supergraphic Signs shall be limited to 150 feet in height and shall not exceed the height of the building on which they are affixed.

**5. Design Requirements.**

a. Supergraphic Signs shall be architecturally and compositionally integrated into the building's façade.

b. Supergraphic Signs shall not be vinyl on glass.

**M. Temporary Signs.**

1. **General.** Unless otherwise specified in this ordinance, a Temporary Sign shall comply with Section 14.4.16 of the Municipal Code.

2. **Maximum Number of Signs.** There is no limitation on the number of Temporary Signs permitted.

3. **Sign Area.** The Sign Area for an individual Temporary Sign shall not exceed 125 square feet.

**N. Wall Signs.**

**1. General.**

a. Wall Signs that are Identification Signs or Information Signs shall be regulated by the provisions for Identification Signs in Subsection 7.C and Information Signs in Subsection 7.D, while general Wall Signs shall be regulated by the provisions in this section.

b. There are three groups of general Wall Signs: Group A (1,000), Group B (600) and Group C (125) classified based on the sign area.

**2. Maximum Number of Signs.**

a. In Sub-district 1, there shall be a maximum of ten Group B and two Group C general Wall Signs, and no Group A general Wall Signs and the total number of Billboards and general Wall Signs combined shall not exceed twelve signs.

b. In Sub-districts 2, 3, 5 and 6, general Wall Signs are prohibited.

c. In Sub-district 4, there shall be a maximum of twelve general Wall signs that may be Group A, Group B, or Group C.

**3. Sign Area.**

a. Group A general Wall Signs shall not exceed 1,000 square feet.

b. Group B general Wall Signs shall not exceed 600 square feet.

c. Group C general Wall Signs shall not exceed 125 square feet.

4. **Design Requirements.** Group A and Group B general Wall Signs shall be architecturally and compositionally integrated into the building's façade, and may include channel letters.

**O. Window Signs.**

1. **General.** Window Signs shall be limited to Identification and Information Signs.

2. **Maximum Number of Signs.** Window Signs shall be regulated by the limitations on Identification and Information Signs.

**3. Sign Area.**

a. The Sign Area of Window Signs shall be regulated by the limitations on Identification and Information Signs.

b. Window Signs located on or within six feet of the window plane, painted or attached, shall not exceed fifteen percent of the glassed area of the window in which the Window Sign is placed.

**Sec. 8. SIGN DISTRICT BOUNDARIES AND FIGURES FOLLOWING LAFCO ACTION.**

**A.** As of the effective date of this ordinance, the boundaries of the Universal City Sign District shall be as shown on Figure No. A-1 and the applicable figures for this Sign District shall be Figures Nos. A-1, B-1 and C-1.

**B.** If the Local Agency Formation Commission for the County of Los Angeles approves certain proposed detachment and annexation actions, then the Universal City Sign District shall encompass those areas shown on Figure A-2 and the applicable figures for this Sign District as of the effective date of the detachment and annexation actions shall be Figures Nos. A-2, B-2 and C-2.

**C.** If the Local Agency Formation Commission for the County of Los Angeles modifies the proposed detachment and annexation areas, the boundaries of the Universal City Sign District shall be modified consistent with the Local Agency Formation Commission's action and the Director is authorized to modify Figures Nos. A-2, B-2 and C-2 of this ordinance consistent with the modified boundaries.

**D.** No further Area Planning Commission, City Planning Commission or City Council action shall be required to modify this Sign District consistent with the Local Agency Formation Commission's action. These boundary and figures modification procedures shall apply only to modifications for consistency with the Local Agency Formation Commission's action. All other boundary adjustments, exceptions, amendments and interpretations to this ordinance shall follow the procedures set forth in the Municipal Code.

**Sec. 9. SEVERABILITY.** If any provision of this ordinance or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other provisions, clauses or applications of said ordinance which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Supplemental Use District Ordinance are declared to be severable.

Sec. 10. 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 \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By \_\_\_\_\_  
Michael J. Bostrom  
Deputy City Attorney

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission . . . . .

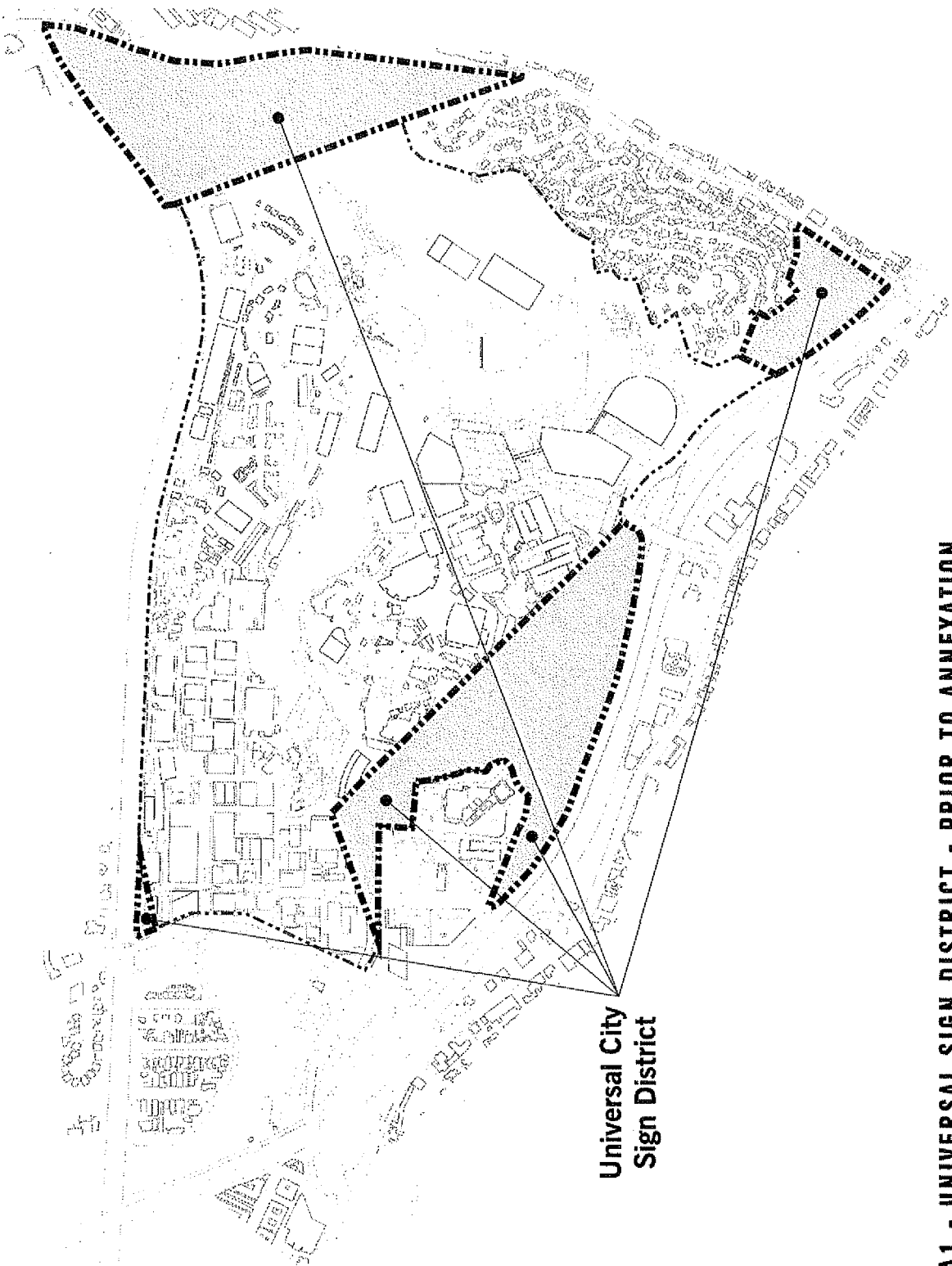
November \_\_\_\_\_, 2012

See attached report.

\_\_\_\_\_  
Michael LoGrande  
Director of Planning

Date \_\_\_\_\_

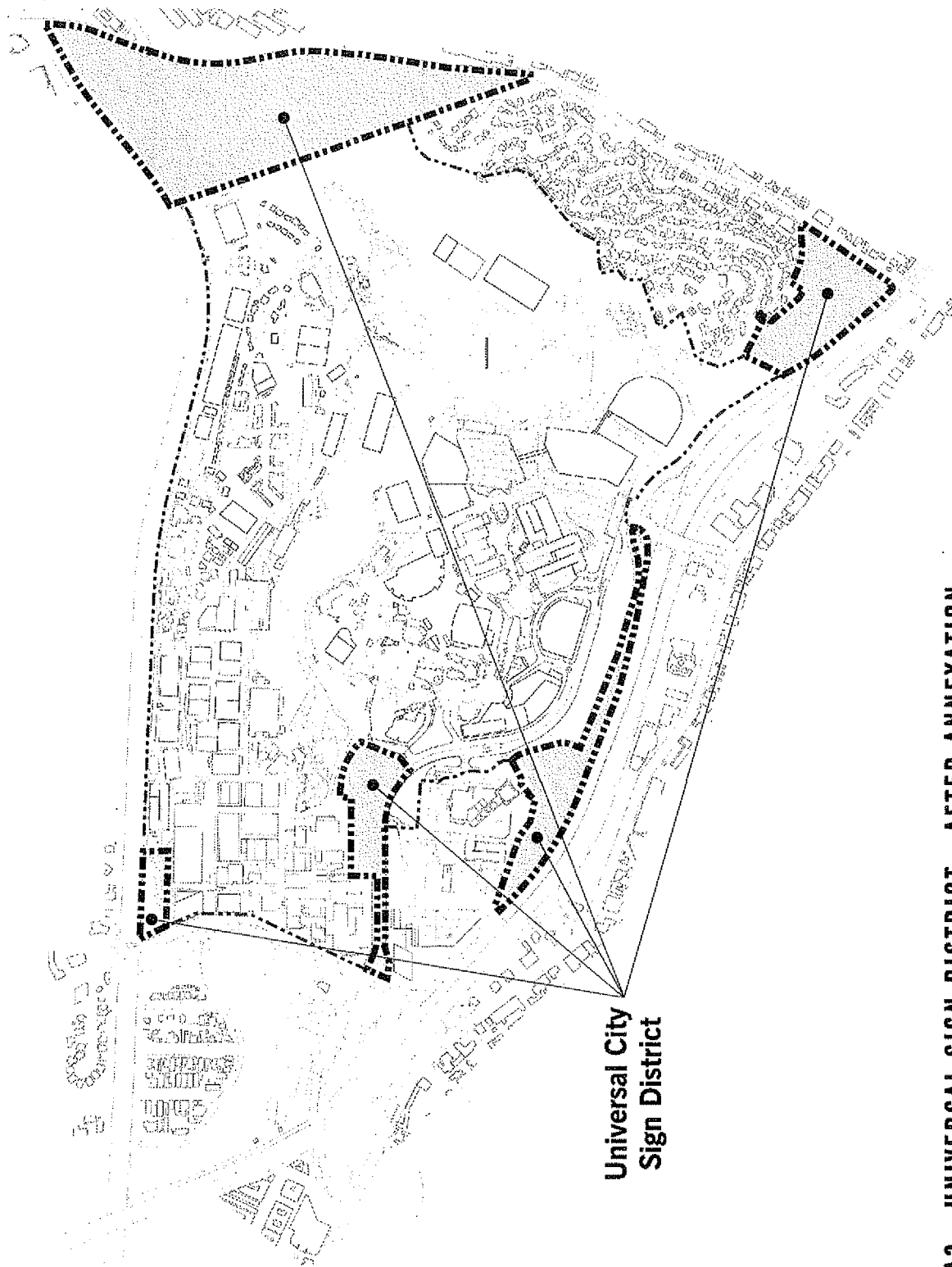
File No(s). CF 12-1657; CPC File Nos. 2007-251, 2007-252, 2007-253



**FIGURE A1 - UNIVERSAL SIGN DISTRICT - PRIOR TO ANNEXATION**

October 5, 2012

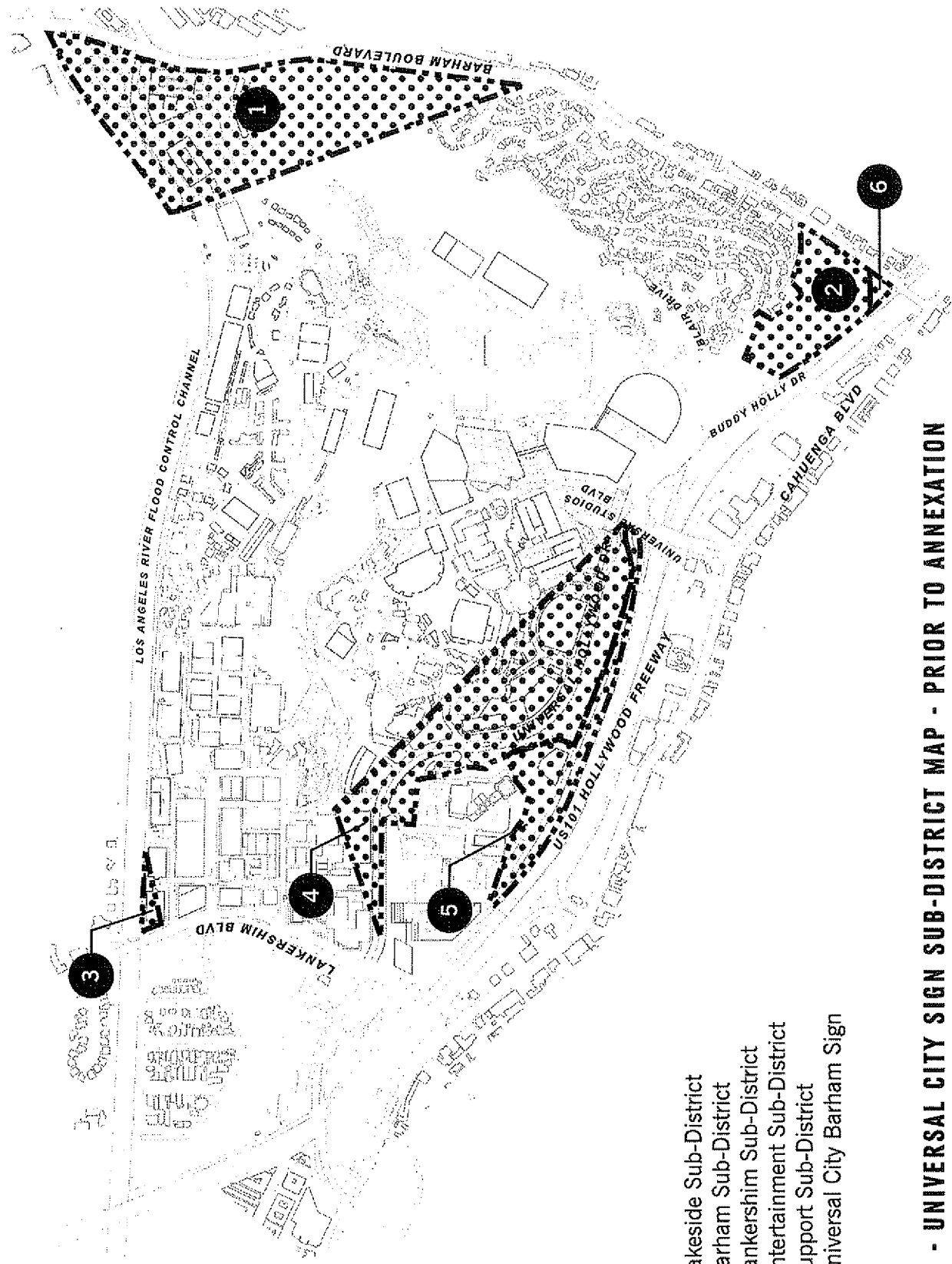




**Universal City  
Sign District**

**FIGURE A2 - UNIVERSAL SIGN DISTRICT - AFTER ANNEXATION**

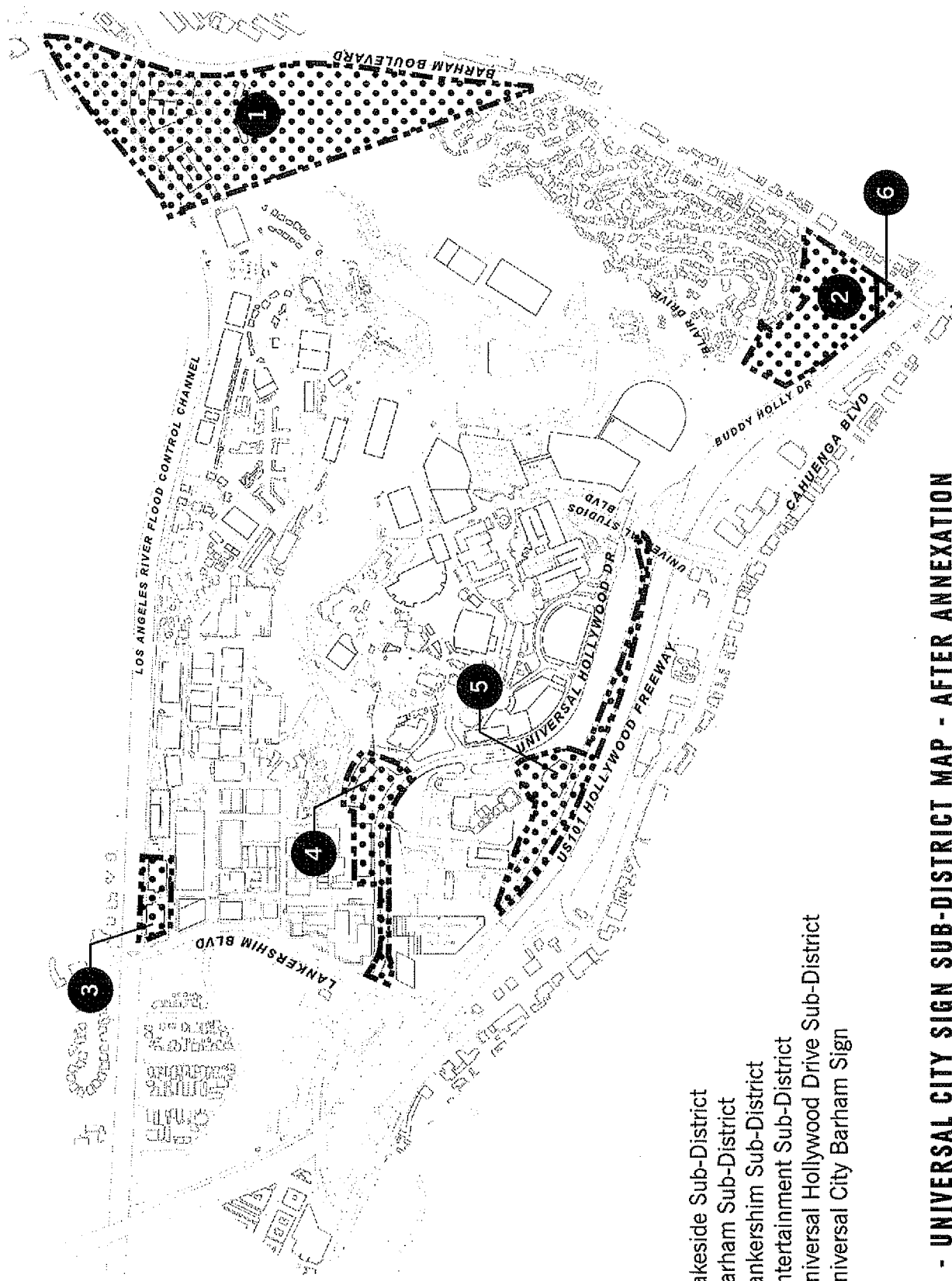
October 5, 2012



- 1 Lakeside Sub-District
- 2 Barham Sub-District
- 3 Lankershim Sub-District
- 4 Entertainment Sub-District
- 5 Support Sub-District
- 6 Universal City Barham Sign

**FIGURE B1 - UNIVERSAL CITY SIGN SUB-DISTRICT MAP - PRIOR TO ANNEXATION**

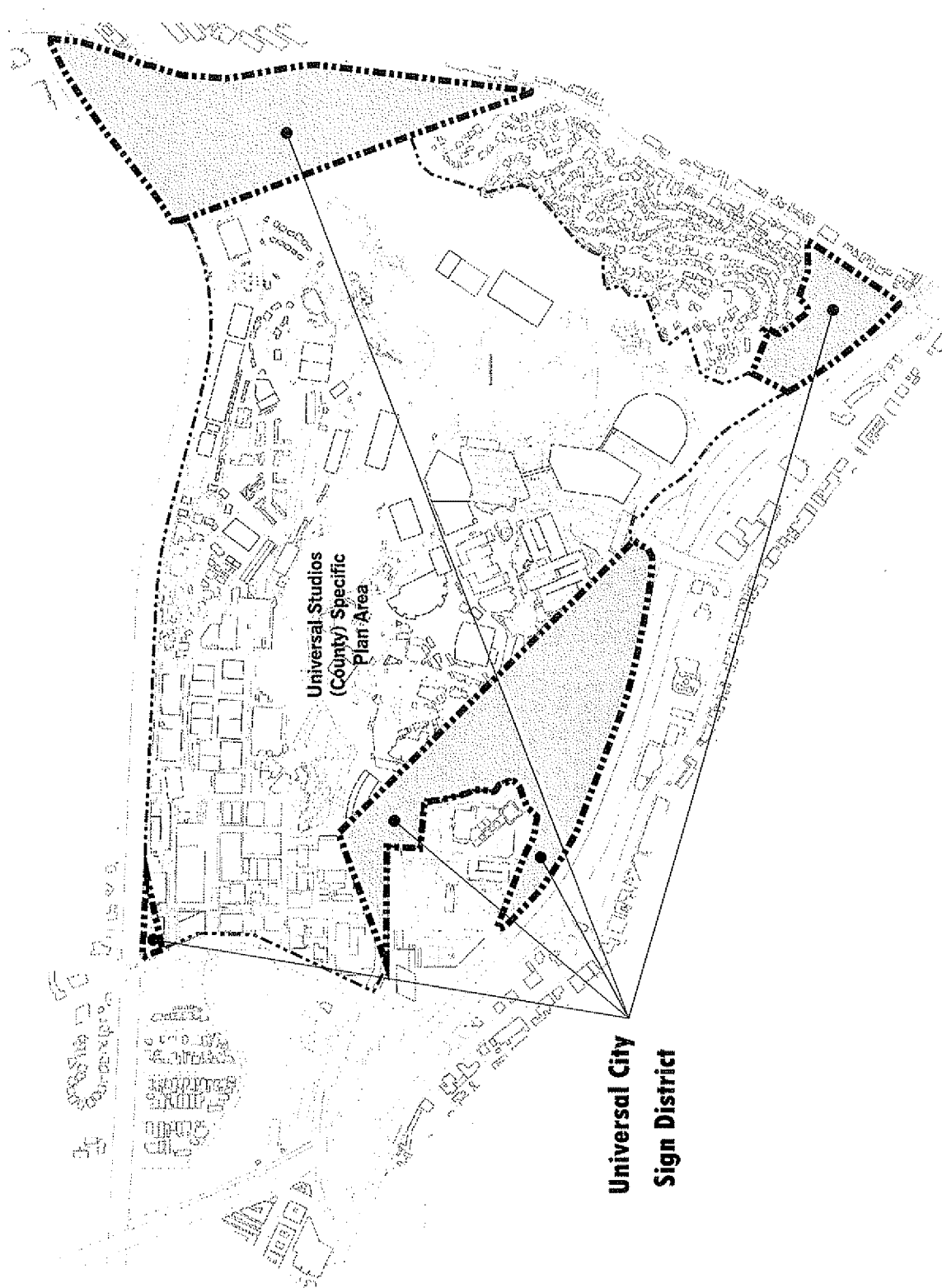
October 12, 2012



- 1 Lakeside Sub-District
- 2 Barham Sub-District
- 3 Lankershim Sub-District
- 4 Entertainment Sub-District
- 5 Universal Hollywood Drive Sub-District
- 6 Universal City Barham Sign

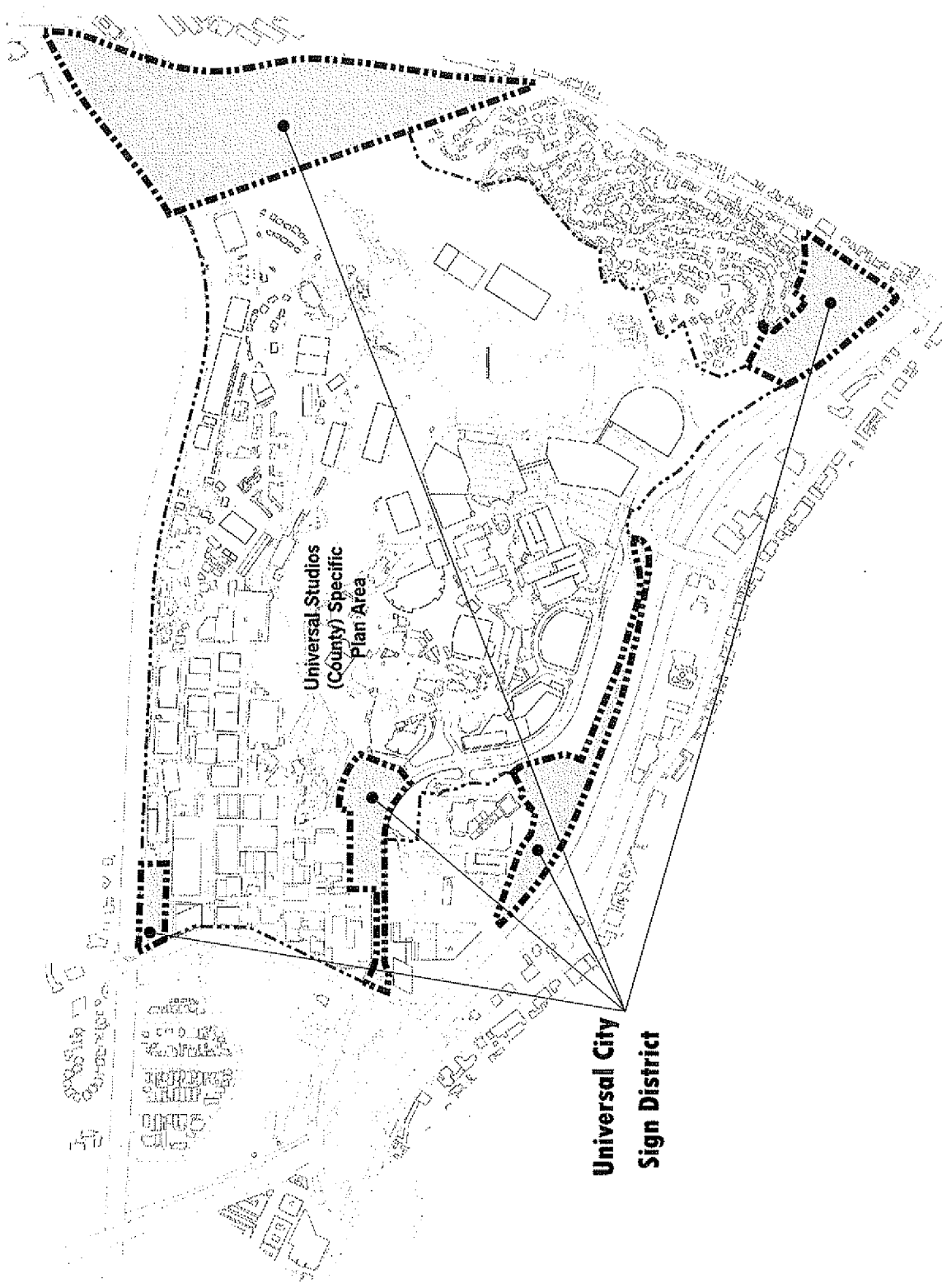
**FIGURE B2 - UNIVERSAL CITY SIGN SUB-DISTRICT MAP - AFTER ANNEXATION**

October 5, 2012



**FIGURE C1 - UNIVERSAL CITY SIGN DISTRICT AND UNIVERSAL STUDIOS SPECIFIC PLAN MAP - PRIOR TO ANNEXATION**

October 5, 2012

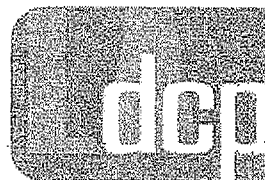


**FIGURE C2 - UNIVERSAL CITY SIGN DISTRICT AND UNIVERSAL STUDIOS SPECIFIC PLAN MAP - AFTER ANNEXATION**

October 5, 2012



DEPARTMENT OF CITY PLANNING  
SUPPLEMENTAL RECOMMENDATION REPORT



**City Planning Commission**

**Date:** October 25, 2012  
**Time:** After 8:30 A.M.  
**Place:** Van Nuys City Hall  
Council Chambers, Room 201  
14410 Sylvan Street,  
Van Nuys, CA 91401

**Public Hearing:** Completed on September 27, 2012

**Expiration Date:** October 25, 2012

**Case No.:** CPC-2007-251-GPA-ZC-SP-SPA-CA  
**CEQA No.:** ENV-2007-254-EIR  
**Incidental Cases:** N/A  
**Related Cases:** CPC-2007-252-AD,  
and CPC-2007-253-DA  
**Council No.:** 4 - Hon. Tom LaBonge  
**Plan Area:** Sherman Oaks-Studio City-  
Toluca Lake-Cahuenga Pass  
**Specific Plan:** None  
**Certified NC:** Hollywood Hills West  
**General Plan:** Various  
**Zone:** Various  
**Applicant:** Universal City Studios, LLC/  
Corinne Verdery  
**Representative:** Latham & Watkins/  
George Muhlsten/Maria Hoyo

**PROJECT LOCATION:** 100 Universal City Plaza, Universal City, CA 91608

- REQUESTED ACTIONS:**
1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Certification** of the Environmental Impact Report (EIR), ENV-2007-254-EIR, SCH No. 2007071036, for the above-referenced project, and the following:
    - a. **Adoption** of the Statement of Overriding Considerations setting forth the reasons and benefits approving the project with full knowledge those significant impacts may remain.
    - b. **Adoption** of the proposed Mitigation Monitoring and Reporting Program.
  2. **Recommend** that the City Council **Approve** a Sign Supplemental Use District "SN"(Exhibit A) pursuant to LAMC Section 13.11, as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site.
  3. **Recommend** that the City Council **Adopt** the attached Findings.
  4. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

**RECOMMENDED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Certification** of the Environmental Impact Report (EIR), ENV-2007-254-EIR, SCH No. 2007071036, for the above-referenced project, and the following:
  - a. **Adoption** of the Statement of Overriding Considerations setting forth the reasons and benefits approving the project with full knowledge those significant impacts may remain.
  - b. **Adoption** of the proposed Mitigation Monitoring and Reporting Program.
2. **Recommend** that the City Council **Approve** a Sign Supplemental Use District "SN"(Exhibit A) pursuant to LAMC Section 13.11, as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site.
3. **Recommend** that the City Council **Adopt** the attached Findings.
4. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
5. **Advise** the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

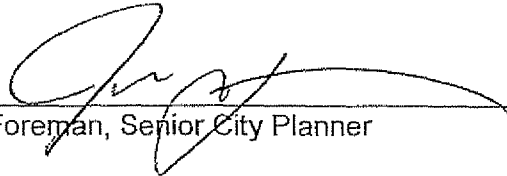
The City Planning Commission on September 27, 2012 considered and recommended that the City Council do the following: **Certify** the Environmental Impact Report (ENV-2007-254-EIR, SCH. No. 2007071036) including the accompanying Mitigation Monitoring and Reporting Program; **Adopt** a **General Plan Amendment** from a) 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; **Disapprove** the establishment of the Universal Specific Plan within the City portions of the Project Site; pass an ordinance to **Approve** 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** [Q]C2-1-SN Zone; **Disapprove** 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 1.5 acres of the subject property; **Disapprove** a **Code Amendment** to establish the Universal City Specific Plan (UCSP) Zone; **Request** that the Local Agency Formation Commission **Consider** a) an amendment to the City's Sphere of Influence, and b) 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 Detachment of land to the unincorporated County of Los Angeles; **Recommend** that the City Council **Approve and Enter into 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, with the provision to the City of certain public benefits with a term of 25-years for the entire Project Site.

This supplemental report provides analysis and recommendations on the actions that were continued to October 25, 2012 from the September 27, 2012 meeting.

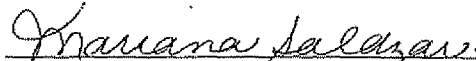
MICHAEL J. LOGRANDE  
Director of Planning



Daniel M. Scott, Principal City Planner



Jon Foreman, Senior City Planner



Mariana Salazar, City Planning Associate  
Telephone: (213) 978-0092

**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 communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent out the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.



## TABLE OF CONTENTS

**Project Analysis..... A-1**

Project Summary  
Conclusion

**Findings..... F-1**

Sign Supplemental Use District Findings

**Exhibits:**

A - Sign Supplemental Use District

- A1 NBC Universal Evolution Plan Signage Program (Attached to the Subject City Planning Commission Case File)
- A2 Sign Supplemental Use District Ordinance

## PROJECT ANALYSIS

### Project Summary

The attached Sign Supplemental Use District Ordinance "SN" (Exhibit A2) is the applicant's submittal as edited and recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site. This Supplemental Use District has been developed in accordance with the form and substance of established sign districts (including but not limited to Figueroa and Seventh Sign District, Ordinance No. 181,637 and the Figueroa and Olympic District, Ordinance No. 182,200) which the City Planning Commission has recommended for and the City Council has adopted including standardized definitions, review procedures, and Findings, as well as regulations governing vertical sign zones, animation, refresh rates, lighting, hours of operation, glare, and any other matters) consistent with sign policies of the City of Los Angeles.

The attached Sign Supplemental Use District Ordinance (Sign District) includes regulations and standards for cohesive development of signage within the Project Site. If the City Planning Commission recommends that the City Council approve the Sign District, staff will work with the City Attorney to forward the Ordinance for adoption.

The attached Sign District (Exhibit A2) reflects the staff recommendation for the proposed NBC Universal Sign District.

### Conclusion

The Department of City Planning recommends approval of the proposed project as per the attached. The ordinance provides an opportunity to unify a Project Site through a sign program, which otherwise has evolved with a variety of zones and land uses designations creating a challenge for the Applicant in the planning of the site.

The overall Project is consistent with the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, and fulfills the Community Plan's Goals and objectives for regional commercial development. The overall Project provides for opportunities to create a sense of destination on a local and region-wide basis. The inclusion of a Sign District will enable vibrant signage that will enhance Universal City's character as a world class entertainment, business, cultural and visitor regional center. The overall Project will further provide economic stimulation and revenues for the City of Los Angeles.

## FINDINGS

### **1. Findings under Charter Section 556: Conformance with the General Plan**

Los Angeles City Charter Section 556 and LAMC Section 12.32(C)(7) require that prior to adopting a land use ordinance, such as a signage supplemental use district, the City Council make findings that the ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan.

The NBC Universal Signage Supplemental Use District (Sign District) is in substantial conformance with the purposes, intent and provisions of the General Plan for the following reasons:

#### **A. General Plan Framework**

The General Plan Framework, adopted in December 1996, provides current guidance on land use issues for the entire City. The area included in the Sign District is designated as a Regional Center on the Long Range Land Use Diagram for the San Fernando Valley (Figure 3-4). In conformance with Objectives 3.10 and 3.14 of the Framework Element set forth below, the Sign District is consistent with and will help contribute to the long-term success of the broad range of commercial, entertainment and studio (industrial) uses planned within the Sign District area located in a designated Regional Center:

**Objective 3.10:** Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

**Objective 3.14:** Provide land and supporting services for the retention of existing and attraction of new industries.

The establishment of the Sign District supports the implementation of Framework Element Policies 3.10.1 and 3.14.2 by allowing signage appropriate to the range of uses and activities planned on the property.

**Policy 3.10.1:** Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with [Framework Element] Tables 3-1 and 3-6. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Table 3-1 includes the following typical uses, among others, being located in a Regional Commercial center: corporate and professional offices, retail commercial (including malls), offices, personal services, eating and drinking establishments, telecommunications centers, entertainment, major cultural facilities (libraries, museums, etc.), commercial overnight accommodations (hotels, motels), and similar uses.

**Policy 3.14.2:** Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.).

The Universal City Sign District will support the continued viability and success of Universal City as a themed commercial, entertainment and studio sector in the City. The Universal City Sign District will allow a variety of signage sizes and types appropriate for promoting the mix of commercial, entertainment and studio uses existing and planned in Universal City.

### **B. Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan**

The Universal City Sign District will promote the objectives, policies and goals of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan by supporting the development and redevelopment of Universal City including Universal Studios, Universal Studios Hollywood (theme park), and CityWalk, a world class business, employment, entertainment and visitor center in the City. By allowing signage regulations that vary from the Code, the Sign District will facilitate the creation of innovative signage appropriate for a regional center. The Sign District is consistent with applicable objectives and policies of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, including the following:

**Objective 2-1:** To conserve and strengthen viable commercial development.

**Policy 2-1.1:** New commercial uses shall be located in existing established commercial areas or existing shopping centers

**Objective 3-1:** To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community.

**Policy 3-1.1:** Designate lands for the continuation of existing entertainment industry uses and development of new production, post production, research and development use which provide employment opportunities.

The Sign District will help strengthen and enhance the visitor-oriented commercial uses at Universal Studios Hollywood theme park and Universal CityWalk. The Sign District would contribute and enhance the promotion of all forms of media and entertainment produced and created at Universal Studios as such uses are identified as industrial by the Community Plan and the Zoning Code. The promotion of such uses will support job opportunities and job creation within the Sign District area and Universal City. Additionally, the Sign District will minimize environmental and visual impacts with regulations limiting the type, location, size, placement, and lighting levels and hours of operation of signs. The Sign District will help implement Community Plan Policies 2-1.1 and 3-1.1 as it will help ensure the success and vitality of the development and redevelopment of the Universal City area, which includes a combination of commercial and industrial (studio) uses.

### **C. Transportation Element**

The Universal City Sign District is consistent with applicable objectives and policies of the Transportation Element, including the following:

Goal A, Objective 3: Support development in regional centers, community centers, major economic activity areas and along mixed-use boulevards as designated in the Community Plans. The project area is a mixed-use district, partially designated as a regional center by the General Plan.

The Sign District will promote additional development, as well as help to better draw and retain retail, restaurant, and entertainment tenants within the NBC Universal Evolution Plan project and Sign District area. The limitations on the types, sizes and location of signage within in the

Sign District area will help ensure the signage will not create traffic safety hazards. With the prohibition of Off-Site signs and Digital Display signs, the proposed Sign District will not result in any significant transportation, parking or circulation issues.

## 2. Findings under Charter Section 558

*Los Angeles City Charter Section 558 and LAMC Section 12.32(C)(7) require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The Sign District conforms to public necessity, convenience, general welfare and good zoning practice in the following respects:*

The proposed Sign District would create signage regulations for a specific geographic area in the Universal City neighborhood. The Universal City Sign District would serve the uses and development permitted by the project site [Q]C2-1-SN zone. The provision of specially crafted signage regulations will advance the enhancement and orderly development of the Universal City area. The Sign District ordinance in combination with the Universal City [Q]C2-1-SN zone will create a dynamic and engaging regional entertainment center generating employment and visitor-generated revenues for the City. As such, the Sign District conforms to the public necessity, convenience, and general welfare of the City.

Furthermore, geographic Sub-districts within the proposed Sign District reflect good zoning practice in that signage is further limited and regulated in a manner appropriate for each Sub-district. For example, supergraphics are limited to up to 150 feet in height in Sub-district 4 which is located at the primary entrance to the area from Lankershim Boulevard and along the private street Universal Hollywood Drive. In addition, lighting standards and hours of operation for projected image signs and supergraphics are incorporated into the ordinance to limit and mitigate potential impact on adjacent sensitive receptors. The Sign District ordinance also conforms to good zoning practice in that it clarifies signage design criteria, standards, location, and types of permitted and prohibited signs. The Sign District ordinance is consistent with public necessity and convenience and good zoning practice in that it provides signage regulations consistent with the proposed signage regulations in the Universal Studios (County) Specific Plan that will regulate the signage within those areas of the NBC Universal Evolution Plan project area located within unincorporated Los Angeles County jurisdiction.

## 3. Entitlement Findings

Section 13.11.B of the Municipal Code includes the following findings be made for the establishment of Sign District:

*1. Each "SN" Sign District shall include only properties in the C or M Zones, except that R5 Zone properties may be included in a "SN" Sign District provided that the R5 zoned lot is located within an area designated on an adopted community plan as a "Regional Center," "Regional Commercial," or "High Intensity Commercial," or within any redevelopment project area.*

With the General Plan Amendment and Zone Change Ordinance, the Universal City Sign District includes property in a [Q]C2-1-SN zone that is designated Regional Commercial.

*2. No "SN" Sign District shall contain less than one block or three acres in area, whichever is the smaller and the total acreage in the district shall include contiguous parcels of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in the rules approved by the Director of Planning.*

The [Q]C2-1-SN zone adopted by the City Council for the project modifies this requirement as follows: "Notwithstanding Section 13.11.B of the LAMC, a Supplemental Use "SN" Sign District may be established for non-contiguous parcels subject to this Ordinance." The City Council modifies this requirement finding that the large project site that it encompasses property that while under single ownership and unified operation and development is located within the City as well as unincorporated Los Angeles County. The proposed development will create a cohesive attractive development regulated separately by the City and County by means of the [Q]C2-1-SN ordinance for the City portions of the project site and the Universal Studios (County) Specific Plan for those properties within or proposed to be located in unincorporated Los Angeles County. Although separated by City and County jurisdictional boundaries, the site is physically contiguous and intended to be developed as a unified development with similar development regulations including signage regulations. To achieve the desired intent of similar signage regulations across the entire site, it is desirable to allow the establishment of a Sign District in the City to complement the signage regulations in the County's Universal Studios Specific Plan. Accordingly, it is appropriate to allow the establishment of a Sign District that while separated by local jurisdictional boundaries are nonetheless contiguous in ownership, development, operation, and proposed signage regulations such that the site will for practical purposes be a unified sign district across the project site.

#### **4. Environmental Findings**

See comprehensive Environmental Findings in Recommendation Report for Case Nos. CPC-2007-251-GPA-ZC-SP-SPA-CA, ENV-2007-254-EIR, CPC-2007-252-AD and CPC 2007-253-DA dated September 27, 2012.

#### **5. Supplemental Findings**

The City Council makes the following supplemental findings in support of the adoption of the Sign District.

1. Universal City, including Universal Studios Hollywood theme park, Universal CityWalk, and Universal Studios, is an important regional entertainment, business, employment, and visitor center in the San Fernando Valley of the City and County of Los Angeles and the Universal City Sign District is important to ensure the continued economic vitality of the San Fernando Valley, the City and the region.
2. The establishment of the Universal City Sign District with vibrant signage appropriate for a world class, world renowned business, entertainment, cultural and visitor center will encourage viewers and consumers of all forms of entertainment media produced, created, recorded and developed by the studio and its affiliates, and attract and inform visitors to the entertainment venues.
3. The Municipal Code accommodates the establishment of Sign Districts in commercial (C), industrial (M), and high-density multi-family residential (R5) zones as the City has identified these zones as the appropriate zones.
4. The large project site is unique in that it encompasses property that while under single ownership and unified operation and development is located within the City as well as unincorporated Los Angeles County. The proposed development is intended to create a cohesive development regulated separately by the City and County by means of the [Q]C2-1-SN zone for those properties within or proposed through annexation to be within the City, and the Universal Studios (County) Specific Plan for those properties within or proposed to be located in unincorporated Los Angeles County. Although separated by City and County jurisdictional boundaries, the site is physically contiguous and intended to be developed as a

unified development with similar development regulations including signage regulations. To achieve the desired intent of similar signage regulations across the entire site, it is desirable to allow the establishment of a Sign District in the City to complement the signage regulations in the County's Universal Studios Specific Plan. Accordingly, it is appropriate to allow the establishment of a Sign District that while separated by jurisdictional boundaries are nonetheless contiguous in ownership, development, operation, and proposed signage regulations such that the site will for practical purposes a unified sign district across the entire site.

5. The Universal City Sign District in combination with the [Q]C2-1-SN zone for those areas located within the City and Universal Studios (County) Specific Plan for those areas located within unincorporated Los Angeles County establish comprehensive land use ordinances that will assure the orderly, cohesive, and attractive development of the Universal City area.

## EXHIBIT A2

### ORDINANCE NO. \_\_\_\_\_

An Ordinance establishing the Universal City Sign District pursuant to the provisions of Section 13.11 of the Los Angeles Municipal Code (the Code).

