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Date: **JAN 25 2013**

City Plan Case No. 2007-253-DA  
Council District No. 4

Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, CA 90012-4131

Dear Councilmembers:

**SUPPORTING FINDINGS FOR THE PROPOSED DEVELOPMENT AGREEMENT  
TRANSMITTED BY THE CITY ATTORNEY UNDER SEPARATE COVER FOR THE  
UNIVERSAL STUDIOS, LLC FOR PROPERTY LOCATED AT 100 UNIVERSAL CITY PLAZA  
WITHIN THE SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS**

The Findings attached are pursuant to the actions of the City Planning Commission with regard to signage, modifications and technical corrections by the Planning and Land Use Committee at its October 23, 2012 meeting, and adoption by the City Council on November 14, 2012 of a motion introduced to address revenue neutrality agreement language as recommended by the City's Boundary Adjustment Board of the proposed Universal Studios, LLC development agreement for the area located at 100 Universal City Plaza in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass.

For the foregoing reasons and as provided under the authority of Sections 558 and 559 of the City Charter, I find that my action conforms to all applicable portions of the General Plan with the City Planning Commission's action taken relative to Case No. CPC-2007-253-DA on September 27, 2012, with minor modifications as described above, and I therefore adopt said Findings and recommend they be adopted insofar as they conform to the latest action of the Planning Commission, as amended by the Planning and Use Committee and City Council on this matter.

**RECOMMENDATION**

That the City Council:

1. Adopt the Findings of the City Planning Commission as the Findings of the City Council; and

2. Adopt the Findings of the Planning and Land Use Management (PLUM) Committee as the Findings of the City Council; and
3. Adopt the Findings of the City Council with regard to the motion pursuant to the revenue neutrality agreement.

Sincerely,

MICHAEL J. LOGRANDE  
Director of Planning



Daniel Scott  
Principal City Planner

DS:eno

Attachments:

Supporting Findings for the Universal Studios LLC Development Agreement

## **FINDINGS**

**(Pursuant to Planning and Land Use Committee on October 23, 2012 and  
City Council Motion of November 14, 2012)**

### **FINDINGS**

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, and establishment of the [Q]C2-1-SN Zone change, 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 of 312,546 square feet of new Studio Office Floor Area, 50,000 square feet of net new Studio Use Floor Area, and Hotel uses 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 the zone change 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 18-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.
  - E. Revenue Neutrality Agreement. The proposed Development Agreement includes provisions requiring that the proposed jurisdictional boundary changes between the City of Los Angeles and the County of Los Angeles, at a minimum, be revenue neutral to the City.
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 October 18, 2012, 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 October 23, 2012, and recommended that the City Council certify the EIR and approve the Project. On November 14, 2012, 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 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 across from Metro Red Line station in proximity to regional freeways and other transit, and will enhance the Universal City area as a high activity regional center destination, which may 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 estimated \$2.783 billion economic output to the Los Angeles County economy from that construction.
4. The Project also 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 \$7.7 million of recurring annual tax revenues for the City of Los Angeles, as well as approximately \$1 million in one-time tax revenues. Operation of the Project will also generate approximately \$15 million of recurring tax revenues for the County of Los Angeles, as well as approximately \$5.7 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 part-time and full-time jobs generated by the Project would provide important employment opportunities, including opportunities for students, part-time and entry level workers. The Project would similarly create career paths to higher-skilled, higher-wage positions in the multi-dimensional entertainment industry. Overall, the Project would reinforce the state's and region's entertainment and tourism sector in Los Angeles County. The Project is consistent with 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 invest more than \$100 million in transportation and transit improvements and voluntarily implement key improvements which will enhance overall transportation operations.
  - a. The Project will facilitate a reduction of traffic impacts (and associated greenhouse gas emissions) by:

- (1) Implementing a Transportation Demand Management (TDM) program that encourages employees and patrons to reduce vehicle traffic on street and freeway system during the most congested time period of the day. Key features of the TDM program would include: (1) joining or forming a Transportation Management Association; (2) a transportation information center for employees and visitors; (3) a guaranteed ride home program for employees; (4) on-site flex cars and a flex car station on the Project Site; (5) discounted employee and tenant transit passes; (6) rideshare/carpool/vanpool support for employees; (7) pedestrian-oriented infrastructure; and (8) bike amenities including bike parking with showers for employees;
  - (2) Funding the upgrade of traffic signal controllers and installation of CCTV cameras at various intersections; and
  - (3) Providing up to \$300,000 for the implementation of the Los Angeles Department of Transportation's Neighborhood Traffic Management Plan.
- b. 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.
  - c. 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;
    - Signal coordination and roadway improvements at the SR 134 ramps on Forest Lawn Drive; and
    - Realignment and widening of portions of Universal Hollywood Drive.
  - d. Dozens of intersections in both the City of Los Angeles and City of Burbank would be improved.
  - e. The Project would providing funding to the City of Burbank Department of Transportation as follows:
  - f. The Project would pay for up to five portable or small dynamic changeable message signs as part of the Hollywood Event Management Infrastructure.
  - g. 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.
- (1) Up to \$150,000 for a Timing Plan Study;

- (2) Up to \$800,000 for Adaptive Traffic Control System software and hardware; and
  - (3) Up to \$500,000 for Intelligent Transportation Systems equipment for interconnection of signal equipment between the Cities of Burbank and Los Angeles along Barham Boulevard and Olive Avenue corridor.
9. The Project Development Agreement would provide funding in the amount of \$3,000,000 to the Los Angeles County Flood Control District River Construction Trust Fund to be used by the County Flood Control District for construction of the regional river bikeway on the County land adjacent to the Project Site.
10. The Project Development Agreement would provide funding in the amount of \$375,000 to the City's Bicycle Plan Trust Fund for the implementation of bicycle lanes on roadways in the Project vicinity.
11. The Project Development Agreement would provide funding in the amount of \$500,000 to the Los Angeles Bikeway Fund to be used by the Los Angeles County Department of Public Works for planning and design of the regional river bikeway between the existing bikeway at Griffith Park and Whitsett Avenue/Studio City.
12. The Project Development Agreement would provide up to \$180,000 to the Department of City Planning for a full-time City Planning Associate for a period of one-year to assist the Department of City Planning in the preparation of Community Design Overlay Districts for Toluca Lake, Campo de Cahuenga, and Lankershim.
13. The Project Development Agreement would establish a Community Liaison telephone hotline in connection with the Project's construction and operation.
14. The Project Development Agreement would provide funding in the amount of \$50,000 for the non-profit Campo de Cahuenga Historical Memorial Association for the expansion and maintenance of the Campo de Cahuenga.
15. The Project Development Agreement would provide funding in the amount of \$50,000 for the support of the Los Angeles Zoo to the Greater Los Angeles Zoo Association.
16. The Project Development Agreement would provide funding in the amount of \$50,000 for Travel Town in Griffith Park to the non-profit Travel Town Museum Foundation.
17. The Property Owner, or its successor, will require the contractor(s) for the Project to enter into a Project Labor Agreement with the Los Angeles/Orange Counties Building and Construction Trades Council to promote efficiency of demolition and construction operations during construction of the Project and provide for the orderly settlement of labor disputes and grievances without strikes or lockouts, thereby promoting the public interest in assuring the timely and economical completion of the Project.

18. The Project will provide employees of the proposed hotel a living wage consistent with the City's Living Wage Ordinance, should the hotel, permitted by the Zone Change Ordinance, receive a public subsidy.
19. Construction and implementation of the Project would constitute 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 (not including sets/façades, production activities, and temporary uses) 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 (not including sets/façades, production activities, and temporary uses).
20. The Project will incorporate various energy efficient features including: construction of new buildings that exceed Title 24 (2005) energy requirements by 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.
21. The Project Development Agreement would develop Trailhead Park, an approximately 0.9-acre landscaped and developed public park adjacent to the Los Angeles River Flood Control Channel in the northwestern 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.
22. The Project Development Agreement would provide funding in the amount of \$50,000 for Neighborhood Protection for the Outpost community and \$200,000 for the beautification of Cahuenga Boulevard.
23. The Project Development Agreement would provide funding in the amount of \$100,000 for Neighborhood Protection for North Hollywood and Studio City and \$200,000 for Neighborhood Improvements and beautification for Studio City and North Hollywood.

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 A (attached to the case file). These Findings represent the independent judgment of the City Planning Commission in certifying the Environmental Impact Report and adopting the Statement of Overriding Consideration.

January 24, 2013

CPC-2007-253-DA  
ENV-2007-254-EIR

F-14

**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 the 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.