

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

When making inquiries relative to
this matter, please refer to the
Council File No.



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
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SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

November 15, 2012

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 12-1657,
at its meeting held November 14, 2012.


City Clerk
kw

#8

4/14/12

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 12-1657

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

ENVIRONMENTAL IMPACT REPORT (EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING AND REPORTING PROGRAM and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and RESOLUTION relative to a General Plan Amendment and Zone Change for the construction of a studio-use office, hotel and entertainment retail for property at 100 Universal City Plaza.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CERTIFY that the Environmental Impact Report (EIR No. ENV-2007-254-EIR, State Clearing House No. 2007071036) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 12-1657 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department and ADOPT the Statement of Overriding Considerations.
3. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
4. ADOPT the FINDINGS of the Planning and Land Use Management (PLUM) Committee, including the Environmental Findings, as the Findings of the Council.
5. APPROVE the October 18, 2012 recommendations of the Los Angeles City Planning Commission (LACPC).
6. ADOPT the accompanying revised RESOLUTION, approved by the PLUM Committee (and attached to the file), APPROVING the proposed General Plan Amendment to change the land use designation from Open Space, Minimum Density Residential, Very Low Density Residential, Medium Density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial to Regional Commercial within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan (as shown in exhibits contained in the Council file) for the construction of a studio-use office, hotel and entertainment retail and related amenities and any community facilities established for the construction, implementation and maintenance of the project as described in the project approvals, for property located at 100 Universal City Plaza.

Applicant: Universal City Studios, LLC

Representative: George Mhlsten/Maria Hoye, Latham and Watkins LLP

CPC-2007-251-GPA-ZC-SP-SPA-CA
CPC-2007-252-AD

7. INSTRUCT the City Planning Department to prepare and present to Council the necessary ORDINANCE to effectuate 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, subject to Conditions of Approval, for the construction of a studio-use office, hotel and entertainment retail for property located at 100 Universal City Plaza.
8. INSTRUCT the City Planning Department to update the General Plan and appropriate maps pursuant to this action.
9. 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.
10. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
11. APPROVE the additional public benefits recommendations (attached to the file) submitted by Council Districts Two and Four on October 23, 2012, to be included in the Development Agreement currently under preparation and review with the City Attorney.
12. APPROVE the modifications and technical corrections dated October 23, 2012 submitted by Latham and Watkins LLP, as verbally amended by City Planning Department, and the City Planning Department corrections and clarifications submitted to the PLUM Committee on October 23, 2012. (Attached to the file)
13. REQUEST the City Attorney to:
 - a. Prepare a Development Agreement between the City of Los Angeles and Universal City Studios, LLLP, L.P. for an 18-year term.
 - b. Include in the Development Agreement between the City of Los Angeles and Universal City Studios, LLLP, L.P. the Trailhead Park matter as a public benefit.
14. REQUEST that the Local Agency Formation Commission to consider: an amendment to the City's Sphere of Influence, 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.
15. REQUEST the Los Angeles County Planning Commission the noise impact matter, which affects City residents, relative to filming on County of Los Angeles land.

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

For proposal: Hollywood Hills West Neighborhood Council
Greater Toluca Lake Neighborhood Council

TIME LIMIT FILE - JANUARY 2, 2013

(LAST DAY FOR COUNCIL ACTION - JANUARY 2, 2013)

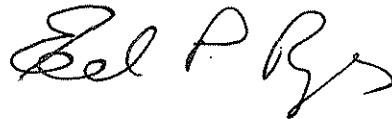
Summary:

At a special meeting held on October 23, 2012, the PLUM Committee considered an EIR, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, and Resolution relative to a General Plan Amendment and Zone Change for the construction of a studio office, entertainment and parking facilities for property at 100 Universal City Plaza. City Planning Department staff gave the Committee background information on the matter. The Councilmember from the Second District, Applicant, Applicant's representative, staff from the County of Los Angeles, staff for the County of Los Angeles Board of Supervisors, and City Council Office staff also provided testimony.

After an opportunity for public comment, the Committee recommended that Council approve the above recommendations for the construction of a studio-use office, hotel and entertainment retail for property at 100 Universal City Plaza. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
ENGLANDER:	YES

SG
CD 4
11/8/12

#12/12-1657_rpt_10-23-12

ADOPTED - Not Official Until Council Acts -
**as amended*
NOV 14 2012
see attached motion
LOS ANGELES CITY COUNCIL

MOTION

I MOVE that the matter of ENVIRONMENTAL IMPACT REPORT (EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING AND REPORTING PROGRAM and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and RESOLUTION relative to a General Plan Amendment and zone change for the construction of a studio-use office, hotel and entertainment retail for property at 100 Universal City Plaza, Item 8 on today's Council Agenda (CF 12-1657), BE AMENDED, to ADOPT the below indicated revisions to recommendations 13a, #14, and #15.

13. REQUEST the City Attorney to:

- a. Prepare a Development Agreement between the City of Los Angeles and Universal City Studios, LLLP, L.P. for an 18-year term; and prepare any necessary recommendations by the Boundary Adjustment Board.

14. REQUEST that the Local Agency Formation Commission to consider: an amendment to the City's Sphere of Influence; 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; will be submitted at a later time.

15. REQUEST the Los Angeles County Regional Planning Commission and Los Angeles County Board of Supervisors, consider the noise impact matter, which affects City residents, relative to filming on County of Los Angeles land.