**WHEREAS**, the creation of a Supplemental Use District for signage regulation is a regular and well-recognized legislative exercise of the City's legislative power to regulate land use;

**WHEREAS**, Universal City, including Universal Studios Hollywood theme park, Universal CityWalk, and Universal Studios, is an important regional entertainment, visitor, and motion picture, television and media studio enterprise in the San Fernando Valley of the City and County of Los Angeles that provides thousands of jobs to the City and region;

**WHEREAS**, studios and regional entertainment centers require unique and vibrant signage to encourage viewers and consumers of all forms of entertainment media produced, created, recorded and developed by the studio and its affiliates, and to attract and inform visitors to the entertainment venues;

~~**WHEREAS**, the establishment of the Universal City Sign District will allow limited exceptions to the City's city-wide signage regulations in order to allow unique and vibrant signage appropriate for a regional entertainment, studio, cultural, and visitor center;~~

~~**WHEREAS**, unique and vibrant signage will enhance Universal City's character as a world class entertainment, business, cultural, and visitor regional center; and~~

**WHEREAS**, the development, redevelopment, and enhancement of Universal City as a unique entertainment, visitor, and motion picture, television and media studio regional center is important to ensure the continued economic vitality of the San Fernando Valley, the City and the region.

**NOW, THEREFORE,**

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

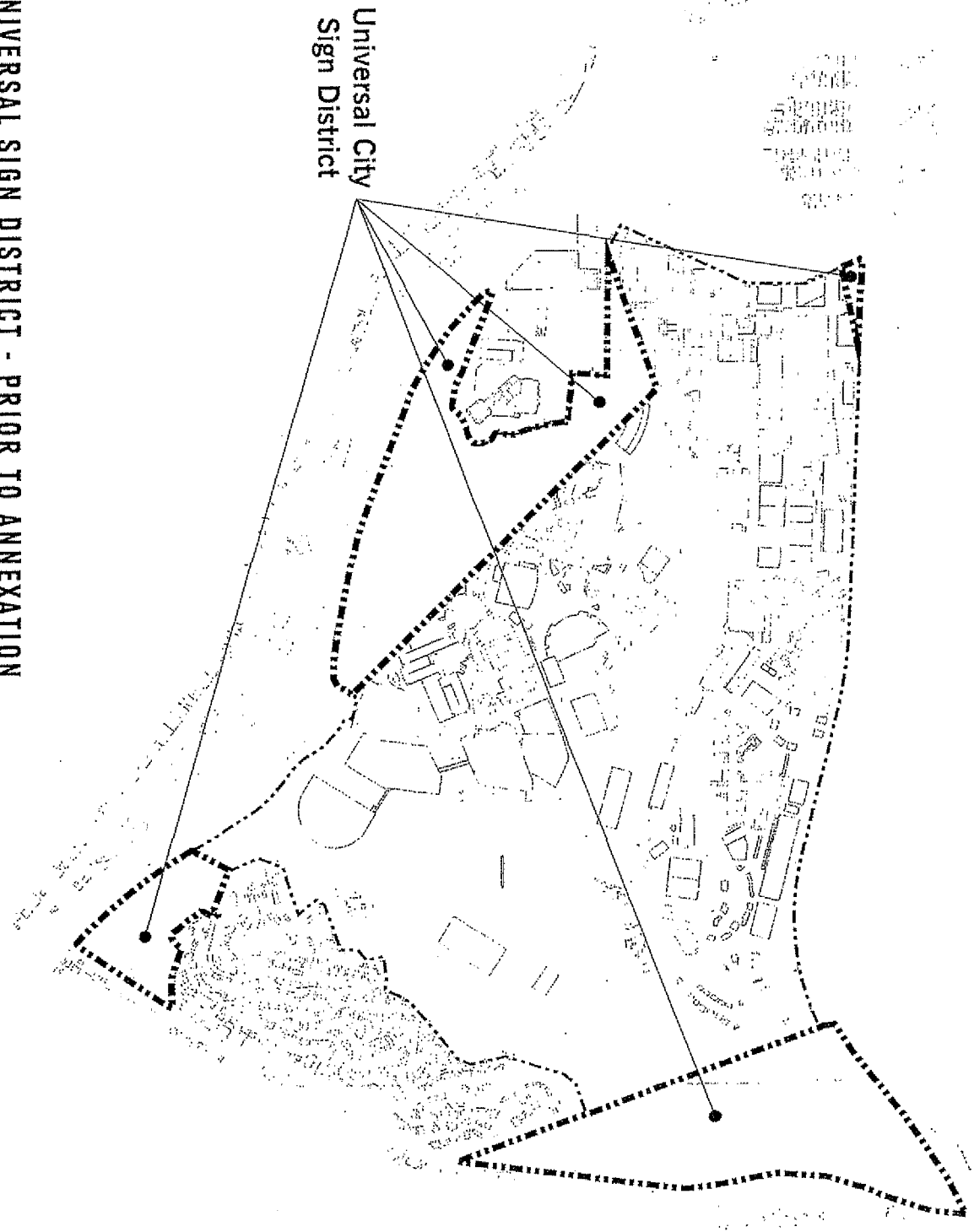
#### Sec. 1 ESTABLISHMENT OF THE UNIVERSAL CITY SIGN DISTRICT.

A. As of the effective date of this Ordinance, the City Council hereby establishes the Universal City Sign District covering an area bounded by the Los Angeles River Flood Control Channel on the north, Barham Boulevard on the east, Buddy Holly Drive and the US 101 Freeway on the south, and Lankershim Boulevard on the west for those areas within the City of Los Angeles, as shown within the heavy lines on the attached map, Figure A-1.

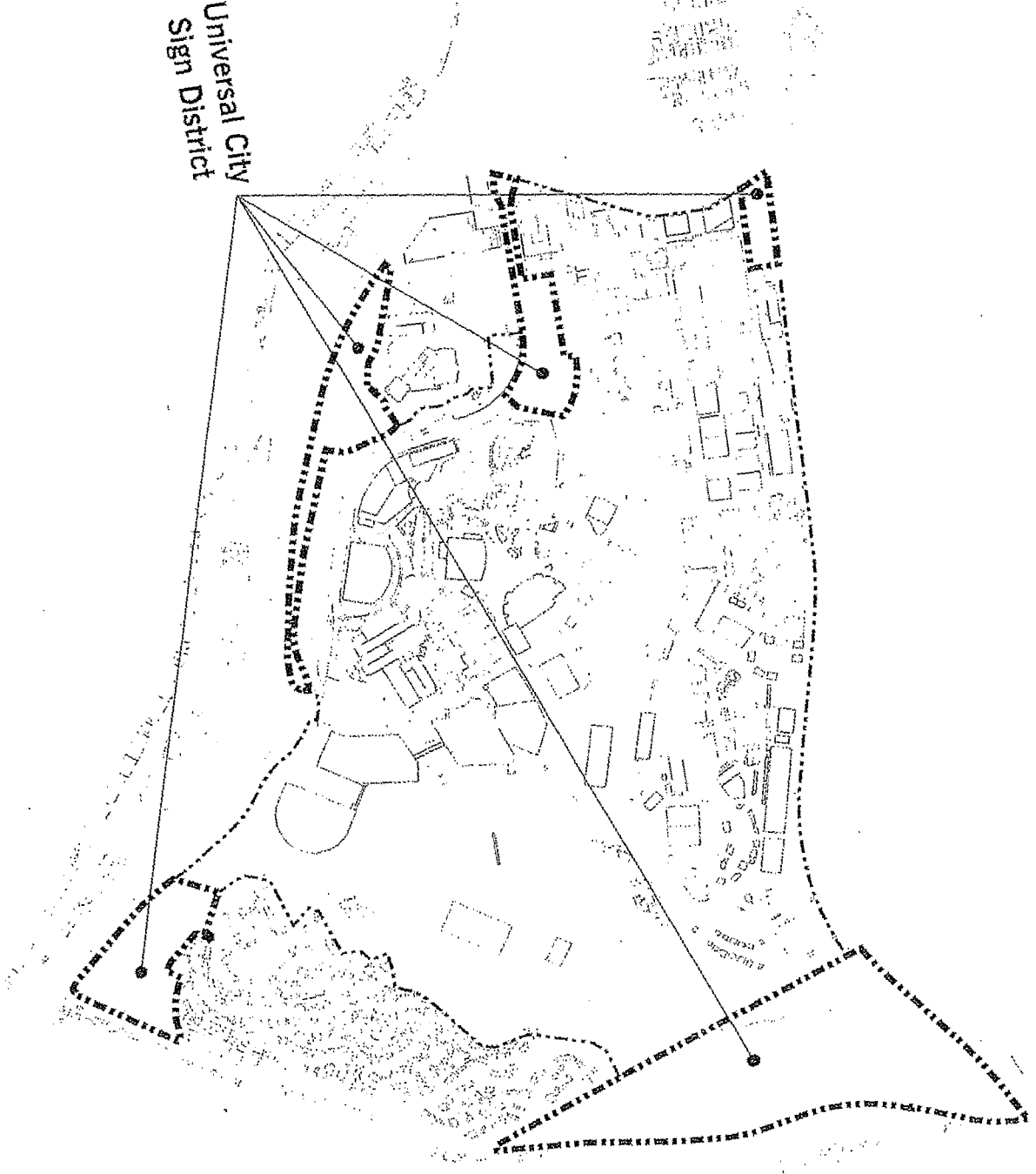
B. After the adoption of the Universal City Sign District, portions of the Universal City Sign District existing as of the effective date may be detached to the County and areas of the unincorporated County may be annexed into the City and made part of the Universal City Sign District upon approval of the detachment and annexation action by the Local Agency Formation Commission for the County of Los Angeles. If the proposed detachment and annexation actions are approved by the Local Agency Formation Commission, then the Universal City Sign District shall encompass those areas shown within the heavy lines on the attached map, Figure A-2 on the effective date of the detachment and annexation actions.



**FIGURE A1 - UNIVERSAL SIGN DISTRICT - PRIOR TO ANNEXATION**  
October 5, 2012



**FIGURE A2 - UNIVERSAL SIGN DISTRICT - AFTER ANNEXATION**  
October 5, 2012



Sec. 2 **PURPOSES.** The Universal City Sign District is intended to:

~~A. Support and enhance the land uses and policies of the Sherman Oaks – Studio City – Toluca Lake – Calhuenaga Pass Community Plan.~~

B. Enable the regulation of all signs within the Universal City area within the City of Los Angeles in order to:

1. Encourage vibrant, clear, attractive signage that enhances the Universal City area while complementing and protecting the character of the surrounding areas by limiting visual clutter.
2. Ensure that new signs are responsive to and integrated with the aesthetic character of the structures on which they are located, and are positioned in a manner that is compatible both architecturally and relative to other signage within the Universal City area including those area located within unincorporated Los Angeles County.
3. Encourage creative, well-designed signs that are part of an integrated development that contribute in a positive way to Universal City's visual environment, and help maintain an image of quality and excellence for the Sherman Oaks – Studio City – Toluca Lake – Calhuenaga Pass Community Plan area.
4. Minimize potential traffic hazards and protect public safety.
5. Allow unique and vibrant signage that will enhance Universal City's character as a world class entertainment, business, cultural, and visitor center.

Sec. 3 **APPLICATION OF SUPPLEMENTAL USE DISTRICT REGULATIONS.** The regulations of this Ordinance are in addition to those set forth in the planning and zoning provisions of the Code. Wherever this Ordinance contains provisions that establish regulations for sign types, sign height, sign area, number of signs, sign dimensions, sign content or other time, place or manner regulations that are different from, more restrictive than or more permissive than the Code would allow, this Ordinance shall prevail.

Sec. 4 **DEFINITIONS.** Whenever the following terms are used in this Ordinance, they shall be construed as defined in this section. Words and phrases not defined in this Section shall be construed as defined in Section 12.03 and Article 4.4 of the Code.

**AERIAL VIEW SIGN:** A sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky.

**ANIMATED SIGN:** A sign that contains parts that change, move, stream, scroll, or otherwise incorporates physical motion that is not a Digital Display sign.

**ARCHITECTURAL LEDGE SIGN:** A sign with individual channel letters, numbers and/or a pre-fabricated image, attached to a horizontal projection forming a narrow shelf on a wall or architectural projection.

**AWNING SIGN:** Any sign located on the valance of a shelter supported entirely from the exterior wall of a building that extends over a building feature (door, window, or a landscape/site feature such as a patio, deck, or courtyard) and is constructed of fabric.

**BILLBOARD:** Any sign on one or more poles or columns that:

1. is four feet or greater in height as measured from the natural or finished grade, whichever is higher, to the bottom of the sign, and
2. is structurally separate from an existing building or other improvement on a lot; and/or
3. is supported by an independent footing inside an existing building or other improvement on a lot extending through the roof of the supporting structure; and/or
4. is supporting a sign panel that is attached to the pole(s), post(s), or column(s) and that may be cantilevered over a building or structure on the lot.

~~**BUILDING FRONTAGE:** The projection of the building walls upon the street used for street frontage.~~

**CAN SIGN:** A sign whose text, logos and/or symbols are placed on the face of an enclosed cabinet.

**CAPTIVE BALLOON SIGN:** Any object inflated with hot air or lighter-than-air gas that is tethered to the ground or a structure.

**CHANNEL LETTER SIGN:** A sign consisting of multi-dimensional, individually cut letters, numbers or figures, illuminated or un-illuminated, which are affixed to a building or structure.

~~**COMMERCIAL MESSAGE:** A portion of a sign that displays any message identifying or promoting a business, product, service, profession, commodity, event, person, or institution in the form of a logo or typography.~~

**DIGITAL DISPLAY:** A sign face, building face, and/or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

**DIRECTOR:** The Director of City Planning, or his or her designee.

~~**FACE OF BUILDING:** The general outer surface, not including cornices, bay windows or architectural projections, of any exterior wall of a building.~~

~~**GRADE ADJACENT GROUND LEVEL:** Is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.~~

**GRAPHIC TREATMENT:** An image or pattern which is applied to a fence/wall or structure and does not constitute a written any message and is not part of a Supergraphic. A Graphic Treatment also may function as a screening device. Signs and thematic elements may be combined with Graphic Treatments, however the entirety of the treatment, elements and signs

shall count as floor area. Graphic Treatments consisting of patterns only and no messages and thematic elements alone are not signs and are not regulated by this Ordinance.

**IDENTIFICATION SIGN:** A wall sign that is limited to a company logo, generic type of business, or the name of a business or building, or a common place name for an area, e.g. Universal City.

**INFLATABLE SIGN:** ~~A sign that is an object that is inflated with cold air, hot air, helium or a lighter than air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord rope, cable, or similar method.~~

**INFORMATION SIGN:** A sign that is limited to a message giving directions, instructions, menus, selections or address numerals.

~~**INTERNAL SIGN:** A sign located within the Universal City Sign District, which is not visible outside of the combined boundaries of the Universal City Sign District and the Universal Studios Specific Plan Area.~~

**INTERIOR SIGN:** A sign (a) within an interior courtyard, interior concourse or interior plaza of a non-historic building or (b) within or immediately adjacent to a building on the premises and intended to be viewed primarily from grade by pedestrians. Interior Signs may be incidentally visible from adjoining lots on the premises but not visible outside of the Sign District Area.

**MONUMENT SIGN:** A sign that is erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the existing or artificially created grade to the bottom of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

~~**MURAL SIGN:** A sign that is painted on or applied to and made integral with a wall, the written message of which does not exceed three percent of the total area of the sign~~

~~**OFF-SITE SIGN:** A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located. For purposes of the sign regulations in this Ordinance, premises shall include all properties within the combined boundaries of the Universal City Sign District and the Universal Studios (County) Specific Plan Area.~~

**ON-SITE SIGN:** A sign that is other than an off-site sign.

**PILLAR SIGN:** A freestanding sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a horizontal dimension that does not exceed 25 percent of the length of the vertical dimension.

**POLE SIGN:** A freestanding sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a monument sign.

**PROJECTED IMAGE SIGN:** An image projected on the face of a delineated wall or screen from a distant electronic device, such that the image does not originate from the plane of the wall. ~~A projected image shall count as sign area.~~

**PROJECTING SIGN:** A sign, other than a wall sign, that is attached to a building and projects outward from the building with one or more sign faces approximately perpendicular to the face of the building.

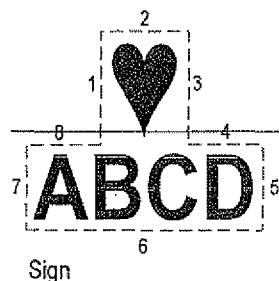
~~**SIGN:** Any whole or part of a display board, wall, screen or object, used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public.~~

~~**SIGN AREA:** An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines, which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas and attention-attracting devices, forming an integral part of an individual message except that:~~

- ~~1. Wall signs having no discernible boundary shall have the areas between letters, words intended to be read together and any device intended to draw attention to the sign message included in any computation of surface area;~~
- ~~2. For spherical, cylindrical or other three dimensional signs the area of the sign shall be computed from the smallest two dimensional geometrical shape or shapes, which will best approximate the greatest actual surface area visible from any one direction;~~
- ~~3. Sign support structures are excluded if neutral in color, and~~
- ~~4. "Time and Temperature" sign copy is excluded from computation of sign area if such copy is less than 56 square feet in area.~~

An explanatory graphic demonstrating the method of calculating Sign Area is provided below:

#### SIGN AREA CALCULATION



#### Sign Area:

An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all words, letters, figures, symbols, designs and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message.

**STREET BANNERS (PRIVATE):** A banner sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a street light fixture or other such fixture on a Private Street as defined by Section 17.02 of the Code.

~~**STREET BANNERS (PUBLIC):** A banner sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a street light fixture or other such fixture within the public right of way.~~

**SUPERGRAPHIC SIGN:** A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eyebolts and/or other materials or methods, and which does not comply with the following provisions of the Code: Sections 14.4.10; 14.4.16, 14.4.17; 14.4.18; and/or 14.4.20.

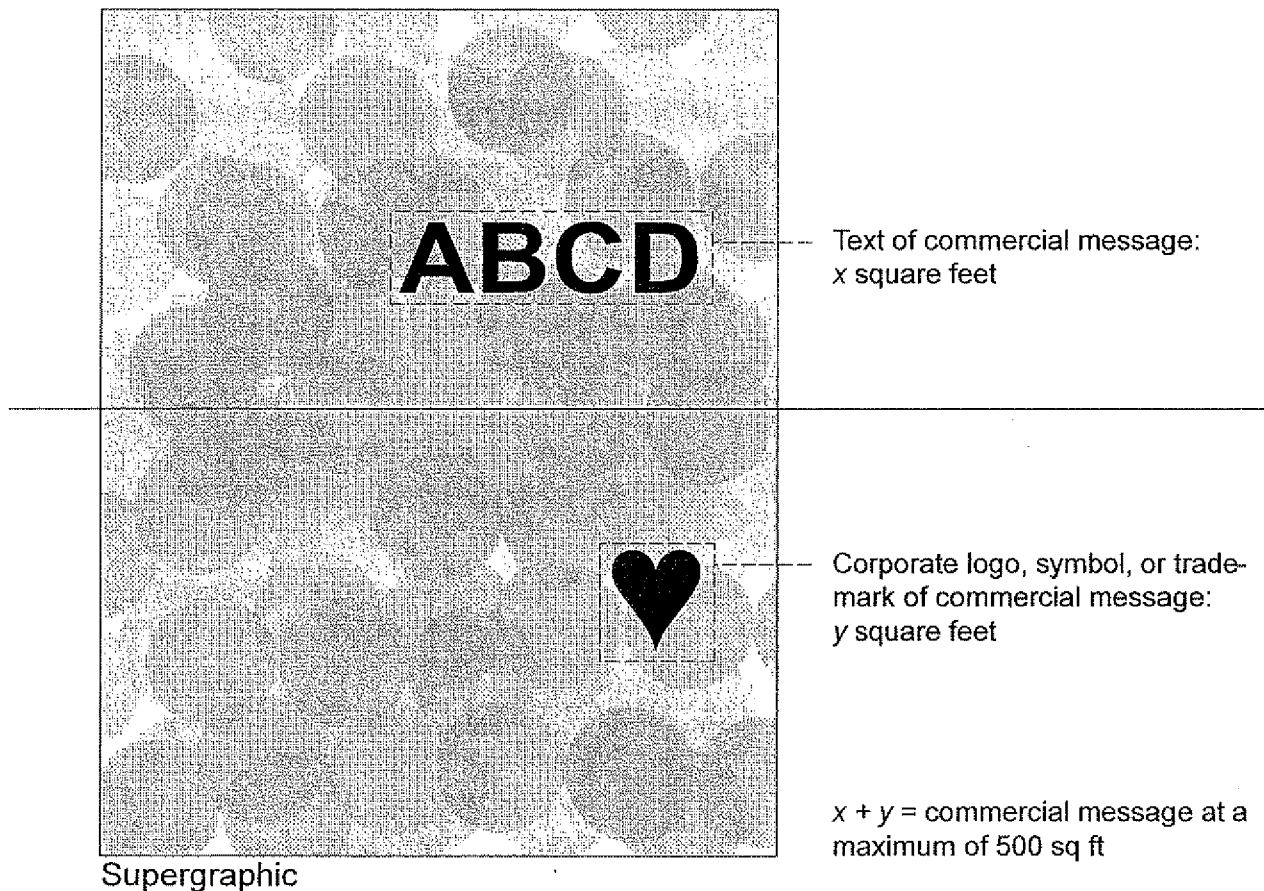
**TEMPORARY SIGN:** Any sign that is to be maintained for a limited duration, not to exceed 30 60 days, including paper signs and other signs that are not permanently affixed to the ground or building.

**UNIVERSAL STUDIOS (COUNTY) SPECIFIC PLAN AREA:** The specific plan area for the properties located within the unincorporated area of the County of Los Angeles adjacent to the Universal City [Q]C2 Zone, as shown on Figure C-1 of this Ordinance as of the effective date of this Ordinance and shall be as shown on Figure C-2 as of the effective date of the detachment and annexation actions discussed in Section 1.B of this Ordinance should those actions be approved. The Director may modify Figure C-2 pursuant to Section 8 of this Ordinance to be consistent with the detachment and annexation actions.

**WALL SIGN:** Any sign attached to, painted on or erected against the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall.

**WINDOW SIGN:** Any sign, except for a Supergraphic Sign, that is attached to, affixed to, leaning against, or otherwise placed within six feet of a window or door in a manner so that the sign is visible from outside the building.

**EXPLANATORY GRAPHIC  
SUPERGRAPHIC AND COMMERCIAL MESSAGE AREA**



Sec. 5 PROCEDURAL REQUIREMENTS.

A. **Building Permits.** The Department of Building and Safety (LADBS) shall not issue a permit for a sign, a sign structure, sign illumination, or alteration of an existing sign unless the sign complies with: (1) the requirements of this Ordinance as determined by the Director; and (2) relevant requirements of the Code; and (3) if applicable, Article 22.171 of the Los Angeles Administrative Code as it pertains to review of projects affecting Historic-Cultural Monuments.

~~**Exception:** Minor alterations of existing signs. As set forth in Sec. 6.H of this Ordinance, additions or alterations to an existing sign shall be permitted and are not required to comply with the limitations set forth in this Ordinance provided that such additions or alterations do not increase the sign area or height of such existing sign by greater than 10% or materially change the location or orientation of the existing sign.~~

B. **Director Sign Off Required.** ~~LADBS may issue a permit for the following signs with only a Director sign-off on the permit application: Only a Director sign-off on the permit application will be required prior to issuance by LADBS of a building permit. Upon review and concurrence by the Director that any Sign described below is in compliance with the requirements of Section 8, and if applicable, Section 9 of this Ordinance and/or any previously approved exception, amendment or interpretation applicable thereto, the Director shall stamp, sign and date the permit application plans:~~

1. Architectural Ledge Sign.
2. Awning Sign.
3. Channel Letter Sign.
4. Identification Sign.
5. Information Sign.
6. Internal Interior Sign.
7. Monument Sign.
8. ~~Pole Sign.~~
9. Projecting Sign.
10. Relocated Sign in Sub-district 6.
11. Street Banners (Private).
12. Temporary Sign.
13. Wall Sign less than 75 square feet in area.
14. Window Sign.

The Director shall sign off on the permit application if it complies with all the applicable requirements of the Code and this Ordinance.



C. **Sign Approval Required.** LADBS shall not issue a permit for the following signs unless the Director has issued a Sign Approval pursuant to the procedures set forth in Section 5.D below:

1. Animated Sign.
2. Pillar Sign.
3. Projected Image Sign.
4. Supergraphic Sign.
5. Wall Sign greater than 75 square feet in area.
6. Any other type of sign not listed in Section 5.B.

D. **Application for Sign Approval.** Prior to issuance of a building permit for an Animated Sign, Pillar Sign, Projected Image Sign, Supergraphic Sign, or a Sign not listed in Section 5.B of this Ordinance, the Applicant shall submit a Sign Approval application for review by the Director following Section 11.5.7 of the Code. The Applicant shall submit three copies of the sign plan and the application shall be accompanied by photographs of all existing signage and architectural renderings of proposed signage, as well as a scaled plot plan showing the location and sign area of all existing and proposed signage, the Vertical Sign Zone, lettering styles, materials, colors, and lighting methods for the proposed sign(s). The application shall identify the hours of operation, and include an illumination plan for any proposed Supergraphic or Projected Image Sign(s), as well as any other information the Director reasonably requests. Sign plan shall also identify the Sub-district location, as shown graphically on a map similar to the Sub-district map, Figure B-1 or Figure B-2 of this Ordinance as applicable and indicate conformance with the requirements of this Ordinance. ~~An Applicant may apply for Sign Approvals for individual signs or for a more comprehensive sign program through the Sign Approval procedure.~~

~~1. **Fee.** A Sign Approval application submittal shall be accompanied by a fee equal to the fee required for sign reviews pursuant to Section 19.01 Q of the Code.~~

~~2. **Time Limit.** The Sign Approval application shall be deemed complete within thirty (30) days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within seventy-five (75) days of the receipt of a complete application, the Director shall either approve the Sign Approval application or indicate how the Sign Approval application is not in substantial compliance with this Ordinance or any applicable provision of the Code, unless the time limit is extended by mutual consent of the Applicant and the Director. The Sign Approval application shall be deemed approved if the Director does not act within the seventy-five (75) period. The decision of the Director shall be final and not appealable.~~

~~3. **Ministerial Review.** The Sign Approval shall be a ministerial review of the application and a determination of whether a sign is in substantial compliance with the applicable provisions of this Ordinance and the Code.~~

~~4. **Decision and Re-application.** If the Director denies an application for a Sign Approval, the Director shall set forth the specific reasons for denial in the decision letter. Following a denial, the Applicant may file without prejudice at any time a new application for a Sign Approval with a revised sign(s) addressing the Director's reasons for denial. Review of the new Sign Approval application shall be in accordance with Subsections 5.D.1 through 5.D.3 above.~~

1. **Proof of Compliance.** A sign applicant shall provide copies of permits for all existing signage that is located on the same property as a proposed sign. All existing signs that do not have a valid permit, are not legally constructed, or are not in compliance with an issued permit shall be brought into compliance or removed prior to the approval of any additional sign(s) on the same lot, or on multiple lots that are part of an integrated development having the same ownership.

2. This Ordinance sets forth regulations for zoning purposes only. It does not supersede Fire Department or LADBS requirements pursuant to the Fire Code or Building Code, or regulations or policies promulgated there under based on health and safety concerns.

E. **Findings Required for Project Permit Compliance Review.** Prior to approval of the Project Permit Compliance review, the Director shall make the following findings:

1. All proposed signage complies with the applicable regulations found in this Ordinance.

2. Pursuant to the California Environmental Quality Act, the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The following findings, which relate to the architectural design of the sign structure or layout and not its content, shall be used solely to condition an approval and shall not be used to deny a project:

3. All existing and proposed signs are appropriately scaled to the architectural character of all buildings and structures on the lot.

4. All existing and proposed signs result in a complementary enhancement to the architecture on the lot.

5. All existing and proposed signs result in a visually uncluttered appearance.

F. **Request for Adjustments and Exceptions from Regulations.** The Area Planning Commission shall have initial decision-making authority for granting exceptions from the provisions of this Ordinance. An applicant requesting an exception from the provisions of this Ordinance shall utilize the procedures for a Specific Plan Exception set forth in Section 11.5.7 F of the Code. In granting an exception, the Area Planning Commission shall make all of the following findings:

1. Strict compliance would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning restrictions, due to unique physical or topographic circumstances or conditions of design;

2. Strict compliance would deprive the applicant of privileges enjoyed by owners of similarly zoned property; and

3. An exception would not constitute a grant of special privilege.

In addition to the limitations imposed by Section 11.5.7 of the Code, no exception may be granted from Section 6.B., or from the regulations governing off-site signs, including the development thresholds set forth in Section 6.F., or the billboard removal requirements set forth in Section 8 below.

Adjustments pursuant to Section 11.5.7 of the Code are not permitted except as stated herein.

Sec. 6 **GENERAL REQUIREMENTS.**

A. **General Requirements of the Code.** Unless specified in this Ordinance to the contrary, the general sign requirements set forth in the Code shall apply ~~to this Supplemental Use District for construction permits, plans, design and construction, materials, street address numbers, identification, maintenance, prohibited locations, and sign illumination.~~

B. **Prohibited Signs.** The following signs shall be prohibited in the specific Sub-districts as set forth below, except for signs permitted as Internal Signs:

1. Aerial View Signs in all Sub-districts: 1 – 6.
2. Animated Signs in Sub-districts: 2, 3, 5 and 6.
3. Billboards in all Sub-districts: 1 – 6 ~~3 and 5.~~
4. Can Signs in all Sub-districts: 1 – 6.
5. Captive Balloon Signs in all Sub-districts: 1 – 6.
6. Digital Display Signs in all Sub-districts: 1 – 6.
7. Projected Image Signs in Sub-districts: 1 – 3, 5 and 6.
8. Roof Signs in all Sub-districts: 1 – 6.
9. Supergraphic Signs in Sub-districts: 1 – 3, 5 and 6.
10. Off-site Signs in all Sub-districts: 1 – 6, ~~except for Internal Signs.~~
11. Pole Signs in all Sub-districts: 1-6.
12. Any sign not specifically authorized by this Ordinance or the Code.

C. **Sign Sub-districts.** The District is divided into six Sub-districts as shown on Figure B-1 of this Ordinance as of the effective date of this Ordinance and as shown on Figure B-2 as of the effective date of the detachment and annexation actions discussed in Section 1.B of this Ordinance should those actions be approved. The Director may modify Figure B-2 pursuant to Section 8 of this Ordinance to be consistent with the detachment and annexation actions. The purpose of the sign Sub-districts is to address the relationship between sign intensity and the uses surrounding each Sub-district.

1. **Sub-district 1: Lakeside Sub-district.** This Sub-district generally encompasses the area surrounded by the Los Angeles River Flood Control Channel to the north, Barham Boulevard to the east, the Hollywood Manor residential area to the south, and Universal Studios to the west;

2. **Sub-district 2: Barham Sub-district.** This Sub-district generally encompasses the area surrounded by the Hollywood Manor residential area to the north, Barham Boulevard to the east, the US 101 Hollywood Freeway to the south, and Universal CityWalk and Universal Studios to the west;

3. **Sub-district 3: Lankershim Sub-district.** This Sub-district generally encompasses the area surrounded by the Los Angeles River Flood Control Channel to the north, Universal Studios to the east and south, and Lankershim Boulevard to the west;

4. **Sub-district 4: Entertainment Sub-district.** This Sub-district generally encompasses the area located the westerly portion of Universal City, near the Lankershim Boulevard and Universal Hollywood Drive gateway to the entertainment and visitor-serving areas of Universal City;

5. **Sub-district 5: Universal Hollywood Drive Sub-district.** This Sub-district generally encompasses the area located southerly of the entertainment and visitor-serving areas of Universal City on the southerly side of Universal Hollywood Drive and northerly of the US 101 Hollywood Freeway;

6. **Sub-district 6: Universal City Barham Sign.** This Sub-district encompasses the sign located at the northerly corner of the intersection of Barham Boulevard and Buddy Holly Drive.

D. **Vertical Sign Zones.** The District area is also divided into ~~four~~three Vertical Sign Zones, ~~as shown on Figure C.~~ The purpose of the Vertical Sign Zones is to address different sign viewing distances, including pedestrian views from street level, pedestrian views from a distance, and views from vehicles. The Vertical Sign Zones are as follows:

1. **Level 1.** This Vertical Sign Zone is applicable to all signs located at street level, from 0 to 80 feet above grade;

2. **Level 2.** This Vertical Sign Zone is applicable to all signs located between Vertical Sign Zone 1 (above 80 feet above grade) and Vertical Sign Zone 3.

3. **Level 3.** This Vertical Sign Zone is applicable to all signs located within the top 10% of each building, as measured vertically from the top of the roof parapet.

E. **Permitted Signs.** Signs defined in Section 4 of this Ordinance, which are not defined or otherwise allowed by the Code, shall be permitted within the District provided such signs comply with the regulations of this Ordinance.

F. **Setback Area Sign Limitation.** Consistent with the requirements of the Universal City [Q]C2 Zone (Ordinance No. \_\_\_\_\_), all types of signs shall be prohibited in the 40' to 100' setback area in Sub-districts 1 and 2 adjacent to the existing Hollywood Manor residential area.

G. **Permitted Number of Signs, Sign Area, Sign Type, and Sign Height.** This Ordinance supersedes Article 4.4 of the Code as it pertains to maximum permitted number of signs, sign area, sign type and sign height. Signs may only be placed in the Sub-districts as set forth below, and as further limited by the requirements for specific sign types as set forth in Section 7 of this Ordinance.

1. **Maximum Permitted Sign Area (By Sub-district).** The maximum permitted combined sign area in a Sub-district for all signs shall be as set forth in Table No. 1 below. The maximum sign areas established by this Ordinance are legal maximums only and as such may not necessarily be permitted. All signs in a Sub-district shall be included in the calculation of maximum permitted combined sign area except for the following signs:

a. ~~Internal Signs.~~

b. ~~Two Supergraphic Signs in Sub-district 4.~~

- c. Information Signs.
- d. ~~Street Banners (Private).~~
- e. ~~Temporary Signs.~~

**Table No. 1 – Maximum Sign Area**

Sign Sub-District	Maximum Total Sign Area
1	40,000 7,500 square feet
2	500 square feet
3	1,500 square feet
4	20,000 square feet
5	1,000 square feet
6	1,000 square feet (relocated sign)

2. **Permitted Sign Types by Vertical Sign Zone.** Notwithstanding any provision in the Code to the contrary, the following signs in Table No. 2 are the only sign types permitted within the Sub-districts.

**Table No. 2 – Permitted Sign Types**

Sign Sub-District	Vertical Sign Zone 1 (0' – 80')	Vertical Sign Zone 2 (+80')	Vertical Sign Zone 3 (Top 10% of Bldg.)
Sub-district 1	Architectural Ledge, <del>Animated</del> , Awning, Channel Letter, Identification, Information, Internal, Monument, Mural, Pillar, <del>Pole</del> , Projecting, Street Banners (Private), Temporary, Wall, General Wall, Window	None	Identification
Sub-district 2	Identification, Information	None – N/A	None – N/A
Sub-district 3	Architectural Ledge, Channel Letter, Identification, Information, Internal, Monument, <del>Pole</del> , Projecting, Temporary, Wall	None – N/A	Identification
Sub-district 4	Architectural Ledge, Animated, Awning, <del>Billboard</del> , Channel Letter, Identification, Information, Internal, Monument, Mural, Pillar, <del>Pole</del> , Projected Image, Projecting, Street Banners (Private), Temporary, Wall, <del>General Wall</del> , Window	Supergraphic	Identification
Sub-district 5	Architectural Ledge, Channel Letter, Identification, Information, Monument, Pillar, <del>Pole</del> , Projecting, Street	None – N/A	Identification

	<u>Banner (Private), Temporary, Wall</u>		
Sub-district 6	1 relocated exiting Billboard	None – N/A	N/A

H. **Existing Signs.** Signs and/or sign support structures that are legally permitted and exist on the effective date of this Ordinance shall be permitted to continue and shall not be required to comply with this Ordinance, but shall comply with the Code related to the construction, installation and maintenance of sign structures.

1. The existing sign in Sub-district 6 may be relocated within Sub-district 6 in order to allow for the widening of Barham Boulevard or W.C. Fields Drive (formerly Buddy Holly Drive). ~~A new support structure may be installed provided the overall sign area remains unchanged.~~ No new visible sign support structures shall be permitted, and the sign elevation shall not increase in height than currently placed.

~~2. Additions or alterations to an existing sign shall be permitted and are not required to comply with the limitations set forth in this Ordinance provided that such additions or alterations do not increase the sign area or height of such existing sign or materially change the location or orientation of the existing sign.~~

3. Additions or alterations of existing signs which increase the sign area or height t or which ~~materially~~ change the location or orientation of the existing sign shall comply with the requirements of this Ordinance.

4. In the event of any damage or destruction to an existing sign, such existing sign may be replaced with a sign with comparable height, sign area, location, and orientation existing as of the effective date of this Ordinance without the need to comply with the regulations in this Ordinance.

I. **Backs of Signs.** All signs which are located within 500 feet of the Universal City Sign District boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the boundaries of the Universal City Sign District shall be improved or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign.

J. **Supergraphic and Projected Image Signs Hours of Illumination.** Supergraphic and Projected Image Signs may only be illuminated between ~~one hour before dawn~~ and 2:00 a.m.

K. **Illumination.** Except for Temporary Signs, which may not be illuminated, all signs within the District may be illuminated by either internal or external means. The illumination regulations set forth in the Code, including but not limited to Section 93.0117, shall apply. Methods of signage illumination may include electric lamps, such as neon tubes; fiber optics; incandescent lamps; LED; LCD; cathode ray tubes exposed directly to view; shielded spot lights and wall wash fixtures. Additionally, the applicant shall submit a signage illumination plan to the Director for Supergraphic and Projected Image Signs subject to the Sign Approval procedure set forth in Section 5.D of this Ordinance. The signage illumination plan shall be prepared by a lighting design expert, and those portions of the plan setting forth the wattage draw must be certified and stamped by an electrical engineer certified by the State of California. The plan shall include specifications for all illumination of Supergraphic and Projected Image Signs, including maximum luminance levels, and shall provide for the review and monitoring of the displays in order to ensure compliance with the following regulations:

1. All illuminated Supergraphic and Projected Image signs shall be designed, located or screened so as to minimize to the greatest reasonable extent possible direct light

sources onto any exterior wall of a residential unit and into the window of any commercial building. If signs are to be externally lit, the source of the external illumination shall be shielded from public view.

2. All illuminated Supergraphic and Projected Image signs shall be limited to no more than two foot-candles from sunset to 2:00 a.m., as measured at the property line of the nearest residentially zoned property outside the boundaries of the Universal City Sign District, and shall be turned off from 2:00 a.m. to 7:00 a.m.

3. Signage shall not use highly reflective materials such as mirrored glass.

4. In order to satisfy the requirements of the 2008 version of Title 24 of the California Code of Regulations, no signage display or lighting shall have a wattage draw

**N. Visual Maintenance.** All signs shall be maintained to meet the following criteria at all times:

1. The building and ground area around the signs shall be properly maintained. All unused mounting structures, hardware, and wall perforation from any abandoned sign shall be removed and building surfaces shall be restored to their original condition.

2. All signage copy shall be properly maintained and kept free from damage and other unsightly conditions, including graffiti.

3. All sign structures shall be kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.

4. Razor wire, barbed wire, concertina wire, or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view.

5. The signage copy must be repaired or replaced immediately upon tearing, ripping, or peeling, or when marred or damaged by graffiti.

6. No access platform, ladder, or other service appurtenance, visible from the sidewalk, street, or public right-of-way, shall be installed or attached to any sign structure.

7. Existing signs that are no longer serving the current tenants, including support structures, shall be removed and the building facades originally covered by the signs shall be repaired/resurfaced with materials and colors that are compatible with the facades.

**L. Sign Area Calculation.** Sign area shall be calculated in accordance with the Code Sign Area definition set forth in Section 4 of this Ordinance.

**O. Signs Within More Than One Vertical Zone.** Signs may be located in more than one Vertical Sign Zone, provided that the requirements contained in this Ordinance are met for each portion of the sign contained in each of the Vertical Sign Zones. In no event shall the total sign area of an individual sign exceed the maximum permitted area in the most restrictive Vertical Sign Zone in which the sign is located.

**P. Hazard Review.** Signs that adhere to the regulations outlined in this Ordinance shall be exempted from the Hazard Determination review procedures in Code Section 14.4.5. All Signs shall continue to be subject to Caltrans approval, where applicable.

**DRAFT**

October 5, 2012

Q. **Freeway Exposure.** Signs conforming to the regulations of this Ordinance are exempt from Section 14.4.6 A of the Code. All Signs shall continue to be subject to approval under the Outdoor Advertising Act, where applicable.

R. **Alterations, Repairs or Rehabilitation.** Any alteration, repair or maintenance work on a legally permitted sign or sign structure shall be governed by the Code.

S. **Materials.** The materials, construction, application, location and installation of any sign shall be in conformance with the Los Angeles Building Code and the Los Angeles Fire Code.

T. **Mulholland Scenic Parkway Specific Plan.** Notwithstanding the requirements of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), signage on the subject property located within the Outer Corridor of the Specific plan shall not be subject to the Mulholland Scenic Parkway Specific Plan. Buildings, including public facilities, located within the Outer Corridor of the Specific Plan shall be subject to the regulations of the Specific Plan.

Sec. 7 **STANDARDS FOR SPECIFIC TYPES OF SIGNS.**

A. **Architectural Ledge Signs.**

1. **General.**

- a. Architectural Ledge Signs shall be limited to identification and information Signs.
- b. Individual letters, numbers or Logo no more than 24" in height may stand atop or be suspended from a ledge.
- c. Solid panels and Can Signs are not permitted as Architectural Ledge Signs.
- d. The sign shall be oriented so that the message, graphic, or symbol on the sign is approximately parallel with the façade of the structure to which the sign is attached.

2. **Location.**

- a. An Architectural Ledge Sign shall only be located over a pedestrian or vehicle entranceway or window on the ground floor of a building; and
- b. An Architectural Ledge Sign may be located on an architectural ledge, canopy or overhang provided all structural code requirements are met.

3. **Dimensions.**

- a. **Height.** The bottom of the ledge on which an Architectural Ledge Sign is located shall be at least eight feet above the natural or finished grade as measured vertically. The bottommost portion of a sign suspended from an architectural ledge shall be at least eight feet above the natural or finished grade as measured vertically.
- b. **Length.** A ledge that is constructed for the purpose of supporting an Architectural Ledge Sign may not exceed 15 feet in length as measured horizontally.
- c. **Suspension.** Supports that are constructed for the purpose of supporting an Architectural Ledge Sign may not exceed 24 inches in height as measured



vertically from the top of the letter or symbol to the bottom of the supporting architectural appurtenance, nor may those supports exceed eight inches in width as measured horizontally.

**B. Animated Signs.**

**1. General.**

- a. Animated signs shall be limited to area Identification Signs.
- b. Animated signs may be combined with other sign types provided the other sign type is also permitted and the overall sign area is not exceeded.

**2. Maximum Number of Signs.**

- a. In Sub-district 1, a maximum of one of the two permitted area Identification Signs may be an Animated Sign.
- b. In Sub-districts 2, 3, 5 and 6, Animated Signs are prohibited.
- c. In Sub-district 4, a maximum of two Animated Signs are permitted with the additional limitation that a maximum of two area Identification Signs or two Animated Signs or two Projected Image Signs are permitted.

**3. Sign Area.** The sign area for an individual Animated Sign shall not exceed 500 square feet per face.

**C. Awning Signs.** Awning Signs shall comply with Section 14.4.19 of the Code and shall be limited to Identification Signs.

**D. Billboards.**

~~1. **General.** Billboards shall be On-Site Signs.~~

~~2. **Maximum Number of Signs.**~~

- ~~a. In Sub-districts 1, 3 and 5 Billboards are prohibited.~~
- ~~b. In Sub-district 4, there shall be a maximum of six Billboards and the total number of Billboards and general Wall Signs combined shall not exceed twelve signs.~~
- ~~c. In Sub-district 6, the existing single-sided Billboard may be relocated.~~

~~3. **Sign Area.** In Sub-district 4, an individual Billboard sign area shall not exceed 1,000 square feet.~~

**E. Identification Signs.**

**1. General.**

- a. Identification Signs may be Wall Signs, and shall be limited to logo, generic type of business, the name of a business or building, or a common place name for an area, e.g. Universal City.

~~b. Identification Signs may be Wall Signs or other types of installation as allowed by this Ordinance provided the sign type is permitted in the Sub-district.~~

**2. Area Identification Signs.**

**a. Maximum Number of Signs.**

i. In Sub-district 1, a maximum of two area Identification Signs are permitted and one of the two area Identification Signs may be an Animated Sign.

ii. In Sub-districts 2, 5 and 6, no area Identification Signs are permitted.

iii. In Sub-district 3, one area Identification Sign is permitted.

iv. In Sub-district 4, two area Identification Sign are permitted with the additional limitation that a maximum of two area Identification Signs or two Animated Signs or two Projected Image Signs are permitted.

b. **Sign Area.** The Sign Area for an individual area Identification Sign shall not exceed 500 square feet.

**3. Building Identification Signs.**

a. **Maximum Number of Signs.** In Sub-districts 1, 2, 3, 4 and 5, a maximum of one building Identification Sign per Face of the Building and a maximum of four building Identification Signs per building are permitted.

**b. Sign Area.**

i. In Sub-districts 1, 2, 3 and 5, the sign area for an individual building Identification Sign shall not exceed 150 square feet.

ii. In Sub-district 4, the sign area for an individual building Identification Sign shall not exceed 800 square feet.

**4. Tenant Identification Signs.**

a. **Maximum Number of Signs.** In Sub-districts 1, 2, 3, 4, and 5, a maximum of two tenant Identification Signs per tenant space with a maximum of six tenant Identification Signs on any one Face of the Building are permitted.

~~b. **Sign Area.** In Sub-districts 1, 2, 3, 4 and 5, the Sign Area for an individual tenant Identification Sign shall not exceed three square feet per lineal foot of tenant Building Frontage, if affixed to the building or 25 square feet if free standing.~~

**F. Information Signs. Unless otherwise specified in this Ordinance, Information Signs shall comply with 14.4.7 of the LAMC.**

**1. General.**

a. Information Signs shall be limited to non-commercial information messages.

b. Information Signs shall be limited to Architectural Ledge, Channel Letter, Monument, Pillar, Pole, Projecting, Wall, or Window Signs.

2. **Maximum Number of Signs.** There is no limitation on the number of Information Signs permitted.

3. **Sign Area.** The sign area for an individual Information Sign shall not exceed 25 square feet with no limitation on the total sign area for all Information Signs. Information Signs shall not count toward the total Sign Area limitations set forth in Section 6.G Table No. 1 of this Ordinance

4. **Sign Height.** Information Signs shall be limited to Vertical Sign Zone 1 with the following additional limitation that Information Signs in the Sub-District 2 shall not exceed 20 feet in height above grade.

G. **Internal-Interior Signs.**

1. **General.**

a. ~~Internal Signs may be Off-Site or On-Site Signs.~~

b. Internal Signs shall be any signs in Sub-districts 1, 2, 3, 4 and 5 that are not visible outside of the combined boundaries of the Universal City Sign District and the Universal Studios (County) Specific Plan Area.

c. Notwithstanding the limitations established by this Ordinance, Internal Signs may be any type of sign installation except Supergraphic Signs, Projected Image and Roof Signs.

2. **Maximum Number of Signs.** There is no limitation on the number of Internal Signs permitted in Sub-districts 1, 2, 3, 4 and 5 and Internal Signs are not applicable or permitted in Sub-district 6.

3. **Sign Area.** The sign area for an individual Internal Sign shall not exceed 500 square feet with no limitation on the total sign area for all Internal Signs. Internal Signs shall not count toward the total sign area limitations set forth in Section 6.G Table No. 1 of this Ordinance.

H. **Monument Signs.**

1. **General.** Monument Signs shall be limited to Identification and Information Signs.

2. **Maximum Number of Signs.** Monument Signs shall be regulated by the limitations on Identification and Information Signs.

3. **Sign Area.** The sign area of Monument Signs shall be regulated by the limitations on Identification and Information Signs and shall have a horizontal dimension equal to or greater than its vertical dimension.

4. **Sign Height.** The bottom of Monument Signs shall be raised no more than 12 inches above finished grade and the top of the Monument Sign shall be no more than eight feet in height above grade.

I. **Pillar Signs.**

1. **General.** Pillar Signs shall be limited to Identification and Information Signs and shall not be a Can Sign.

2. **Maximum Number of Signs.** Pillar Signs shall be regulated by the limitations on Identification and Information Signs.

3. **Sign Area.** The Sign Area of Pillar Signs shall be regulated by the limitations on Identification and Information Signs and shall have a horizontal dimension that does not exceed 25 percent of the length of the vertical dimension.

4. **Location.**

a. A Pillar Sign shall not be permitted on a lot that has an existing Billboard or Pole Sign.

b. Pillar Signs shall not be permitted on that portion of a lot having less than 50 feet of street frontage. Lots having a street frontage of at least 50 feet may have one Pillar Sign.

c. Pillar Signs shall be set back at least 10 feet from the intersection of a driveway and the public right-of-way and shall not interfere with or present a hazard to pedestrian or vehicular traffic.

d. Pillar Signs shall be located at least 7.5 feet from the interior lot lines and at least 15 feet from any other Pillar Sign, Monument Sign, Projecting Sign, Pole Sign or Billboard.

5. **Landscaping Requirements.** Landscaping shall be provided at the base of the supporting structure equal to twice the area of the largest face of the Sign.

~~J. Pole Signs.~~

~~1. General. Pole Signs shall be limited to Information Signs.~~

~~2. Maximum Number of Signs. Pole Signs shall be regulated by the limitations on Information Signs.~~

~~3. Sign Area. The sign area for an individual sign shall be limited to 25 square feet with no limitation on the total sign area for all Information Signs.~~

~~4. Sign Height. Pole Signs shall be limited to Vertical Sign Zone 1.~~

K. **Projected Image Signs.**

1. **General.**

a. The copy of a Projected Image Sign shall remain static and may be changed no more frequently than once every hour.

2. **Maximum Number of Signs.** A maximum of two Projected Image Signs are permitted in Sub-district 4 with the additional limitation that a maximum of two area Identification Signs or two Animated Signs or two Projected Image Signs are permitted.

3. **Sign Area.**

- a. Projected Image Signs sign area shall not exceed 500 square feet.
- b. The entirety of the projected image, including background color, shall count as sign area.
- c. The projected image shall be sized and focused so as to not have any projection of the image beyond the face of the building.

L. **Projecting Signs.**

1. **General.**

- a. The text, message or logo on a Projecting Sign shall consist of individual, dimensional letters or graphic elements that are applied onto the sign surface.
- b. No text, message or logo shall be allowed on that portion of a Projecting Sign that is parallel to the Face of the Building.

2. **Maximum Number of Signs.** Projecting Signs shall be regulated by the limitations on Identification and Information Signs.

3. **Sign Area.** ~~The Sign Area of Projecting Signs shall be regulated by the limitations on Identification and Information Signs.~~

a. A Projecting Sign shall not exceed 80 feet in height as measured vertically from the bottom of the sign to the top of the sign.

b. The width of the sign face of a Projecting Sign that is perpendicular to the building shall not exceed 20 percent of the overall height of the sign and in no event shall exceed six feet. This measurement does not include the dimensions of the sign's supporting structure.

c. No portion of a Projecting Sign that is parallel to the face of the building shall exceed two feet in width.

4. **Extension Above The Roof.** A Projecting Sign may extend above the top of the wall or roof parapet of a building face but the extension shall not exceed 30 percent of the total vertical height of the projecting sign. In no event shall a Projecting Sign extend higher than 150 feet from grade.

5. **Projection From The Building Face.** The planes of Projecting Sign faces shall be parallel to one another unless approved as a design element of a Project Permit Compliance review.

6. **Sign Height.** Projecting Sign shall not be located lower than eight feet above sidewalk grade nearest the sign.

7. **Location.**

- a. A Projecting Sign shall align with major building elements such as cornices, string courses, window banding, or vertical changes in material or texture.
- b. A Projecting Sign shall be located at least one foot from an interior lot line, as defined by the Department of Building and Safety.

8. **Projection From the ~~Building Face of the Building~~.** The planes of Projecting Sign faces shall be parallel to one another unless approved as a design element of a ~~p~~Project Permit Compliance review.

M. **Street Banners (Private).**

1. **General.** Street Banners (Private) shall not obstruct traffic signals or warning devices in compliance with State and City Codes.

2. **Maximum Number of Signs.**

a. There shall be a maximum of two double-sided signs per street light fixture on a Private Street.

b. There is no limitation on the total number of Street Banners (Private) except as limited by the two signs per street light fixture.

3. **Sign Area.** The sign area for an individual Street Banner (Private) shall not exceed 24 square feet per face and no limitation on the total sign area for all Street Banners (Private). Street Banners (Private) shall not count toward the total Sign Area limitations set forth in Section 6.G Table No. 1 of this Ordinance.

N. **Street Banners (Public).** Street Banners (Public) in the public right-of-way shall be in compliance with Section 62.132 of the Code.

O. **Supergraphic Signs.**

1. **General.**

a. Supergraphic Signs shall comply with all Fire Department requirements and shall not cover any windows or emergency access points to the building.

b. Other than Identification Signs, no other types of signs shall be permitted on the same Face of the Building with a Supergraphic Sign.

2. **Maximum Number of Signs.**

a. In Sub-districts 1, 2, 3, 5 and 6, Supergraphic Signs are prohibited.

b. In Sub-district 4, there shall be a maximum of two Supergraphic Signs permitted.

3. **Sign Area.**

a. There shall be no limit on the overall Sign Area of a Supergraphic Sign.

b. ~~The Commercial Message of a~~ The entirety of a Supergraphic Sign shall be limited to a maximum of 500 square feet in Sign Area. ~~Supergraphic Signs shall not~~ count toward the total Sign Area limitations set forth in Section 6.G Table No. 1 of this Ordinance

4. **Sign Height.** Supergraphic Signs shall be limited to 150 feet in height ~~Vertical Sign Zone 2~~ and shall not exceed the height of the building on which they are affixed.

P. **Temporary Signs.**

1. **General.**

a. Temporary Signs shall be maintained for a limited duration not to exceed 60 days and not to exceed a total of 90 days per year on a single building face

b. Temporary Signs shall not be permanently affixed to the ground, a building or structure.

2. **Maximum Number of Signs.** There is no limitation on the number of Temporary Signs permitted.

3. **Sign Area.** The Sign Area for an individual Temporary Signs shall not exceed 125 square feet, ~~with no limitation on the total Sign Area for all Temporary Signs and shall not count toward the total Sign Area limitations set forth in Section 6.G Table No. 1 of this Ordinance.~~

Q. **Wall Signs.**

1. **General.**

a. Walls Signs that are Identification Signs or Information Signs shall be regulated by the provisions for Identification Signs in Subsection 7.E and Information Signs in Subsection 7.F, while general Wall Signs shall be regulated by the provisions in this Subsection 7.Q.

b. There are three groups of general Wall Signs: Group A (1,000), Group B (600) and Group C (125) classified based on the sign area.

2. **Maximum Number of Signs.**

a. In Sub-district 1, there shall be a maximum of ten Group B and two Group C general Wall Signs, and no Group A general Wall Signs.

b. In Sub-districts 2, 3, 5 and 6, general Wall Signs are prohibited.

c. In Sub-district 4, there shall be a maximum of twelve signs that may be Group A, Group B, or Group C ~~general Wall Signs and the total number of Billboards and general Wall Signs combined shall not exceed twelve signs.~~

3. **Sign Area.**

a. Group A general Wall Signs shall not exceed 1,000 square feet.

b. Group B general Wall Signs shall not exceed 600 square feet.

c. Group C general Wall Signs shall not exceed 125 square feet.

R. **Window Signs.**

1. **General.** Window Signs shall be limited to Identification and Information Signs.

2. **Maximum Number of Signs.** Window Signs shall be regulated by the limitations on Identification and Information Signs.

**3. Sign Area.**

- a. The Sign Area of Window Signs shall be regulated by the limitations on Identification and Information Signs.
- b. Window Signs located on or within six feet of the window plane, painted or attached, shall not exceed fifteen percent of the glassed area of the window in which the Window Sign is placed.

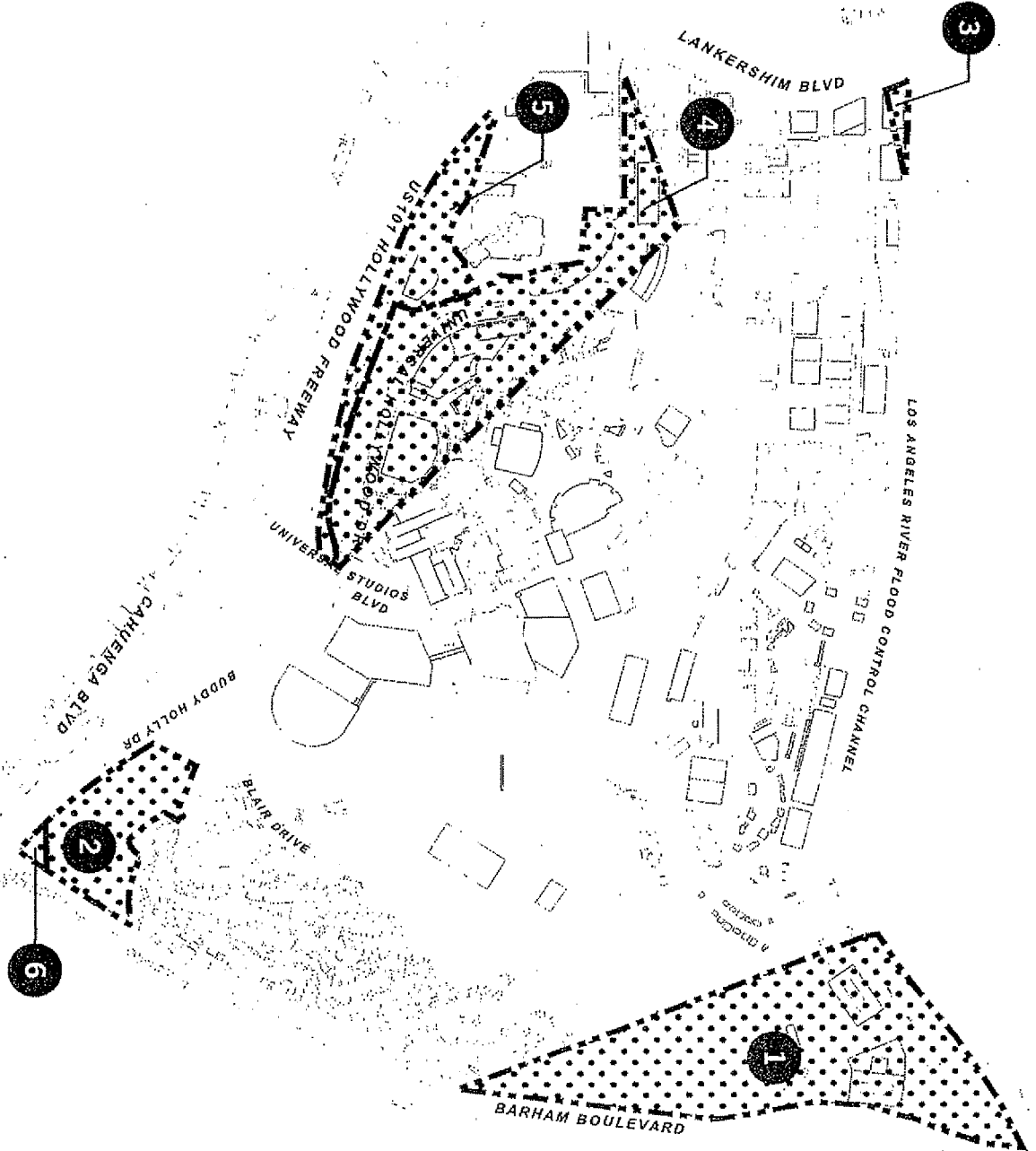
**Sec. 8 SIGN DISTRICT BOUNDARIES AND FIGURES FOLLOWING LAFCO ACTION**

- A. As of the effective date of this Ordinance, the boundaries of the Universal City Sign District shall be as shown on Figure No. A-1 and the applicable figures for this Sign District shall be Figures Nos. A-1, B-1 and C-1.
- B. If the Local Agency Formation Commission for the County of Los Angeles approves certain proposed detachment and annexation actions, then the Universal City Sign District shall encompass those areas shown on Figure A-2 and the applicable figures for this Sign District as of the effective date of the detachment and annexation actions shall be Figures Nos. A-2, B-2 and C-2.
- C. If the Local Agency Formation Commission for the County of Los Angeles modifies the proposed detachment and annexation areas, the boundaries of the Universal City Sign District shall be modified consistent with the Local Agency Formation Commission's action and the Director is authorized to modify Figures Nos. Figures Nos. A-2, B-2 and C-2 of this Ordinance consistent with the modified boundaries.
- D. No further Area Planning Commission, City Planning Commission or City Council action shall be required to modify this Sign District consistent with the Local Agency Formation Commission's action. These boundary and figures modification procedures shall apply only to modifications for consistency with the Local Agency Formation Commission's action. All other boundary adjustments, exceptions, amendments and interpretations to this Ordinance shall follow the procedures set forth in the Municipal Code.

**Sec. 9 SEVERABILITY.** If any provision of this Ordinance or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other provisions, clauses or applications of said ordinance which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Supplemental Use District Ordinance are declared to be severable.



- 1 Lakeside Sub-District
- 2 Barham Sub-District
- 3 Lankershim Sub-District
- 4 Entertainment Sub-District
- 5 Support Sub-District
- 6 Universal City Barham Sign

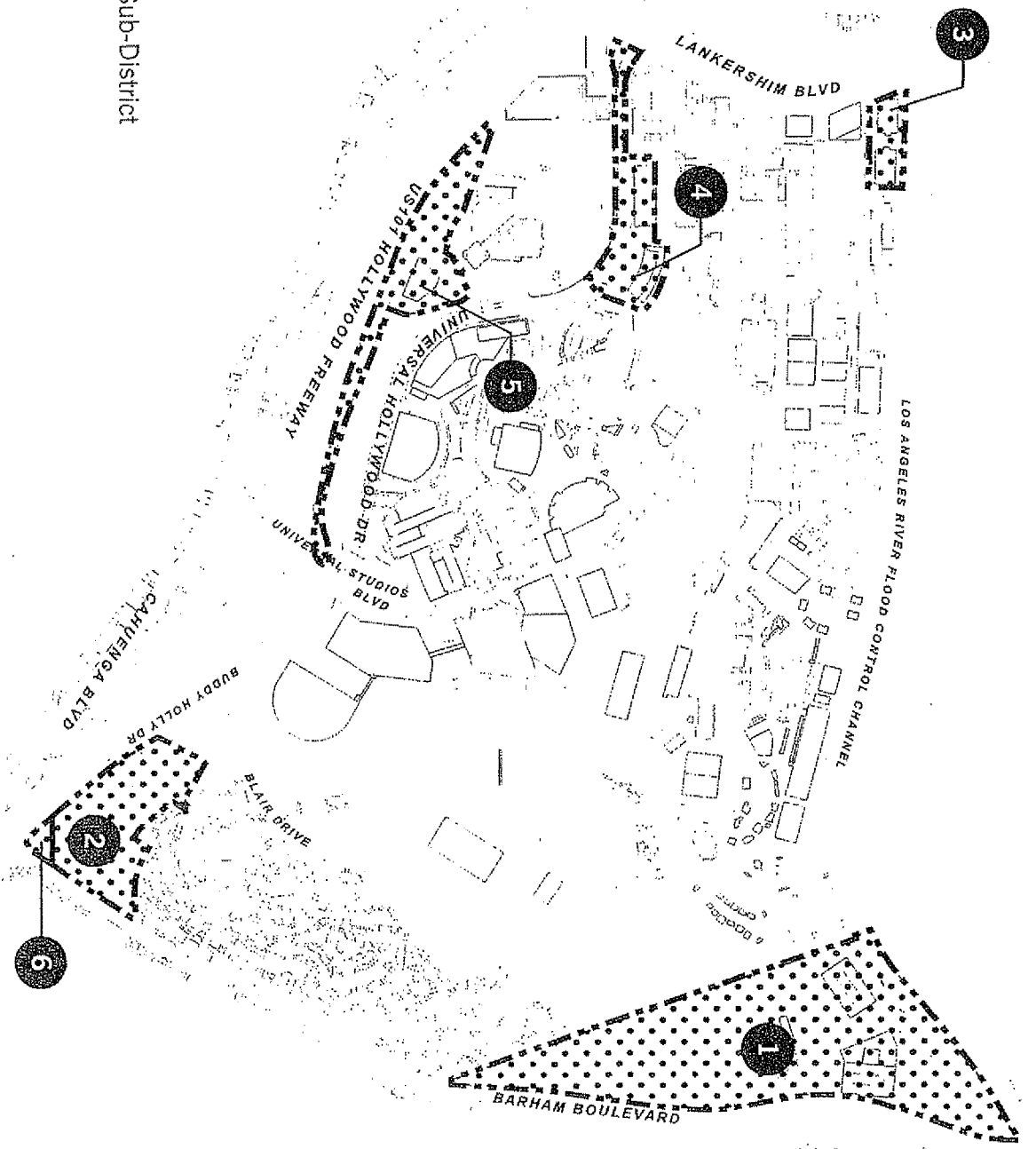


**FIGURE B1 - UNIVERSAL CITY SIGN SUB-DISTRICT MAP - PRIOR TO ANNEXATION**  
 October 12, 2012

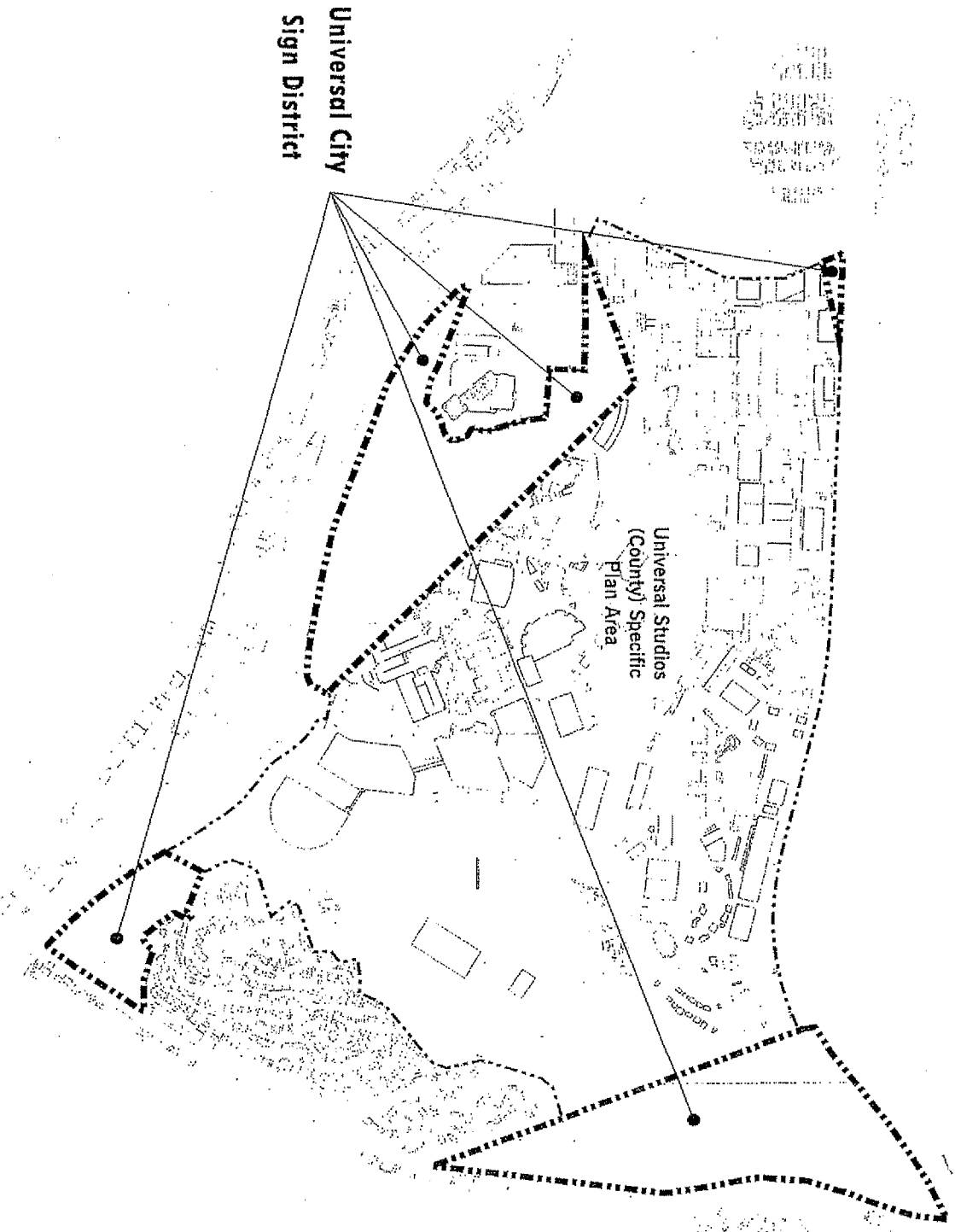


- 1 Lakeside Sub-District
- 2 Barham Sub-District
- 3 Lankershim Sub-District
- 4 Entertainment Sub-District
- 5 Universal Hollywood Drive Sub-District
- 6 Universal City Barham Sign

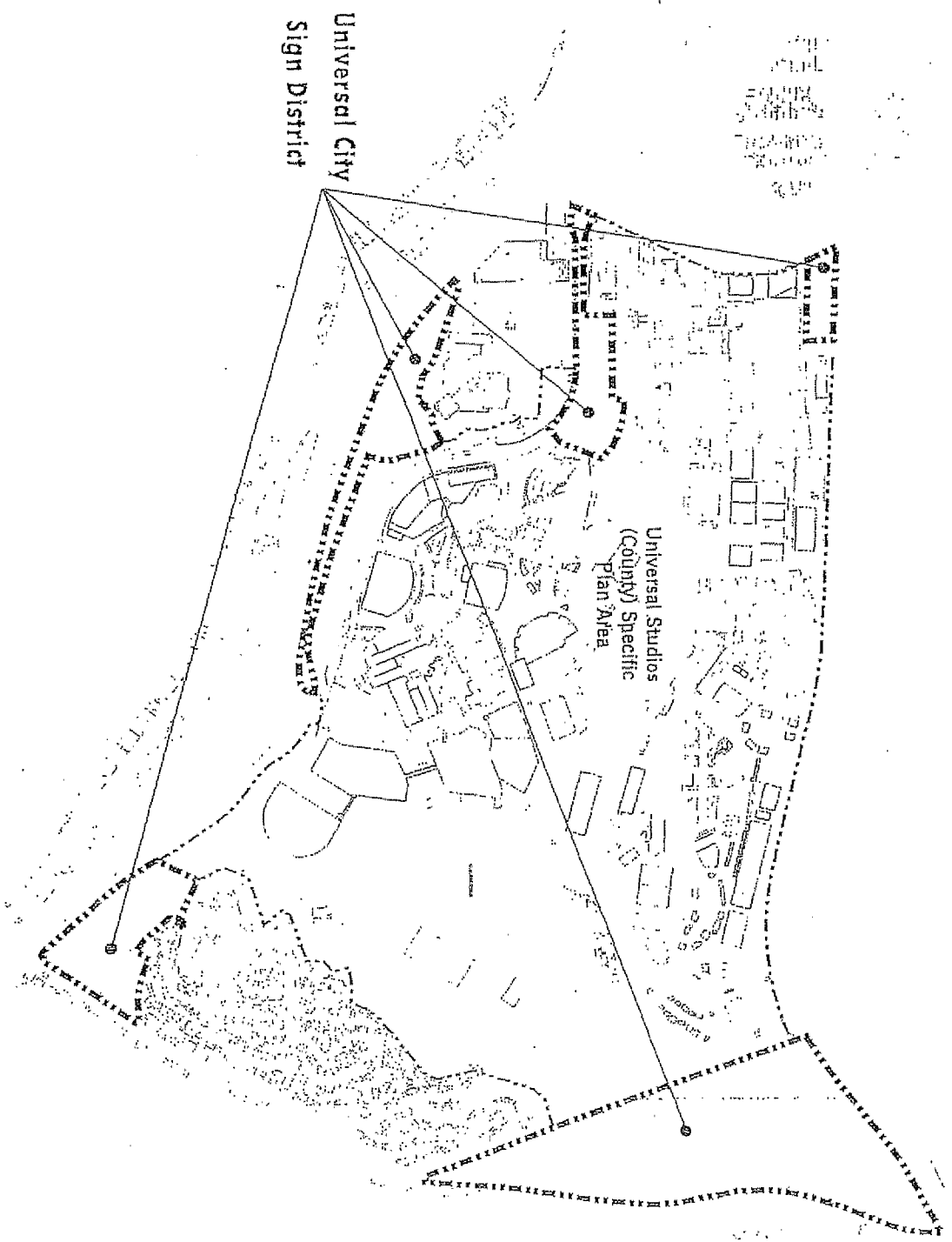
**FIGURE B2 - UNIVERSAL CITY SIGN SUB-DISTRICT MAP - AFTER ANNEXATION**  
 October 5, 2012



**FIGURE C1 - UNIVERSAL CITY SIGN DISTRICT AND UNIVERSAL STUDIOS SPECIFIC PLAN MAP - PRIOR TO ANNEXATION**  
October 5, 2012



**FIGURE C2 - UNIVERSAL CITY SIGN DISTRICT AND UNIVERSAL STUDIOS SPECIFIC PLAN MAP - AFTER ANNEXATION**  
October 5, 2012



**DRAFT**  
October 5, 2012

Sec. 10 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, by a majority of all of its members, at its meeting of \_\_\_\_\_

JUNE LAGMAY, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

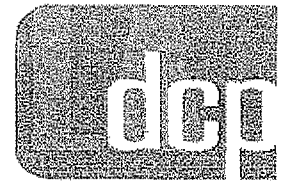
By \_\_\_\_\_

Date \_\_\_\_\_

File No(s). \_\_\_\_\_



DEPARTMENT OF CITY PLANNING  
RECOMMENDATION REPORT



**City Planning Commission**

**Date:** September 27, 2012  
**Time:** After 8:30 A.M.  
**Place:** Van Nuys City Hall  
Council Chambers, Second Floor  
14410 Sylvan Street,  
Room 201, Council Chamber  
Van Nuys, CA 91401

**Public Hearing Completed:** Required

**Appeal Status:** Zone Change is appealable by the Applicant to the City Council if denied in whole or in part per LAMC Sec. 12.32 D

**Expiration Date:** October 14, 2012

**Multiple Approval:** General Plan Amendment, Zone Change, Specific Plan, Specific Plan Amendment, Code Amendment, Annexation and Detachment, Development Agreement.

**Case No.:** CPC-2007-251-GPA-ZC-SP-SPA-CA, CPC-2007-252-AD, and CPC-2007-253-DA  
**CEQA No.:** ENV-2007-254-EIR  
**Incidental Cases:** N/A

**Related Cases:** N/A  
**Council No.:** 4 - Hon. Tom LaBonge  
**Plan Area:** Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

**Specific Plan:** None  
**Certified NC:** Hollywood Hills West  
**General Plan:** Various  
**Zone:** Various

**Applicant:** Universal City Studios, LLC  
Attn.: Corinne Verdery  
**Representative:** George Mihalsten/Maria Hoye  
Latham & Watkins

**PROJECT LOCATION:** 100 Universal City Plaza, Universal City, CA 91608

**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 Project Site, and not subject to a 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 PROJECT 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.

**ALTERNATIVE PROJECT:** Other than Alternative 2, No Project - Existing Land Use Plans: Proposed Development Program, described in the EIR, Alternative 10 is the environmentally superior alternative.

**REQUESTED ACTION:** CPC-2007-251-GPA-ZC-SP-SPA-CA

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Certification** of the Environmental Impact Report (EIR), ENV-2007-254-EIR, SCH No. 2007071036, for the above-referenced project, and the following:
  - a. **Adoption** of the Statement of Overriding Considerations setting forth the reasons and benefits approving the project with full knowledge those significant impacts may remain.
  - b. **Adoption** of the proposed Mitigation Monitoring and Reporting Program.
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 (Q)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 the 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 (UCSP) Zone**;

**CPC-2007-252-AD**

7. **Recommend** that the City Council authorize the City to pursue an amendment to the City's Sphere of Influence for 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 from the City of Los Angeles to the County of Los Angeles.

**CPC-2007-253-DA**

8. Pursuant to Section 65864-65869.5 of the California 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, with the provision to the City of certain public benefits.

**RECOMMENDED ACTIONS:**

1. **Recommend** that the City Council **Certify** the Environmental Impact Report, ENV-2007-254-EIR (SCH. No. 2007071036), including the accompanying Mitigation Monitoring and Reporting Program, and **Adopt** the related environmental Findings, and **Statement of Overriding Considerations** as the environmental clearance for the proposed project and find that:
  - a) The Environmental Impact Report (EIR) for the NBC Universal Evolution Plan Project, which includes the Draft EIR, the Final EIR and Errata, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the State and City of Los Angeles CEQA Guidelines; and
  - b) The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to recommending the Project for approval, as well as other information in the record of proceedings on this matter; and
  - c) The Project's EIR represents the independent judgment and analysis of the lead agency<sup>1</sup>.
2. **Recommend** that the City Council **Adopt a General Plan Amendment** from a) 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, and b) amend the Regional Center Plan land use category in the Sherman Oaks-Studio City-Toluca Lake to include the Universal City Zone as a corresponding zone in the Regional Commercial designation.
3. **Recommend** that the City Council **Disapprove** the establishment of the Universal Specific Plan within the City portions of the Project Site;
4. **Recommend** that the City Council pass an ordinance to **Approve 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** [Q]C2-1-SN Zone.
5. **Recommend** that the City Council **Approve** a Sign Supplemental Use District "SN" (Exhibit D) as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site. Recommend that City Attorney, in consultation with the Department of City Planning staff, prepare the Sign Supplemental Use District in accordance with the form and substance of established sign districts

<sup>1</sup> The EIR prepared pursuant to MOU between the City of Los Angeles and Los Angeles County and designating the City of Los Angeles as Lead Agency and Los Angeles County as Responsible Agency.



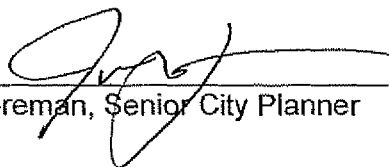
(Ordinance No. 181,637 and 182,200) which include standardized definitions, review procedures, and findings, as well as regulations governing vertical sign zones, animation, refresh rates, lighting, hours of operation, glare, and any other matters) consistent with sign policies of the City of Los Angeles.

5. **Recommend** that the City Council **Disapprove** 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 1.5 acres of the subject property.
7. **Recommend** that the City Council **Disapprove** a **Code Amendment** to establish the Universal City Specific Plan (UCSP) Zone and **Recommend** that the City Council **Approve** the [Q]C2-1-SN for the Project Site.
3. **Recommend** that the City Council **Request** that the Local Agency Formation Commission **Consider** a) an amendment to the City's Sphere of Influence, and b) 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 Detachment of land to the unincorporated County of Los Angeles.
9. **Recommend** that the City Council **Approve and Enter into 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, with the provision to the City of certain public benefits with a term of 25-years for the entire Project Site.
10. **Recommend** that the City Council **Adopt** the attached Findings.
11. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that **mitigation conditions** are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
12. **Advise** the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

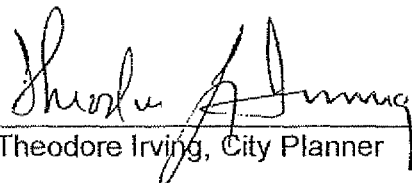
MICHAEL J. LOGRANDE  
Director of Planning



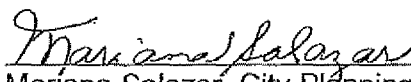
Daniel M. Scott, Principal City Planner



Jon Foreman, Senior City Planner



Theodore Irving, City Planner



Mariana Salazar, City Planning Associate  
Telephone: (213) 978-0092

**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 communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent out the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on

these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

## TABLE OF CONTENTS

<b>Project Analysis</b> .....	<b>A-1</b>
Project Summary	
Entitlements	
Background	
Focus Areas	
Conclusion	
<b>Conditions of Approval</b> .....	<b>C-1</b>
<b>Findings</b> .....	<b>F-1</b>
General Plan/Charter Findings	
Entitlement Findings	
Development Agreement	
Supplemental Environmental Findings	
<b>Public Hearing and Communications</b> .....	<b>P-1</b>
<b>Exhibits:</b>	
A -	
Alternative 10 Conceptual Site Plan	
Alternative 10 Development Matrix	
Conceptual Building Renderings	
Conceptual Height Zone Plan	
Conceptual Circulation Plan/Bike/Walkability Plan	
Conceptual Landscape Plan	
Conceptual Trailhead Park	
B - Maps	
B1 Vicinity Map	
B2 Radius Map	
B3 Aerial Photo	
B4 Sphere of Influence Map	
B5 Proposed City and County Annexation/Detachment Boundaries	
B6 Existing Zone Map	
B7 Proposed Zone Change Map	
B8 Existing General Plan Designation	
B9 Proposed General Plan Designation	
C – Proposed Universal City Specific Plan	
D – Sign Supplemental Use District "SN" Draft Ordinance	
D1 Map of Sign Supplemental Use District "SN" Boundaries	
D2 Sign Supplemental Use District "SN" Findings	
E – Proposed Boundary Amendment to Mulholland Scenic Corridor Specific Plan	
F – California Environmental Quality Findings and Statement of Overriding Considerations	

G – Mitigation Monitoring and Reporting Program

H – Errata

I – Development Agreement

I1 - Public Benefits Matrix

I2 - Development Agreement

J – City Departmental Reports Received

Environmental Clearance (Final Environmental Impact Report ENV-2007-254-EIR, State Clearinghouse No. 2007071036 separate attachment contained in the Environmental Case File and sent to the City Planning Commission under a previous cover)

## PROJECT ANALYSIS

### I. Proposed Project (as Filed) - Summary

The Applicant, Universal Studios LLLP, LP, is seeking multi-jurisdictional approval from the City of Los Angeles (City) and Los Angeles County (County) for its 20-year, NBC Universal Evolution Plan (Evolution Plan). The Evolution Plan serves as the master plan for the 391-acre site, with approximately 95 acres located within the City and 296 acres in the unincorporated area of the County. The current City portions of the Project Site are non-contiguous and located at the periphery of the Project Site within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan. The Project Site 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 Project Site which abuts existing off-site hotel and office towers), and Lankershim Boulevard to the west. The Project Site is located approximately two miles north of Hollywood and 10 miles northwest of downtown. The Project Site 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). Hollywood is located south of the Project Site, starting at the south end of the Cahuenga Pass. The City of Burbank is generally located to the northeast of the Project Site.

There are three primary areas of the Project Site currently within the current City jurisdiction, proceeding clockwise from the northeast are: (1) approximately 40 acres at the northeastern corner of the Project Site along Barham Boulevard; (2) approximately 11 acres at the southeastern corner of the Project Site along Barham Boulevard and Buddy Holly Drive<sup>2</sup>; and (3) approximately 40 acres along the southern and southwestern portion of the proposed Project Site, adjacent to the Hollywood Freeway and hotel and office towers, which also includes Universal Hollywood Drive and a limited amount of frontage along the north side of Universal Hollywood Drive. The portion of the Project Site within the current County jurisdiction is a contiguous area encompassing most of the northern, central, and western portions of the Project Site (see attached Exhibit A).

The Project as filed, as shown in Table No. 1, would involve a net increase of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total of 2,937 dwelling units would be developed. The proposed Project would be implemented by two specific plans: the Universal City Specific Plan within the City's jurisdiction and the Universal Studios Specific Plan within the County's jurisdiction. The proposed Universal City Specific Plan addresses development within the portion of the proposed Project Site located within the City, and the proposed Universal Studios Specific Plan addresses development within the portion of the proposed Project Site located in the County. Under the Project as filed, portions of the Project Site that are in the County would be annexed into the City, and other areas would be detached from the City and returned to the jurisdiction of the County. The proposed annexation/detachment reflects the Applicant's objective to establish jurisdictional boundaries that follow existing and planned on-site land use patterns (see attached Exhibit A).

---

<sup>2</sup> On January 25, 2012, street name applications were filed with the Los Angeles Bureau of Engineering, Land Development Group for the following: Buddy Holly Drive to WC Fields Drive; Muddy Waters Drive to River Road; Jimi Hendrix Drive to Bob Hope Avenue; and Patsy Cline Drive to Donald O'Connor Drive to reinforce the NBC Universal primary focus on motion picture and television production.

**TABLE NO. 1  
 PROPOSED PROJECT AS FILED FLOOR AREA (SQUARE FOOTAGES)**

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 <sup>a</sup>
Retail	115,000	0	115,000
Hotel	500 rooms	500 rooms	0
<b>TOTAL</b>	<b>1,554,952</b>	<b>1,146,620</b>	<b>408,332</b>

<sup>a</sup> 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 Project- No Residential Alternative**

Staff is recommending approval of the Alternative 10 Project-No Residential Alternative (Alternative 10) which was added and analyzed in Final Environmental Impact Report with minor adjustments to the proposed jurisdictional boundaries (see attached Exhibit X). In response to comments received during the comment and public hearing, including written correspondences from City Councilmember Tom LaBonge and County Supervisor Zev Yaroslavsky Alternative 10 eliminated the residential component of the Project as filed. The Applicant accepted Alternative 10 at the August 14, 2012 public hearing and submitted a letter to the administrative file confirming as confirmation.

Alternative 10 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.

In contrast to the proposed Project as filed, the Alternative 10 reinforces the identity of the Project Site as a studio and movie production business with tourist amenities predominately centralized in the County portion of the Project Site. The elimination of the residential component of the Project, was supported by the commenters at the public hearing who were concerned with the impacts of residential uses.

Alternative 10 includes a substantial reduction in land area proposed for annexation to the City, and detachment to the County. The Back Lot Area, a significant feature of the Project Site's history, will remain within the County and would continue its role as a production site.

The staff recommendation to adjust the proposed City and County's jurisdictional boundaries to include the administration building along Universal Hollywood Drive within the City's jurisdiction, and refinements to the maximum permitted floor area by land use category based on the demolition of existing buildings are reflected in Table No. 2 below.

**TABLE NO. 2  
 ALTERNATIVE 10 MAXIMUM PERMITTED FLOOR AREA BY LAND USE CATEGORY**

Land Use Category	Existing Baseline (Sq. Ft.)	Demolition (Sq. Ft.)	Gross New Development (Sq. Ft.) <sup>a</sup>	Net Additional Permitted <sup>e</sup> (Sq. Ft.)	Maximum Permitted Development (Sq. Ft.)
Studio Use	20	0	50,000	50,000	50,020
Studio Office	270,981 <sup>b</sup>	17,454	300,000 <sup>c</sup>	312,546	583,527
Hotel	0	0	500 rooms <sup>d</sup>	500 rooms	500 rooms
Entertainment Retail	23,900	23,900	0	-23,000	0
<b>Total</b>	<b>294,901</b>	<b>0</b>	<b>830,000<sup>b,c</sup></b>	<b>788,646</b>	<b>1,083,547</b>

- a. Pursuant to Section 12.C of the UC Zone Ordinance for demolition of existing buildings and structures.
- b. Includes existing Child Care Center
- c. Includes 5,000 square-foot expansion of existing Child Care Center and 125,000 sq. ft. of Adm. Bldg.
- d. Approximately 450,000 square feet.
- e. Includes 125,000 square feet of additional Studio Office (Adm. Bldg.) less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition in City portion rather than County with proposed annexation.

Note: Table does not reflect alternate Land Use Category Floor Area as may be permitted pursuant to Land Use Equivalency Transfers as set forth in Section 13 of the UC Zone Ordinance.

For comparative purposes, Table No. 3 provides total floor area for the City and County portions of the Project Site.

**TABLE NO. 3  
 ALTERNATIVE 10 WITH ADMINISTRATION BUILDING IN THE CITY  
 MAXIMUM PERMITTED FLOOR ARE BY LAND USE CATEGORY**

Land Use	Total Net New	County Net New (sf)	City Net New (sf)
Studio	307,949	257,949	50,000
Studio Office	647,320	334,774	312,546
Office	495,406	495,406	0
Entertainment	337,895	337,895	0
Entertainment Retail	39,216	63,116	- 23,900
Amphitheater	-50,600	-50,600	0
Hotel	1,000 rooms	500 rooms <sup>a</sup>	500 rooms <sup>a</sup>
<b>TOTAL</b>	<b>1,777,186</b>	<b>1,438,540</b>	<b>338,646</b>

<sup>a</sup> Corresponds to 450,000 square feet to yield a total City Net New of 788,646 square feet.

## Environmental Analysis and Entitlements

The proposed Project will require the following entitlements:

### I. City and County Memorandum of Understanding (MOU)

In order to establish cooperative efforts to process the NBC Universal Evolution Plan environmental documents and entitlements, a Memorandum of Understanding (MOU) between the City and the County was entered into on March 4, 2008. The MOU was subsequently amended on December 6, 2010 to better reflect the applicant's needs for staffing. For purposes of CEQA, the Lead Agency is determined by the entity that acts first on the Project. Since the applicant is seeking entitlements with the City first, the MOU established the City as the Lead Agency and the County as the Responsible Agency. The MOU established objectives and procedures to be carried out in a cooperative manner between the Designated Representatives of both the City and County to process environmental documents and entitlements in the most efficient and timely manner.

Consequently, due to the multi-jurisdictional nature of the Project, references to the County may be made if relevant to the context of the discussion or for clarification purposes. For example, mitigation measures may identify the County as the monitoring and enforcement agency, in addition to, or as the sole entity, if appropriate. Furthermore, the Environmental Impact Report, if certified by the City decision-makers, can serve as the environmental document for requested County entitlements. Nevertheless, the Department of City Planning's recommendations are within the purview of City staff as provided to City decision-makers. The County will conduct its own separate entitlement process as it relates to the County portions of this Project.

### II. ENV-2007-254-EIR Environmental Impact Report: California Environmental Quality Act

The Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) was circulated for a 30-day review period starting on July 19, 2007 and ending on August 20, 2007. The NOP solicited comments from identified responsible and trustee agencies, as well as interested parties on the scope of the Draft EIR. In addition, a public scoping meeting was held on August 1, 2007. The public scoping meeting provided the public with the opportunity to receive information regarding the proposed Project and to provide input regarding issues to be addressed in the Draft EIR.

Consistent with the requirements of Sections 15087 and 15105 of the CEQA Guidelines, the Draft EIR was submitted to the State Clearinghouse, Office of Planning and Research, and was originally circulated for public review and comment for a 61-day period, or 16 days more than the CEQA required 45-day review period. This 61-day comment period began on November 4, 2010, and ended on January 3, 2011. In response to requests to extend the review period, on November 18, 2010, the City of Los Angeles extended the comment period by an additional 32 days to February 4, 2011. Thus, the Draft EIR was circulated for a 93-day public review period, which is more than double the 45-day public review period required by CEQA Guidelines Section 15105 when a Draft EIR is submitted to the State Clearinghouse for review by State agencies. In addition, a public comment meeting to obtain verbal and written comments on the Draft EIR was held on December 13, 2010.

The City of Los Angeles released the Final Environmental Impact Report (FEIR) ENV-2007-254-EIR, on July 16, 2012, detailing the relevant environmental impacts as a result of the Project. The EIR found the following impacts could be mitigated to a level of insignificance:



Traffic/Access-Traffic Circulation, Noise (Construction: Vibration and Hauling Noise), Light and Glare (Natural Light), Geotechnical (Liquefaction, Landslides, Closed Landfill, Expansive Soils, Fill), Biota, Cultural Resources (Historic), Cultural Resources (Archaeological), Cultural Resources (Paleontological), Public Services (Fire Protection), Public Services (Police/Sheriff), and Environmental Safety. The EIR further identified the following areas where impacts could not be mitigated to a level of insignificance: Traffic (during operations and under cumulative conditions), Noise (during construction and under cumulative conditions), Air Quality (during construction and operations and under cumulative conditions), Solid Waste - Landfill Capacity (during operations and under cumulative conditions), and Off-site Mitigation Measures (during construction and operations). The City recognizes that significant and unavoidable impacts would result from implementation of the Project and therefore, includes a Statement of Overriding Considerations finding that the benefits outweigh and override the significant unavoidable impacts.

The EIR examined 10 alternatives to the project in detail, which include: No Project-Status Quo (No Additional Square Footage); No Project-Reduced Existing Land Use Plans: Proposed Development Program; No Project-Reduced Existing Land Use Plans: 2:1 FAR Limited Development Program; Reduced Intensity; Mixed-Use Residential High Rise; Mixed-use Residential Mid-Rise; Environmental Equivalency Alternative; East/West Road Without Forman Avenue Extension; East/West Road With Forman Avenue Extension; and No Residential Alternative. A general description of these Alternatives is provided below. Please refer to Section V, Alternatives, of the Draft EIR and Section I of the Final EIR, for a more detailed description of these alternatives and a comparative analysis of the impacts of these alternatives with those of the project.

Comments received during the public review period and the City's responses to those comments can be found in the Final EIR. As a result of comments received during the public review period, Alternative 10: No Residential Alternative (Alternative 10) was added to the Final EIR and identified as the environmentally superior alternative. A Supplemental Notice of Completion and Availability was mailed on September 12, 2012 so that technical reports supporting the environmental analysis for Alternative 10 as provided in the Final EIR were made available to the public as additional appendices to the Final EIR. The Alternative 10 technical reports did not change any of the analysis or conclusions in the Final EIR but are provided as additional information for the public and the decision-makers with regard to Alternative 10. An Errata was also made available which provides minor revisions to EIR.

An EIR contains no recommendation on whether to approve or disapprove a project, instead containing an analysis of the potential environmental impacts of the proposed project and the mitigation measures necessary to reduce any significant impacts. Any environmental impacts that cannot be mitigated below a level of significance must be addressed in the Statement of Overriding Considerations adopted by the decision-makers if the proposed project is to be approved.

### ***Environmentally Superior Alternative***

Based on the alternatives analyzed in the Draft EIR, the No Project Alternative-Status Quo is considered the Environmentally Superior Alternative, as it would reduce the vast majority of the significant or potentially significant impacts occurring under the project to no impact or levels that are less than significant. In accordance with requirements of CEQA Guidelines Section 15126.6 an Environmentally Superior Alternative other than the No Project Alternative must be identified.

A comparative evaluation of the remaining alternatives indicates that Alternative 10-No Residential Alternative is the environmentally superior alternative as it would reduce or eliminate significant impacts associated with the Project. The Applicant has accepted Alternative 10 as the Project.

## I. CPC-2007-GPA-ZC-SP-SPA-CA

a. **General Plan Amendment to Regional Commercial Land Use Designation** - The Site consists of multiple land use designations to be amended to one unified Regional Commercial Center designation. The Project Site is comprised of a mix of land use designations including Open Space, Minimum Density, Very Low Density Residential, Medium Density Residential, Limited Commercial, Community Commercial and Regional Center Commercial. In order to create consistency with the proposed [Q]C2-1-SN zone, staff recommends the Regional commercial land use designation over the City portions of the Project Site.

A sliver at the northern boundary of the Project Site currently within the City's jurisdiction is designated as Open Space and zoned R1-1; which represents a land use designation and zone inconsistency. This portion is not included in the proposed zone change because Alternative 10 proposed annexation of this portion to the County.

b. **[Q]C2-1-SN Zone Change** - The Project Site is comprised of various zones. Notwithstanding the proposed buildings within the City's jurisdiction, the nature of the Project Site as a movie and studio production warrants consideration of the unique attributes of the site, including the interplay between the City's non-contiguous parcels, and the uses of the Project Site as a whole. NBC Universal seeks to accommodate and promote its role as a historical movie and television production studio. In consideration of the applicant's operation needs, staff recommends a zone change [Q]C2-1-SN to accommodate those uses allowable in the C2 one and the following uses: outdoor studio production, warehouse, and bus parking.

Staff recommends project conditions including but not limited to site development, design guidelines, buffer zone, and open space as denoted by the [Q] permanent brackets qualified classification. Project conditions will be cleared by the Department's public counter staff, or warrant further review and monitoring by the Director. The project address technical concerns and issues raised by the community during the public participation process (see Exhibit I).

The Height District allows a maximum floor area ratio of 1.5:1 with no limit on height. However, the [Q] permanent brackets qualified classification included the eight height zones with corresponding ranges of heights illustrated in Exhibit A as analyzed in the Environmental Impact Report. These height zones are noted in Mean Sea Level (MSL) with approximations in feet as noted as a point of reference. MSL ranges are proposed from 625 feet to 1000 feet with maximum corresponding feet above grade varying from approximately 50 feet to 300 feet. The actual height of buildings will be determined by the specific placement of each building and the specific grade elevation at that particular location. Buildings with the highest elevations are proposed to be located at the central eastern location of the Project Site because that is the lowest grade level of the Project Site. In consideration of the varying topography of the Project Site, these proposed heights will yield mid and high rise buildings consistent with buildings found in Regional Commercial areas in the City.

The proposed [Q]C2-1-SN zone includes language to establish a supplemental sign district sign over the Project Site. Regulations have been removed from the Draft UCSP and incorporated into a draft signage supplemental use district to be submitted to the City Attorney for form and

legality. The City Attorney will incorporate standards and regulations consistent with previously adopted signage supplemental use district ordinances and Citywide sign regulations. Staff recommends the establishment of such a sign district consistent with established ordinances and policies of the Department of City Planning. Staff will partner with the City Attorney to present such an ordinance to the City Council.

It should be noted that the Applicant has submitted language for the proposed Draft Universal Specific Plan, with two project scenarios: Project with Annexation and Project without Annexation. Should the recommended ordinances be approved by City decision-makers, there will be an interim period between adoption of the City approvals and the County approvals and LAFCO determination. Therefore, Staff recommends any change to the boundary of the proposed [Q]C2-1-SN zone ordinance be submitted directly to the City Planning Commission.

c. **Sign Supplement Use District** - Sign Supplemental Use District "SN" (Exhibit D) as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site. Recommend that City Attorney, in consultation with the Department of City Planning staff, prepare the Sign Supplemental Use District in accordance with the form and substance of established sign districts (Ordinance No. 181,637 and 182,200) which include standardized definitions, review procedures, and findings, as well as regulations governing vertical sign zones, animation, refresh rates, lighting, hours of operation, glare, and any other matters) consistent with sign policies of the City of Los Angeles.

The Draft Universal City Specific Plan includes a signage section to establish regulations and standards for cohesive development of signage within the Project Site. Upon staff consultation with the Los Angeles City Attorney (City Attorney), staff recommends that the sign regulations stand alone and proceed with the adoption of a signage supplemental use district (SUD) that will be prepared for form and legality by the City Attorney. Staff will partner with the City Attorney to create a SUD that contains regulations consistent with other sign districts that have been approved by the City Planning Commission, as well incorporate favorable sign policies previously discussed by the Commission. A draft of the proposed sign district is attached as Exhibit E and will be processed concurrently with cases associated with this request.

d. **Draft Universal City Specific Plan** - The Project proposes a specific plan establishing development standards and regulations which supersede those of the for the orderly development of the Project Site:

Upon careful consideration of the Applicant's Draft Universal City Specific Plan (UCSP) request, staff is recommending denial of the proposed specific plan pursuant to the following analysis.

The Draft UCSP is comprised of five non-contiguous areas at the periphery of the Project Site with limited frontage on Lankershim and Barham Boulevards. The proposed development of the Draft USCP area consists of approximately 1,083,547 square feet of studio use, studio office, and hotel (entertainment) uses. The buildings on proposed City parcels are primarily, a hotel, an administrative building, a studio office building, a technical building, a childcare facility, and two office buildings. These uses serve a valuable function in the City but do not rise to the level of requiring the establishment of a specific plan. A specific plan may have been the appropriate implementation tool for the Project as filed so as to include design regulations for the residential component. Furthermore, the configuration of five non contiguous areas is not consistent with the goals and practice of the Department of City Planning for recommendation of Specific Plan zoning.

The environmental impacts of the Draft UCSP were analyzed in the EIR, including its relationship as a substitute ordinance for procedures and regulations of the Los Angeles Municipal Code. The Draft UCSP identifies 29 provisions within the Municipal Code that would be superseded by the proposed UCSP. A ministerial review procedure was an effort to include uses needed for the Applicant's operations not allowed by the zone or conditional uses allowable in the Draft UCSP Project Site area. Essentially, the Draft UCSP included language to supersede LAMC regulations including but not limited to conditional uses such as on-site and off-site alcohol consumption. Therefore, staff analysis concluded that the Draft UCSP is not appropriate for the Project Site and it is far reaching in accomplishing the goals and intent of this particular zoning tool.

e. **Mulholland Scenic Parkway Specific Plan Amendment** - The Applicant seeks to amend the Mulholland Scenic Parkway Specific Plan (MSP), adopted on May 1992, to exclude an approximately 1.5 acres of the southeastern corner portion of the Project Site from the Mulholland Specific Plan boundary. An on-site billboard sign exists on this portion of the subject site with night lighting focused downward toward the sign.

The portion of the southeastern corner of the Project Site, adjacent to the Hollywood Freeway, as shown in Exhibit D is subject to the provisions of the Mulholland Specific Plan as a portion of the Project Site is located within the Outer Corridor. Permitted land uses within the Outer Corridor are subject to certain limitations which include the protection of prominent ridges; streams; environmentally sensitive areas and the biologic, geologic and topographic features therein; oak trees; and archaeological and paleontological resources. Grading, with the exception of corrective grading as determined by the Department of Building and Safety, in excess of one cubic yard per four square feet per lot visible from Mulholland Drive must be approved by the City's Director of Planning. Graded slopes must have a natural appearance compatible with the characteristics of the Santa Monica Mountains.

The Mulholland Specific Plan establishes an Inner and Outer Corridor which regulate development within these two areas. The Inner Corridor consists of the Mulholland Scenic Parkway right-of-way and the additional area extending 500 feet outward from the outermost boundaries of the right-of-way. The Outer Corridor is defined in the Mulholland Specific Plan as the area which lies between the Inner Corridor's outermost boundary and one-half mile outward from the right-of-way. One of the most important purposes of the Mulholland Specific Plan is to preserve the natural topographic variation within the Inner and Outer Corridors and assure that graded slopes have a natural appearance as well as to reduce visual intrusion caused by excessive lighting. Although the area may not be directly visible from Mulholland Drive, the continuity of natural topography is visible travelling along Cahuenga Boulevard west toward Buddy Holly Drive and is an element that should be preserved. Staff recommends the Commission deny the request to amend the Mulholland Specific Plan boundaries and to maintain this portion of the Project Site which conveys a natural terrain. Staff also recommends that the existing billboard sign on this portion at the southeastern corner of the property be regulated by the proposed Sign District.

f. **Zone Code Amendment** - The Project seeks to establish the Universal City Specific Plan (UCSP) to correspond with the request for the Universal Specific Plan. Since staff has recommended the [Q]C2-1-SN zone with the corresponding Regional Commercial land use designation, there is no longer a need to amend the code to accommodate the UCSP.

### III. CPC-2007-252-AD

**Annexation and Detachment** - The Project consists of 391-acre site approximately 95 acres in the City of Los Angeles and 296 acres in the unincorporated area of the County of Los Angeles. The Applicant requests 3 acres to the City and a detachment of 31 acres to the County's jurisdiction. The net change is approximately 28 acres to the unincorporated area of County.

The Project Site currently includes both City and County jurisdictions. The 391-acre site is comprised of approximately 95 acres in the City and 296 acres in the unincorporated area of the County. The Project as filed proposes an annexation of 76 acres from the County to the City and a detachment of 32 acres from the City to the County. Alternative 10 reduces the annexation to 3 acres into the City and a detachment of 31 acres into the County's jurisdiction. The net change is an approximately 28 acre annexation into the County.

The process of annexation and detachment will include input from the Boundary Adjustment Board (Board) which makes recommendations to the City Council prior to the Council taking an action on the proposed annexation and/or detachment. A recommendation by the Board on this Project will not be forthcoming to the City Planning Commission, but will be required prior to City Council taking an action on the matter.

In addition to the City's entitlement process, the Project will also be processed through the County entitlement process. The applicant must also comply with the Local Agency Formation Commission's (LAFCO) requirements and recommendations. LAFCO is charged with overseeing local government boundary formation and expansion of cities.

Staff has prepared recommendations based on the Alternative 10 proposed annexation and detachment. Any subsequent boundary changes that may occur as this Project moves forward may require separate entitlements.

### IV. CPC-2007-252-DA

#### **Development Agreement (California Government Code Sections 65864-65869.5)**

The Applicant requests a Development Agreement for a term of 25-years to provide assurances in the unified development of the Project Site in exchange for providing public benefits.

The Applicant requested development agreement to provide public benefits in exchange for vesting the Project to regulations and requirements in place at the time of filing. The agreement allows 25 years for the developer the use the entitlements granted. Staff recommends approval of the proposed 25-year development agreement with the additional public benefits itemized in Exhibit I. Given the staff recommendation of a zone change without a specific plan, the development agreement has been developed with appropriate public benefits commensurate with the entitlements recommendation for approval.

It should be noted Section 6:1 of the Draft Development Agreement stipulates the effective date of the agreement will occur "upon such date on which LAFCO (Local Agency Formation Commission) processes and approves the Project Annexation."

## BACKGROUND

The site is an irregularly-shaped parcel of land with significant grade variations bounded by the Los Angeles County Channel District (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 Project Site which abuts existing off-site hotel and office towers), and Lankershim Boulevard to the west.

Regional access is provided by the Ventura Freeway (US-101 Freeway), which runs southeast-northwest in the vicinity of the Project Site, the SR 134, which runs east-west approximately three-quarter miles north of the Project Site, and by SR 170, which runs southeast-northeast in the northern portion of the area studied for the traffic analysis, i.e., study area. The regional freeway network provides for transitions to the I-405, I-5 and the SR-2. The Project site is further served by a network of local streets including Lankershim Boulevard, Ventura Boulevard, Barham Boulevard, Vineland Avenue, Forest Lawn Drive, Olive Avenue and Cahuenga Boulevard. Several private streets within the Project Site provide for internal circulation with access into the site provided by private and secured entry gates.

The Project Site is currently developed with an existing studio office building and related parking located at northeast corner of Barham Boulevard and Lakeside Plaza Drive. A technical building currently fronts the Hollywood Freeway at the southern portion of the Project Site adjacent to a parking lot currently utilized to house buses. A building previously occupied by Technicolor is currently under construction and is proposed to accommodate a television news studio. A childcare center, exclusive to NBC Universal employees, is tucked within the northeastern portion of the site and is proposed for an expansion of 5,000 square feet as part of the project.

The Project Site overlaps two jurisdictional boundaries comprised of the City of Los Angeles and the Los Angeles County. The Project is located within the Sherman Oaks-Studio City-Toluca Lake Community Plan and is zoned OS-1XL, RE40-1, RE20-1, RE20-1-H, RE15-1-H, R1-1, P-1, PB-1, (Q)C1-1L, and C2-1 with Open Space, Minimum density Residential, Very Low density Residential, Medium density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial land use designations, respectively. The Project is subject to the Mulholland Scenic Parkway Specific Plan as a 1.5 acre portion of the site is located in the Outer Corridor of the Plan. The Project Site also abuts the Los Angeles River Flood Control Channel to the north. However, the City does not have control over the County property.

### ***Adjacent Land Uses***

The areas surrounding the project site consists of a mix of commercial and residential areas, some of which are physically separated by public streets, or physical demarcations. The majority of the Applicant's property is located in the County which borders all of the edges of the Project Site within the City. In addition, surrounding adjacent land uses areas are as follows:

North: The Los Angeles River Flood Control Channel borders the project's northern boundary and separates the Lakeside Golf Club use across to the north. The City of Burbank is located at the northern extension of Barham Boulevard as it enters into the Burbank's commercial uses. The Toluca Lake neighborhood border the Los Angeles River Flood Control Channel to the north of the Project Site.

East: Properties east along the eastern border include the Hollywood Manor residential area consisting of predominately single family residential homes with some limited multi-family uses and commercial uses across Barham Boulevard to the East. The Blair Drive single family homes about the project site to the East along the portion that is within the County jurisdiction. The Hollywood Knolls and the Hollywood Manor residential areas are located east of Barham Boulevard.

South: Properties to the southwest of the site include 10 Universal City Plaza office tower, and the Hilton and Sheraton Hotels. The Hollywood Freeway separates the southern boundary of the site from the Cahuenga Pass area which consists of single-family residential. The Studio City area is located west of the Cahuenga Pass and is comprised of single-family residential.

West: The Campo de Cahuenga is a one-story adobe museum structure on a site that is designated a historic landmark, located along the west side of Lankershim Boulevard, surrounded by the Universal City Metro Red Line Station Park & Ride lots. The proposed Project could provide additional office and related land uses along Lankershim Boulevard across from the Campo de Cahuenga. The Metro Red Line subway is located across Lankershim Boulevard at the western portion of the Project Site. Northwest of the project site also include enclaves of residential uses.

### ***Senate Bill 18 (SB 18) - "Tribal Consultation"***

The proposed land use entitlements include a General Plan Amendment, and are therefore, subject to statutory requirements of Senate Bill 18 Tribal Consultation Guidelines (Government Code Section 65352.3). This section requires local governments to consult with local Native American Tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting and/or mitigating impacts to cultural places. Provision under SB 18 require local governments to send written notice to local tribes and invite comment on any subject Plan Amendments, and a consultation to address any issues that may arise from the project. To satisfy the notification requirements, the NAHC representatives were sent official letters on June 5, 2012 by the City and County staff.

An official notice for the August 14, 2012 hearing was also emailed to Mr. John Tommy Rosas, as the individual's preferred mode of communication. Mr. Rosas responded via email on August 30, 2012 indicating he would respond with comments. No comments were received at the writing of this staff report. Other than the email noted above, no correspondences from the remaining tribes have been received at the writing of this staff report.

### ***Relevant Cases - Subject Property***

VTT Nos. 68564, 68564, 68566, 69527, 70479, 70480, 70480, - Six vesting tentative tracts were filed with the Department of City Planning on April 22, 2008 for various residential subdivision configurations associated with the Project. As a result of the Applicant's acceptance of Alternative 10 – No Residential Alternative, the Applicant submitted a request to withdraw all six tract cases on July 16, 2012. The Department accepted the request to withdraw the six tract cases and issued a letter on July 26, 2012 indicating all proceedings on the related tracts were terminated and the subject cases received and filed. As the requested haul route approval was part of the tract applications, a new haul route approval request must be secured by the Applicant, or its successor.

PWA Cases – Street "name designation" cases were filed January 25, 2012 requesting name changes for Buddy Holly Drive (public street) to W.C. Fields; Muddy Waters Drive (private) to

River Road; and Jimi Hendrix Drive (private) to Bob Hope Avenue. Buddy Holly Drive is designated as a public street, and as such will require the approval by the City Council for the name change.

Lot Line Adjustment -for sale of Hilton Hotel, Sheraton Hotel and 10 Universal Tower.

ZA-2001-3714- Deemed approved conditional use for alcohol for remodel of existing restaurant (Saddle Ranch Shop House).

Plot Plan 31838-184- May, 2000 - Approval of remodeled freestanding sign and acknowledgement of freestanding sign total entitlement.

CF - 00-0545 - May, 2000 - Approval of street name change to reflect Universal Studio's history in the City of Los Angeles.

1995-1997 - EIR, Zone Change, Plan Amendment, Specific Plan, Tract Map and Development Agreement was approved by City Planning Commission but not completed.

ZA 93-0292 (ZV) - May, 1993 - Variance to permit sale of beer and win in conjunction with restaurant (Wolfgang Puck) in the P-1 Zone.

ZA-92-1187 (CUZ) - April 8, 1993-Conditional use to permit child care at 3737 Barham Boulevard. Conditions limited to maximum 116 children ages six weeks to 5 years of age; minimum 40 on-site parking spaces; hours of operation 7 a.m. to 7 p.m. Monday through Friday. Occasional use on Saturday for family events and staff training; special events limited to a graduation once a year and parent/child events held quarterly.

ZA-93-0340 - April 27, 1993 - Variance within RE-15-1 and RE40-1-H to construct parking structure along Coral Drive adjacent to Hollywood Freeway

ZA-92-1187-CUZ - April 8, 1993 - Conditional Use Permit at 3737 Barham Boulevard to permit a childcare facility on a site partly in the RE20 Zone.

ZA-90-0196 (ZV) - December 13, 1990 - Variance to permit construction of 38,000 sf. of retail and entertainment in the P-Zone.

Ordinance 164,959 - January 11, 1989 - Zone change established by AB283. Subarea 980, R4-1 to RE40-1 and Subarea 1000, C2-1 to CR-1-VL.

Ordinance 164,341 - June 16, 1989 - Zone change established by AB283.

CPC-86-1103-ZC/GPA/CPC-86-0037-HD - October 14, 1987 - Zone Change, Plan Amendment and Height District Change - at 3801 Barham Boulevard. Zone change from (Q)C1-1L to (Q) C2-1 to permit construction of two twelve-story office towers; no expansion beyond existing 430,000 sf. Application withdrawn.

ZV 83-150- July 11, 1983 - Variance at 3801 Barham Boulevard for the construction of three story office building and parking, without light shielding wall enclosures for parking structure as required.

PMLA/5569 - July, 1984- Parcel map 5569 for 2 parcels, Universal Building and hotels in City of Los Angeles. Created private street at Lankershim Blvd. entrance.



Ordinance 151,855/CPC-27558 - January 3, 1979 - Zone change to P-1 on interior area of City property adjacent to County boundary and Hollywood Freeway.

ZV-78-252- December 29, 1978 - Variance to permit construction of 450-seat restaurant within RE-15 Zone (currently Saddle Ranch Chop House).

Ordinance 149,444 - March 15, 1977-Zone change granted to (T)(Q)C1-1L for property located at 3801 Barham Boulevard (Lakeside Plaza and Barham parking lot site). Conditions limited to 500,000 square feet of floor area, (70,000 square feet constructed), no retail permitted except as accessory to office space on site; signs limited to identification of buildings and uses located within zone change area; no building to exceed three stories; detailed development, plot, landscape plans required prior to development; limited access to service vehicles unless City Planning Commission found traffic volumes would not exceed D at any point on Barham Boulevard.

ZA-77-031 - March 23, 1977 - Variance to permit construction of 4-story office building and 3-story parking garage of which 2,000 square feet is located in the City on land zoned RE-15.

ZA 21428 - December 9, 1974 - Conditional Use/Variance at 3741 Barham Boulevard for continued and expanded use of site, as granted by ZA 20020 in the City of Los Angeles.

ZA 21073 - December 18, 1972 - Variance for 4050-4060 Lankershim Boulevard to permit second film processing laboratory and pedestrian bridge in the City of Los Angeles adjacent to the Los Angeles Flood Control Channel.

ZA-20020 - December 31, 1969 - Conditional Use Permit/Variance at 3741 Barham Boulevard to use of 11.5 acre site along Barham Boulevard in the City of Los Angeles as parking lot of NBCU employees and visitors, with landscaping park area at westerly end to be used occasionally for outdoor motion picture production. Variance permitted waiver of enclosing walls. Conditions of approval required certain landscaping standards.

ZA 19572 - December 20, 1968 - Variance at 3900 Lankershim Boulevard to permit construction of two-story, L-shaped addition of office uses to existing office building located in RE-15 on County and City land.

CPC-17845/CPC-20040 - December 1, 1996 - Adjusting zoning between C2-1 and PB-1 zones on NBCU property, in order to create building site for Sheraton Universal Hotel in the City of Los Angeles. A series of Zone Boundary adjustments followed to establish zoning pattern for 10 Universal Building and the Hilton (Sheraton 2).

Ordinance 133, 289 - October 13, 1966 - Established C2-1 zoning on portion of NBUC property near Hollywood Freeway in the City of Los Angeles.

Ordinance 132,416 - May 18, 1966 - Established RE15-1-H zoning on portion of NBCU property near Hollywood Freeway in the City of Los Angeles.

ZA Case 16763 - October, 1963- 4050 Lankershim Boulevard. Zone Variance for film processing in C2 Zone (Technicolor) in the City of Los Angeles adjacent to the Los Angeles Flood Control Channel.

CPC-4224 - 1952- Original CUP permitted site to be used as a motion picture studio in the City of Los Angeles portion of site (no data available)

## FOCUS AREAS

The following areas are focused upon in response to topics that are relevant to the feedback received through the public participation process:

### **Development Agreement-Public Benefits Package**

The Applicant has submitted a request for a 25-year development agreement which identifies the public benefits of the project. The Applicant has proposed public benefits of construction jobs, short and long-term jobs, increased sales tax, property tax, future transient occupancy tax revenue, and a 1.5 acre development of Trailhead Park on the northeastern portion of the Project Site.

Given staff recommendations to disapprove the request for a specific plan, a 25-year term development agreement with the following public benefits, in addition to the public benefits offered by the Applicant, is appropriate and consistent with previous development agreements: Living wage, funding for City Planning staff for a period of 12 months to complete the Toluca Lake, Campo de Cahuenga and Lankershim Community Design Overlays (explained further below), additional funds to be deposited in the Bicycle Trust Fund for bike path maintenance, funding for wayfinding signage to the Los Angeles River, community hot line for issues related to community concerns, and restrictions on signage permitted on the Project Site. A summary of public benefits, in exchange for consideration of the 25-year Development Agreement, is attached as Exhibit I. These benefits, as detailed in the development agreement are commensurate and appropriate with the reduction in entitlement requests.

### ***Toluca Lake, Campo de Cahuenga and Lankershim Community Design Overlay Districts***

Pursuant to the adoption of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan on May 13, 1998, the City anticipated the expansion of Universal City and recognized that the community had concerns regarding expansion. These included 1) the increase in traffic volume in the vicinity, 2) the establishment of high traffic generating uses on the site and 3) the establishment of retail uses incompatible with the single-family uses located to the north of the site. These concerns were addressed with the adoption of three (3) Community Design Overlay Zones (CDOs) including the Campo de Cahuenga Community Design Overlay (CDO), the Lankershim CDO and the Toluca Lake CDO. The Campo de Cahuenga CDO is situated within the immediate vicinity of the Metropolitan Transit Authority (MTA) Red Line Station at Lankershim Boulevard and Campo de Cahuenga, directly across the street from the Universal City site. The Lankershim CDO is situated along Lankershim Boulevard, north of the Los Angeles River. The Toluca Lake CDO, is situated along Riverside Drive, less than  $\frac{3}{4}$  of a mile north of the Project Site. While the City has adopted the boundaries of these CDOs, the regulations and guidelines have not been adopted because it is not a priority among the Department's dwindling staff resources.

Given the connection between Alternative 10 and the objectives of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, it would be appropriate for the applicant to fund the necessary staffing for the City to now establish the regulations and guidelines for these three (3) CDOs. This would amount to one full-time Planning Associate for a period of one year not to exceed \$180,000.

### **Neighborhood Intrusion**

Five neighborhoods were originally identified in the EIR as potential impacted areas based the proposed Project as filed with residential uses. A subsequent analysis of Alternative 10 with Transit Demand Management (TDM) and with Mitigation identified three neighborhoods that may be subject to significant neighborhood intrusion. They include the areas bounded by the following:

- Riverside Drive to the north, Cartwright Avenue to the East, Landale Street/Woodbridge Street to the south, and Vineland Avenue/Lankershim Boulevard to the west;
- Kling Street to the north, Lankershim Boulevard to the east, the SR 134 freeway to the south, and Vineland Avenue to the west; and
- Sarah Street to the north, Ledge Avenue/Placidia Avenue to the east, Valley Spring Lane/Moorpark Street to the south, and Cahuenga Boulevard to the west.

The Applicant or its successors will be required to participate in a traffic management plan process and provide funding pursuant to a mechanism acceptable to the City of Los Angeles Department of Transportation (LADOT) in the amount of up to \$300,000, for the implementation of LADOT's Neighborhood Traffic Management Plan process. As part of this process, if specified LADOT criteria are exceeded, a neighborhood traffic management study will be prepared by the Applicant and a detailed neighborhood traffic management plan would be developed with feasible mitigations as determined acceptable by the impacted neighborhood.

### **Bicycle Access and Parking**

In accordance with the City Planning Commission's request to include a bicycle plan for major projects, the Applicant submitted a bike, pedestrian and circulation plan. The elements of the Bicycle Plan are identified below:

*Bicycle Parking* - Bicycle parking on the Project Site is currently provided in a number of locations for both employees and guests. Employees who work in the Business and Studio Areas of the Project Site can park their bicycles in the parking structures near the studio gates along Lankershim Boulevard. The parking structures have designated areas for bicycle parking. From the studio gate in the northeast portion of the Project Site at Barham Boulevard, employee bicycle parking is provided in the Lakeside Plaza office building and in several locations within the Back Lot Area of the Project Site. In addition, bicycle parking is available throughout the business and studio area for employee travel. Guests in the Business and Studio Areas can park their bicycles in the two west-end parking garages after checking in through the Security gate. In the Entertainment Area there is employee bicycle parking at the 5511 building. Guest bicycle parking is also available in the CityWalk area in two locations: (1) Palm Court and (2) in the plaza at the north end of Universal Studios Boulevard. New bicycle parking locations within the City portions of the Project Site will be provided in parking structures to be constructed in the Entertainment Area and the northwest portion of the Project Site. The new bicycle parking will be provided at a rate of 2% of the required vehicular parking.

*Bicycle Showers* - Employees who walk or bicycle to work may use the shower and locker facilities available on the Project Site. Specifically, showers are available for Universal Studios

Hollywood employees in the Walter Lance Building in the Entertainment Area. For employees in the Business and Studio Areas, showers are available in the Bud Westmore Building and Edith Head Building.

*Bicycle Circulation* - Guest bicycle access to the Project Site would be provided through the Universal Hollywood Drive (UHD) improvements. The Applicant proposes to widen UHD by one lane in each direction and this additional lane would be shared by bicycles and transit vehicles. This route would provide the primary connection from the Universal City Red Line Station to Universal CityWalk and the Universal Studios Hollywood theme park in the Entertainment Area. Moreover, it is anticipated that the Universal Studios shuttles will be bicycle friendly. As such, bicyclists would have the option to ride the shuttle up the hill to CityWalk or the theme park. On the eastern portion of the Project Site adjacent to Barham Boulevard, employee bicyclists would be able to use the Griffith Park and the Forest Lawn Drive bike lanes to access the Lakeside Plaza Gate. Public riders would be able to use the Forest Lawn bike lanes to access the proposed Trailhead Park on the river edge, west of Barham. Within the Studio Area, the bicycle is a well used form of transportation as employees move between buildings and locations. The roadway system within the Studio Area is characterized by low traffic volumes and low vehicular travel speeds so separate bicycle lanes and paths are not necessary. The campus roadways are effectively and safely shared among pedestrians, bicyclists, carts, and vehicles

### The Los Angeles River Trail System

A contiguous LA River greenway/bikeway trail system is a key component of the revitalization of the LA River and is essential for providing public access to the river. Gaps in this trail system interrupt mobility, which is critical for many residents, and particularly, commuting workers though the region. A completed LA River trail system is a long-standing public goal that has been envisions and formalized by several actions of the City including adoption of the Los Angeles River Revitalization Master Plan (Ordinance No. 07-1342) and the 2010 Bicycle Plan (Council File No. 96-0870). Given the City's comprehensive efforts and NBC Universal's continuous efforts to the principles of sustainability, staff recommends that the Applicant commit funding to the City's Bicycle Trust fund to design the bikeway so as to implement it in a way that meets the public's goals and the applicant's particular concerns regarding security, and completes a vital segment of the Los Angeles River Bikeway as shown in the City's Bicycle Plan (see Exhibit I).

### Trailhead Park

NBC Universal is making a commitment to sustainability across the entire company. Their Green is Universal initiative is focused on bringing an environmental perspective to everything they do; from informing and entertaining our audiences while driving more sustainable practices into their operations. Their commitment to the trailhead park is proposed at Project Site's far northeastern corner at the intersections between Barham Boulevard, Lakeside Plaza Drive and Forest Lawn Drive is an example of such a commitment.

In the northeastern portion of the Project Site that is within the City's jurisdiction and owned by the Applicant, the Project proposes a River Trailhead Park that would provide access to the Los Angeles River Flood Control Channel, and connect the existing bike path along Forest Lawn Drive. If the County implements a public path on the County-owned portion of the Los Angeles River Flood Control Channel frontage, that path could be also connected to the proposed River Trailhead Park. The Applicant initially proposed the park at just under one acre at .9 acre.

Upon receiving community input and comments from various recreational groups, the Applicant had agreed to expand the park to 1.4 acres as a community benefit. Staff recommends a Trailhead Park of at least 2.5 acres, since the Trailhead Park furthers the goals and objectives of the County River Master Plan and City River Revitalization Master Plan and would not preclude the implementation of a bicycle path in the future.

### **Noise - Studio Events**

There is a shared concern regarding the impact of some Studio Event noise among some individuals who have communicated to staff regarding Alternative 10. The most impacted neighbors those residential properties abutting the eastern property line of the Back Lot portion of the Project Site, i.e., the Blair Street/Avenue properties. A property owner on Blair Street even provided a video which depicted noise generated by outdoor production, and the impact of noise on their property. The point illustrated by these neighbors' largely concerns noise sources within the County portion of the Project Site. Even though the City cannot condition activity noise levels here, the City will continue to coordinate with the County to address issues raised by the neighbors.

### **Urban Design Studio**

The staff of the Urban Design Studio (UDS) had several meetings to review the Project as filed including residential uses. UDS staff recently had a meeting with members of the development team to review Alternative 10. The scope and design of Alternative 10 is very limited and conceptual up to the time of the writing of the staff report.

Therefore, UDS staff focused on the areas that will remain in the City, the edges of County property and the physical improvements required as part of the environmental mitigations. In the absence of any detailed design plans which reflect designs related to building placement, streetscape, pedestrian amenities, architectural features, and similar aspects of design, and walkability, a condition of approval has been included to require the Applicant to submit detailed plans to the Director of Planning, in consultation with the UDS staff, to assist the Applicant or its successor in the development of aforementioned design elements.

### **Walkability and Streetscape Design**

The project will incorporate walkable elements using existing streets and improved streetscape to encourage a walkable development. These elements will utilize intersections and sidewalks to bring walkable elements to the Project Site. Tools such as greeter intersections, Great Walks, and streets and streetscapes, along with wayfinding signage will help facilitate pedestrians to and through the site.

The Applicant submitted a Circulation Plan, dated August 31, 2012 noted as Exhibit A, which includes pedestrian paths at Lankershim Boulevard along Universal Hollywood Drive through CityWalk, as well as a fragmented pedestrian path along Barham Boulevard and Lakeside Drive. The Plan did not reflect any pedestrian path along Lankershim Boulevard which could present an opportunity for the Applicant to provide pedestrian enhancement on this portion of Lankershim Boulevard. Walkability will also be addressed as part of the plans required in the project conditions for submittal to the Director of City Planning and the Urban Design staff.

## **Conclusion**

The Department of City Planning recommends approval of the proposed project as conditioned in this report. The Project provides an opportunity to unify a Project Site that has evolved with a combination of zones and land uses designations creating a challenge for the Applicant in the planning of the site. The Applicant will have the opportunity to resolve inconsistent zoning and land use designations.

The Applicant has requested a Development Agreement in exchange for the public benefits identified in Exhibit H. The requested entitlements provide for the development of a project that serves as a regional destination providing jobs and infrastructure improvements in exchange for assurances in the development of the Project Site.

The Project is consistent with the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, and fulfills the Community Plan's Goals and objectives for regional commercial development. The Project provides for opportunities to create a sense of destination on a local and region-wide basis. The inclusion of a Trailhead Park will provide a gathering place for employees thus encouraging recreational activities within proximity of a major employment center and entertainment center while accommodating community recreational space. The Project will further provide economic stimulation and revenues for the City of Los Angeles.

## Draft Zone Change Ordinance

### Sec. 1. Map

Sec. 2. Notwithstanding the requirements of Section 12.14 "C2" Commercial Zone of the Los Angeles Municipal Code, the following uses shall be permitted:

- A. Warehouse uses
- B. Bus parking
- C. Outdoor movie production.

Sec. 3. **Height.** Notwithstanding Section 12.21.1.A.1 and 12.21.1.A.10, of the LAMC, heights shall be in substantial conformance with the Height Zone Map of Exhibit A. No building or structure located on the subject property shall exceed 300 feet in height as measured by Building and Safety.

## [Q] QUALIFIED CONDITIONS OF APPROVAL

Sec. 4. Pursuant to Section 12.32 G of the Municipal code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

### A. ENTITLEMENT CONDITIONS

1. **Use.** Use of the subject property shall be limited to the use and area provisions of the C2-1 Zone permitting office, media, entertainment production, Studio, Hotel and restaurant service, as defined in Section 12.14 of the Municipal Code. Notwithstanding the foregoing,
2. **Site Development.** The Applicant, or its successor shall submit for Site Plan Review process pursuant to Sec. 16.05, except that the Director's action shall be appealable to the City Planning Commission. Plans submitted to the Director shall include elevations, building placement, height, square footage and architectural elements and shall be incorporated as part of CPC-2007-251-GPA-ZC-SP-SPA-CA.
3. **Annexation/Detachment:** In accordance with Ordinance No. 173,480, the Applicant shall submit the annexation/detachment request as identified in Exhibit B, to the City's Boundary Adjustment Board for a recommendation to the City Council. Note: Changes by the Board to the boundaries as recommended by the City Planning Commission may require additional review by the City Planning Commission, as determined by the Director of Planning.

Notwithstanding the Board's recommendation to the City Council, the proposed 125,000 square foot Administrative Building along Universal Hollywood Drive, as identified in the Conceptual Site Plan, Exhibit A, shall remain within the jurisdictional boundaries of the City of Los Angeles. Building placement shall be to the satisfaction of the Director of City Planning in consultation with the Urban Design Studio.

4. **Childcare Facility.** Conditions pursuant to ZA-92-1187 for property located at 3737 Barham Boulevard, modified herein as to the number of students and square footage, are hereby conditions are incorporated and as set forth below:
  - a. A maximum of 5,000 square feet shall be permitted for the expansion of the existing childcare center (10,000 square feet) for a total square footage of 15,000 square feet.
  - b. The subject childcare facility shall be for the sole use of the NBCU employees.
  - c. Enrollment shall be limited to a maximum of 150 children between the ages of six weeks and 5 years old.
  - d. There shall be a minimum of 40 on-site parking spaces.
  - e. The childcare facility shall operate between the hours of 7 A.M. and 7 P.M., Monday through Friday. The facility may be used on six Saturdays for family events or staff training.
  - f. Special events for parents and children shall not be open to the public and shall not attract significantly larger participants than come to the facility daily to drop off and pick up children. Such activities shall be limited to a graduation held once a year and parent/child events held every four months. Activities herein referenced shall be in addition to those referenced above.
  
5. **Mulholland Scenic Parkway Specific Plan – Outer Corridor Boundary.** Notwithstanding Sec. 4 of the Mulholland Scenic Parkway Specific Plan (Specific Plan), only structures, including public facilities, located within the Outer Corridor shall be subject to the regulations of the Specific Plan. Buildings or structures which straddle the Outer Corridor boundary and extend further out of the Outer Corridor, shall also be subject to the Specific Plan. No other portions of the project site shall be subject to the regulations of the Specific Plan.

Signage located within the Outer Corridor shall not be subject to the Specific Plan, but shall be consistent with lighting, size, and other related standards as set forth in the Supplemental Sign District ordinance for the Project Site, within the City's jurisdiction.
  
6. **Parking/Driveway Plan.** Prior to the issuance of any building permit, a parking area and driveway plan shall be prepared for approval by the District Offices of the Bureau of Engineering and the Department of Transportation.
  
7. **Site Access and Internal Circulation.** Prior to the issuance of any building permit, the Applicant shall secure approval by DOT of driveway access, loading/unloading areas or the parking scheme for the Project. That review should be accomplished by submitting a site plan separately to the District office of the Department of Transportation.
  
8. **Buffer Zone.** A buffer zone of a minimum of 100 feet shall be provided to the north, east and southern boundary of the Project Site directly abutting residential uses. The buffer shall not overlap onto the subject's project portion under the jurisdiction of the County in accordance with its own jurisdictional requirements.
  
9. **Open Space.** Prior to the issuance of any final certificate of occupancy, the Applicant, or its successor shall provide an Open Space Plan that details the



square footage proposed, to the satisfaction of the Director in consultation with the Urban Design Studio.

10. **Landscaping Plan.** Prior to the issuance of any final Certificate of Occupancy, the Project site shall install landscaping in compliance with Exhibit A, stamped and dated September 27, 2012, and shall include an automatic irrigation system.
11. **Landscape (Surface Parking).** Prior to the issuance of any final certificate of occupancy, a minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved to the satisfaction of the Department of City Planning.
12. **Street Lighting.** Prior to the issuance of any building permits, satisfactory arrangements shall be made to guarantee the installation of street lighting facilities as may be required by the Bureau of Street Lighting.
13. **Street Trees.** Prior to the issuance of any permits, satisfactory arrangements shall be made with the Street Tree Division of the Bureau of Street Maintenance for the construction of tree wells and planting of street trees.
14. **Articulation of Building Facades of Parking Structures.** Prior to the issuance of a building permit, the Applicant shall provide revised plans to the Director of Planning, in consultation with the Urban Design Studio, detailing the design of any parking structure using compatible colors, materials, and architectural details with the building it serves. In addition, the plan shall include techniques to screen the parking structures.

No Parking structures or surface parking shall be provided within 100 feet of Barham Boulevard. office, studio, or production buildings shall front Barham Boulevard with associated parking located at the rear of the building.

15. **Walkway Plan.** The Applicant shall submit a Walkway Plan to the satisfaction of the Director of Planning, in consultation with Urban Design Studio, to address the Department of Building and Safety shall include a Walkway Plan with the following design criteria included:
  - A. Walkway width;
  - B. Walkway connections to public areas, to adjacent or accessory buildings on the same lot and the front lot line(s) of the lot on which the building(s) is located. Walkways may also connect buildings to alternate points on the same lot.
16. **Bicycle Parking/Plan.** The Project shall provide a minimum of 21 bicycle spaces (two percent of the parking spaces provided for the Project) in accordance with 12.21.A. 16 of LAMC requirements. Showers shall be provided in accordance with Sec. 91.6307 of the LAMC.

17. **Equivalency Program.** The Applicant or its successor shall be permitted to equivalent transfer of floor area as listed below:

**MAXIMUM PERMITTED FLOOR AREA BY LAND USE CATEGORY**

Land Use Category	Existing Baseline (Sq. Ft.)	Demolition (Sq. Ft.)	Gross New Development (Sq. Ft.) <sup>a</sup>	Net Additional Permitted <sup>e</sup> (Sq. Ft.)	Maximum Permitted Development (Sq. Ft.)
Studio Use	20	0	50,000	50,000	50,020
Studio Office	270,981 <sup>b</sup>	17,454	300,000 <sup>c</sup>	312,546	583,527
Hotel <sup>d</sup>	0	0	500 Rooms	450,000	500 Rooms
Entertainment Retail	23,900	23,900	0	-23,000	0
<b>Total</b>	<b>294,901</b>	<b>0</b>	<b>380,000<sup>b,c</sup></b>	<b>788,646</b>	<b>633,547</b>

a. Pursuant to Section 12.C of the [Q]C2-1-SN Zone Ordinance for demolition of existing buildings and structures.

b. Includes existing Child Care Center

c. Includes 5,000 square-foot expansion of existing Child Care Center and 125,000 sq. ft. of Adm. Bldg.

d. Includes up to 450,000 square feet.

e. Includes 125,000 square feet of additional Studio Office (Adm. Bldg.) less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition in City portion rather than County with proposed annexation.

Note: Table does not reflect alternate Land Use Category Floor Area as may be permitted pursuant to Land Use Equivalency Transfers.

- a. File a Covenant and Agreement running with the land, with the Department of Building and Safety, a copy to be provided to the Department of City Planning, prior to the issuance of any building permits as follows:
- i. guaranteeing to continue the operation and maintenance of the development as a unified development;
  - ii. indicating the floor area used on each parcel and floor area potential, if any, that would remain;
  - iii. guaranteeing the continued maintenance of the unifying design elements; and
  - iv. specifying an individual entity to be responsible and accountable for this maintenance. An annual inspection shall be made by the Department of Building and Safety of the development to monitor compliance.

**Environmental Conditions of Approval**

The Project Applicant or its successors, shall be obligated to provide documentation concerning implementation of the listed Project Design Features and Mitigation Measures to the appropriate Monitoring Agency and the appropriate Enforcement Agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all Project Design Features and Mitigation Measures shall be the Project Applicant or its successors unless otherwise noted. Additionally, unless

otherwise specified in Project Design Features or Mitigation Measures, the City of Los Angeles shall have sole authority with regard to Projects built pursuant to the City Specific Plan and the County of Los Angeles shall have sole authority with regard to Projects built pursuant to the County Specific Plan. Project Design Features and Mitigation Measures applicable only to City of Los Angeles Projects are noted (Ci), those Project Design Features and Mitigation Measures applicable only to County of Los Angeles Projects are noted (Co), and Project Design Features and Mitigation Measures applicable to both City and County Projects are noted (Ci/Co).

18. The Applicant shall prepare and execute a Covenant and Agreement (Planning Department General form CP-6770) in a in a manner satisfactory to the Department of City Planning requiring the Applicant to identify mitigation monitors who shall provide periodic status reports on the implementation of applicable mitigation items required by Mitigation Conditions of the Project's approval satisfactory to the Department of City Planning. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the below mentioned mitigation items.
19. The Applicant shall prepare and execute a Covenant and Agreement (Planning Department General form CP-6770) in a in a manner satisfactory to the Planning Department, binding the Applicant, binding the Applicant and all successors to the following conditions:

Note: MM corresponds to mitigation measures. To the extent that the Conditionals of Approval conflict with Mitigation Measure, if any, the Conditions of Approval shall govern and shall serve as part of the final Mitigation Monitoring and Reporting Program.

Note: On January 25, 2012, the Applicant submitted requests with the Bureau of Engineering, Land Development Group for name changes for three streets and/or drives. Where conditions reference street and/or drive names prior to the requested change, conditions shall be deemed applicable to either name as appropriate for the implementation of the condition: Buddy Holly Drive to W.C. Fields Drive; Muddy Waters to River Road; Jimi Hendrix Drive Bob Hope Avenue; Patsy Cline Drive to Donald O'Connor Drive.

#### Traffic/Access - Traffic/Circulation

20. The Project Applicant or its successor shall prepare and implement a Transportation Demand Management program to reduce traffic impacts of the Project encouraging Project employees and patrons to reduce vehicular traffic on the street and freeway system during the most congested time periods of the day. The Transportation Demand Management program shall include implementation of several Transportation Demand Management strategies, which may include, but are not limited to the following: **(PDF B-1) (Ci/Co)**:
  - Flexible work schedules and telecommuting programs;
  - Alternative work schedules;

- Bicycle and pedestrian-friendly environment (i.e., established and clear pedestrian networks, intersections, and built environments);
- Bicycle amenities;
- Rideshare/carpool/vanpool promotion and support;
- Mixed-use development;
- Education and information on alternative transportation modes;
- Transportation Information Center;
- Guaranteed Ride Home Program;
- Join an existing or form a new Transportation Management Association;
- On-site flex cars;
- Discounted employee and tenant transit passes; and
- Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.
- The Transportation Demand Management program shall be subject to the approval of the applicable jurisdiction. In the City, it shall be subject to the approval of the Los Angeles Department of Transportation. In the County, it shall be subject to the approval of the Director of Regional Planning.

#### Traffic/Access – Parking

21. Buddy Holly Drive between Barham Boulevard and the US 101 northbound off-ramp shall be widened from its current configuration of two westbound lanes to three westbound lanes. The roadway shall continue to accommodate only westbound traffic on this section. **(PDF-B-3) (Ci/Co):**
22. Buddy Holly Drive between the US 101 northbound off-ramp to Donald O'Connor Drive shall be widened to accommodate between four and five lanes. At the approach to Donald O'Connor Drive, a dedicated right-turn lane shall be provided, and a dedicated left-turn lane onto the northbound US-101 Freeway shall be provided. **(PDF- B-4) (Ci/Co):**
23. The final segment of Buddy Holly Drive between Donald O'Connor Drive and Universal Studios Boulevard/Universal Center Drive may be widened to accommodate four westbound travel lanes and two eastbound travel lanes. If

this segment of Buddy Holly Drive is widened, the US 101 northbound on-ramp at Universal Studios Boulevard/Buddy Holly Drive shall be relocated maintaining the existing 12-foot travel lane, an 8-foot left shoulder, and a 6-foot right shoulder. Entrance to the on-ramp shall be reconfigured from the existing northbound right-turn lane off of Universal Studios Boulevard to a right-turn off the new westbound lanes on Buddy Holly Drive between Donald O'Connor Drive and Universal Studios Boulevard/Universal Center Drive. If operated under two-way flow, the westbound approach on Buddy Holly Drive would include two left-turn lanes, one through lane, and two free-flow right-turn lanes. Also, Universal Studios Boulevard would be restriped to provide a northbound right-turn lane, and the eastbound approach would be restriped to provide one left-turn land and one shared through/right-turn lane. The entire improvement described above would not be needed if Buddy Holly remains a one-way eastbound street. (PDF-B-5) (Ci/Co)

24. The Project proposes to widen Lakeside Plaza Drive from the intersection with the Studio gate to Forest Lawn Drive in order to provide at least two travel lanes in each direction.(PDF-B-6) (Ci)
25. The new development calls for the realignment and widening of Universal Hollywood Drive, which extends between the Universal Tram stop east of Lankershim Boulevard and Universal Studios Boulevard, providing access to parking structures within Universal Studios Hollywood and the entrance to CityWalk near Universal CityWalk, to improve overall circulation both on-site and off-site. (PDF-B-7) (Ci/Co)
26. The Project Applicant or its successor shall pay for up to five portable or small dynamic changeable message signs as part of the Hollywood Event Management infrastructure. (PDF-B-8) (Ci)

Cahuenga Boulevard & Barham Boulevard (Intersection 47): In the event that the assumed base roadway improvement of widening the westbound approach of Cahuenga Boulevard (West) to provide one through lane and one right-turn only lane is not completed by the time required by the Project's transportation improvement subphasing plan, the Project Applicant or its successor shall fund the assumed base improvement of widening the westbound approach of Cahuenga Boulevard (West) to provide two through lanes and one right-turn only. (PDF- B-9) (Ci)

27. Cahuenga Boulevard & Odin Street (Intersection 67): In the event that the assumed base roadway improvement to provide three northbound through lanes on Cahuenga Boulevard is not completed by the time required by the Project's transportation improvement subphasing plan, the Project Applicant or its successor shall fund the assumed base roadway improvement to provide three northbound through lanes on Cahuenga Boulevard. (PDF-B-10) (Ci)
28. The Project Applicant or its successor shall fund the addition of left turn arrows at the intersections identified in Attachment C. (PDF-B-11) (Ci)
29. The Project Applicant or its successor shall fund the upgrade of the traffic signal controllers and the installation of CCTV cameras at the intersections listed in Attachment C. (PDF-B-12) (Ci)

30. The Project Applicant or its successor shall contribute a one-time fixed-fee of \$500,000 to be deposited into the City's Bicycle Plan Trust Fund that is being established (CF 10-2385-S5). These funds shall be used by the City of Los Angeles Department of Transportation to implement bicycle improvements within the project vicinity. **(PDF-B-13) (Ci)**
31. The Project Applicant or its successor shall implement the following: **(MM-B-)(Ci)**
- Provide one articulated bus to be operated by Metro to supplement the Metro Rapid 750 service (capacity = 66 seated of 75 standing); and
  - Pay the net operations and maintenance (O&M) costs for the new bus during peak hours (7:00 A.M. to 10:00 A.M. and 3:00 P.M. to 6:00 P.M.) for the first three years of the bus's operation and shall pay for the unsubsidized portion of these costs for an additional seven years of the bus's operation. Farebox revenues and state/federal transit subsidies shall be credited against operation and maintenance costs for years 1 through 10 of the bus' operation.
32. The Project Applicant or its successor shall provide a local shuttle system which provides enhanced transit service for Project visitors, employees, and the surrounding community, focusing on providing connections to key destinations such as the Universal City Metro Red Line Station, downtown Burbank, Burbank Media District, Universal CityWalk, and other nearby destinations. Connections to regional transit service shall be provided at the Universal City Metro Red Line Station and the Downtown Burbank Metrolink Station. Approximately 15-minute headways shall be provided during the morning and afternoon peak hours, and 30-minute headways shall be provided during the off-peak hours. **(MM-B-2) (Ci)**

This shuttle system shall consist of the following key features:

- Shuttle from Lakeside Plaza Drive to Universal City Metro Red Line Station – This shuttle would provide a connection between the Back Lot Area of the Project Site and the Universal City Metro Red Line Station and the Downtown Burbank shuttle. The shuttle would travel along Pass Avenue to connect with the Downtown Burbank shuttle and along Barham Boulevard and Cahuenga Boulevard West with stops at four or five locations, and then along Lankershim Boulevard to the Metro Red Line Station.
- Shuttle from Universal City Metro Red Line Station to Downtown Burbank Metrolink Station/Media District – This shuttle would provide a connection from the Universal City Metro Red Line station to the Downtown Burbank Metrolink Station and Burbank Media District. This shuttle is expected to travel along Lankershim Boulevard to Riverside Drive to Olive Avenue.
- Specially Equipped Buses – Buses shall be low emission or zero emission shuttle buses sized appropriate to their role within the Project. The buses shall be equipped with GPS (global positioning system) or other vehicle tracking system devices and communications systems in order to be able to provide the "Next

Bus" locational and status information and to respond to calls from the extended service areas on a real-time basis.

- "Next Bus" Real-Time Information -- Information on bus location and status shall be available over the Internet and at bus shelters.
  - Bus Call Ability -- Patrons at bus stops outside of the Project Site along the service routes shall have the ability to call for the shuttle bus at the shuttle bus stop; whereby the shuttle operator would proceed to the requested location. Information on the status of the bus and the anticipated wait time would then be given to the patron.
  - Bus Shelters -- All transit stops for the local shuttle system within the Project Site shall be provided with shelters, benches, shaded sidewalks, street lighting, ADA accessibility, and other pedestrian amenities.
  - The shuttle system shall be guaranteed for 20 years. The final shuttle routes shall be subject to LADOT approval. The shuttle systems, routes, stops, headways, and hours of operation shall be reviewed travel periodically and may be modified with LADOT approval.
33. The Project Applicant or its successor shall construct a new 12-foot single-travel lane southbound on-ramp to the Hollywood Freeway from Universal Studios Boulevard. **(MM-B-3 (Ci))**
34. The Project Applicant or its successor shall construct new southbound ramps and reconfigure/widen the existing northbound off-ramp at Universal Terrace Parkway (Campo de Cahuenga Way) and the existing southbound on-ramp at Ventura Boulevard to/from the Hollywood Freeway. This improvement is the subject of a Caltrans Project Study Report that was completed and approved by Caltrans in March 2009. **(MM-B-4) (Ci)**
- a. Relocation of the existing Hollywood Freeway southbound on-ramp east of Fruitland Drive at Ventura Boulevard to the intersection of Fruitland Drive and Ventura Boulevard;
  - b. Construction of a new southbound off-ramp to Ventura Boulevard connecting to Ventura Boulevard at its intersection with the above relocated Hollywood Freeway southbound on-ramp at Fruitland Drive;
  - c. Installation of a signal at the intersection of Ventura Boulevard at the relocated Hollywood Freeway southbound on-ramp at Fruitland Drive; and;
  - d. Widening of the northbound off-ramp at Universal Terrace Parkway (Campo de Cahuenga Way) to provide a free-flow right-turn lane from the off-ramp onto eastbound Universal Terrace Parkway (Campo de Cahuenga Way).

35. The Project Applicant or its successor shall widen and restripe Barham Boulevard from Forest Lawn Drive/Lakeside Plaza Drive to Buddy Holly Drive to provide three contiguous southbound lanes, two northbound lanes, and left-turn pockets to minor streets throughout the length of the roadway section from Forest Lawn Drive/Lakeside Plaza Drive in the north to Buddy Holly Drive/Cahuenga Boulevard (East) in the South. The Project Applicant shall also plant trees along the Project Site frontage as part of the landscaping for the corridor. **(MM-B-5) (Ci)**
36. The Project Applicant or its successor shall implement the following Lankershim Boulevard Corridor improvements: **(MM-B-6) (Ci/Co)**
- a. Restripe James Stewart Avenue at its intersection with Lankershim Boulevard to provide one left-turn, one shared through/left-turn, and dual right-turn lanes in the westbound direction (Co);
  - b. Widen southbound Lankershim Boulevard at its intersection with Valleyheart Drive/James Stewart Avenue to provide an additional southbound left-turn lane (Ci);
  - c. Widen Main Street at its intersection with Lankershim Boulevard to improve ingress/egress to/from the Project Site (Co);
  - d. Restripe Campo de Cahuenga Way/Universal Hollywood Drive at its intersection with Lankershim Boulevard to provide an additional eastbound left-turn lane, and provide additional signal equipment to provide overlapping right-turn arrow signal indications for southbound Lankershim Boulevard (Ci);
  - e. Restripe southbound Lankershim Boulevard at its intersection with Campo de Cahuenga Way/Universal Hollywood Drive to provide dual left-turn lanes, two through lanes, one shared through-right lane, and one right-turn lane (Ci);
  - f. Widen northbound Lankershim Boulevard at the intersection with Campo de Cahuenga Way/Universal Hollywood Drive to provide dual left-turn lanes, two through lanes, one shared through-right lane, and one right-turn lane (Ci);
  - g. Widen Universal Hollywood Drive at its intersection with Lankershim Boulevard to provide a separate westbound left-turn lane and additional signal equipment for protected left-turn phasing on the east-west approach (Ci/Co);
  - h. Restripe the Hollywood Freeway northbound off-ramp to provide one left-turn lane, a shared through/right-turn lane, and two right-turn lanes (Ci);
  - i. Install a traffic signal with protected left-turn phasing for southbound Lankershim Boulevard at the intersection of Lankershim Boulevard & Muddy Waters Drive (Ci); and



37. The Project Applicant or its successor shall implement the following improvements associated with widening Forest Lawn Drive from Barham Boulevard/Lakeside Plaza Drive to the Ventura Freeway westbound ramps: **(MM-B7) (Ci)**
- a. Widen Forest Lawn Drive northbound approach at Zoo Drive to provide two through lanes and a right-turn lane;
  - b. Widen Forest Lawn Drive southbound approach and southbound departure at Zoo Drive to provide an additional through lane;
  - c. Widen Forest Lawn Drive southbound approach and southbound departure at the Ventura Freeway eastbound ramps to provide an additional through lane;
  - d. Restripe Forest Lawn Drive southbound departure at the Ventura Freeway westbound ramps to provide an additional through lane; and
  - e. Install a signal at the intersection of Forest Lawn Drive and Ventura Freeway westbound ramps.
38. *Vineland Avenue & Moorpark Street (Intersection 11)*: The Project Applicant or its successor shall implement a southbound right-turn lane so that the Vineland Avenue southbound approach would have a left-turn lane, three through lanes, and a right-turn lane. In order to enhance safety by improving visibility, the improvement also includes removal of the raised medians on the north and south legs of the intersection to better align the northbound and southbound left-turn pockets. **(MM-B-8) (Ci)**
39. *Lankershim Boulevard & Riverside Drive (Intersection 19)*: The Project Applicant or its successor shall implement a westbound right-turn lane so that the Riverside Drive westbound approach would have a left-turn lane, two through lanes, and a right-turn lane. **(MM-B-9) (Ci)**:
40. *Lankershim Boulevard & Moorpark Street (Intersection 20)*: The Project Applicant or its successor shall implement an eastbound right-turn lane so that the Moorpark Street eastbound approach would have a left-turn lane, one through lane, and a right-turn lane. The right-turn lane would be operational only between 7 a.m. and 7 p.m. **(MM-B-10) (Ci)**:
41. *Cahuenga Boulevard & Riverside Drive (Intersection 29)*: The Project Applicant or its successor shall fund the upgrade of the traffic signal controller and implement a westbound right-turn lane so that the Riverside Drive westbound approach would have a left-turn lane, two through lanes, and a right-turn lane. The improvement to the westbound approach would occur by restriping the current 24-foot shared through/right curb lane to a 14-foot right-turn lane. **(MM-B-12) (Ci)**
42. *Cahuenga Boulevard & Moorpark Street (Intersection 30)*: The Project Applicant or its successor shall implement a northbound right-turn lane so that the Cahuenga Boulevard northbound approach would have a left-turn lane, two through lanes, and a right-turn lane. However, this proposed physical mitigation is in conflict

with a recent plan adopted for Cahuenga Boulevard that proposes to downgrade Cahuenga Boulevard from Secondary Highway standards to Collector Street standards. Therefore, per the Los Angeles Department of Transportation direction, this analysis conservatively assumes that the proposed physical improvement would not be implemented. **(MM-B-13) (Ci)**

43. *Cahuenga Boulevard & Valley Spring Lane (Intersection 32)*: Based on consultation with the Los Angeles Department of Transportation, this intersection would be monitored as part of the Neighborhood Traffic Management program outlined in Attachment C to this MMRP as mitigation for Neighborhood Intrusion impacts, and signalization would be installed when traffic volumes warrant signalization of the intersection should this occur. The Project Applicant or its successor shall signalize the intersection with permitted left-turn phasing for all approaches when warranted. **(MM-B-15) (Ci)**
44. *Ledge Avenue/Moorpark Way & Riverside Drive (intersection 40)*: In addition to funding the upgrade of the traffic signal controller, the Project Applicant or its successor shall remove the raised median on the east leg of the intersection to accommodate an additional left-turn lane on the westbound approach of Riverside Drive. The Applicant shall be responsible for the relocation of the median island and a community monument sign to an alternate location. **(MM-B-16) (Ci)**
45. *Barham Boulevard and Cahuenga Boulevard (Intersection 47)*: The Project Applicant or its successor shall widen Cahuenga Boulevard westbound approach to provide two westbound through lanes and one exclusive westbound right-turn lane. This improvement requires use of Caltrans right-of-way. If this right-of-way is not available, a significant impact would remain at this intersection in the afternoon peak hour. **(MM-B-18) (Ci)**
46. *Barham Boulevard and Buddy Holly Drive/Cahuenga Boulevard (Intersection 48)*: The Project Applicant or its successor shall (1) widen the Cahuenga Boulevard westbound approach to provide a separate left-turn only lane, (2) add a southbound right-turn lane so that the Barham Boulevard southbound approach would have three through lanes and a right-turn lane, and (3) fund the upgrade of the traffic signal controllers. **(MM-B-19) (Ci)**
47. *Barham Boulevard and Lakeside Plaza Drive/Forest Lawn Drive (Intersection 55)*: The Project Applicant or its successor shall (1) widen the intersection to improve access to/from the Project Site, (2) provide two left-turn lanes, two through lanes, and one right-turn lane on the eastbound approach, (3) two left-turn lanes, one shared through/left-turn lane and one right-turn lane on the westbound approach, (4) one left-turn lane, two through lanes, and one shared through/right-turn lane on the southbound approach, and (5) upgrade the signal system to provide split phasing for the east-west approaches. **(MM-B-20) (Ci)**
48. *Ventura Freeway eastbound on-ramp & Riverside Drive (Intersection 15)*: The Project Applicant or its successor shall: (1) signalize the intersection with protected left-turn phasing for the eastbound approach; (2) restripe the west leg of the intersection to provide an additional eastbound left-turn lane so that the Riverside Drive eastbound approach has dual left-turn lanes and two through lanes; and (3) install a crosswalk on the east leg of the intersection. It should be noted that the satisfaction of a traffic signal warrant shall not in itself require the

installation of a signal. The decision on whether a traffic signal should be installed will be made by the City of Los Angeles Department of Transportation and Caltrans at the time of the proposed improvement taking into consideration other factors such as spacing with adjacent signalized intersections and interruption to traffic flow along the major street. Depending on the spacing of adjacent signalized intersections and the traffic flow, it may not be feasible to install a signal at the unsignalized intersection. **(MM-B-22) (Ci)**

49. *Cahuenga Boulevard & Ventura Freeway eastbound ramps (Intersection 28)*: The Project Applicant or its successor shall (1) widen or contribute to the widening of the Ventura Freeway eastbound off-ramp to provide one left-turn lane, one shared left/right-turn lane, and one right-turn lane. (2) widen or contribute to the widening of the eastbound on ramp to provide two lanes past the ramp meters, and (3) fund the upgrade of the traffic signal controllers. **(MM-B-23) (Ci)**
50. *Cahuenga Boulevard & Hollywood Freeway southbound ramps (Intersection 162)*: The Project Applicant or its successor shall signalize the intersection with permitted left-turn phasing for the southbound approach. It should be noted that the satisfaction of a traffic signal warrant shall not in itself require the installation of a signal. The decision on whether a traffic signal should be installed will be made by the City of Los Angeles Department of Transportation and Caltrans at the time of the proposed improvement taking into consideration other factors such as spacing with adjacent signalized intersections and interruption to traffic flow along the major street. Depending on the spacing of adjacent signalized intersections and the traffic flow, it may not be feasible to install a signal at the unsignalized intersection. **(MM-B-26) (Ci)**
51. *Pass Avenue & Verdugo Lane (Intersection 75)*: The Project Applicant or its successor shall provide additional signal equipment to connect the intersection to the City of Burbank's Traffic Signal Interconnect & Signal Timing System and Citywide Signal Control System. **(MM-B-27) (Ci)**
52. *Pass Avenue and Oak Street (Intersection 76)*: The Applicant or its successor shall provide or contribute to the implementation of additional signal equipment to connect the intersection to the City of Burbank's Traffic Signal Interconnect & Signal Timing System and Citywide Signal Control System. **(MM-B-28) (Ci)**
53. *Evergreen Street/Riverside Drive & Alameda Avenue (Intersection 77)*: The Project Applicant or its successor shall provide additional signal equipment to connect the intersection to the City of Burbank's Citywide Signal Control System. **(MM-B-29) (Ci)**
54. Additional mitigation in response to the Burbank Analysis is as follows. The Project Applicant or its successor shall implement or contribute to the implementation of a widening of the Riverside Drive eastbound approach to provide dual right-turn lanes.
55. *Pass Avenue & Ventura Freeway eastbound off-ramp (Intersection 78)*: The Project Applicant or its successor shall provide additional signal equipment to connect the intersection to the City of Burbank's Traffic Signal Interconnect & Signal Timing System and Citywide Signal Control System. **(MM-B-30) (Ci)**

56. *Pass Avenue & Alameda Avenue (Intersection 79)*: The Project Applicant or its successor shall: (1) provide additional signal equipment to connect the intersection to the City of Burbank's Citywide Signal Control System, and (2) implement a westbound right-turn lane so that the Riverside Drive westbound approach would have a left-turn lane, two through lanes, and a right-turn lane. **(MM-B-31) (Ci)**
57. Additional mitigation in response to the Burbank Analysis is as follows. The Project Applicant or its successor shall: (1) restrict the northbound left-turn movement from Pass Avenue onto westbound Alameda Avenue, and (2) extend the dual left-turn lanes on the Pass Avenue southbound approach at the intersection of Pass Avenue & Riverside Drive to the intersection of Pass Avenue & Alameda Avenue.
58. *Pass Avenue & Olive Avenue (Intersection 81)*: The Applicant or its successor shall widen Pass Avenue to install an additional northbound left-turn lane on Pass Avenue and provide or contribute to the implementation of additional signal equipment to connect the intersection to the City of Burbank's Traffic Signal Interconnect & Signal Timing System and Citywide Signal Control System. **(MM-B-33) (Ci)**
59. *Olive Avenue & Warner Brothers Studios Gate 2/Gate 3 (Intersection 82)*: The Project Applicant or its successor shall provide additional signal equipment to connect the intersection to the City of Burbank's Citywide Signal Control System. **(MM-B-34) (Ci)**
60. *Olive Avenue & Warner Brothers Studios Gate 1/ Lakeside Drive (Intersection 83)*: The Project Applicant or its successor shall implement an eastbound right-turn lane so that the Lakeside Drive eastbound approach would have a shared through/left lane and a right-turn lane. **(MM-B-35) (Ci)**
61. Additional mitigation in response to the Burbank Analysis is as follows. The Project Applicant or its successor shall provide or contribute to the provision of additional signal equipment to connect the intersection to the City of Burbank's Citywide Signal Control System.
62. *Hollywood Way & Alameda Avenue (Intersection 84)*: Additional mitigation in response to the Burbank analysis is as follows: The Project Applicant or its successor shall provide additional signal equipment to connect the intersection to the City of Burbank's Traffic Signal Interconnect & Signal Timing System and Citywide Signal Control System. **(MM-B-36) (Ci)**
63. *Hollywood Way & Olive Avenue (Intersection 86)*: Additional mitigation in response to the Burbank analysis is as follows: The Project Applicant or its successor shall provide additional signal equipment to connect the intersection to the City of Burbank's Traffic Signal Interconnect & Signal Timing System and Citywide Signal Control System. **(MM-B-37) (Ci)**
64. *Olive Avenue & Riverside Drive (Intersection 87)*: Additional mitigation in response to the Burbank analysis is as follows: Project Applicant or its successor shall provide or contribute to the implementation of additional signal equipment to connect the intersection to the City of Burbank's Traffic Signal

Interconnect & Signal Timing System and Citywide Signal Control System: **(MM B-38) (Ci)**

65. *Verdugo Avenue between Hollywood Way (Intersection 153) and Buena Vista Street (Intersection 155).* The Applicant or its successor shall provide or contribute to the implementation of additional signal equipment to connect the intersection to the City of Burbank's Traffic Signal Interconnect & Signal Timing System and Citywide Signal Control System at the following intersections within this corridor: **(MM-B-39) (Ci)**:
- Verdugo Avenue and Hollywood Way;
  - Verdugo Avenue and California Street;
  - Verdugo Avenue and Catalina Street; and
  - Verdugo Avenue and Buena Vista Street.
66. Pursuant to the schedule established in the final adopted subphasing program, the Applicant or its successor shall provide funding pursuant to a mechanism reasonably acceptable to the City of Burbank Department of Transportation in an amount up to a total of \$150,000 for a Timing Plan Study and up to a total of \$800,000 for Adaptive Traffic Control System software and hardware. **(MM B-40) (Ci)**
67. Pursuant to the schedule established in the final adopted subphasing program, the Applicant or its successor shall provide funding pursuant to a mechanism reasonably acceptable to the City of Burbank Department of Transportation in an amount up to \$500,000 for Intelligent Transportation Systems equipment for interconnection of signal equipment between the Cities of Burbank and Los Angeles along the Barham Boulevard and Olive Avenue corridor. **(MM-B-41) (Ci)**
68. All construction workers shall be prohibited from parking on neighborhood streets offsite. To the extent that parking would not be available on-site, parking shall be provided by the Project Applicant or its successor at offsite locations. A construction worker shuttle service shall be provided if an offsite parking lot is not within reasonable walking distance of the Project Site. **MM-B-43 (Ci/Co)**
69. The Project Applicant or its successor shall prepare construction traffic management plans, including but not limited to street closure information, detour plans, haul routes, and staging plans, satisfactory to the affected jurisdictions. The construction traffic management plans shall be based on the nature and timing of the specific construction and other projects in the vicinity of the Project Site, and shall include the following elements as appropriate: **(MM- B-44) (Ci/Co)**
1. Provisions to configure construction parking to minimize traffic interference;
  2. Provisions for temporary traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag person);

3. Scheduling construction activities to reduce the effect on traffic flow on public roadways;
  4. Rerouting construction trucks to reduce travel on congested streets;
  5. Consolidating construction truck deliveries;
  6. Provision of dedicated turn lanes for movement of construction trucks and equipment on- and off-site;
  7. Construction-related vehicles shall not park on any residential street;
  8. Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing, and protection barriers;
  9. All contractors shall be required to participate in a common carpool registry during all periods of contract performance monitored and maintained by the contractor;
  10. Schedule construction-related deliveries, other than concrete and earthwork-related deliveries to reduce travel during peak travel periods;
  11. Construction vehicle travel through neighboring jurisdictions other than the City of Los Angeles shall be conducted in accordance with the standard rules and regulations established by the respective jurisdictions where such jurisdictions would be subject to construction impacts. These include allowable operating times for construction activities, truck haul routes, clearance requirements, etc.;
  12. Prior to the issuance of any permit for the Project, required permits for the truck haul routes, if applicable, shall be obtained from the City of Los Angeles;
  13. Obtain a Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities; and
  14. Submit a traffic management plan to Caltrans for approval to avoid potential access restrictions to and from Caltrans facilities.
  15. In order to facilitate coordination with funeral processions, the Applicant shall provide the Forest Lawn Memorial-Park Association 72-hour notice of major improvements to Forest Lawn Drive.
70. The Project Applicant or its successor shall provide funding pursuant to a mechanism, reasonably acceptable to the Los Angeles Department of Transportation in an amount up to \$300,000 for implementation of the Los

Angeles Department of Transportation's Neighborhood Traffic Management Plan process for the Project set forth in Attachment C of this MMRP. Eligible communities shall include the residential neighborhoods within the boundaries listed below and as shown in Attachment C of this MMRP: **(MM-B-45) (Ci)**

- a. Riverside Drive to the north, Cartwright Avenue to the east, Landale Street/Woodbridge Street to the south, and Vineland Avenue/Lankershim Boulevard to the west;
  - b. Kling Street to the north, Lankershim Boulevard to the east, the SR 134 freeway to the south, and Vineland Avenue to the west;
  - c. Sarah Street to the north, Ledge Avenue/Placidia Avenue to the east, Valley Spring Lane/Moorpark Street to the south, and Cahuenga Boulevard to the west;
71. The Project Applicant or its successors shall make a fair-share contribution as determined by Caltrans toward any improvements to the study on- and off-ramps that would mitigate the Project's on- and off-ramp impacts and that are implemented by the year 2030. **(MM-B-46) (Ci)**
72. The Project Applicant or its successors shall make a fair-share contribution as determined by Caltrans toward any improvements to the study freeway segments that would mitigate the Project's freeway segment impacts and that are implemented by the year 2030. **(MM-B-47) (Ci)**

Noise

73. The Project shall not utilize pile driving machinery as part of its construction equipment mix. **(PDF- C-1) (Ci/Co)**
74. When Project construction staging occurs within 500 feet of an occupied residential structure that is located outside of the combined boundaries of the Universal Studios Specific Plan and the Universal City Specific Plan, the contractor shall: **(MM-C-1) (Ci/Co)**
- Locate stationary construction equipment away from the occupied residential structure or install temporary acoustic barriers around stationary construction noise sources; and
  - Shut off construction equipment that is not in use.
75. Project construction or grading activity shall be permitted during the following times: **(MM-C-2) (Ci/Co)**
- Monday through Friday (non-legal Holidays) between 7:00 A.M. and 7:00 P.M.;
  - Saturdays between 8:00 A.M. and 6:00 P.M.
  - Exceptions

- Notwithstanding the above permitted times, the following construction activities may occur between 7:00 P.M. and 7:00 A.M. Monday through Friday (non-legal holidays), between 6:00 P.M. and 8:00 A.M. on Saturdays, and on Sundays and legal Holidays:
    - Construction activities conducted within an enclosed structure that either: (1) do not result in an audible sound outside of the combined boundaries of the proposed Universal Studios Specific Plan and the proposed Universal City Specific Plan; or (2) are located more than 400 feet from an occupied residential structure that is located outside of the combined boundaries of the proposed Universal Studios Specific Plan and the proposed City jurisdiction.
    - Those construction activities which must occur during otherwise prohibited hours due to restrictions imposed by a public agency.
    - Roofing activities in the Studio, Entertainment, and Business Areas which cannot be conducted during daytime hours due to weather conditions, provided at least 72 hour advance written notice is submitted to the County Department of Public Works or City Building and Safety Department, as appropriate to jurisdiction.
    - Emergency repairs, such as repairs to damaged utility infrastructure.
    - Project construction activities which cannot be interrupted (e.g., continuous concrete pours and other activities which affect health and safety as approved by the County Department of Public Works or City Building and Safety Department, as appropriate to jurisdiction).
76. When Project construction in the Back Lot Area occurs on the southeastern portion of the proposed grading area as shown on Attachment D to this MMRP: **(MM-C-3) (Ci)**:
- All construction equipment, with the exception of small bulldozers and loading trucks or equivalent construction equipment with a peak particle velocity in the range of 0.003 to 0.076 inches/ second, shall operate no closer than 30 feet from the property line adjacent to the Hollywood Manor receptor area.
  - All loading trucks shall operate no closer than 15 feet from the property line.
77. In the event that there are concurrent cumulative hauling activities from the Project and related projects along or adjacent to Forest Lawn Drive that result in 78 haul trips per hour, the Applicant or its successor shall monitor whether such hauling results in increases of noise greater than 5 decibels above ambient within the Rancho Neighborhood in the City of Burbank. If noise increases generated by the concurrent hauling from the Project and related projects along Forest Lawn Drive exceed 5 decibels above ambient, the Applicant or its successor shall install or contribute to the installation of a sound wall consistent with the following: **(MM-C-5) (Ci)**



- The installation of a noise barrier shall occur along the north end of Forest Lawn Drive. The barrier shall extend approximately 0.4 mile along Forest Lawn Drive across from the Rancho Neighborhood. The barrier may consist of plywood panels (fifteen feet in height) and each panel shall overlap each end by 4 inches.
- The Applicant or its successor shall post notices on the temporary noise barrier adjacent to the north side of Forest Lawn Drive that no unauthorized materials (such as graffiti or posters) may be posted on the temporary barrier and shall visually inspect and remove graffiti and/or unauthorized posters from the temporary barrier within 24 hours, as necessary.

**78. During Project construction, the Applicant or its successor shall: (MM-C-6) (Ci)**

- Prior to initiation of Project hauling along Forest Lawn Drive, the Applicant shall coordinate with the Los Angeles Department of Transportation to determine the number of haul truck trips scheduled to occur along Forest Lawn Drive at that time in connection with the Forest Lawn Memorial-Park Master Plan and the Oakwood Garden Apartments expansion.
- The Applicant shall limit the Project's haul truck trips such that cumulative haul truck trips on Forest Lawn Drive from the Project, Forest Lawn Memorial-Park Master Plan, and the Oakwood Garden Apartments expansion does not exceed 140 haul truck trips per hour.
- At such time as the haul truck trips from the Forest Lawn Memorial-Park Master Plan and the Oakwood Garden Apartments expansion are reduced from the level established at the time Project hauling is initiated, the Los Angeles Department of Transportation may allow the Applicant to increase the Project's haul truck trips up to a cumulative total of 140 haul trips per hour.

**Light and Glare - Natural Light**

- 79.** Prior to issuance of a building permit for structures proposed to be built within 560-feet of Lankershim Boulevard and 440-feet of Universal Hollywood Drive within the 850-foot or 890-foot MSL Height Zones, the Project Applicant or its successor shall submit a site specific shadow study that illustrates that the proposed structure would not cause the Campo de Cahuenga historic site to be shaded for more than 3.0 continuous hours between 9:00 A.M. and 3:00 P.M. PST during the Spring Equinox or add shading to an area of the Campo de Cahuenga historic site already shaded continuously for 3.0 hours during the Winter Solstice. **(MM-E.1-1) (Ci/Co)**
- 80.** Structures proposed to be built within the 850-foot MSL Height Zone shall conform with the Project's height limitations and setback requirements as shown on Attachment E to this MMRP. **(MM-E.1-2) (Co):**

81. Structures proposed to be built within the 820-foot MSL Height Zone shall conform with the Project's height limitations and setback requirements as shown on Attachment E to this MMRP. **(MM-E.1-3) (Co)**
82. Structures proposed to be built within the 870-foot MSL Height Zone shall conform with the height limitations and setback requirements as shown on Attachment E to this MMRP. **(MM-E.1-4) (Ci)**

#### Geotechnical

83. All Project construction would conform to the requirements of the applicable building code, including all provisions related to seismic safety. **(PDF- F-1 (Ci/Co))**
84. As part of Project grading, erosion and sedimentation control measures would be implemented during site grading to reduce erosion impacts. The Project Applicant or its successor would also comply with all construction site runoff control and implement construction "Best Management Practices" under applicable state and local requirements, as discussed further in Section IV.G.1.b, Water Resources – Surface Water Quality of the Draft EIR. **(PDF- F-2) (Ci/Co)**
85. Dewatering activities would be conducted in accordance with the applicable permit requirements, as discussed further in Section IV.G.1.b, Water Resources – Surface Water Quality of the Draft EIR. **(PDF- F-3 (Ci/Co))**
86. Prior to issuance of the building permit for a building or structure, a site-specific geotechnical report shall be prepared for each Project, as that term is defined in the City and County Specific Plans, in accordance with the City or County of Los Angeles requirements to the satisfaction of the applicable jurisdiction. The recommendations contained within these site-specific geotechnical reports, including those pertaining to site preparation, fill placement, and compaction; foundations; pavement design; footings; and pile foundations shall be implemented. The site-specific geotechnical reports shall include all applicable recommendations included in the *Report of Geotechnical Investigation NBC Universal Evolution Plan* (March 2010) prepared by Shannon & Wilson, Inc. included as Attachment F to this MMRP. The site specific study shall determine which mitigation measures listed in Mitigation Measures F-3 to F-19 below are applicable for implementation of the Project as that term is defined in the proposed City and County Specific Plans, the study is considering. **(MM-F-1) (Ci/Co)**
87. During construction, geotechnical observation and testing shall be completed during the placement of new compacted fills, foundation construction, buttresses, stabilization fills, ground improvement, and any other geotechnical-related construction for each Project, as that term is defined in the City and County Specific Plans, in accordance with the City or County of Los Angeles requirements to the satisfaction of the applicable jurisdiction. The geotechnical firm performing these services for locations within the City of Los Angeles shall be approved by the City of Los Angeles when work is occurring within its jurisdiction. **(MM-F-2) (Ci/Co)**

88. For slope stability hazards identified in Attachment F to this MMRP, such locations shall be mitigated by either reorienting the cut slopes, reducing the slope angle to the angle of the bedding or flatter, or by construction of buttress and stabilization fills. Site-specific geotechnical investigations shall be performed to the satisfaction of the applicable jurisdiction for the design of all cut and fill slopes in accordance with the City or County of Los Angeles requirements, as applicable. **(MM-F-3) (Ci/Co)**

Prior to grading in the area of the landslide hazard located above Barham Boulevard as shown in Attachment F to this MMRP, the landslide hazard area shall be mitigated, in accordance with the City of Los Angeles requirements, using techniques that may include, but shall not be limited to, the construction of a slough wall and a rockfall catchment fence at the base of the slope adjacent to Barham Boulevard. Should this approach be used at this location, the catchment fence shall be located on top of the wall and be at least four feet in height. There shall be at least four feet of horizontal distance between the slough wall and the face of the slope to permit access by a small skid loader for periodic clearing. In addition, the rock catchment fence shall be placed on top of the slough wall for an additional 3 feet to attain a minimum height of 7 feet from the adjacent grade and there shall be at least 8 feet of horizontal distance between the top of the fence and the adjacent slope. Furthermore, the slough wall shall be designed to support a lateral pressure equal to the pressure developed by a fluid with a density of 50 pounds per cubic foot. As an option to the aforementioned approach, the surficial stability hazard could also be mitigated with rock-netting placed over the face of the slope, implemented either alone or in conjunction with the slough wall and catchment fence. **(MM-F-4) (Ci)**

89. Grading within the hillside areas shall address slope stability. Where favorable bedding exists, the slopes shall be constructed no steeper than a 2:1 (horizontal to vertical) inclination. If the bedding dips unfavorably out of the slopes, the slopes shall either be flattened to the angle of the bedding (or flatter), or the slopes shall be stabilized. The degree of stabilization would depend on the orientation of the bedding with respect to the final slope and the depth of the excavation. Where the bedding dips out of the slopes, buttress fills shall be provided. If the bedding is approximately parallel to the slopes, thinner stabilization fills will suffice. The design of the buttress or stabilization fills and specific design criteria for each slope shall be included to the satisfaction to the applicable jurisdiction in the site-specific geotechnical report prepared prior to construction of each project, as that term is defined in the City and County Specific Plans, in accordance with the City or County of Los Angeles requirements, as applicable. **(MM-F-5) (Ci/Co)**

90. Site-specific liquefaction hazard studies shall be required to the satisfaction to the applicable jurisdiction for each Project, as that term is defined in the City and County Specific Plans, within a liquefaction hazard area identified in Attachment F to this MMRP in accordance with the City or County of Los Angeles requirements, as applicable. For areas with a high liquefaction potential, identified in Attachment F to this MMRP, where there is potential for more than four inches of settlement resulting from liquefaction, and areas of moderate liquefaction potential, where there is a potential for between one and four inches of settlement resulting from liquefaction, the liquefaction hazard shall be mitigated to the satisfaction to the applicable jurisdiction in accordance with the applicable City or County of Los Angeles requirements. Mitigation for high

liquefaction potential could include ground improvement or deep foundations extending through the potentially liquefiable soils and structurally-supported floor slabs. Mitigation for moderate liquefaction potential could include ground improvement, deep foundations, or special foundation design procedures, such as extra reinforcement and strengthening of building foundations and floor slab systems. **(MM-F-6) (Ci/Co)**

91. Deep foundations shall be provided for any structures located over waste in the closed landfill in accordance with the requirements of the County of Los Angeles. These foundations shall extend through the closed landfill and into the underlying bedrock. Downdrag loads resulting from decomposition and settlement of the closed landfill shall be added to the design loads on the piles. **(MM-F-7) (Co):**
92. Any required fill shall be placed in loose lifts not more than 8 inches thick and compacted to the standard as determined by the American Society for Testing and Materials (ASTM) Designation D1557 method of compaction. The fill shall be compacted in accordance with the applicable City or County of Los Angeles requirements to the satisfaction of the applicable jurisdiction. Cohesive fills shall be compacted to 90%. Granular, non-cohesive soil shall be compacted to at least 95%. Where deep fills are required a greater degree of compaction may be required to reduce the settlement of the completed fills. **(MM-F-8) (Ci/Co)**
93. The on-site excavated materials, less any debris or organic matter, may be used in required fills in accordance with the City or County of Los Angeles requirements, as applicable. On-site clayey soils shall not be used within one foot of the subgrade for floor slabs, walks, and other slabs. Cobbles larger than 4 inches in diameter shall not be used in fill. Any required import material shall consist of relatively non-expansive soils with an Expansion Index of less than 35. The imported materials shall contain sufficient fines (binder material) so as to be relatively impermeable and result in a stable subgrade when compacted. All proposed import materials shall be approved by the geotechnical consultant-of-record prior to being placed at the site. **(MM-F-9) (Ci/Co)**
94. All concrete slabs on grade shall be underlain by at least one foot of non-expansive soil with an Expansion Index less than 35 to minimize the expansion potential. In addition, subsurface cutoff walls shall be provided between landscaped and hardscape areas. The cutoff walls shall consist of a concrete-filled trench at least six inches wide and two feet deep. The cutoff walls shall extend at least six inches below any adjacent granular non-expansive material or the paving base course. Drain lines shall also be installed adjacent to landscaped areas. **(MM-F-11) (Ci/Co)**
95. The geotechnical engineer-of-record shall be provided with a copy of the hardscape and landscaping plans in order to review in terms of movement of water and expansive soils prior to final design. **(MM-F-12) (Ci/Co)**
96. During construction non-engineered fills shall be excavated, and replaced as compacted fill properly benched into suitable materials, to the satisfaction to the applicable jurisdiction, in accordance with the City or County of Los Angeles requirements, as applicable. In general, most of the excavated materials can be reused in the compacted fills. The suitability of the materials shall be confirmed during the site-specific geotechnical report prepared for the individual development. **(MM-F-13) (Ci/Co)**

97. For new buildings, surface water runoff shall be removed by subdrains from behind building basement walls and retaining walls to prevent development of damaging hydrostatic pressures and to avoid detrimental effects on the strength and compressibility of compacted fills, to the satisfaction to the applicable jurisdiction, in accordance with the City or County of Los Angeles requirements, as applicable. **(MM-F-14) (Ci/Co)**

#### Water Resources – Surface Water - Drainage

98. The Project Applicant or its successor shall construct new storm drains as needed that shall be designed and sized using the Los Angeles County Hydrology Manual method for a minimum 50-year frequency storm event capacity. **(PDF-G.1.a-1) (Ci/Co)**
99. The Project Applicant or its successor shall prepare detailed drainage plans for each Project (as that term is defined in the City and County Specific Plans) for review and approval by the appropriate responsible agency (i.e., Los Angeles County Department of Public Works or the City of Los Angeles Department of Public Works) at the time that grading or building permit applications are submitted. These drainage plans shall include detailed hydrologic/hydraulic calculations, as necessary, and drainage improvement plans, and show quantitatively how projected stormwater runoff in each drainage area of the Project Site would be conveyed to off-site stormwater conveyance facilities. **(MM-G.1.a-1) (Ci/Co)**

#### Water Resources – Surface Water Quality

100. Prior to the issuance of grading permits for Projects (as that term is defined in the Specific Plans) that are expected to disturb one acre or more of land, the Project Applicant, its successor, or authorized agent (i.e., contractor) shall provide proof to the applicable jurisdiction (the City or County Department of Public Works), as appropriate, with evidence that a Notice of Intent has been filed with the State Water Resources Control Board for coverage under the General Construction Permit and a certification that a Storm Water Pollution Prevention Program has been prepared. Such evidence shall consist of a copy of the Notice of Intent stamped by the State Water Resources Control Board or Regional Board, or a letter from either agency stating that the Notice of Intent has been filed. The Stormwater Pollution Prevention Plan shall include a menu of Best Management Practices to be selected and implemented based on the phase of construction and the weather conditions to effectively control erosion, sediment, and other construction-related pollutants to meet the Best Available Technology Economically Achievable/Best Conventional Pollutant Control Technology standards. The Best Management Practices to be implemented during construction shall address the following: **(PDF-G.1.b-1) (Ci/Co)**
- Erosion Control;
  - Sediment Control;
  - Waste and Materials Management;
  - Non-stormwater Management;
  - Training and Education; and

- Maintenance, Monitoring, and Inspections.

The construction site management Best Management Practices shall be implemented for the Project during the dry season and wet season as necessary depending upon the phase of construction and weather conditions. As required by the Construction General Permit, during all phases of construction, the Project shall implement Best Management Practices consistent with the Best Available Technology Economically Achievable/Best Conventional Pollutant Control Technology standards.

**101.** For individual Projects (as that term is defined in the City and County Specific Plans) that may occur over time that disturb less than one acre, prior to receiving a grading permit from either the City of Los Angeles or the County of Los Angeles, the Project Applicant or its successor shall certify to the satisfaction of the City or County Department of Public Works, dependent upon the location of the Project, that the Project Applicant or its successor understands and shall implement all applicable Best Management Practices meeting the minimum requirements contained in the Municipal Separate Storm Sewer System Permit (National Pollutant Discharge Elimination System Permit No. CAS00400) including: **(PDF-G.1.b-2) (Ci/Co)**

- Retaining sediments generated on the Project Site using adequate Treatment Control or Structural Best Management Practices;
- Retaining construction-related materials, wastes, spills, or residues at the Project Site;
- Containing non-storm water runoff from equipment and vehicle washing and any other activity at the Project Site; and
- Controlling erosion from slopes and channels by implementing an effective combination of Best Management Practices.

**102.** Prior to issuance of a B-Permit or building permit for any Project (as that term is defined in the City and County Specific Plans) that triggers the Standard Urban Stormwater Mitigation Plan requirements, the Project Applicant or its successor shall prepare and submit a Standard Urban Stormwater Mitigation Plan to the City of Los Angeles or County of Los Angeles to the satisfaction to the applicable jurisdiction, as applicable, for review. In addition, drawings and specifications of the proposed permanent stormwater quality Best Management Practices, including continuous deflection separator units and media filters (or Best Management Practices of similar technology with equivalent treatment or pollutant removal performance) in Drainage Areas A, D, E, F, J, L, M and O as shown on Attachment G to this MMRP, and bioswales and bioretention/underdrains (or Best Management Practices of similar technology with equivalent treatment or pollutant removal performance) in Drainage Areas M, R and S, as applicable, shall be submitted for review to the City of Los Angeles or County of Los Angeles, as applicable. **(PDF- G.1.b-3 (Ci/Co):**

#### Water Resources - Groundwater

**103.** Should a groundwater monitoring well be discovered during construction, the abandonment or removal of the well shall be in accordance with the applicable

guidelines of the California Department of Water Resources, and the California Department of Health Services. As part of the abandonment process, a Well Abandonment Permit shall be obtained from the Los Angeles County Department of Health Services. **(PDF-G.2-1) (Ci/Co)**

#### Air Quality

- 104.** The Project Applicant or its successor shall implement fugitive dust control measures during Project construction in accordance with South Coast Air Quality Management District Rule 403. The Project Applicant or its successor shall include in construction contracts the fugitive dust control measures in accordance with South Coast Air Quality Management District Rule 403, with construction controls being at least as effective as the following: **(PDF- H-1) (Ci/Co)**
- Watering active construction areas at least twice daily to minimize fugitive dust emissions;
  - Maintaining soil stabilization of inactive construction areas with exposed soil via water, non-toxic soil stabilizers, or replaced vegetation;
  - Suspending earthmoving operations or requiring additional watering to meet Rule 403 criteria if wind gusts exceed 25 mph;
  - Covering all haul trucks or maintaining at least six inches of freeboard;
  - Minimizing track-out emissions; and
  - Limiting vehicle speeds to 15 miles per hour or less in staging areas and on-site haul roads.
- 105.** Project Site haul roads during vertical construction shall be paved temporary or permanent paving. **(PDF- H-2) (Ci/Co)**
- 106.** Diesel-emitting construction equipment greater than 200 horsepower shall use diesel particulate filters having 85% removal efficiency based on California Air Resources Board verified technologies. **(PDF- H-3) (Ci/Co)**
- 107.** New on-site facility NOx emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District\_Regulation XIII, New Source Review. **(PDF-H-6) (Ci/Co)**
- 108.** The Project Applicant or its successor shall include in construction contracts the following control measures: **(MM-H-1) (Ci/Co)**
- Keep all construction equipment in proper tune and maintained in accordance with manufacturer's specifications.

- All contractors shall operate in compliance with the California Air Resource Board in-use off-road diesel engine rule.<sup>3</sup>
  - Limit truck and equipment idling time to five minutes or less.
  - Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export), to the extent available.
  - Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
  - Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113, to the extent available.
  - Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM<sub>10</sub> generation.
  - Require the use of pre painted construction materials, to the extent available.
  - Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export), to the extent available.
109. Construct or build with materials that do not require painting, to the extent available. **(MM-H-2) (Ci/Co)**
110. During Project construction, all internal combustion engines/construction equipment used on the Project Site for purposes of the Project construction shall be designed or retrofitted to meet EPA-Certified Tier 2 emissions standards, or higher, according to the following: **(MM-H-3) (Ci/Co)**
- January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards, to the extent available. In addition, construction equipment shall be outfitted with BACT devices certified by CARB to the extent available for such construction equipment. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations to the extent available for such equipment.
  - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, to the extent available. In addition, construction equipment shall be outfitted with BACT devices

<sup>3</sup> CARB, 2007. Regulation for In-Use Off-Road Diesel Vehicles. Article 4.8, Section 2449.  
<http://www.arb.ca.gov/regact/2007/ordiesel07/ordiesel07.htm>;  
<http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.



certified by CARB to the extent available for such construction equipment. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations to the extent available for such equipment.

- For each applicable unit of construction equipment, a copy of the certified tier specification, BACT documentation, and CARB or SCAQMD operating permit, to the extent such are available for such construction equipment, shall be maintained and made available upon request by the lead agency.

111. The Project Applicant or its successor shall minimize delivery truck idling times to a maximum of five (5) minutes, per the California Air Resources Board's Airborne Toxic Control Measure. **(MM-H-4) (Ci/Co)**
112. The Project Applicant or its successor shall route delivery trucks via the most efficient route on the Project Site. **(MM-H-5) (Ci/Co)**

#### Biota

113. The Project Applicant or its successor shall mitigate consistent with Mitigation Measure I-5 below for all impacted oak woodlands that are located within the current County jurisdiction, regardless of the proposed annexation of some of this habitat into the City under the proposed Project. **(PDF-I-1) (Co)**
114. Three sensitive reptile species (silvery legless lizard, coastal western whiptail, and San Bernardino ringneck snake) have low potential to occur on-site and, if present, are likely to exist in small numbers due to the fragmented and/or disturbed habitat conditions and the Project Site's prolonged isolation, a situation that might lead to their eventual extirpation. The proposed Project includes the following project design feature to avoid or minimize potential impacts to sensitive reptile species: **(PDF- I-3) (Ci/Co)**
  - Prior to construction activities, field surveys would be conducted in oak woodland and scrub habitat in the Back Lot Area during the peak activity season and time of day for each species (ranging from February to May for silvery legless lizard, April to August for coastal western whiptail, and late spring through summer for San Bernardino ringneck snake) to determine the presence or absence of the aforementioned three special status reptiles on the Project Site, and their approximate population size and distribution if present. Surveys would be conducted by a qualified biologist according to standard methods of surveying for reptiles. A report would be submitted to the City Planning Department, County Department of Regional Planning, and California Department of Fish and Game documenting the survey methods and results, including number and location of individuals observed, if any, and estimated population sizes.

- Based on the field survey results, a plan would be prepared by a qualified biologist to trap special status reptile individuals present on-site prior to and during ground-disturbing construction activities and release them to nearby suitable protected habitat. This may include preserved habitat areas on-site or public lands in the vicinity if approved through a Memorandum of Understanding with the landholding agency (i.e. the City for Griffith Park, or the Santa Monica Mountains National Recreation Area). This plan would be submitted to and be approved by the City Planning Department and/or County Department of Regional Planning and California Department of Fish and Game prior to implementation and prior to vegetation removal or ground disturbance. A follow-up report documenting trapping and relocation methods and results would also be submitted to the City Planning Department and County Department of Regional Planning and California Department of Fish and Game following construction.
- If special status reptiles are relocated to preserved habitat on-site, this area would be protected during Project construction using silt fencing or other fencing as approved by a qualified biologist. The protective fencing would be installed prior to any ground disturbance or vegetation removal, and would be maintained during all phases of Project construction occurring within or adjacent to suitable habitat for the species; fence maintenance would be regularly monitored by a qualified biologist. No construction-related activities would be allowed in the protected habitat, including storage of materials or equipment, or trespass by construction crew members. This preserved on-site habitat would also be protected in perpetuity from the adjacent development by appropriate permanent fencing as recommended and approved in the relocation plan described above. In addition, an educational pamphlet would be prepared and distributed to all residents within the new development informing them of the harm that domestic outdoor cats have upon wildlife.

If special status reptiles are present on-site based on the field survey results, a qualified biologist would be present during vegetation removal and grading activities conducted in the oak woodland and scrub habitat in the Back Lot Area to monitor activities and relocate any special status reptiles in accordance with the above plan in order to avoid impacts to any individuals remaining on-site following pre-construction trapping and relocation activities.

115. In order to avoid and compensate for impacts to Southern California black walnut trees within the County portion of the Project Site, the following measures shall be implemented: **(MM-I-1) (Ci/Co)**:
- a) Southern California black walnut trees that are avoided shall be protected during site development activities in compliance with protective measures described for avoided trees under Mitigation Measure I-4.

b) Southern California black walnut trees impacted within the County portion of the Project Site shall be replaced at a minimum 2:1 ratio. Impact includes cutting, relocating, inflicting damage, or encroaching into the root zone or filling the drip line area. Replacement shall generally follow the Oak Tree Removal Regulations of the proposed County Specific Plan, but shall relate specifically to Southern California black walnut trees, including the following:

1. The Project Applicant or its successor shall provide and plant two replacement trees for each single Southern California black walnut tree impacted. The replacement trees shall meet the following minimum requirements:

- i. shall consist of a range of plant sizes, at a minimum of one gallon in size, in order to approximate a natural habitat condition and the range of sizes of the individuals impacted;
- ii. shall consist exclusively of indigenous trees and certified as being grown from a seed source collected from an indigenous habitat within valley regions of Los Angeles County;
- iii. if planted off-site, the replacement walnut trees shall be planted at a location approved by the County Forester, in consultation with the Supervisor's Office; and

2. Additional Requirements.

- i. The Project Applicant or its successor shall monitor the replacement trees for a minimum of 5 years, to evaluate the growth, health and condition of the replacement trees
- ii. The soil for new tree plantings shall be appropriately inoculated with beneficial mycorrhizal fungi.
- iii. The Project Applicant or its successor shall design landscapes and irrigation systems which are adjacent to the replacement trees in a manner that is compatible for the survival of the replacement trees.
- iv. Trees which are determined to be healthy and structurally sound shall be considered as candidates for relocation, to the extent feasible.

116. Avoidance of Special Status Plants. To avoid impacts to special-status plants that may not have been detected during focused surveys in June 2006, prior to vegetation clearing for construction in the Back Lot Area, focused surveys for the special-status plants identified below shall be conducted in the Back Lot Area during the blooming period for the species. If any species identified below are detected, then prior to vegetation clearing for construction the plants shall be censused and a special-status plant relocation plan shall be developed and

implemented to provide for translocation of the plants. The plan shall be prepared by a biologist and shall include the following components: (1) identify an area of appropriate habitat on-site; (2) depending on the species detected, determine if translocation will take the form of seed collection and deposition, or transplanting the plants and surrounding soil as appropriate; (3) develop protocols for irrigation and maintenance of the translocated plants where appropriate; (4) set forth performance criteria (e.g., establishment of quantitative goals, expressed in percent cover or number of individuals, comparing the restored and impacted population) and remedial measures for the translocation effort; and (5) establish a five-year monitoring procedures/protocols for the translocated plants. **(MM-I-2) (Ci/Co)**

The following species will be targeted for focused pre-construction surveys:

- Catalina mariposa lily (*Calochortus catalinae*)
- Club-haired mariposa lily (*Calochortus clavatus* var. *clavatus*)
- Plummer's mariposa lily (*Calochortus plummerae*)
- Many-stemmed dudleya (*Dudleya multicaulis*)
- Robinson's pepper grass (*Lepidium virginicum* var. *robinsonii*)
- Coulter's matilija poppy (*Romneya coulteri*)

117. To avoid impacting nesting birds, including migratory birds and raptors, one of the following shall be implemented: **(MM-I-3) (Ci/Co)**

- Conduct vegetation removal associated with building demolition and construction from September 1<sup>st</sup> through January 31<sup>st</sup>, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally February 1<sup>st</sup> through August 31<sup>st</sup>) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below.

• - OR -

- Conduct pre-construction surveys for nesting birds if vegetation removal, building demolition or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct a weekly pre-construction bird survey no more than 30 days prior to initiation of grading to provide confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist,

shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City of Los Angeles, Department of Building and Safety, or County of Los Angeles, Department of Public Works, as applicable, in charge of Mitigation Monitoring, depending on within which jurisdiction the construction activity is occurring. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

118. In order to prevent damage to any protected trees that would be avoided within the City or County area during Project construction, the following measures shall be implemented for any such trees within 20 feet of an active construction area: **(MM-I-4) (Ci/Co)**

- Pre-Construction
- *Fencing:* Chain link fencing, not less than 4 feet high with tree - protection signs, shall be erected around all undisturbed trees (or tree groups). The protective fence shall be installed at the protected zone boundary of each tree (or tree group), which is defined as five (5) feet beyond the tree canopy dripline. The intent of protection fencing is to prevent root damage and/or compaction by grading equipment. A Registered Consulting Arborist may be required on-site if grading activities occur within the tree protected zone. The fencing shall be secured to 6-foot, heavy gauge t-bar line posts, pounded in the ground a minimum of 18-inches and spaced a minimum of 8-feet on-center. Fencing shall be attached to t-bar posts with minimum 14-gage wire fastened to the top, middle and bottom of each post. Tree protection signs shall be attached to every fourth post. The contractor shall maintain the fence to keep it upright, taut and aligned at all times. Fencing shall be removed only after all construction activities are complete.
- *Pre-Construction Meeting:* A pre-construction meeting shall be held between all contractors (including grading, tree removal/pruning, builders, etc.) and a Registered Consulting Arborist. The meeting shall focus on instructing the contractors on tree protection practices and to answer any questions. All equipment operators and spotters, assistants, or those directing operators from the ground shall provide written acknowledgement of their receiving tree protection training. This training shall include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices that shall accomplish such.
- During Construction

- *Equipment Operation and Storage:* Contractors shall avoid using heavy equipment operation around the undisturbed, protected trees. Operating heavy machinery around the root zones of trees would increase soil compaction, which decreases soil aeration and subsequently reduces water penetration into the soil. All heavy equipment and vehicles shall, at minimum, stay out of the fenced protected tree zone, unless where specifically approved in writing and under the supervision of a Registered Consulting Arborist.
- *Materials Storage and Disposal:* Contractors shall not store or discard any supply or material, including paint, lumber, concrete overflow, etc. within the protected zone, and shall remove all foreign debris within the protected zone. However, the contractors shall leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrient supply. In addition, contractors shall avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) shall be disposed of properly. The contractors shall ensure that equipment be parked at least 50 feet from the protected zone to avoid the possibility of leakage of equipment fluids into the soil. The effect of toxic equipment fluids on the retained trees could result in tree decline and/or mortality.
- *Grade Changes:* Contractors shall ensure that grade changes, including adding fill, shall not be permitted within the protected zone without special written authorization and under supervision by a Registered Consulting Arborist. Lowering the grade within the protected zone would necessitate cutting main support and feeder roots, thus jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade would compact the soil further, and decrease both water and air availability to the tree roots. Contractors shall ensure that grade changes made outside of the protected tree zone shall not create conditions that allow water to pond at the base of the tree. Water trapped at the base of a tree could lead to root rot and other detrimental tree impacts.
- *Moving Construction Materials:* Contractors shall ensure that care be exercised when moving construction equipment or supplies near the protected trees, especially overhead. Contractors shall ensure that damage to the tree(s) be avoided when transporting or moving construction materials and working around the tree (even outside of the fenced protected zone). Contractors shall flag above ground tree parts that could be damaged (e.g., low limbs, scaffold branches, trunks) with high visibility flagging, such as florescent red or orange. If contact with the tree crown is unavoidable, conflicting branch(es) may be pruned by an ISA Certified Tree Worker under the supervision of a Registered Consulting Arborist and shall adhere to ISA standards.

- *Trenching:* Except where specifically approved in writing beforehand, all trenching shall be outside of the fenced protected zone. Roots primarily extend in a horizontal direction forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain roots from retained trees, contractors shall use trenching techniques that include the use of either a root pruner (Dosko root pruner or equivalent) or an Air-Spade to limit root impacts. A Registered Consulting Arborist shall ensure that all pruning cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. Root damage caused by backhoes, earthmovers, dozers, or graders is severe and may ultimately result in tree mortality. Use of both root pruning and Air-Spade equipment shall be accompanied only by hand tools to remove soil from trench locations. The trench shall be made no deeper than necessary.
- *Irrigation:* Irrigation of native oaks retained on-site shall seek to mimic natural rainfall patterns in Southern California. Supplemental irrigation for trees adjacent to construction activity may be necessary during winter or spring months. Summer and fall irrigation may be necessary based on variable climatic and site conditions, but should be conducted judiciously to avoid over-watering. One irrigation cycle should thoroughly soak the root zones of the trees to a depth of 3 feet. The soil should be allowed to dry out between watering to avoid keeping a consistently wet soil. The contractors shall be responsible for irrigating (deep watering) the trees. Soil moisture shall be checked with a soil probe before irrigating. Irrigation is best accomplished by installing a temporary above ground micro-spray system that would distribute water slowly (to avoid runoff) and evenly throughout the fenced protection zone. Over watering of native oaks trees may promote the growth of tree-damaging agents, such as Oak Root Fungus, so proper soil moisture monitoring is critical to prolonged tree health. For any trees that have been substantially root pruned (30% or more of their root zone), irrigation shall be required for the first twelve months. The first irrigation shall occur within 48 hours of root pruning. The tree(s) should be deep watered every two weeks during the summer and once a month during the winter (adjusted accordingly with rainfall).
- *Canopy Pruning:* The contractor shall not prune trees until all construction is completed, unless standard pruning would reduce conflict between canopy and equipment. This would help protect the tree canopies from damage. All pruning shall be conducted by an ISA Certified Tree Worker under the supervision of a Registered Consulting Arborist and shall adhere to ISA pruning standards.
- *Canopy Washing:* During construction, the contractors shall wash the foliage of trees adjacent to construction activity with a strong water stream every two weeks in early hours before 10:00 a.m. to control mite and insect populations.

- *Inspection:* A Registered Consulting Arborist shall inspect the preserved trees adjacent to grading and construction activity on a monthly basis for the duration of the Project. A report summarizing site conditions, observations, tree health, and recommendations for minimizing tree damage shall be submitted by the Registered Consulting Arborist or Registered Professional Forester following each inspection.
  - *Post-construction*
- *Mulch:* The contractors shall ensure that the natural duff layer under all trees shall be maintained. This would stabilize soil temperatures in root zones, conserve soil moisture, and reduce erosion. The contractors shall ensure that the mulch be kept clear of the trunk base to avoid creating conditions favorable to the establishment and growth of decay causing fungal pathogens. Should it be necessary to add organic mulch beneath retained oak trees, packaged or commercial oak leaf mulch shall not be used as it may contain Oak Root Fungus. Also, the use of Redwood chips shall be avoided as certain inhibitive chemicals may be present in the wood. Other wood chips and crushed walnut shells can be used, but the best mulch that provides a source of nutrients for the tree is its own leaf litter. Any added organic mulch added by the contractors shall be applied to a maximum depth of 4- inches where possible.
- *Pruning:* Regular pruning of the trees is not required. An ISA Certified Tree Worker under the supervision of a Registered Consulting Arborist shall only prune trees to maintain clearance and remove broken, dead or diseased branches. No more than 15% of the canopy shall be removed at any one time. All pruning shall conform to ISA standards.
- *Watering:* The trees should not require irrigation other than the twelve months following substantial root pruning, if applicable. However, soil probing shall be necessary to accurately monitor moisture levels. Especially in years with low winter rainfall supplemental irrigation for the trees that sustained root pruning and any newly planted trees may be necessary.
- *Watering Adjacent Plant Material:* All plants near the trees shall require moderate to low levels of water. The contractor shall water surrounding plants infrequently with deep soaks and allow them to dry out in-between, rather than frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet, nor should drainage allow ponding of water beneath the canopy of the oak trees. Irrigation spray shall not hit the trunk of any tree. The contractors shall maintain a 30-inch dry-zone around all tree trunks. An above ground micro-spray irrigation system shall be used in lieu of typical underground pop-up sprays.



- *Chemical Applications:* If the trees are maintained in a healthy state, regular spraying for insect or disease control would not be necessary. If a problem does develop, a Registered Consulting Arborist shall be consulted as the trees may require the application of insecticides to prevent the intrusion of bark-boring beetles and other invading pests. All chemical spraying shall be performed by a licensed applicator under the direction of a licensed pest control advisor.
- *Monitoring:* A Registered Consulting Arborist shall inspect the trees preserved on-site for a period of seven (7) years following the completion of construction activity. Monitoring visits shall be completed quarterly, totaling twenty-eight (28) visits. Following each monitoring visit, a report summarizing site conditions, observations, tree health, and recommendations for promoting tree health shall be submitted. Additionally, any tree mortality shall be noted and any tree dying during the seven year monitoring period shall be replaced according to the provisions of the proposed City and County Specific Plans.

**119.** Mitigation for impacts to oak woodland habitat shall be accomplished through one or a combination of the options presented below. **(MM-I-5) (Co)**

1. Oak Woodland Conservation Easements – Protect existing oak woodlands on or off the Project Site in perpetuity at a 2:1 acreage ratio through a conservation easement approved by the County and the Department of Fish and Game. Priority should be given to oak habitat that is (1) of equal or greater ecological value as the habitat to be removed, and (2) is contiguous with or adjacent to larger areas of existing woodlands under conservation easements, public lands, or open space lands. Approval should be contingent on demonstrating that such lands meet these criteria to the maximum extent feasible and available. Mitigation for individual developments shall be clustered into the fewest areas possible, to avoid habitat fragmentation.
2. Plant Replacement Trees - Plant and maintain replacement trees on or off the Project Site at a 2:1 tree ratio, with the intention of recreating the acreage of oak woodlands impacted. The goal is to restore declining woodlands or re-establish them where they once grew. The selection of off-site planting should follow the same criteria as noted in option 1 above (equivalent habitat replacement, contiguous with other protected woodland habitat, consolidation of mitigation to avoid fragmentation). Restoration should result in species composition and density similar to the Project Site and appropriate to the restoration site. This type of mitigation shall not fulfill more than one-half of the mitigation requirements for the Project. The replacement of oak woodland habitat, if pursued as a mitigation option, should be coordinated with the replacement of oak trees during implementation of the proposed County Specific Plan Oak Tree Removal regulations. An option is to propose planting a range of sizes including seedlings, 1 gallon, 5 gallon, 15 gallon, 24-inch box, 36-inch box, 48-inch box, and 60-inch box trees

(depending on the planting area and the ability to irrigate). The goal is to stress sustainability and replicate natural oak woodlands by creating a diversity of size and age classes. The mitigation oaks shall be maintained for a period of no less than seven (7) years from the date of planting, and replaced if mortality should occur during that seven year period.

3. Oak Woodlands Conservation Funding – This final mitigation alternative involves contributing funds to the California Wildlife Conservation Board’s Oak Woodlands Conservation Fund or, a segregated trust fund maintained or selected by the County. The contribution amount would equal an in lieu fee of \$2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles-Long Beach metropolitan statistical area on the annual anniversary of the adoption of the proposed County Specific Plan. The contribution should specify that funds should be prioritized for use in acquiring or restoring oak woodland habitat within Los Angeles County.

- The in lieu fee (\$2,700) is the calculated average value of all trees that may be impacted by the proposed Project and the No Annexation scenario. The value of each impacted tree was calculated using the Trunk Formula Method presented in the “Guide for Plant Appraisal,” published by the International Society of Arboriculture (Council of Tree and Landscape Appraisers, 2000).

- Compliance with the proposed County Specific Plan oak tree regulations would also satisfy the Oak Woodland mitigation requirements, except that on-site or off-site tree replacement may only satisfy up to half of the mitigation to oak woodland habitat.

120. Prior to removal of trees within oak woodland habitat of eight inch diameter at breast height or greater, as well as native or non-native palm trees greater than ten feet in height, which may provide roosting habitat for special-status bat species, conduct pre-construction surveys for bats in the immediate vicinity of the affected trees using sonic bat detectors (e.g. Anabat). The surveys shall be conducted at dusk and after nightfall by a biologist. If special-status bats are detected, and based upon the experience of the biologist conducting the surveys, the detected bats are likely roosting in the trees to be removed, then exclusion devices (e.g., netting, canvas, or similar materials) shall be employed once bats have emerged from identified roosts to block access to tree cavities or other roost entry points. If tree removal is to occur during the maternity season (March 1 to September 30), and if during this period the biologist detects maternity roosts, then removal of the trees shall be delayed for the remainder of the maternity season until the young are sufficiently mature to leave the maternity roost as determined by the biologist. **(MM-I-6) (Ci/Co)**
121. Prior to construction activities that may result in the placement of fill material into the potentially jurisdictional drainage feature along Barham Boulevard prepare and submit to the U.S. Army Corps of Engineers for verification a “Preliminary Delineation Report for Waters of the U.S.” and a Streambed Alteration

Notification package to the California Department of Fish and Game for the drainage feature. If these agencies determine that the feature is not regulated under their jurisdiction, then no further mitigation is necessary. However, if the U.S. Army Corps of Engineers considers the feature to be jurisdictional through a "significant nexus" test per recent U.S. Army Corps of Engineers and U.S. Environmental Protection Agency guidance,<sup>4</sup> then a Clean Water Act Section 404 permit shall be obtained from the U.S. Army Corps of Engineers, and any permit conditions shall be agreed to, prior to the start of construction activities in the affected area. If the California Department of Fish and Game determines that the drainage is a regulated "streambed", then a Streambed Alteration Agreement shall be entered into with the California Department of Fish and Game and any associated conditions shall be agreed to prior to the start of construction in the affected area. **(MM-I-7) (Ci)**

#### Cultural Resources - Historic Resources

122. As part of the Project, the alteration of contributing buildings, structures and sites within the potential Universal Studios Historic District shall comply with the Universal Studios Historic District Preservation Plan (see Attachment H to this MMRP). The Plan provides appropriate guidance for the alteration of contributing buildings, structures, and sites within the potential Universal Studios Historic District and establishes criteria for new construction to ensure that the historic integrity of the district is maintained. The Plan should serve as the framework for future repair, maintenance, and rehabilitation, and guide architects and designers in designing compatible new construction in the areas identified as potential sites for new buildings within the district. The Plan also includes guidelines for the documentation of historic resources. **(PDF- J.1-1 (Co))**
123. Retain and/or relocate the 1946 Film Vault (#6237) to avoid its demolition. **(MM-J.1-1) (Co)**
124. Retain and/or relocate the Jack Webb (#2250) and William Goetz (#2252) buildings to avoid their demolition. **(MM-J.1-2) (Co)**
125. Maintain the Universal Studios Back Lot Area identified on Attachment H to this MMRP as an area of open space primarily used for outdoor filming using large-scale, semi-permanent sets. Retain important character-defining features including: (1) the location in the northeastern portion of the Studio Area, adjacent to the motion picture production facilities; (2) the circulation pattern of streets, roads and trails; and (3) the large scale sets recreating different streetscapes and locations and arranged along key segments of the circulation system. **(MM-J.1-3) (Co)**

#### Cultural Resources - Archaeological Resources

126. During construction, an archaeologist and Native American monitor shall be retained by the Project Applicant or its successor to monitor any earth-moving activities, including grading, in areas designated as high, moderate or low sensitivity for the presence of buried prehistoric archaeological sites (see Attachment I to the MMRP). **(MM-J.2-1) (Ci/Co)**

---

<sup>4</sup> U.S. Environmental Protection Agency and U.S. Department of the Army. 2007. Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States*. June 5, 2007.

127. Prior to any future earthmoving activities, areas designated as high sensitivity for the presence of surface prehistoric archaeological sites (see Attachment J to this MMRP), shall be resurveyed by an archeologist after vegetation is removed. **(MM-J.2-2) (Ci)**
128. If potentially significant archaeological resources are encountered during Project development, site preparation/ construction activities in the area of potential impact shall be halted until the archaeological consultant and/or Native American monitor, as appropriate, have evaluated the resources and, if necessary, developed a plan to mitigate associated impacts. The construction manager at the Project Site shall be notified, and shall notify the responsible lead agency of the discovery. The archaeologist and/or the Native American monitor, as appropriate, with the concurrence of the City or County, as applicable, shall determine the area of potential impact and the timing when construction activities can resume. **(MM-J.2-3) (Ci/Co)**
- a) Discovered cultural resources shall be stored in a protected environment to prevent vandalism, damage, or theft until such time as they are examined by an archaeologist and/or Native American monitor, as appropriate.
  - b) The identification and handling of archaeological resources at the site shall be conducted by a qualified archaeologist and overseen by local Native American monitor.
  - c) All Project-related notes, records, photographs, and artifacts, both prehistoric and historical period, shall be curated at a repository in accordance with 36 Code of Federal Regulations 79. Any items of cultural patrimony, however, shall be returned to an appropriate Native American community, which shall be responsible for the disposition of these materials.
129. If human remains are encountered during construction, work in the affected area and the immediate vicinity shall be halted immediately. The construction manager at the Project Site shall be notified, and shall notify the archaeologist and Native American monitor, if they are not on-site at the time, as well as the responsible lead agency of the discovery, who in turn shall notify the Native American Heritage Commission and the County Coroner pursuant to procedures and requirements set forth in California Health and Safety Code Section 7050.5. Disposition of the human remains and any associated grave goods shall also be in accordance with this regulation and Public Resources Code 5097.91 and 5097.98, as amended. The archaeologist and the Native American monitor, with the concurrence of the City or County, as applicable, shall determine the area of potential impact and the timing when construction activities can resume. **(MM-J.2-4) (Ci/Co)**
130. All construction-phase employees shall undergo a cultural resources orientation and awareness training prior to commencing work activities on the Project Site. Such training shall include familiarization with the stop-work restrictions, noticing, and handling procedures, and ultimate disposition of cultural resources as described below. The construction manager shall provide the responsible lead agency with a verification list of the employees completing the orientation. **(MM-J.2-5) (Ci/Co)**

131. Prior to the grading in the area of the SR-1 site (see Attachment J to this MMRP), a limited program of data recovery shall be undertaken at SR-1. In particular, the foundations of the Hartwell house, gatehouse, tennis court, aviary and water systems shall be further investigated. Data recovery investigations shall be restricted to areas associated with possible building foundations and the two reservoirs. These investigations shall be conducted via a combination of mechanical trenching and hand excavation in the vicinity of the house foundations, gatehouse, tennis court, pools, and reservoirs. In addition, certain features within SR-1, as recommended by the archaeologist, shall be documented according to Historic American Engineering Record Standards of photo documentation and measurement. **(MM-J.2-6) (Ci)**
132. An archaeologist shall be retained by the Project Applicant or its successor to monitor any earthmoving activities, including grading, in areas designated as high sensitivity for the presence of buried historical period archaeological sites (see Attachment I to this MMRP). **(MM-J.2-7) (Ci/Co)**

#### Cultural Resources - Paleontological Resources

133. The services of a qualified paleontologist approved by the City or County of Los Angeles, as applicable, and the Los Angeles County Natural History Museum Vertebrate Paleontology Department shall be retained prior to earth-moving activities associated with construction in a particular development area or with a particular development phase. Prior to these earth-moving activities, the paleontologist shall develop a site-specific mitigation plan to be implemented in support of the activities in the particular development area or during a particular development phase. The plan shall specify the level and types of mitigation efforts as set forth below, based on the types and depths of any earth-moving activity and the rock unit in which the activity would be conducted. **(MM-J.3-1) (Ci/Co)**
134. Earth-moving activities shall be monitored by the paleontologist or a monitor only in those areas of the Project Site where these activities would disturb previously undisturbed strata. Monitoring shall be conducted on a full-time basis in areas underlain by the Upper Topanga Formation and at depths greater than 10 feet below current grade in areas underlain by younger alluvium. If no fossil remains are found once 50 percent of earth-moving activities have been completed in an area underlain by one or the other rock unit, monitoring can be reduced or suspended in the remainder of that area following approval from the City or County of Los Angeles, as applicable. Monitoring shall consist of visually inspecting debris piles and freshly exposed strata for larger fossil remains, and periodically dry test screening sediment, rock, and debris for smaller fossil remains. As soon as practicable, the monitor shall recover all vertebrate fossil specimens, a representative sample of invertebrate or plant fossils, or any fossiliferous rock sample that can be recovered easily. If recovery of a large or unusually productive fossil occurrence is warranted, earth-moving activities shall be diverted temporarily around the fossil site and a recovery crew shall be mobilized as necessary to remove the occurrence as quickly as possible. If the paleontologist or monitor is not on site when a fossil occurrence is uncovered by these activities, the activities shall be diverted temporarily around the fossil site and the monitor called to the site to evaluate and, if warranted, remove the

occurrence. If the fossil site is determined by the paleontologist or monitor to be too unproductive or the fossil remains not worthy of recovery, no further action shall be taken to preserve the fossil site or remains, and earth-moving activities shall be allowed to proceed through the site immediately. The location and proper geologic context of any fossil occurrence shall be documented, as appropriate. **(MM-J.3-2) (Ci/Co)**

135. As part of the monitoring effort, rock or sediment samples of the Upper Topanga Formation and younger alluvium shall be collected from each construction site and processed to allow for the recovery of smaller fossil remains. The total weight of all processed samples from either rock unit at each construction site shall not exceed 6,000 pounds (12,000 pounds total). The results of processing 250-pound test samples shall be used by the paleontologist or monitor in determining how much of the remainder of the total collected shall be processed. More of the samples or more of each sample shall be processed if the recovered remains are sufficiently common (at least 4-5 identifiable specimens per test sample), generally identifiable to genus or species level, and represent a taxonomically diverse faunal assemblage. With the development of each successive construction site, the paleontologist or monitor may specify that less than 6,000 pounds shall be processed, based on the amount of excavation and other earth-moving activities that would occur in areas underlain by either rock unit, and on the results of processing samples from the same rock unit at previous construction sites.

Unless potentially fossilized remains are discovered at or near the surface, no paleontological monitoring of earth-moving activities in the younger alluvium shall be conducted at depths less than 10 feet below current grade, and no sample shall be collected or processed.

136. Before the mitigation program begins, the paleontologist or monitor shall coordinate with the appropriate construction contractor personnel to provide information regarding City or County of Los Angeles requirements, as applicable, for the protection of paleontological resources. Contractor personnel shall be briefed on procedures to be followed in the event that fossil remains and a previously unrecorded fossil site are encountered by earth-moving activities, particularly when the monitor is not on site. The briefing shall be presented to new contractor personnel as necessary. Names and telephone numbers of the monitor and other appropriate mitigation program personnel shall be provided to appropriate contractor personnel. The Project's construction superintendent shall be instructed by the paleontologist or monitor regarding the identification of conditions whereby potential paleontological resources could occur. The construction superintendent shall be sufficiently informed that he/she will be able to recognize when fossil remains have been uncovered and require that grading be temporarily diverted around the fossil site until the monitor has evaluated and, if warranted, recovered the remains. Similarly, and if necessary, the monitor shall be empowered to temporarily divert grading around an exposed fossil specimen to facilitate evaluation and, if warranted, recovery. **(MM-J.3-3) (Ci/Co)**
137. The paleontologist shall reach a formal agreement with a recognized museum repository, such as the Los Angeles County Natural History Museum, before the mitigation program begins, regarding final disposition and permanent storage and maintenance of any fossil remains that might be recovered as a result of the mitigation program, the archiving of associated specimen data and

corresponding geologic and geographic site data, and the level of treatment (preparation, identification, curation, and cataloguing) of the remains that would be required before the entire mitigation program fossil collection would be accepted by the repository for storage. The fossil collection shall be donated to a public, nonprofit institution, such as the Los Angeles County Natural History Museum, with a research interest in the collection. The costs to be charged by the repository for curating and permanently storing the collection should be specified in the agreement. **(MM-J.3-4) (Ci/Co)**

- 138.** All fossil specimens recovered at the Project Site as a result of the mitigation program, including those recovered as the result of processing fossiliferous rock samples, shall be prepared, identified, curated, and catalogued in accordance with designated museum repository requirements. Rock samples from the Upper Topanga Formation and the younger alluvium shall be submitted to commercial laboratories for microfossil, pollen, or radiometric dating analysis. **(MM-J.3-5) (Ci/Co)**
- 139.** The paleontologist or monitor shall maintain daily monitoring logs that record the particular tasks accomplished, locations where earth-moving activities and monitoring were conducted, rock unit(s) encountered, any fossil specimen recovered, and associated specimen data and geologic and geographic site data. **(MM-J.3-6) (Ci/Co)**
- 140.** A final technical report of results and findings shall be prepared by the paleontologist in accordance with any City or County of Los Angeles requirements, as applicable. Copies of the final report and any supporting documentation, including the paleontologist's or monitor's field notes and fossil site maps shall be archived at the designated museum repository. The final report shall be prepared upon completion of grading activities for the first Project, as that term is defined in the City and County Specific Plans. Subsequent Project reports shall be issued as addenda to the first final report. Projects whose grading activities are completed within a one-year time period may be addressed collectively in one report or addenda. **(MM-J.3-7) (Ci/Co)**

#### Public Services – Fire

- 141.** For development in the City portions of the Project Site, the Project Applicant or its successor shall comply with the requirements of the Los Angeles Municipal Code for fire protection. **(PDF- K.1-1) (Ci)**
- 142.** The Project Applicant or its successor shall submit a plot plan for approval of access and fire hydrants by the City Fire Department prior to the issuance of a building permit by the City. The plot plan shall include fire prevention, suppression and access features to the satisfaction of the City Fire Department. **(PDF-K.1-2) (Ci)**
- 143.** All new buildings in the City shall be within 300 feet of an approved fire hydrant. When a fire lane must accommodate the operation of City Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky. Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall

- be greater than 700 feet in length or secondary access shall be required. **(PDF- K.1-3) (Ci)**
144. New buildings in the City would include any additional communication repeaters, bidirectional amplifiers and/or antennas as required by the City Fire Department. **(PDF- K.1-4) (Ci)**
145. During demolition in the City, the City Fire Department access shall remain clear and unobstructed. **(PDF- K.1-5) (Ci)**
146. In conjunction with the building permit process in the County, the Project Applicant or its successor shall consult with the County Fire Department and incorporate fire prevention and suppression features appropriate to the design of the Project. **(PDF- K.1-6) (Co)**
146. Project development in the County shall comply with all applicable County code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. **(PDF- K.1-7) (Co)**
147. The Project shall continue to provide fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration in the County. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, fire sprinkler systems, and types of construction used. **(PDF- K.1-8) (Co)**
148. Future buildings in the County shall be designed with sprinklers in accordance with the County of Los Angeles Building and Fire Codes. An automatic fire sprinkler system shall be provided for all buildings with four stories or greater above Los Angeles County Fire Department vehicular access (e.g. street level). **(PDF- K.1-9) (Co):**
149. All new permanent outdoor facades that fall within the scope of the current edition of Los Angeles County, Fire Department Regulation #29 shall be constructed and maintained in accordance with that Regulation. **(PDF- K.1-10) (Co)**
150. Prior to the removal of Park Lake (see Attachment A to this MMRP), a drafting reservoir and drafting appliances shall be provided and maintained with the ability to draft 1.5 million gallons of water designed to the satisfaction of the Los Angeles County Fire Department. **(PDF- K.1-11) (Co)**
151. Fire flow of 9,000 gallons per minute flowing simultaneously through 6 fire hydrants shall be provided to the City portions of the Back Lot Area. Fire flow shall be provided as set forth in Mitigation Measure IV.L. 2-1. Phased implementation of the fire flow system may be provided subject to the approval of the City Fire Department. **(MM-K.1-1) (Ci)**
152. Prior to the issuance of the first certificate of occupancy for net new development exceeding 50,000 square feet in the City portion of the Project Site, the Applicant or its successor shall provide funds not to exceed \$180,000 for acquisition of a Fire Department rescue ambulance to be housed at Fire Station 86. **(MM-K.1-2) (Ci)**



Applicant shall offer to dedicate to the City of Los Angeles approximately 1 acre of land in the southeastern portion of the Project Site, as shown on Exhibit TBD, for use by the City of Los Angeles for construction of a new fire station by the Fire Department.

153. Upon the issuance of the first building permit for new Project construction in the City portion of the Project Site, the Project Applicant or its successor shall enter into an agreement with the City to reimburse the City for the cost of a City Fire Department Inspector II (to include travel time, inspection and research time) who will be assigned to the City portion of the Project during its construction. **(MM-K.1-3) (Ci)**
154. Upon the issuance of the first building permit for new construction in the County portion of the Project Site, the Project Applicant or its successor shall enter into an agreement with the County to reimburse the County for the cost of staffing Fire Station 51 with a permanent fire inspector to serve the needs of implementation of the Project during construction activities and ongoing expanded operations. **(MM-K.1-4) (Co)**
155. Expanded County fire fighting facilities shall be provided to serve the Project. The expanded facilities may be a new fire station or remodeling of the existing Fire Station 51 to accommodate additional equipment and staffing (Facility Improvements). The decision to remodel the existing station or construct a second additional station is solely the County Fire Department's based upon its determination of service needs. The new fire station, if this option is selected, shall be a "four-man" station built to County Fire Department's specifications that could accommodate a new "tiller-quint", or similar equipment approved by the County Fire Department, with a minimum of four firefighter positions. The Project Applicant or its successor shall construct or cause to be constructed and furnish the Facility Improvements at no cost to the County as well as providing the quint and ancillary equipment for the quint, or similar equipment at no cost to the County. The County Fire Department shall be responsible for staffing costs. The Facility Improvements shall be constructed / conveyed to the County Fire Department before building permits are issued for: (a) the first new building that is 75-feet or greater in height; (b) the first new building that is 70,000 square-feet in total net new floor area; or (c) the last of multiple buildings less than 75 feet in height that cumulatively exceed 100,000 square feet of net new floor area in the same vicinity. The Project Applicant or its successor and the County Fire Department shall work together to appropriately locate the station. **(MM-K.1-5) (Co)**
156. The Project Applicant or its successor shall engage in an annual review through Project build-out with the County Fire Department to determine fire service needs of the Project Site. **(MM-K.1-6) (Co)**
157. Prior to the issuance of a certificate of occupancy, the Project Applicant or its successor shall contact the local water purveyor, if the fire hydrant is public, or a private sprinkler contractor, if the fire hydrant is private, to have the closest existing fire hydrant(s) to the location under review verified and tested to the satisfaction of the County Fire Department by conducting a fire flow availability test. **(MM-K.1-7) (Co)**

158. When the Applicant provides to County Fire Station 51 the tiller-quint pursuant to Mitigation Measure K.1-5 and the City Fire Department obtains the rescue ambulance pursuant to Mitigation Measure K.1-2, the City Fire Department and County Fire Department shall agree upon use of their respective equipment on an automatic response basis pursuant to a mutually acceptable automatic aid agreement. **(MM-K.1-8) (Ci/Co)**

#### Public Services - Police/Sheriff

159. During Project construction, the Project Applicant or its successor shall implement security measures at Project construction sites that are accessible to the general public. Security measures could include, but are not limited to, fencing, security lighting, and providing security personnel to patrol construction sites. **(PDF- K.2-1) (Ci/Co)**
160. During Project design for buildings in the City, the Project Applicant or its successor shall incorporate (PDF-s consistent with the City Police Department's Design Out Crime Guidelines, which may include providing an on-site security force, illuminating parking lots with artificial lighting, use of closed-circuit television monitoring and recording of on-site areas, maintaining security fencing along the Project Site's eastern edge to restrict public access, and way-finding lighting. **(PDF-K.2-2) (Ci)**
161. The Project Applicant or its successor shall design on-site streets, street lighting, and street signage for public streets in accordance with the emergency access requirements of the applicable jurisdiction (i.e., City of Los Angeles or County of Los Angeles). The Project Applicant or its successor shall submit to the applicable jurisdiction (i.e., City or County) for review the design plans for on-site street widths, street lighting, and street signage. **(PDF-K.2-3) (Ci/Co)**
162. The Project Applicant or its successor shall provide a new up to 16,000 square foot facility within the County portion of the Project Site, for the shared use of the County Sheriff's Department, contract security, and corporate security for the Project Site. Construction of the facility shall meet the operational needs of the County Sheriff's Department and comply with applicable California Code of Regulations Title 15 requirements and County standards. The facility shall include holding cells, office space, locker room, and several access points. The Project Applicant or its successor shall improve the facility at its cost. The facility shall be available once certificates of occupancy have been issued for a cumulative total of 765,000 square feet of net new Project development within County portions of the Project Site or 2022, whichever comes first, and once constructed shall replace the existing on-site County Sheriff's Department facility. **(MM-K.2-2) (Co)**
163. Extra private security personnel shall be deployed at important entertainment events (i.e., visits to the Project Site by state, national, or international dignitaries and red carpet events), in order to reduce the need for sworn officer response. **(MM-K.2-3) (Ci/Co)**

#### Public Services - Schools

164. The Project Applicant or its successor shall pay all applicable school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the Project area. **(MM-K.3-1) (Ci/Co)**

Utilities – Sewer

165. Prior to the development of a new building, the capacity of the on-site sewer lines serving the building shall be evaluated and replacement or new sewer lines shall be installed as necessary. (PDF- L.1-1) (Ci/Co)
166. Gauging stations shall be installed in the proposed sewer lines in the County areas of the Project Site at the point of connection with the City-owned sewer for wastewater flows to pass through before entering a City-owned sewer. (PDF- L.1-2) (Ci/Co)
167. New sanitary sewers in the City areas of the Project Site shall be designed to conform to the standards of the City's Bureau of Sanitation. New sanitary sewers in the County areas of the Project Site shall be designed to conform to the standards of the County of Los Angeles Sanitation District. The Project Applicant or its successor shall construct the additional on-site sanitary sewer system improvements required to support the additional development per these standards. (PDF- L.1-3) (Ci/Co)

Water

168. Any additional water lines and hydrants that may be needed to provide additional fire flows to new buildings shall be constructed as necessary. The new water lines shall be designed and installed in accordance with applicable City and County standards and would be sized to accommodate both fire flow demand and peak day domestic demand. (PDF- L.2-1) (Ci/Co)
169. All water lines that are constructed that deliver both domestic and fire water shall be constructed with the necessary materials and appropriate size to deliver the highest instantaneous demand on the individual water line. (PDF- L.2-2) (Ci/Co)
170. The following water conservation features shall be incorporated into the proposed outdoor and indoor areas of the Project: (PDF- L.2-3) (Ci/Co)

Outdoor

- Use recycled water for landscape irrigation.
- Installation of the infrastructure to deliver and use recycled water.
- Expanded use of high efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology or smart irrigation controllers for any area that is either landscaped or designated for future landscaping.
- Use of native/drought tolerant plant materials (for at least 25 percent of new landscaping) and use of water efficient landscaping such as proper hydro-zoning, turf minimization, and landscaping contouring (to minimize precipitation runoff) for new landscaping in areas other than production activities, entertainment attractions sets/façades, the theme park, and visitor entries to the theme park and Universal CityWalk. Other than the exempted areas described above, areas of the Project Site within the County's jurisdiction would also comply with the County's landscaping design regulations, as applicable.

- Provide education on water conservation for employees.

Indoor

- Install high efficiency toilets that use 1.28 gallons per flush or less.
  - Install high efficiency urinals that use 0.5 gallons per flush or less for commercial applications.
  - Install restroom faucets that use 1.5 gallons per minute or less for all applications.
  - Install pre-rinse spray valves that use 1.6 gallons per minute or less for commercial kitchens
  - Install self-closing faucets for public restrooms for commercial applications.
  - Install high efficiency clothes washers with a water savings factor of 7.5 or less for commercial applications.
  - Install cooling tower conductivity controllers or cooling tower pH conductivity controllers, as applicable.
171. The Project Applicant or its successor shall enter into an agreement with the City of Los Angeles, Department of Water and Power to augment the water supply available to the Department of Water and Power by acquiring for the Department of Water and Power water rights in the Central and/or West Coast Basins, or such other reliable supply sources as agreed to by the Department of Water and Power. (PDF-L.2-4) (Ci)
172. Prior to the start of grading or excavation in the area of the Metropolitan Water District's Santa Monica Feeder pipeline or in the location of the Metropolitan Water District's easement in the northeast portion of the Project Site, the Project Applicant shall coordinate with the Metropolitan Water District to avoid interference with the Metropolitan Water District's infrastructure. (PDF- L.2-5) (Ci)

Utilities – Solid Waste

173. During new construction a minimum of 65 percent of the non-hazardous demolition and construction debris by weight from construction of new Project buildings shall be recycled and/or salvaged for reuse. (PDF- L.3-1) (Ci/Co)
174. During occupancy and operations, Project shall have a solid waste diversion target of 65 percent of the non-hazardous waste pursuant to the City and County Specific Plans. (PDF- L.3-5) (Ci/Co)

Utilities – Electricity

175. Where available, spare conduits in the existing underground cable and conduit system within the Project Site would be utilized in lieu of providing new conduits. For areas with no spare conduits, additional conduits would be provided. New

cables, electrical lines, and facilities would be provided for the Project in currently underdeveloped areas. **(PDF- L.4-1) (Ci/Co)**

**176.** Under the Project, additional power would be supplied to meet the increased demand for the County portion of the Project Site through relocation of the Studio Master Substation and upgrades to the substation owned and operated by Southern California Edison. Specifically: **(PDF-L.4-2) (Co)**

- A new Project Applicant-owned and operated distribution substation would be located east of the existing Studio Master Substation. The Project Applicant-owned facility currently housed within the existing Studio Master Substation would be relocated and expanded with new equipment to the new location.
- Additional electricity would be supplied to the existing Studio Master Substation through an additional 66kV transmission line for an additional 60 MVA for the Project Site, which will increase the total capacity of the existing Studio Master Substation to 100 MVA. The substation would also be equipped with an outdoor 66kV Gas Insulated Switchgear which would be configured in an operating and transfer bus arrangement. All 66kV lines and transformer bank feeders would enter the Gas Insulated Switchgear equipment by means of an underground riser pedestal. The substation would also have a Mechanical-Electrical Equipment Room to house all controls, switches, relay protection equipment, alarms, meters, batteries, HVAC and the station AC and DC distribution panels.
- Once expanded, operation of the existing Studio Master Substation facility would transfer from the Project Applicant or its successor to Southern California Edison, and the substation would be connected to the Edison Universal Substation via subterranean electrical lines on Southern California Edison's 66kV subtransmission system. The Edison Universal Substation has an existing capacity of 22 MVA. The combined substations that would be operated by Southern California Edison would have a total capacity of 122 MVA and would supply power to the new Project Applicant-owned and operated distribution substation, which would distribute electricity within the County portion of the Project Site. Under the No Annexation scenario, Southern California Edison would serve the County portion of the Project Site in the Back Lot Area from MacNeil Substation.
- The private on-site electrical system would have new electrical lines to serve new buildings constructed as part of the Project.

**177.** The Project Applicant or its successor shall consult with Los Angeles Department of Water and Power's Efficiency Solutions Business Group for assistance with energy conservation design features, for Project development occurring within the City of Los Angeles. **(PDF- L.4-4) (Ci)**

**178.** Each of the Project's buildings would be subject to the State Energy Conservation Standards for New Non-Residential Buildings (Title 24, Part 6,

Article 2, California Code of Regulations). The Project shall incorporate energy conservation measures to exceed Title 24 (2005) requirements by 15 percent. In the event Title 24 is amended such that the energy conservation requirements exceed Title 24 (2005) by more than 15 percent, the Project shall comply with the amended Title 24. (PDF- L.4-5) (Ci/Co)

- 179. Install efficient lighting and lighting control systems. (PDF- L.4-6) (Ci/Co)
- 180. Install light colored "cool" roofs. (PDF- L.4-7) (Ci/Co)
- 181. Install energy efficient heating and cooling systems, appliances (e.g., ENERGY STAR) and equipment, and control systems. (PDF- L.4-8) (Ci/Co)
- 182. Install light-emitting diodes for private on-site traffic and street lighting. (PDF- L.4-9) (Ci/Co)
- 183. Provide education on energy efficiency, water conservation, waste diversion, and recycling services to the Project Applicant's employees through new employee orientation materials and three times annually through the company website, exhibits, or meetings on energy conservation. (PDF- L.4-11) (Ci/Co):

#### Utilities – Natural Gas

- 184. A portion of the existing gas main located beneath Universal Hollywood Drive shall be removed and relocated by the Project Applicant or its successor to the extent necessary in connection with the proposed re-alignment of the road. The relocation of this line would not impact its capacity nor its ability to supply natural gas to the Project Site, as the relocated line would be fully operational prior to abandoning the existing line. (PDF- L.5-3) (Ci/Co):
- 185. State Energy Conservation Standards for New Non-Residential Buildings, pursuant to Title 24, Part 6, Article 2, California Code of Regulations (Title 24) (2005), shall be exceeded by 15 percent. In the event Title 24 is amended such that the energy conservation requirements exceed Title 24 (2005) by more than 15 percent, Project shall comply with the amended Title 24. (PDF- L.5-4) (Ci/Co):
- 186. Install energy efficient heating and cooling systems, appliances (e.g., ENERGY STAR) and equipment, and control systems. (PDF- L.5-5) (Ci/Co):
- 187. Provide education on energy efficiency, water conservation, waste diversion, and recycling services to the Project Applicant's employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation. (PDF- L.5-7) (Ci/Co):

#### Environmental Safety

- 188. Prior to the issuance of any demolition permit or building permit for remodeling of existing buildings, the Project Applicant or its successor shall provide evidence to the City of Los Angeles, Department of Building and Safety or County of Los Angeles, Department of Public Works, as applicable, that the demolition contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in

- accordance with all applicable federal, state and local regulations. **(PDF- M-1 (Ci/Co):**
189. Prior to the issuance of any demolition permit or building permit for remodeling of existing buildings, the Project Applicant or its successor shall provide evidence to the City of Los Angeles, Department of Building and Safety, or County of Los Angeles, Department of Public Works, as applicable, that the demolition contract provides for a qualified lead-based paint abatement contractor/specialist to remove or otherwise abate or manage lead-based paint during demolition or renovation activities in accordance with all applicable federal, state and local regulations. **(PDF- M-2 (Ci/Co):**
  190. The Project Applicant or its successor shall implement a soil management plan, or other applicable plan, approved by the Department of Toxic Substances Control, pursuant to Department of Toxic Substances Control's Voluntary Cleanup Program, or other applicable state or local regulatory agency providing oversight, to address contamination in soil in the Back Lot Area. The approved soil management plan or other applicable plan shall include procedures for soil sampling and remedial options that may include removal (excavation), treatment (*in-situ* or *ex-situ*), or other measures, as appropriate. **(PDF- M-3 (Ci/Co):**
  191. The Project Applicant or its successor shall submit to the County Fire Department, City Fire Department, and Los Angeles County Department of Public Works, and City Department of Building and Safety, as applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of the Project. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. **(PDF- M-4 (Ci/Co):**
  192. If soil contamination is suspected to be present, prior to excavation and grading, the South Coast Air Quality Management District's Rule 1166 shall be implemented, as appropriate. If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) by a qualified professional during excavation and grading activities, excavation and grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented, as contained in Southern California Air Quality Management District's Rule 1166, so as to render the area suitable for grading activities to resume. The contaminated soil discovered shall be evaluated and excavated/disposed of, treated *in-situ* (in-place), or otherwise managed in accordance with all applicable regulatory requirements. **(MM-M-1 (Ci/Co)**
  193. As required by the Occupational Safety and Health Administration, Construction Worker Safety Plan shall be developed by each contractor working within the footprint of the landfill. The Construction Worker Safety Plan shall comply with Occupational Safety and Health Administration Safety and Health Standards 29 Code of Federal Regulations 1910.120, the California Code of Regulations, Title 8, General Industry Safety orders, and U.S. Occupational Safety and Health Administration. The Plan shall include requirements associated with potential exposure to landfill gases. In addition, construction personnel shall wear protective equipment and clothing and other safety equipment, as appropriate, in

accordance with the Construction Worker Safety Plan and/or Project site-specific safety plans, as applicable. **(MM-M-2) (Ci/Co)**

194. Construction of all new development within 1,000 feet of the landfill shall be designed and constructed to prevent gas migration into the buildings in accordance with the recommendations of a licensed civil engineer. The recommendations shall be subject to the review and approval of the Los Angeles County, Department of Public Works. **(MM-M-3) (Co)**
195. For areas of the Project Site in the City of Los Angeles, should the City's Department of Building and Safety determine that a hazard may exist from methane intrusion due to proximity to the closed on-site landfill, construction of new development within 1,000 feet of the closed on-site landfill shall comply with the requirements of the Citywide Methane Ordinance. **(MM-M-4) (Ci)**
196. During operation, monitoring of methane safety systems shall occur in accordance with County or City requirements, as applicable. **(MM-M-5) (Ci/Co)**
197. The Project Applicant or its successor shall locate and operate satellite-uplink antennas with an absolute minimum of 1 foot of separation between the eye level and all waveguide connections, waveguide components, and flexible waveguide. Exposure within 1 to 3 feet from waveguide shall be limited to less than one minute. **(MM-M-6) (Ci/Co)**
198. The Project Applicant or its successor shall develop and use a simple lockout, tagout procedure prior to the maintenance activities of satellite-uplink antennas (i.e., reflector antennas) to ensure that the high-power amplifiers cannot be energized while anyone is working on an antenna. **(MM-M-7) (Ci/Co)**
199. If a 2.4-meter-diameter antenna is installed so that the bottom lip of the antenna is less than 7 feet above ground, the Project Applicant or its successor shall install a barrier, such as a chain and stanchion barrier to be added in front of the antenna, to prevent access to the area directly in front of the antenna. As appropriate, the width of the restricted access area shall be 10 feet wide, to ensure that no access to the area is possible by leaning over the chain. The distance in front of the antenna shall be determined based on the minimum elevation angle and height of the bottom lip of the antenna above the ground. The bottom lip of the antenna shall be a minimum of 7 feet above ground level at the chain. In addition, a warning/notice sign shall be hung on each side of the enclosure. **(MM-M-8) (Ci/Co)**

As an alternative, 2.4-meter-diameter antenna(s) shall be mounted on a platform, with a chain and warning/notice sign on the platform stairs. The bottom lip of the antenna shall be a minimum of 7 feet above ground level.

200. The Project Applicant or its successor shall restrict access to the beam of the 2.4-meter-diameter antenna(s) only to workers trained in radio frequency safety. **(MM-M-9) (Ci/Co)**
201. Prior to operation of new antennas on the Project Site, the Project Applicant's or its successor's existing Radio Frequency Radiation Safety and Health Program shall be updated and additional training given to maintenance personnel, as appropriate. **(MM-M-10) (Ci/Co)**



Climate Change

- 202.** Construction of new buildings shall exceed Title 24 (2005) energy requirements by 15 percent. In the event Title 24 is amended such that the energy conservation requirements exceed Title 24 (2005) by more than 15 percent, the building shall comply with the amended Title 24. **(PDF-O-1) (Ci/Co)**
- 203.** Land uses within the City portions of the Project Site that purchases power from the Los Angeles Department of Water and Power shall purchase 20 percent green power, achieved through Project's participation in the Los Angeles Department of Water and Power's Green Power Program. **(PDF- O-2) (Ci)**
- 204.** The Project shall include the following energy saving and emission reducing features that would be implemented during the design and construction of each new building (other than sets/facades): **(PDF- O-3 (Ci/Co)**
- Installing energy efficient heating and cooling systems, equipment, and control systems;
  - Installing energy efficient appliances (e.g., Energy Star refrigerators, clothes washers, clothes dryers, dishwashers, ventilation fans, and ceiling fans);
  - Installing efficient lighting and lighting control systems;
  - Installing light-emitting diodes for private on-site traffic and street lighting;
  - Installing light colored 'cool' roofs;
  - Providing education on energy efficiency, waste diversion, recycling services to the Project Applicant's employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation;
  - Prohibit Heating, Ventilation, and Air-Conditioning, refrigeration, and fire suppression equipment that contains banned chlorofluorocarbons;
  - For mechanically or naturally ventilated spaces in the building, meet the minimum requirements of Section 121 of the California Energy Code or the applicable local code, whichever is more stringent;
  - Adhesives, Paints, Stains, Coatings, and Carpet shall be low volatile organic compound; and
  - Minimum Efficiency Reporting Value 6 or higher filters are installed on central air and heating systems.
- 205.** The Project shall implement the following indoor and outdoor water conservation project design features: **(PDF-O-5) (Ci/Co)**

A. Outdoor:

- Use of native/drought tolerant plant materials (for at least 25 percent of new landscaping) and use of water efficient landscaping such as proper hydro-zoning, turf minimization, and landscaping contouring (to minimize precipitation runoff) for new landscaping in areas other than production activities, entertainment attractions, sets/facades, the theme park, and visitor entries to the theme park and Universal CityWalk. Other than the exempted areas described above, areas of the Project Site within the County's jurisdiction would also comply with the County's landscaping design regulations, as applicable;
- Use of available reclaimed water for landscape irrigation;
- Installation of the infrastructure to deliver and use reclaimed water;
- Expanded use of high efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology or smart irrigation controllers for any area that is either landscaped or designated for future landscaping; and
- Provide education on water conservation to the Project Applicant's employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

B. Indoor:

- High Efficiency Toilets: 1.28 gallons/flush or less (All Applications);
- High Efficiency Urinals: 0.5 gallons/flush or less (Commercial Applications);
- Restroom Faucets: 1.5 gallons/minute or less (All Applications);
- Pre-rinse Spray Valve: 1.6 gallons per minute or less for commercial kitchens;
- Public Restroom: self-closing faucets (Commercial Applications);
- High efficiency clothes washers (water factor of 7.5 or less) (Commercial Applications); and
- Cooling tower conductivity controllers or cooling tower pH conductivity controllers, as applicable.

206. The Project shall implement the following: **(PDF-O-6) (Ci/Co)**

- Establish a solid waste diversion target of 65 percent for non-hazardous operational waste;
- During new construction, a minimum of 65 percent of non-hazardous demolition and construction debris by weight from

construction of new Project buildings would be recycled and/or salvaged for reuse; and

- **Recycling Centers:** Provide readily accessible areas to serve the entire building for depositing, storage, and collection of non-hazardous materials for recycling.

### **Administrative Conditions of Approval**

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the C2 Zone classification of the subject property, shall be complied with, except where herein conditions are more restrictive or permissive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation. Any references to the City, shall mean the City of Los Angeles, and references to the County shall mean the County of Los Angeles.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of city Planning and the Department of Building and Safety. Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
7. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers

opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

8. **Mitigation Monitoring.** The Applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to the area of responsibility, and phase of intervention (pre-construction, post construction/maintenance) to ensure continued implementation of the Environmental Conditions in accordance with Condition No. 69.
9. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.
10. **Utilization of Concurrent Entitlement.** Pursuant to CPC-2007-251-GPA-ZC-SP-SPA-CA, the subject Zone Change and Development Agreement (CPC-2007-253-DA), requires completion of all applicable conditions of approval herein to the satisfaction of the Department of City Planning and the effective date of the Zone Change and Development Agreement, shall coincide with the term of the Development Agreement, as approved and recommended by the City Planning Commission, and adopted by the City Council.

## FINDINGS

### FINDINGS

#### 1. Existing General Plan Land Use Designation.

The subject property is located within the area covered by the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, a portion of the Land Use Element of the City's General Plan, which was adopted by the City Council on May 13, 1998 (Case No. CPC 1995-0536-CPU). The Plan map designates different portions of the subject property Regional Commercial consistent with the CR, C1.5, C2, C4, RAS3, RAS4, R3, R4 and R5 Zones; Community Commercial consistent with the CR, C2, C4, RAS3, RAS4, P, and PB Zones; Limited Commercial consistent with the C1, RAS3, RAS4, and P Zones; Medium Density Residential consistent with the R3 Zone; Minimum Density Residential consistent with the OS, A1, A2, and RE40 Zones; and Very Low Density Residential consistent with the RE20, RA, RE15, and RE11 Zones.

#### 2. General Plan Text.

The project includes the re-designation of the subject property located within the City from Open Space, Minimum Density Residential, Very Low Density Residential, Medium Density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial to Regional Commercial, and to also pre-designate those areas that are proposed for annexation into the City of Los Angeles from the unincorporated County of Los Angeles also to Regional Commercial, with the [Q]C2-1-SN zone as a corresponding zone. The requested actions are consistent with the following relevant provisions of the City's General Plan text:

#### Framework Element

The subject property is designated as a Regional Center on the Long Range Land Use Diagram for the San Fernando Valley (Figure 3-4). The requested actions reinforce and implement that designation consistent with Objectives 3.10 and 3.14 of the Framework Element by allowing the development of the project:

**Objective 3.10:** Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

**Objective 3.14:** Provide land and supporting services for the retention of existing and attraction of new industries.

The requested actions and establishment of the [Q]C2-1-SN Zone with corresponding Regional Commercial designation implements Framework Element Policy 3.10.1 by providing a consistent Regional Commercial land use designation that will support the range of uses and activities planned on the property, including outdoor studio product, warehouses, bus storage/parking.

**Policy 3.10.1:** Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with [Framework Element] Tables 3-1 and 3-6. Retail uses and services that support and are integrated with the primary uses

shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Table 3-1 includes the following for typical uses in a Regional Commercial center: corporate and professional offices, retail commercial (including malls), offices, personal services, eating and drinking establishments, telecommunications centers, entertainment, major cultural facilities (libraries, museums, etc.), commercial overnight accommodations, and similar uses.

The requested actions and designation of the [Q]C2-1-SN Zone implements Framework Element Policy 3.14.2 by providing zoning to enhance the existing studio and entertainment related uses. The Municipal Code does not currently contain a zone that would allow the range of uses characteristic of a studio and entertainment area. The requested actions and establishment of the [Q]C2-1-SN Zone would provide flexible zoning to allow the unique range of uses characteristic of a studio and entertainment area by including the three most desirable components for studio operation: Outdoor filming, warehouses and bus storage/parking.

**Policy 3.14.2:** Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.).

The requested actions and establishment of the [Q]C2-1-SN Zone are consistent with Framework Element Urban Form and Neighborhood Design Objective 5.2 and Policy 5.2.2 by allowing and fostering development in an existing regional center served by transit.

**Objective 5.2:** Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

**Policy 5.2.2:** Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime[.]

#### Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan

By establishing the appropriate General Plan land use designation and zoning, and establishing the [Q]C2-1-SN Zone for the enhancement and expansion of the existing facilities and operations in Universal City including those areas proposed for annexation into the City, the requested actions and project are consistent with Objectives 2-1 and 3-1 of the Community Plan:

**Objective 2-1:** To conserve and strengthen viable commercial development.

**Objective 3-1:** To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community.

The requested actions and establishment of the [Q]C2-1-SN Zone address and implement Community Plan Policies 2-1.1 and 3-1.1 as the project includes a unique combination of commercial and industrial (studio) uses:

**Policy 2-1.1:** New commercial uses shall be located in existing established commercial areas or existing shopping centers

**Policy 3-1.1:** Designate lands for the continuation of existing entertainment industry uses and development of new production, post production, research and development use which provide employment opportunities.

### 3. Charter Findings – City Charter Sections 556 and 558

***a. The proposed General Plan amendment/designation complies with Los Angeles City Charter Section 556 in that they are in substantial conformance with the purposes, intent, and provisions of the General Plan and all of its elements.***

The General Plan sets forth goals, objectives and programs that provide a guideline for day-to-day land use policies to meet the existing and future needs and desires of the communities within the City of Los Angeles, while integrating a range of state-mandated elements, including Transportation, Noise, Safety, and Conservation. The General Plan amendment / designation will be compatible with the General Plan's objectives and policies because the requested actions recognize the [Q]C2-1-SN Zone and reflect the actions necessary to facilitate the development of the project. These changes will permit commercial (entertainment-related), production-related facilities, studio, studio office, and studio support uses in furtherance of the objectives and policies of the General Plan, as detailed below.

#### Framework Element

The Framework Element for the General Plan provides guidance regarding policy issues for the entire City of Los Angeles, including the subject property located within the City. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

By enabling the construction of additional commercial, entertainment, and studio-related uses in close proximity to existing housing and services, the zone change and associated General Plan amendment/designation, will be consistent with several goals and policies of the Framework Element. For instance, the project will further the Framework Element's goal of targeting regional centers for higher-density growth, as it will support new development in a regional center and existing major economic activity area. The requested actions will allow the enhancement of entertainment and studio-related uses and will support the policy to reinforce existing regional centers that accommodate a broad range of uses that provide job opportunities, are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles. The project also will allow studio office, production-related facilities, and studio support uses within the City's jurisdiction of the Project Site. By further supporting the media and entertainment uses occurring in Universal City, these studio-related uses also will provide additional business opportunities and increase opportunities for jobs in close proximity to existing residential and commercial areas.

The Land Use chapter of the Framework Element identifies additional objectives and supporting policies relevant to the subject property. The studio and entertainment related uses will be compatible with several of the Framework Element's objectives and policies as such uses will reinforce the media and entertainment uses on the property, will cluster development so as to create an activity center, and will provide for the efficient provision of infrastructure. Further, the General Plan amendment/designation will allow additional development in close proximity to the

Universal City Metro Red Line Station that supports the Framework Element objective to focus commercial, retail, and employment opportunities around urban transit stations.

The requested actions will allow development supporting the Framework Element Open Space chapter's policies to maximize the use of the City's open space network and recreational facilities by providing connections to existing and proposed on-site bicycle paths and pedestrian trails. Such connections will provide connectivity to existing and proposed off-site bicycle trails under both City and County Transportation Plans and connectivity to the Griffith Park open space area.

The requested actions will meet the Housing chapter's goal of providing adequate transitions and buffers between higher intensity development and surrounding lower density residential neighborhood (the existing Hollywood Manor residential area) with a 40 and 100-foot setback from any single-family homes. In addition, the production-related facilities, studio office, and studio support uses on the subject property will be compatible with the existing commercial and entertainment development in that area, and the property is further physically separated from other uses by intervening facilities, including the Los Angeles River Flood Control Channel to the north, the Hollywood Freeway to the south, and Lankershim Boulevard and the Universal City Metro Red Line Station to the west.

#### Land Use Element

The requested actions will allow development of the project consistent with several of the purposes, intent, and provisions of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan.

The [Q]C2-1-SN Zone and conditions of approval, will establish development standards and guidelines to ensure compatibility with surrounding uses, and will be consistent with the General Plan. The General Plan seeks to assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and design standards. The [Q]C2-1-SN Zone and conditions of approval will be consistent with this policy, as they will ensure that new development is compatible with the surrounding environment and implement appropriate controls and design standards for the Project Site. For example, the property will be separated from the existing Hollywood Manor residential uses by a 100-foot setback. Furthermore, the production-related facilities, studio office, and studio support uses will be compatible with the existing commercial and entertainment development, and the property is further physically separated from other uses by intervening facilities, including the Los Angeles River Flood Control Channel to the north, the Hollywood Freeway to the south, and Lankershim Boulevard and the Universal City Metro Red Line Station to the west. The [Q]C2-1-SN Zone and conditions of approval, will implement other development restrictions including lighting restrictions, height limits, and floor area limitations to ensure new development's compatibility with surrounding uses.

Additionally, the [Q]C2-1-SN Zone project conditions will permit the Applicant, or its successor, to utilize outdoor studio production, warehouse uses and bus storage/parking. These uses are an important component of the business function of the site. The Project Site warrants this variation due to the site's multi-jurisdictional situation. This creates a unique hardship for the Applicant. Allowing the aforementioned uses will not be detrimental to the General Plan since the project site is basically self-contained.

The requested actions will also allow new development that will support the Community Plan's Commercial Land Use goals of a strong and competitive commercial sector which best serves the needs of the community by providing a greater range of commercial and entertainment



services. The studio-related uses will support the media and entertainment uses already existing on the property. Such development will result in the revitalization and expansion of commercial uses within the area that help support a diversity of uses for the City's existing and future residents.

Additionally, the requested actions will support the Community Plan's Recreation, Parks, and Open Space goals to expand needed local parks throughout the community through the development of the Trailhead Park.

Lastly, the requested actions will support the Community Plan's Transportation Land Use goals, as the project will be located within an area served by the Universal City Metro Red Line Station. Shuttle service and an on-site Transit Information Center will be provided.

The General Plan amendment/designation will comply with Los Angeles City Charter Section 556 in that they are in substantial conformance with the purposes, intent, and provisions of the General Plan and all of its elements. As discussed above, the requested actions are compatible with the goals, objectives and policies of the General Plan as set forth in the General Plan Framework and the Community Plan.

***b. The proposed General Plan amendment/designation will comply with Los Angeles City Charter Section 558 in that they are in substantial conformance with public necessity, convenience, general welfare and good zoning practice.***

Public Necessity, Convenience and General Welfare

The requested actions will allow and facilitate the development of new studio-related, production-related, and entertainment-related uses that will support the current media and entertainment uses on the site, substantially conform with public necessity, provide for the public's convenience and general welfare, and will result in the revitalization and expansion of existing commercial uses within the area.

The additional studio and entertainment uses will enhance the existing adjacent studio and entertainment related uses, which are a significant part of the City and County's valued entertainment industry. The requested actions will allow new development located in proximity to mass transit, and will provide convenient access to the nearby Universal City Metro Red Line Station at Lankershim Boulevard.

The requested actions are necessary because the current land use designations do not currently permit the range of studio, commercial and entertainment uses contemplated for the property. Furthermore, the requested actions will facilitate the development of much needed production-related facilities, studio office, and studio support uses that will strengthen the existing media and entertainment center on the site. Accordingly, the General Plan amendment/designation and specific plan amendment will allow the planned development, which will contribute to the public necessity, convenience and general welfare by permitting the development of commercial, entertainment and studio-related uses.

Good Zoning Practice

The requested actions are necessary to accommodate the studio office, studio-related, and entertainment-related uses on the subject property within the City and to allow establishment of the [Q]C2-1-SN Zone, in conjunction with the conditions of approval, which will establish development standards for future development.

Production-related facilities and studio office uses will be located in areas of the property well-established with similar existing uses, and will be compatible with the existing commercial, entertainment, and studio-related development in that area. The requested actions will allow the anticipated uses and facilitate development of the project.

Furthermore, as set forth in the Land Use/Transportation Policy for the City of Los Angeles and the Los Angeles County Metropolitan Transportation Authority, transit-oriented development is an important goal in Los Angeles, and among the Land Use/Transportation Policy's objectives are to focus future growth of the City around transit stations, increase land use intensity in transit station areas where appropriate, accommodate additional development. The property, which is situated in close proximity to the Universal City Metro Red Line Station, furthers these objectives by locating commercial, entertainment-related, and studio-related uses in a transit station area.

Mulholland Scenic Parkway Specific Plan: The Mulholland Scenic Parkway Specific Plan serves as the implementing tool for properties within the specific plan boundaries. These boundaries include sites within the Inner and Outer Corridor as defined in the Specific Plan. Granting an amendment to the Specific Plan boundaries would establish a negative precedent. The current boundaries were established after years of citizen participation. The initial disruption of maintaining the integrity of specific plan boundaries would be detrimental to the community. Thus, maintaining the boundaries of the Mulholland Scenic Parkway Specific Plan area represents good zoning practice. Accordingly, the Mulholland Scenic Parkway Specific Plan amendment is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice and is therefore recommended for disapproval.

As the requested actions are consistent with the City's plans and policies as set forth in the General Plan and its Elements as discussed above, the requested General Plan amendment/designation and specific plan amendment are consistent with good zoning practice. Accordingly, the requests comply with Los Angeles City Charter Section 558 in that they are in substantial compliance with public necessity, convenience, general welfare and good zoning practice.

#### **4. Transportation Element**

The Transportation Element of the General Plan serves as a guide that furthers the development of a citywide transportation system to provide for the efficient movement of people and goods. The Transportation Element recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit.

With the requested actions, the project will meet or exceed many goals and policies contained in the Transportation Element. For example, the requested actions will be consistent with Transportation Element Policy 3.13 to enhance pedestrian circulation in regional centers and promote direct pedestrian linkages between transit portals/platforms and adjacent commercial development through facilities orientation and design. The requested actions will allow the development and enhancement of production-related facilities, studio office, and studio support uses that will also meet the stated purpose of the Transportation Element by encouraging increased use of public transit since such uses will be located in an area served by the Universal City Metro Red Line Station and local and regional bus lines. A shuttle service will be provided to enhance accessibility to other areas of interest within the vicinity of the Project Site. In addition, an on-site Transit Information Center will be provided to facilitate and encourage the use of public transit.

## 5. Zone Change and Code Amendment

### a. *The zone change and code amendment are consistent with the General Plan.*

#### Framework Element

The Framework Element for the General Plan provides guidance regarding policy issues for the entire City of Los Angeles, including the subject property located within the City. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

By enabling the construction of additional commercial, entertainment, and studio-related uses in close proximity to existing housing and services, the zone change, establishment of the [Q]C2-1-SN Zone and associated General Plan amendment/designation will be consistent with several goals and policies of the Framework Element. For instance, the project will further the Framework Element's goal of targeting regional centers for higher-density growth, as it will support new development in a regional center and existing major economic activity area. The requested actions will allow the enhancement of entertainment and studio-related uses and will support the policy to reinforce existing regional centers that accommodate a broad range of uses that provide job opportunities, are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles. The project also will allow studio office, production-related facilities, and studio support uses within the [Q]C2-1-SN Zone. By further supporting the media and entertainment uses occurring in Universal City, these studio-related uses also will provide additional business opportunities and increase opportunities for jobs in close proximity to existing residential and commercial areas.

The Land Use chapter of the Framework Element identifies additional objectives and supporting policies relevant to the subject property. The studio office and studio-related uses will be compatible with several of the Framework Element's objectives and policies as such uses will reinforce the media and entertainment uses on the property, will cluster development so as to create an activity center, and will provide for the efficient provision of infrastructure. Further, the requested actions will allow additional development in close proximity to the Universal City Metro Red Line Station that supports the Framework Element objective to focus commercial, retail, and employment opportunities around urban transit stations.

The requested actions will allow development supporting the Framework Element Open Space chapter's policies to maximize the use of the City's open space network and recreational facilities by providing connections to existing and proposed on-site bicycle paths and pedestrian trails. Such connections will provide connectivity to existing and proposed off-site bicycle trails under both City and County Transportation Plans and connectivity to the Griffith Park open space area.

The requested actions will meet the Housing chapter's goal of providing adequate transitions and buffers between higher intensity development and surrounding lower density residential neighborhood (the existing Hollywood Manor residential area). A 40 and 100-foot setback will be provided between the project development and any single-family homes. In addition, the production-related facilities, studio office, and studio support uses on the subject property will be compatible with the existing commercial and entertainment development in the area, and the property is further physically separated from other uses by intervening facilities, including the Los Angeles River Flood Control Channel to the north, the Hollywood Freeway to the south, and Lankershim Boulevard and the Universal City Metro Red Line Station to the west.

Land Use Element

The requested actions will allow development of the project consistent with several of the purposes, intent, and provisions of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan.

The [Q]C2-1-SN Zone and conditions of approval, which set forth development standards and guidelines to ensure compatibility with surrounding uses, will be consistent with the General Plan. The General Plan seeks to assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and design standards. The [Q]C2-1-SN Zone and conditions of approval will be consistent with this policy, as both elements will ensure that new development is compatible with the surrounding environment and implement appropriate controls and design standards for the Project Site. For example, the property will be separated from the existing Hollywood Manor residential uses by a 100-foot setback. Furthermore, the production-related facilities, studio office, and studio support uses will be compatible with the existing commercial and entertainment development, and the property is further physically separated from other uses by intervening facilities, including the Los Angeles River Flood Control Channel to the north, the Hollywood Freeway to the south, and Lankershim Boulevard and the Universal City Metro Red Line Station to the west. The [Q]C2-1-SN Zone and conditions of approval, will implement other development restrictions including lighting restrictions, height limits, and floor area limitations to ensure new development's compatibility with surrounding uses.

The requested actions will also allow new development that will support the Community Plan's Commercial Land Use goals of a strong and competitive commercial sector which best serves the needs of the community by providing a greater range of commercial and entertainment services. The studio-related uses will support the media and entertainment uses already existing on the property. Such development will result in the revitalization and expansion of commercial uses within the area that help support a diversity of uses for the City's existing and future residents.

Additionally, the requested actions will support the Community Plan's Recreation, Parks, and Open Space goals to expand needed local parks throughout the community through the development of the Trailhead Park.

Lastly, the requested actions will support the Community Plan's Transportation Land Use goals, as the project will be located within an area served by the Universal City Metro Red Line Station. Shuttle service and an on-site Transit Information Center will be provided.

As discussed above, the requested zone change is compatible with the goals, objectives and policies of the General Plan set forth in the General Plan Framework and Community Plan. The zone change and code amendment to create the [Q]C2-1-SN Zone will permit development of the project that will be compatible with the existing surrounding uses, while incorporating development and operational regulations for the property currently within or proposed for annexation into the City. Furthermore, the zone change and code amendment will facilitate the development of new production-related facilities, studio office, studio support, and entertainment-related uses that will result in the revitalization and expansion of existing commercial uses within the area. Accordingly, the requested actions are consistent with the General Plan.

*b. The zone change/designation and code amendment are in conformity with public necessity, convenience, general welfare and good zoning practice.*

### Public Necessity, Convenience and General Welfare

The requested actions will allow and facilitate the development of new studio-related, production-related, and entertainment-related uses that will support the current media and entertainment uses on the site, substantially conform with public necessity, provide for the public's convenience and general welfare, and will result in the revitalization and expansion of existing commercial uses within the area.

The additional studio and entertainment uses will enhance the existing adjacent studio and entertainment-related uses on the property, which are a significant part of the City and County's valued entertainment industry. The requested actions will allow new development located in proximity to mass transit, and will provide convenient access to the nearby Universal City Metro Red Line Station at Lankershim Boulevard.

The requested actions are necessary because the current land use designations do not currently permit the range of studio, commercial and entertainment uses contemplated for the property. Furthermore, the requested actions will facilitate the development of much needed production-related facilities, studio office, and studio support uses that will strengthen the existing media and entertainment center on the site. Accordingly, the General Plan amendment/designation and specific plan amendment will allow the planned development, which will contribute to the public necessity, convenience and general welfare by permitting the development of commercial, entertainment and studio-related uses.

### Good Zoning Practice

The requested actions are necessary to accommodate the studio office, studio-related, and entertainment-related uses on the subject property within the City and to allow establishment of the [Q]C2-1-SN Zone and conditions of approval, establish development standards and design guidelines for future development.

Production-related facilities and studio office and entertainment related uses will be located in areas of the property well-established with similar existing uses, and will be compatible with the existing commercial, entertainment, and studio-related development in that area. The requested actions will allow the anticipated uses and facilitate development of the project.

Furthermore, as set forth in the Land Use/Transportation Policy for the City of Los Angeles and the Los Angeles County Metropolitan Transportation Authority, transit-oriented development is an important goal in Los Angeles, and among the Land Use/Transportation Policy's objectives are to focus future growth of the City around transit stations, increase land use intensity in transit station areas where appropriate, accommodate additional development. The property, which is situated in close proximity to the Universal City Metro Red Line Station, furthers these objectives by locating commercial, entertainment-related, and studio-related uses in a transit station area.

As the requested actions are consistent with the City's plans and policies as set forth in the General Plan and its Elements as discussed above, the requested General Plan amendment/designation and specific plan amendment are consistent with good zoning practice. Accordingly, the requests comply with Los Angeles City Charter Section 558 in that they are in substantial compliance with public necessity, convenience, general welfare and good zoning practice.

## 6. Supplemental Findings

- a. The requested actions and proposed development are consistent with the provisions of Southern California Association of Governments, City of Los Angeles, and County of Los Angeles land use plans, and would not preclude the attainment of the primary intent of those land use plans or policies for the project site.
- b. The proposed development will implement a number of key land use and transportation policies by locating future growth proximate to a regional transportation hub and regional freeway system and furthering the existing character of the site as a major regional employment center.
- c. The establishment of the [Q]C2-1-SN zone is appropriate in that it reflects the unique combination and variety of commercial (C), and industrial (M) zone uses that are proposed to occur on the property in the [Q]C2-1-SN Zone. The Municipal Code does not currently contain a zone that would allow all of the uses that are proposed within the [Q]C2-1-SN Zone. The intent of the [Q]C2-1-SN Zone is to provide a clear list of uses that will be allowed within the City of Los Angeles' jurisdictional portions of the subject Project Site and provide consistency of regulation across the property. Some of the proposed uses such as, but not limited to, offices, restaurants, and parking structures are allowed by the Municipal Code in both commercial and industrial zones, while some uses such as, but not limited to, hotel, child care facility, educational facilities, are allowed in the commercial zone, but not the industrial zone. Some uses such as, but not limited to, outdoor movie, media and television sets and production, bus and commercial vehicle storage. Although some proposed uses such as street performances and parades, premieres, and outdoor special lighting effects currently are not expressly allowed in any zone, the code is silent on their prohibition, permitting for their use. For example, as a major movie and television studio, the Applicant requires various communication facilities. In order to accommodate the unique attributes of the site, the commercial zone as conditioned, would allow outdoor filming and production activities. The [Q]C2-1-SN Zone would allow a hotel. Rather than having multiple different zones across the property, the proposed [Q]C2-1-SN Zone will allow all of these and the other proposed uses pursuant to code regulations thus promoting a cohesive development across the large and complex site.
- d. The establishment of the [Q]C2-1-SN Zone will remove ambiguity and uncertainty regarding the uses that will be allowed on the property by providing a comprehensive list of permitted uses and cohesive development regulation across the property.
- e. The requested actions will establish eligible uses and activities in the [Q]C2-1-SN Zone, and provide a mechanism for implementing the appropriate operational requirements, regulations and other requirements for those uses.
- f. The regulations contained in the [Q]C2-1-SN Zone and conditions of approval provide the necessary flexibility to accommodate future development while also achieving compatibility between land uses in the area.
- g. The [Q]C2-1-SN Zone will provide a comprehensive planning tool that will guide development and set forth principles, standards and general procedures assuring the orderly development of the Los Angeles' jurisdictional area of the Project Site including allowing the establishment of a Sign District with unique signage appropriate for a world class, world renowned business, entertainment, cultural and visitor center.

- h. The Municipal Code accommodates the establishment of Sign Districts in regional commercial as the City has identified this land use designation as appropriate for the flexibility and unique characteristics allowed and required by a Sign District. As demonstrated by the findings above, the proposed [Q]C2-1-SN Zone will be an amalgam of the commercial (C) and industrial (M) by allowing the variety of uses allowed in those zones. Accordingly, the [Q]C2-1-SN Zone is similarly an appropriate zone for the establishment of a Sign District and it is appropriate that the Los Angeles Municipal Code include a provision that allows the establishment of a Sign District in the [Q]C2-1-SN Zone.
- i. The large project site is unique in that it encompasses property that while under common ownership and operation, is located within the City as well as unincorporated Los Angeles County. The proposed development is intended to create a cohesive attractive development regulated separately by the City and County by means of a County specific plan and the City of Los Angeles' [Q]C2-1-SN Zone; the [Q]C2-1-SN Zone for those properties within or proposed through annexation to be within the City, and the Universal Studios Specific Plan for those properties within or proposed to be located in unincorporated Los Angeles County. Although separated by City and County jurisdictional boundaries, the site is physically contiguous and intended to be developed as a unified development with similar development regulations including signage regulations. To achieve the desired intent of similar regulations across the entire site, it is desirable to allow the establishment of a [Q]C2-1-SN Zone and Sign District in the City to complement the regulations in the County's Universal Studios Specific Plan. Accordingly, it is appropriate for the [Q]C2-1-SN Zone to include a provision that will allow the establishment of a Sign District that while separated by the jurisdictional boundaries are nonetheless contiguous in ownership, development, operation, and proposed signage regulations such that the site will be for all practical purposes a unified sign district across the entire site, while nonetheless, meeting the unique sign needs of both jurisdictions.
- j. The [Q]C2-1-SN Zone will allow the establishment of the a Sign District which will enhance the character of the Universal City area including the regulation of the location, number, square footage, height, light illumination, hours of illumination, duration of signs, visibility of Signs, design and types of Signs permitted, treatment of existing Signs, as well as other Sign characteristics, and may include animated, billboard, digital display, projected image, supergraphic, and other on-site and off-site Signs that will contribute in a positive way overall to Universal City's visual environment as part of a cohesive and integrated development.
- k. The [Q]C2-1-SN and project conditions of approval will establish a set of general procedures by which the City can verify that proposed projects comply with all regulations in the [Q]C2-1-SN and conditions of approval.
- l. The requested actions and establishment of the [Q]C2-1-SN Zone recognize the relationship between the regulations of the [Q]C2-1-SN Zone within the City's jurisdiction and the Universal Studios Specific Plan located in those unincorporated areas of the County, and other uses surrounding the Universal City area such as residences, other studios, and other commercial enterprises.
- m. The requested actions will allow a maximum development within the Project Site under the City's jurisdiction of 633,547 square feet of new Studio Office Floor Area, 50,020 square feet of new Studio Use Floor Area, and a 500 room Hotel up to the retention of

CPC 2007-251-GPA-ZC-SP-SPA-CA  
CPC-2007-252-AD/CPC-2007-253-DA  
ENV-2007-254-EIR

F-12

253,527 square feet of existing Studio Office Floor Area and 20 square feet of existing Studio Use Floor Area.



**DEVELOPMENT AGREEMENT FINDINGS**

**REQUEST**

Pursuant to Section 65867.5 of the Government Code, the Applicant requests approval by the City of Los Angeles, of that certain Development Agreement between the Applicant and the City.

1. State Government Code Sections 65864 through 65869.5 authorize municipalities to enter into binding development agreements with the persons having legal or equitable interest in real property for the development of such property.
2. The City of Los Angeles (the "City") has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3). In addition, on November 19, 1992, the City Planning Commission adopted new guidelines for the processing of development agreement applications (CPC No. 86-404 MSC).
3. Universal City Studios LLC (the "Applicant") has requested that the City consider entering into a development agreement (the "Development Agreement"). The development agreement process was initiated by the Applicant, and all proceedings have been taken in accordance with the City's adopted procedures.
4. The proposed Development Agreement is consistent with the objectives, policies and programs specified in the General Plan. With approval of the project and adoption of the General Plan amendment/designation, plan amendment, establishment of the [Q]C2-1-SN Zone change, and code amendment, the subject property is regulated under the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, a component of the Land Use Element of the General Plan. The Development Agreement, which will vest the development rights of the project will be consistent with the General Plan and the Community Plan in that the Development Agreement would allow the development within the City's jurisdiction of the Project Site 583,527 square feet of new Studio Office Floor Area, 50,000 square feet of new Studio Use Floor Area, and 450,000 square feet of new Hotel Floor Area with up to 500 guestrooms and the retention of 253,527 square feet of existing Studio Office Floor Area and 20 square feet of existing Studio Use Floor Area. The new development will support the Community Plan's Commercial Land Use goals of a strong and competitive commercial sector which best serves the needs of the community by providing a greater range of commercial and entertainment services. The studio-related uses will support the media and entertainment uses already existing on the property. Such development will result in the revitalization and expansion of commercial uses within the area that help support a diversity of uses for the City's existing and future residents.
5. The Development Agreement will not be detrimental to the public health, safety and general welfare as the Development Agreement vests the proposed concurrent land use actions including establishment of the Universal City Zone that includes rules and regulations as necessary to protect public health and safety. The proposed land use actions that will be vested by the Development Agreement will allow and facilitate the development of new studio-related, production-related, and entertainment-related uses that will support the current media and entertainment uses on the site and will result in the revitalization and expansion of existing commercial uses within the area. The new

development will be located in proximity to mass transit, and will provide convenient access to the nearby Universal City Metro Red Line Station at Lankershim Boulevard.

6. The proposed Development Agreement vests the Applicant's rights to develop the property as delineated in the discretionary approvals requested concurrently herewith. The Development Agreement provides assurances that the project will proceed in accordance with all applicable rules, regulations and conditions, and strengthens the public planning process by encouraging private participation in comprehensive planning and reducing the economic costs of development to the Applicant and the public. The proposed Development Agreement provides assurance of a comprehensive development plan that is consistent with all applicable provisions of the City's Municipal Code as well as the proposed amendment to the General Plan.
7. The proposed Development Agreement will ensure the orderly development of the subject property in accordance with good land use practice. As discussed above, the project is consistent with the policies and provisions of the General Plan, and after giving effect to the requested approvals the project complies with all applicable provisions of the Code. Accordingly, the proposed Development Agreement is consistent with good land use practice.
8. The proposed Development Agreement complies in form and substance with all applicable City and State regulations governing development agreements. The proposed Development Agreement further complies with the guidelines adopted by the City:
  - A. When to use. As a project with multiple buildings to be built over a period of several years, the proposed project could be exposed to a substantial hardship if its implementation was to be governed by changing and different rules, ordinances and policies.
  - B. Term. The recommended 25-year term provides a reasonable time frame to permit the development of the project and to accommodate potential changes in the development built out time frame caused by market conditions.
  - C. Processing. The proposed Development Agreement is being processed concurrently with the General Plan amendment/designation, establishment of the [Q]C2-1-SN zone change and other applications which will regulate the property.
  - D. Public Benefits. The proposed Development Agreement sets forth the additional public benefits to be provided.
9. The proposed Development Agreement contains all of the provisions, terms and conditions which, in addition to those required by law, are deemed to be necessary and or desirable in order to implement the City's General Plan.
10. The proposed Development Agreement will provide public benefits not otherwise obtainable, and for which no nexus exists under the project's environmental clearance, that will benefit the surrounding residents of the site and the City as a whole.
11. Based upon the above findings, the recommended Development Agreement action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

### CEQA Findings

The Department of City Planning issued a Notice of Completion for Environmental Impact Report (EIR) No. ENV-2007-254-EIR (SCH No. 2007101117) on July 16, 2012. The project described below has been completed in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21,000 et seq. In connection with the following approvals granted to the Applicant. This Final EIR is being Certified in connection with all discretionary or ministerial approvals and permits required to implement the Project.

The Project, as revised for approval (Alternative 10: No Residential Alternative) would eliminate the residential portion of the Project as originally proposed in the Environmental Impact Report ("EIR") while increasing Studio Office, Hotel, and Entertainment uses. Alternative 10 would provide approximately 2.68 million square feet of net new Studio, Studio Office, Office, Entertainment, Entertainment Retail, and Hotel uses on the Project Site. Implementation of Alternative 10 would occur pursuant to the development standards set forth in two proposed Specific Plans. The proposed Universal City Specific Plan addresses development within the portion of the Project Site located in the City of Los Angeles, whereas the proposed Universal Studios Specific Plan addresses development within the portion of the Project Site located under the jurisdiction of the County of Los Angeles. Under the Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles into the County.

The Los Angeles Department of City Planning is acting as lead agency as defined by CEQA for environmental review of this Project. Upon certification of the Final EIR by the City of Los Angeles, a variety of discretionary and ministerial actions will be required.

Based on the City's Environmental Review Committee, the City determined an EIR was necessary to analyze the potential effects of the proposed Project. The Notice of Preparation ("NOP") for a Draft Environmental Impact Report (the "Draft EIR") was circulated for a 30-day review period starting on July 19, 2007. The Draft EIR was circulated for a 45-day review period required by CEQA. This 61 day comment period began on November 4, 2010 and was scheduled to end on January 3, 2011. In response to requests to extend the comment period, on November 18, 2010, the City of Los Angeles extended the comment period 32 days to February 4, 2011. Thus the Draft EIR was circulated for a 93-day public review period.

In addition, a public comment meeting to obtain verbal and written comments on the Draft EIR was held on December 13, 2010. The Draft EIR for the proposed project (State Clearinghouse No. 2007071036), incorporated herein by reference in full, was prepared pursuant to CEQA and State, Agency, and City of Los Angeles CEQA Guidelines. Pursuant to Section 15088 of the CEQA Guidelines, the City of Los Angeles, as lead agency, and the County of Los Angeles, as responsible agency, reviewed all comments received during the review period for the Draft EIR and responded to each comment in Section III of the Final EIR.

The Planning Department prepared a Final EIR for the project, which was completed on July 16, 2012, and is hereby incorporated by reference in full. The Final EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the proposed project. The Final EIR addresses the environmental effects associated with implementation of the proposed project, identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts, and includes written responses to all comments received on the Draft EIR. Responses were sent to all public agencies that made comments on the Draft EIR at least 10 days prior to certification of the Final EIR pursuant to CEQA Guidelines Section 15088(b). In addition, all

individuals that commented on the Draft EIR also received a copy of the Final EIR. The Final EIR was also made available for review on the City's website. Hard copies of the Final EIR were also made available at libraries and the City of Los Angeles Department of Planning and County of Los Angeles Department of Regional Planning. Notices regarding availability of the Final EIR were sent to those within a 500-foot radius of the Project Site as well as individuals that attended the scoping meeting and/or public comment meeting and provided comments during the NOP comment period.

The City of Los Angeles Department of City Planning conducted a duly noticed public hearing on August 14, 2012 to review the Project, and to received public testimony on the environmental documents. The City Planning Commission held a hearing on September 27, 2012, to consider the Project. On [date], the City Planning Commission issued its determination recommending that the City Council certify the EIR and approve the Project. The City Council's Planning and Land Use Management Committee held a hearing on [date] and recommended that the City Council certify the EIR and approve the Project. On [date], the City Council certified the EIR, adopted a Statement of Overriding Considerations and approved a Mitigation Monitoring and Reporting Program with these findings. These findings represent the independent judgment of the City of Los Angeles.

The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA findings are based are located at the Department of City Planning, Environmental Review Section, 200 North Main Street, Room 750, Los Angeles California 90012. This information is provided in compliance with CEQA Section 21081.6(a)(2).

The Department found that potential significant and unavoidable impacts could occur from the project's implementation due to:

An Environmental Assessment was prepared demonstrating that an EIR was required. The EIR identified areas of impact, which could be mitigated, or reduced, to a level of insignificance. These impact areas are: Noise (Construction Vibration and Hauling Noise), Light and Glare (Natural Light), Geotechnical (Liquefaction, Landslides, Closed landfill, Expansive Soils, Fill), Biota, Cultural Resources (Historic), Cultural Resources (Archaeological), Cultural Resources (Paleontological), Public Services (Fire Protection), Public Services (Police/Sheriff), and Environmental Safety.

The EIR further identified the following areas where impacts could not be mitigated to a level of insignificance. Given the public benefits of the Project, staff recommends adoption of the Statement of Overriding Considerations, as detailed in Exhibit G (in administrative record).

- Traffic/Access-Traffic Circulation (Operational: Intersections, Freeway Segments, Neighborhood Intrusion);
- Traffic/Access-Traffic/Circulation (Construction/Operational);
- Traffic, Access, and Parking (Construction, Operational and Cumulative Impacts on Intersections, Neighborhood Intrusion);
- Site Access
- Supplemental Caltrans Analysis: Weaving
- Noise (Construction and Demolition),
- Air Quality (Construction: Regional Construction and Localized Operations, Concurrent Construction and Operations);
- Solid Waste (Operational: Landfill Capacity)

The Department of City Planning found that all other impacts were either considered less than significant or could be mitigated from the project's implementation.

### **Growth Inducing Impacts of the Proposed Project-**

Section 15126.2(d) of the CEQA Guidelines requires a discussion of the ways in which a proposed project could induce growth. This includes ways in which a project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 15126.2(d) of the CEQA Guidelines states:

Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The Project represents infill development within an urbanized area of southern California, recognized as a regional center for the entertainment industry, housing studio production and entertainment facilities. Alternative 10 would allow development within underutilized portions of the Project Site, adding expansion of current studio and entertainment uses, commercial uses (e.g., retail, hotel), and community support services. The associated utility and public service improvements described above would be growth-accommodating rather than growth inducing. Therefore, the Project's growth inducing impacts would be less than significant.

### **Significant Irreversible Impacts**

CEQA Guidelines Section 15126.2(c) indicates that:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Construction of the Project would require consumption of resources that are not replenishable or which may renew slowly enough to be considered non-renewable. These resources would include certain types of lumber and other forest products, aggregate materials used in concrete and asphalt (e.g., sand, gravel, and stone), metals (e.g., steel, copper, and lead), petrochemical

construction materials (e.g., plastics), and water. Fossil fuels, such as gasoline and oil, would also be consumed in the use of construction vehicles and equipment.

Operation of the Project would involve on-going consumption of nonrenewable resources such as natural gas, and crude oil. Petroleum products (diesel fuel, fuel oil, gasoline, and petrochemical synthetics) would be consumed directly and indirectly by proposed Project activities in terms of electricity generation, and as fuels used by vehicles bringing visitors and employees to the Project Site. To the extent that fossil fuels remain a principal source of energy within the economy, the Project represents a long-term commitment of these resources. Development would irreversibly increase the commitment of public services, such as providing police and fire services. Operation of the Project would also result in an increased commitment of public maintenance services such as waste disposal and treatment, as well as an increased commitment of the infrastructure that serves the Project Site. The use of potentially hazardous materials would occur on the Project Site. Such materials would be used, handled, stored, and disposed of in accordance with applicable government regulations and standards, which would protect against a significant and irreversible environmental change resulting from an accidental release of hazardous materials.

The commitment of resources required for the type and level of proposed development would limit the availability of these resources for future generations for other uses during the operation of the Project. However, this resource consumption would be consistent with growth and anticipated change in the City of Los Angeles, the County of Los Angeles, and the Southern California region as a whole. Further, use of such resources would be of a relatively small scale in relation to the Project's fulfillment of regional and local urban design and development goals for the area. These goals are intended to promote smart growth that would reduce resource consumption by reducing vehicle trips and incorporating sustainable design features. Therefore, the use of such resources for the Project would be reduced as compared to development in other locations that would not fulfill such goals as fully. As such, the use of such resources would not be considered significant.

#### OTHER CEQA CONSIDERATIONS -

1. The City of Los Angeles (the "City"), acting through the Department of City Planning, is the "Lead Agency" for the project evaluated in the EIR. The City Finds that the EIR was prepared in compliance with CEQA and the CEQA Guidelines. The City Finds that it has independently reviewed and analyzed the EIR for the project, that the Draft EIR which was circulated for public review reflected its independent judgment and that the Final EIR reflects the independent judgment of the City.
2. The City Finds that the EIR provides objective information to assist the decision-makers and the public at large in their consideration of the environmental consequences of the project. The public review period provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit comments regarding the Draft EIR. The Final EIR was prepared after the review period and responds to comments made during the public review period.
3. The Department of City Planning evaluated comments on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the Department of City Planning prepared written responses describing the disposition of significant environmental issues raised. The Final EIR provides adequate, good faith and reasoned responses to the comments. The Department of City Planning reviewed the comments

received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR. The Lead Agency has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the EIR.

4. The EIR evaluated the following potential project and cumulative environmental impacts: Land Use, Traffic/Access, Noise, Visual Resources, Light and Glare, Geotechnical, Water Resources, Air Quality, Biota, Cultural Resources, Public Services, Utilities, Environmental Safety, Employment, Housing and Population, and Climate Change. Additionally, the EIR considered, in separate sections, Significant Irreversible Environmental Changes, Growth Inducing Impacts and potential secondary effects of the project. The significant environmental impacts of the project were identified in the Draft and Final EIR. The significant environmental impacts of the project and the alternatives were also identified in the Draft and Final EIR.
5. The mitigation measures which have been identified for the project were identified in the Draft and Final EIR. The final mitigation measures are described in the Mitigation Monitoring and Reporting Program ("MMRP"). Each of the mitigation measures identified in the MMRP, and contained in the Final EIR, is incorporated into the project. The City finds that the impacts of the project have been mitigated to the extent feasible by the mitigation measures identified in the MMRP, and contained in the Final EIR.
6. Textual refinements and errata were compiled and presented to the decision-makers for review and consideration. The Department of City Planning staff has made every effort to notify the decision-makers and the interested public/agencies of each textual change in the various documents associated with the project review. These textual refinements arose for a variety of reasons. First, it is inevitable that draft documents would contain errors and would require clarifications and corrections. Second, textual clarifications were necessitated in order to describe refinements suggested as part of the public participation process.
7. The responses to the comments on the Draft EIR, which are contained in the Final EIR, clarify and amplify the analysis in the Draft EIR.
8. Having reviewed the information contained in the EIR and in the administrative record as well as the requirements of CEQA and the CEQA Guidelines regarding recirculation of Draft EIRs, the City finds that there is no new significant information in the Final EIR and finds that recirculation of the Draft EIR is not required.
9. CEQA requires the Lead Agency approving a project to adopt an MMRP for the changes to the project which it has adopted or made a condition of project approval in order to ensure compliance with the mitigation measures during project implementation. The mitigation measures included in the EIR as certified by the City and included in the MMRP as adopted by the City serves that function. The MMRP includes all of the mitigation measures identified in the EIR and adopted by the City in connection with the approval of the project and has been designed to ensure compliance with such measures during implementation of the project. In accordance with CEQA, the MMRP provides the means to ensure that the mitigation measures are fully enforceable. In

accordance with the requirements of Public Resources Code §21081.6, the City hereby adopts the MMRP.

10. In accordance with the requirements of Public Resources Code §21081.6, the City hereby adopts each of the mitigation measures expressly set forth herein as conditions of approval for the project.
11. The custodian of the documents or other material which constitute the record of proceedings upon which the City's decision is based is the Department of City Planning, Major Projects, 200 N. Spring Street, Suite 750, Los Angeles, California 90012.
12. The City Finds and declares that substantial evidence for each and every finding made herein is contained in the EIR, which is incorporated herein by this reference, or is in the record of proceedings in the matter.
13. The City is Certifying an EIR for, and is approving and adopting Findings for, the entirety of the actions described in these Findings and in the EIR as comprising the project. It is contemplated that there may be a variety of actions undertaken by other State and local agencies (who might be referred to as "responsible agencies" under CEQA). Because the City is the Lead Agency for the project, the EIR is intended to be the basis for compliance with CEQA for each of the possible discretionary actions by other State and local agencies to carry out the project.
14. The EIR is a project EIR for purposes of environmental analysis of the project. A project EIR examines the environmental effects of a specific project. The EIR serves as the primary environmental compliance document for entitlement decisions regarding the project by the City of Los Angeles and the other regulatory jurisdictions.

**Statement of Overriding Considerations:**

The Final EIR has identified unavoidable significant impacts that would result from implementation of the proposed project. Section 21081 of the California Public Resources Code and Section 15093(b) of the CEQA Guidelines provide that when the decision of the public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated, the agency must state in writing the reasons to support its action based on the completed EIR and/or other information in the record. State CEQA Guidelines require, pursuant to CEQA Guidelines Section 15093(b), that the decision maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects have been identified in the EIR which cannot be substantially mitigated to an insignificant level or be eliminated. These Findings and the Statement of Overriding Considerations are based on substantial evidence in the record, including but not limited to the EIR, including the reference library to the EIR, and documents and materials that constitute the record of proceedings.

The following impacts are not mitigated to a less than significant level for the proposed project, as identified in the EIR: Traffic (during operations and under cumulative conditions), Noise (during construction and under cumulative conditions), Air Quality (during construction and operations and under cumulative conditions), Solid Waste-Landfill Capacity (during operations



and under cumulative conditions), and Off-Site Mitigation Measures (during construction and operations). It is not feasible to mitigate such impacts to a less than significant level.

Accordingly, the City adopts the following Statement of Overriding Considerations. The City recognizes that significant and unavoidable impacts would result from implementation of the project. Having (i) adopted all feasible mitigation measures, (ii) rejected certain alternatives to the proposed project (as analyzed in the EIR), as discussed above, and selected Alternative 10, the environmentally superior alternative, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the project against the project's significant and unavoidable impacts, the City hereby Finds that the benefits outweigh and override the significant unavoidable impacts for the reasons stated below.

The below stated reasons summarize the benefits, goals and objectives of the proposed project, and provide, in addition to the above Findings, the detailed rationale for the benefits of the project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the project justify adoption of the project and certification of the completed Final EIR. Many of these overriding considerations individually would be sufficient to outweigh the adverse environmental impacts of the project and justify adoption of the project and certification of the completed EIR. In particular, achieving the underlying purpose for the project would be sufficient to override the significant environmental impacts of the project.

1. The Project will enhance the future economic vitality of the City of Los Angeles and County of Los Angeles by providing expansive commercial growth (307,949 net new square feet of Studio uses, 647,320 net new square feet of Studio Office uses, 495,406 net new square feet of Office uses, 337,895 net new square feet of Entertainment uses, 39,216 net new square feet of Entertainment Retail uses, and two new 500-room hotels). Such commercial growth will be located at a regional transportation hub, thereby promoting the Universal City area as a high activity regional center destination, which will attract more business to the area and encourage local job creation.
2. Development and construction of the Project will generate more than 18,500 part-time and full-time jobs in the Los Angeles County economy, of which over 11,000 jobs are directly related to construction of the Project. Operation of the Project at full buildout will generate more than 11,750 jobs in the Los Angeles County economy, of which 6,368 jobs are from on-site operations. Overall, the Project will create more than 30,000 jobs during construction and operations.
3. Development and construction of the Project includes an estimated \$1.619 billion investment in construction costs, with a resulting \$2.783 billion economic output to the Los Angeles County economy from that construction.
4. The Project will also be a significant economic engine in Los Angeles County. The annual economic output from operation of the Project will generate approximately \$1.9 billion in economic activity in the City of Los Angeles and greater Los Angeles County area.

5. Operation of the Project will generate approximately \$7.3 million of recurring annual tax revenues for the City of Los Angeles, as well as \$1.1 million in one-time tax revenues. Operation of the Project will also generate approximately \$14.1 million of recurring tax revenues for the County of Los Angeles, as well as \$4.2 million in one-time tax revenues.
6. The Project would result not only in a substantial number of new jobs and new economic activity, but it would also help to anchor the entertainment and tourism sector in Los Angeles County. The variety of jobs generated by the Project would provide important employment opportunities for students, part-time and entry level workers, whose numbers are increasing and who are not likely to find sufficient employment in the region's new high technology sectors. The Project would similarly create career paths to higher-skilled, higher-wage positions in the increasingly multi-dimensional entertainment industry. Overall, the Project would help anchor the state's and region's entertainment and tourism sector in Los Angeles County for the foreseeable future. It would be consistent with all applicable growth forecasts and regional and local economic development and employment policies.
7. The Project's development and operation of additional studio, production, post-production, and related uses will expand and enhance the Project Site's historic role in the entertainment industry, allowing the incorporation of new technologies and operations and providing for facilities on the Project Site to meet the growing and changing needs of the industry. Approximately two-thirds (66.2%) of new jobs created as a result of the Project will be associated with film, television and video related production and management activities.
8. The Project will facilitate a reduction of traffic impacts (and associated greenhouse gas emissions) by implementing a Transportation Demand Management (TDM) program that encourages employees and patrons to reduce vehicular traffic on the street and freeway system during the most congested time periods of the day. Key features of the TDM program would include: (1) a Transportation Management Association; (2) a transportation information center for employees and visitors; (3) a guaranteed ride home program for employees; (4) a flex car station on the Project Site; (5) discounted employee transit passes; (6) rideshare/carpool/vanpool support for employees; (7) pedestrian-oriented infrastructure; and (8) bike parking with showers for employees.
9. The Applicant would contribute a one-time fixed-fee of \$500,000 to be deposited into the City's Bicycle Plan Trust Fund, with such funds to be used by the Los Angeles Department of Transportation to implement bicycle improvements within the Project vicinity.
10. The Project will invest more than \$100 million in transportation and transit improvements and voluntarily implement key improvements to enhance overall transportation operations.
  - a. Freeway connections to the Project Site would be improved, including but not limited to US 101 interchange improvements at Campo de Cahuenga Way and a new US 101 southbound on-ramp from Universal Studios Boulevard.

- b. Transportation improvements to the regional corridor would include, but not be limited to, additional lanes and beautification on Lankershim Boulevard, additional southbound lanes and beautification on Barham Boulevard, and signal coordination and roadway improvements at the SR 134 ramps on Forest Lawn Drive.
  - c. Dozens of intersections in both the City of Los Angeles and City of Burbank would be improved.
  - d. The Applicant would pay for up to five portable or small dynamic changeable message signs as part of the Hollywood Event Management infrastructure.
  - e. Transit connections would include new shuttles from the project site to the Metro Red Line Station, Downtown Burbank Metrolink Station and Burbank Media District, and an additional Metro Rapid Bus on Ventura Boulevard into the Studio City area.
11. Construction and implementation of the Project would institute on-site waste management and recycling programs. During new construction, a minimum of 65 percent of the non-hazardous construction and demolition debris by weight from construction of new Project buildings will be recycled and/or salvaged for reuse. During occupancy and operations, the Project will have a solid waste diversion target of 65 percent of the non-hazardous waste.
12. The Project will incorporate various energy efficient features, including: construction of new buildings that exceed Title 24 (2005) energy requirements by at least 15 percent; the purchase of 20 percent green power through the Project's participation in LADWP's Green Power Program (for portions of the Project in the City); and energy saving and emission reducing features such as (1) installing energy efficient heating and cooling systems, equipment, and control systems; (2) installing energy efficient appliances (e.g., Energy Star refrigerators, clothes washers, clothes dryers, dishwashers, ventilation fans, and ceiling fans); (3) installing efficient lighting and lighting control systems; (4) installing light-emitting diodes for private on-site traffic and street lighting; (5) installing light colored 'cool' roofs; and (6) providing education on energy efficiency, waste diversion, recycling services to the Project Applicant's employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.
13. The Project would develop Trailhead Park, an approximately 1-acre landscaped and developed public park adjacent to the Los Angeles River Flood Control Channel in the northeastern portion of the Project Site, for which public access would be provided via Lakeside Plaza Drive. Trailhead Park would provide a connection, via Lakeside Plaza Drive, to the existing bicycle path to the east on Forest Lawn Drive.

The required Findings related to the California Environmental Quality Act are attached as a portion of this determination. The document entitled "California Environmental Quality Act Findings and Statement of Overriding Considerations" is incorporated by reference as Exhibit F. These Findings represent the independent judgment of the City Planning Commission in

CPC 2007-251-GPA-ZC-S--SPA-CA  
CPC-2007-252-AD/CPC-2007-253-DA  
ENV-2007-254-EIR

F-24

certifying the Environmental Impact Report and adopting the Statement of Overriding Consideration.

**Mitigation Monitoring and Reporting Program.** Section 21081.6 of the Public Resources Code and Section 15091(d) of the State CEQA Guidelines require that when a public agency is making findings required by Section 21081 of the Public Resources Code and Section 15091(a)(1) of the State CEQA Guidelines, the public agency shall adopt a reporting or monitoring program for the mitigation measures which have been made part of this Project.

The City hereby Adopts Exhibit G as its Mitigation Monitoring and Reporting Program for the Project and finds that the Project meets the mitigation monitoring program requirement of Section 21081.6 of the Public Resources Code.

The City hereby Finds and determines that the Mitigation Monitoring and Reporting Program provides for the implementation and monitoring of the Project mitigation measures intended to mitigate potential environmental impacts. The Mitigation Monitoring and Reporting Program is required for implementation by Condition No.69 of this grant.

## **PUBLIC ORAL COMMENTS AND COMMUNICATIONS**

### **Public Hearing**

A public hearing on CPC-2007-251-GPA-ZC-SP-SPA-CA, CPC-2007-252-AD, CPC-2007-253-DA and ENV-2007-254-EIR, was originally held on this matter on August 14, 2012, at the Van Nuys City Hall. Approximately 400 individuals, including the applicant and their representative were in attendance. A total of 63 individuals spoke with points in support and opposition presented. The majority of the speakers spoke in support of the project. Of the minority opposed to the Project, many were residents abutting, and adjacent to, the Project Site. The public record was kept open for an additional 7 days until August 21, 2012 to allow individuals to additional time to submit written comments.

During the public testimony, several speakers indicated they had not received notification, as interested parties, in a timely manner. Although the Department of City Planning's policy is to notify interested individuals by USPS mail, it became evident that the Department issued notification pursuant to the Los Angeles Municipal Code, and not also to interested parties. Some individuals were captured by the 500' notification of owners and occupants, but there were individuals who did not fall into such a category. Therefore, as a matter of courtesy and to provide interested parties an additional opportunity to provide oral comments, the Department elected to have the City Planning Commission conduct a public hearing on this project. However, all comments received as part of the August 14, 2012 meeting, have been incorporated into the administrative file.

### **Communications Received:**

The Department received 136 comments letters in the form of letters, emails and a DVD. Based on the materials received approximately 126 were in support of the Alternative 10 – No Residential Project, 7 were in opposition, and 3 were not expressly opposed but rather made suggestions on how to condition the Project to mitigate its impacts.

Councilman LaBonge submitted a letter supporting the elimination of residential.

### **Summary of Public Testimony:**

Council District 4: No formal position but expressed support for elimination of residential.

### **Topical Comments:**

#### Opposition

- Mitigate traffic impacts to surrounding communities;
- Noise impacts to residential directly abutting Project Site to the east;
- Residents purchased homes adjacent to a studio; not a theme park that has evolved;
- Concerns with signage and illumination on Ventura and Cahuenga Blvds.;
- Mulholland Specific Plan boundary amendment;
- Disruption of wildlife corridors;
- Disruption of archaeological resources;
- No provisions for bicycling

- Communities impacted by Project: Cahuenga Pass, the Knolls, the Islands, Outpost Estates, and Studio City;

#### Support

- Support for Alternative 10 - No Residential;
- Creation of jobs;
- Revenue for the City's infrastructure;
- Theme park enhancements;
- Studio, Television and Movie Production;
- Business associations support Project;

#### General Comments:

- Engage the Los Angeles River located north of the Project Site;
- Adhere to County River Master Plan;
- Phasing of Project timeline;
- Freeway improvement information;
- More amenities for bicyclists;
- Difficult to separate what is County and what is City;

The hearing officer closed the public hearing and held the record open for an additional seven days to provide an opportunity for individuals to consider public comments send in comments.

A complete transcript of the public testimony is available as part of the administrative record in case file CPC-2007-251-GPA-ZC-SP-SPA-CA.



**DETERMINATION LETTER  
CPC-2007-251-GPA-ZC-SP-  
SPA-CA  
MAILING DATE: 11/19/12**

Corrine Verderg  
100 Universal City Plaza  
Universal City, CA 91608

George Mihalstein  
100 Universal City Plaza  
Universal City, CA 91608

Maria Hoyer  
355 S. Grand Avenue  
Los Angeles, CA 90071

Bob Hale  
639 N. Larchmont  
Los Angeles, CA 90004

Pat Gibson  
660 S. Figueroa Street, #1120  
Los Angeles, CA 90017

Rick Gumbar  
3387 Blair Dr.  
Los Angeles, CA 90068

John Walker  
4155 Farndale Avenue  
Studio, CA 91604

Bill Endow  
705 N. Florence Avenue  
Burbank, CA 91505

Waylon Spencer  
16341 Pioneer Blvd.  
Norwalk, CA 90650

Stuart Waldman  
5121 Van Nuys Blvd., #203  
Sherman Oaks, CA 91403

Betty Matzinger  
11560 Moorpark  
Studio City, CA 91602

Fred Berger  
5516 Tyrone Avenue  
Sherman Oaks, CA 91401

Ronald Taylor  
11950 Laurelwood Dr., #1  
Studio City, CA 91604

Terry Davis  
4326 Forman Avenue  
Toluca Lake, CA 91602

Judith Marlin  
7019 Woodrow Wilson Dr.  
Los Angeles, CA 90068

Scott Cirillo  
6854 Vanscoy Avenue  
Valley Village, CA 91605

George Bekeffy  
11910 Weddington Street  
Valley Village, CA 91607

Marcus Weinhart  
3488 Blair  
Los Angeles, CA 90068

Jon Hartmann  
3471 Troy Dr.  
Los Angeles, CA 90068

Ben Dalby  
4444 Vineland Avenue  
Toluca Lake, CA 91602

Kathy Coakley  
5257 Radford Avenue, Unit 209  
Valley Village, CA 91607

Pamela Lundquist  
26611 Mont Calabasas Dr.  
Calabasas, CA 91302

Chris Wienoke  
3391 Blair Dr.  
Los Angeles, CA 90068

Marian Dodge  
P.O. Box 27404  
Los Angeles, CA 90027

Nicole Shahenian  
7018 Hollywood Blvd.  
Los Angeles, CA 90028

Lewis MacAdam  
570 W. Avenue 26, #250  
Los Angeles, CA 90065

Joan Luchs  
3309 Carse Drive  
Los Angeles, CA 90068

Cary Brazeman  
128 N. Sull Dr., #304  
Los Angeles, CA 90048

Sheri Bonstelle  
1900 Avenue of the Stars  
Los Angeles, CA 90067





John Campbell  
4513 Woodman Avenue  
Sherman Oaks, CA 91423

Mark Stratton  
3100 Corda Drive  
Los Angeles, CA 90049

Wendy Sue Rosen  
P.O. Box 491103  
Los Angeles, CA 90049

Kent Strumpell  
6483 Nancy Street  
Los Angeles, CA 90045

Lois Becker  
3100 Corda Dr.  
Los Angeles, CA 90049

Peter Creamer  
13214 Moorpark Street, #204  
Sherman Oaks, CA 91423

J.J. Hoffman  
634 S. Spring Street, #821  
Los Angeles, CA 90014

Rachel Torres  
464 S. Lucas Avenue, Suite 201  
Los Angeles, CA 90017

Greg B.  
1198 Dufee Avenue  
South El Monte, CA 91733

Alek Bartrosouf  
634 Spring Street, #821  
Los Angeles, CA 90014

Michelle Gilstrap  
6369 Bellingham Avenue  
North Hollywood, CA 91606

Laura Ratcliffe  
570 W. Avenue 26  
Los Angeles, CA 90065

Stuart Waldman  
5121 Van Nuys Blvd.  
Sherman Oaks, CA 91403

Reynold Blight  
10424 Moorpark Street  
Toluca Lake, CA 91602

Dennis Hindman  
4406 Cahuenga Blvd.  
Toluca Lake, CA 91602

Bruce Bloom  
11847 Ventura Blvd.  
Studio City, CA 91604

Lisa Sarkin  
4024 Radford St., ED2 Room 6  
Studio City, CA 91604

Ron Wood  
5121 Van Nuys Blvd., #200  
Sherman Oaks, CA 91403

Alan Kishbaugh  
8136 Cornett Dr.  
Los Angeles, CA 90041

Victor N Viereck  
12702 Tiara Street  
Valley Village, CA 91607

Sean O'Grady  
12925 Moorpark Street  
Studio City, CA 91604

Krista Michaels  
3355 Bennett Drive  
Los Angeles, CA 90068

Herb Pencille  
12322 Debby Street  
North Hollywood, CA 91606

Terri Jackson  
1003 N. Niagara Street  
Burbank, CA 91505

Matthew Nelson  
10999 Riverside Drive  
North Hollywood, CA 91602

Jessica Duboff  
350 S. Bixel Street  
Los Angeles, CA 90017

Dave Grabowski  
5643 Vineland Avenue  
North Hollywood, CA 91601

Connie Elliot  
4061 Cartwright Avenue  
Studio City, CA 91604

Shannon Bart  
614 N. Coronado Street  
Los Angeles, CA 90026

Bert Champagne  
6430 Dixon Street  
Hollywood, CA 90068

(

(

Bridget Baker  
10098 Valley Spring Lane  
Toluca Lake, CA 91602

Fred Gaines  
16622 Ventura Blvd.  
Encino, CA 91436

David Storer AICP  
P.O. Box 6763  
Folsom, CA 95630

Peter Hartz  
P.O. Box 2013  
Toluca Lake, CA 91602

Deuk Perrin  
418 Appleton Road  
Simi Valley, CA 93065

Anastasia Mann  
7095 Hollywood Blvd.  
Hollywood, CA 90028

Bill Luddy  
533 S. Freemont Avenue  
Los Angeles, CA 90071

Zaven Pogoysan  
11009 Burbank Blvd.  
North Hollywood, CA 91601

Eric Bruins  
634 S. Spring Street, Ste. 821  
Los Angeles, CA 90014

Robbie Hunter  
1626 Beverly Blvd.  
Los Angeles, CA 90026

Omar Brownson  
570 W. Avenue 26, #475  
Los Angeles, CA 90065

Mark Kenyon  
505 W. Avenue 44  
Los Angeles, CA 90065

Irma Munoz  
4154 Mantova Dr.  
Los Angeles, CA 90008

Russ Nicholson  
1610 W. Holt Avenue  
Pomona, CA 91768

Piedmont Brown  
17495 Hurly Street  
City of Industry, CA 91744

Rocky Pelliccino  
2120 Auto Centre Drive  
Glendora, CA 91740

Richard Reeves  
333 Universal Hollywood Dr.  
Los Angeles, CA 91608

Ermelinda Bendy  
10861 Moorpark  
Toluca Lake, CA 91602

Edith M. Anderson  
2254 Gaviota Avenue, Unit 21  
Signal Hill, CA 90755

Leron Gubler  
7018 Hollywood Blvd.  
Hollywood, CA 90028

Ed Duffy  
4747 Vineland  
North Hollywood, CA 91602

Bill Brinkmeyer  
5643 Vineland  
North Hollywood, CA 91601

Deborah Blum  
386 S. Burnside Avenue  
Los Angeles, CA 90036

John Crasta  
1665 N. Sycamore  
Hollywood, CA 90028

Ann Nguyen  
626 Wilshire Blvd.  
Los Angeles, CA 90017

Patti Mac Jennett  
333 S. Hope Street  
Los Angeles, CA 90071

Julie Freid  
12070 Woodbridge  
Studio City, CA 91604

Marcia Edejar  
5009 Woodman  
Sherman Oaks, CA 91423

Allen Rose  
7581 Mulholland Dr.  
Los Angeles, CA 90046

Janice Miller  
22925 Ostronic Dr.  
Woodland Hills, CA 91367

Eric Feder  
4505 Morse Avenue  
Studio City, CA 91604

Pascale Peguero  
5915 Lemp Avenue  
North Hollywood, CA 91601

Mohan Gunawardena  
3781 Laurel Canyon Blvd.  
Studio City, CA 91604

Janet Radford  
4420 Tujunga Avenue  
Studio City, CA 91602

Lucia Yorey  
13935 ½ Oxnard  
Valley Glen, CA 91401

Arutyun Agaronyan  
12956 Kittridge  
North Hollywood, CA 91606

Michael Armani  
4319 Irvine Avenue  
Studio City, CA 91604

Ann O'Conner  
5647 Norwich Avenue  
Sherman Oaks, CA 91411

Kurt Ford  
26958 Shadowtree Lane  
Valencia, CA 91381

Michael Meyer  
7007 Macapa Dr.  
Los Angeles, CA 90068

Steve Head  
7210 Sunndip Trail  
Los Angeles, CA 90068

Mr. F.G. Cortes  
17331 Sherman Way  
Van Nuys, CA 91406

Michael Meyer  
7007 Outpost Dr.  
Los Angeles, CA 90068

T Bennett Jr.  
116 E. Tichenur Street  
Compton, CA 90220

Mark Pestrella  
900 S. Freemont  
Alhambra, CA 91803

Steve Hampar  
P O Box 2312  
Toluca Lake, CA 91610

Renee Weitzer  
Fourth Council District  
City Hall, Room 480  
**Mail Stop #206**

Karo Torossian  
Second Council District  
City Hall, Room 435  
**Mail Stop #202**

Eric Anthony  
2029 Century Park East  
Suite 1240  
Los Angeles, CA 90067

Debra Neathery  
4820 Cleon Avenue  
North Hollywood, CA 91601

Maria Victoria Edejer  
5009 Woodman Avenue  
Sherman Oaks, CA 91423

Judy Marlin  
7019 Woodrow Wilson Dr.  
Los Angeles, CA 90068

George Mihilsten, Maria Hoyo  
Latham & Watkins  
355 S. Grand Avenue  
Los Angeles, CA 90071

Mariana Salazar  
City Planner  
City Hall, Room 750  
**Mail Stop #395**

Elva Nuno O'Donnell  
City Planner  
Van Nuys, Room 351  
**Mail Stop #366**

Jon Foreman  
Senior City Planner  
City Hall, Room 750  
**Mail Stop #395**