PRESENTED BY: 

ED P. REYES

Councilmember, 1st District

SECONDED BY: 


November 14, 2012

ADOPTED

NOV 14 2012

LOS ANGELES CITY COUNCIL

ORIGINAL

RESOLUTION

WHEREAS, the subject property is located within the area governed by the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, which was adopted by City Council on May 13, 1998 (CF 97-0704); and

WHEREAS, the applicant is proposing the NBC Universal Evolution Plan to unify and enhance its historical role as a regional movie production studio, entertainment and tourist destination over the next 20 years; and

WHEREAS, the subject property straddles both City of Los Angeles and County of Los Angeles jurisdictions for which a proposed annexation and detachment would establish jurisdictional boundaries that follow existing and planned on-site land use patterns; and

WHEREAS, development of the subject property implements transportation policies by locating growth at a regional and transportation hub and in proximity to a jobs rich area; and

WHEREAS, the applicant has requested a General Plan Amendment to change the land use designation for portions of the subject property 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

WHEREAS, the City Planning Commission at its meeting of September 27, 2012, recommended City Council approve the General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between the proposed zoning and the adopted Community Plan as required by California State law; and

WHEREAS, pursuant to provisions of the Los Angeles Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the project has been reviewed by Environmental Impact Report, SCH No. 2007071036, in accordance with the City's Guidelines for Implementation of the California Environmental Quality Act ("CEQA") by the City Planning Department.

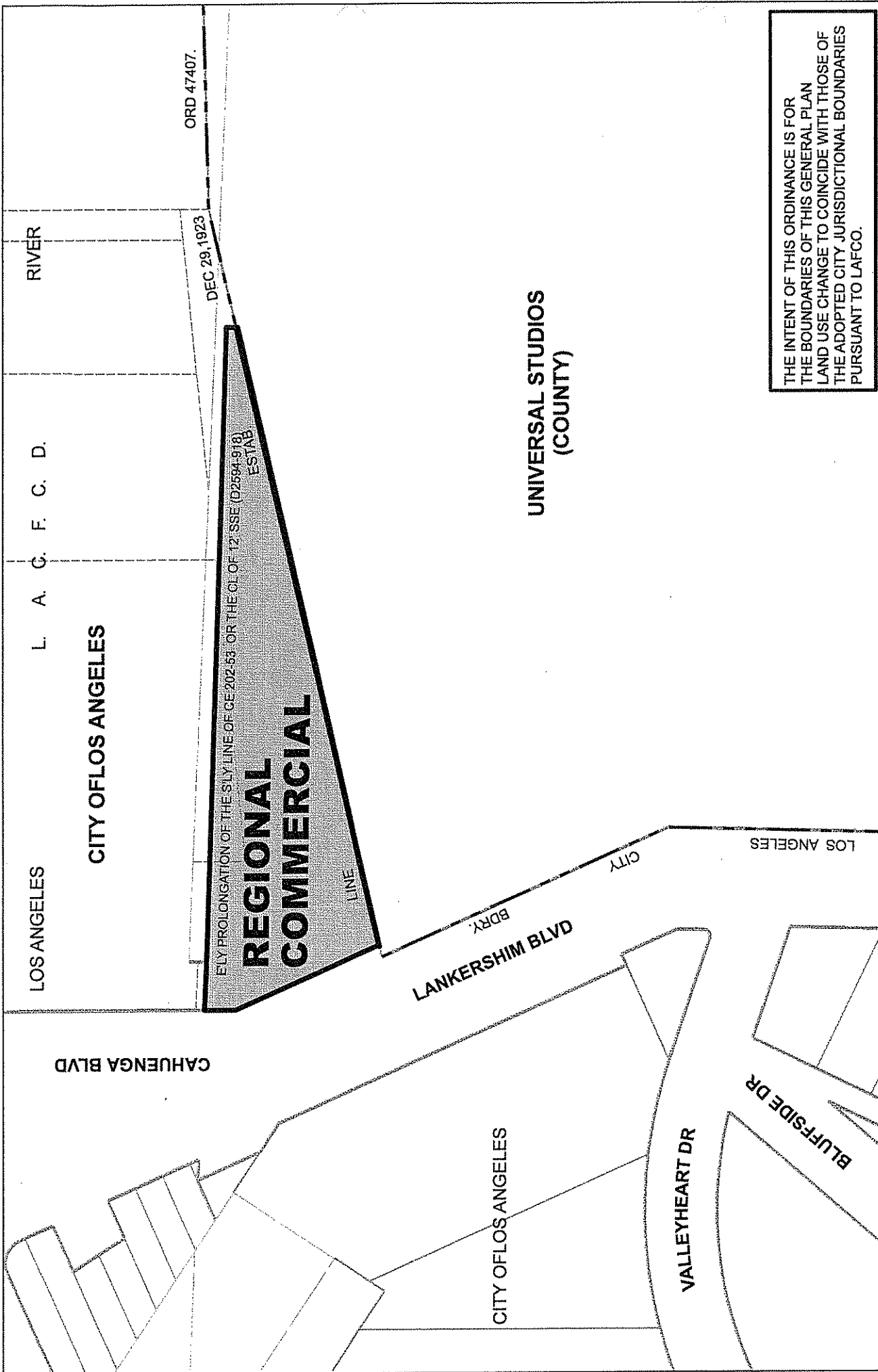
NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Maps.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF NOV 14 2012
BY A MAJORITY OF ALL ITS MEMBERS.

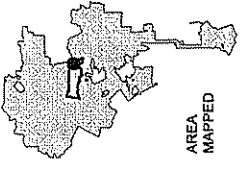


JUNE LAGMAY
CITY CLERK

BY Sharon Bruce
DEPUTY



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF THE ADOPTED CITY JURISDICTIONAL BOUNDARIES PURSUANT TO LAFCO.



AREA MAPPED

NBC UNIVERSAL EVOLUTION PLAN
(GENERAL PLAN LAND USE CHANGE)

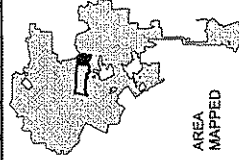
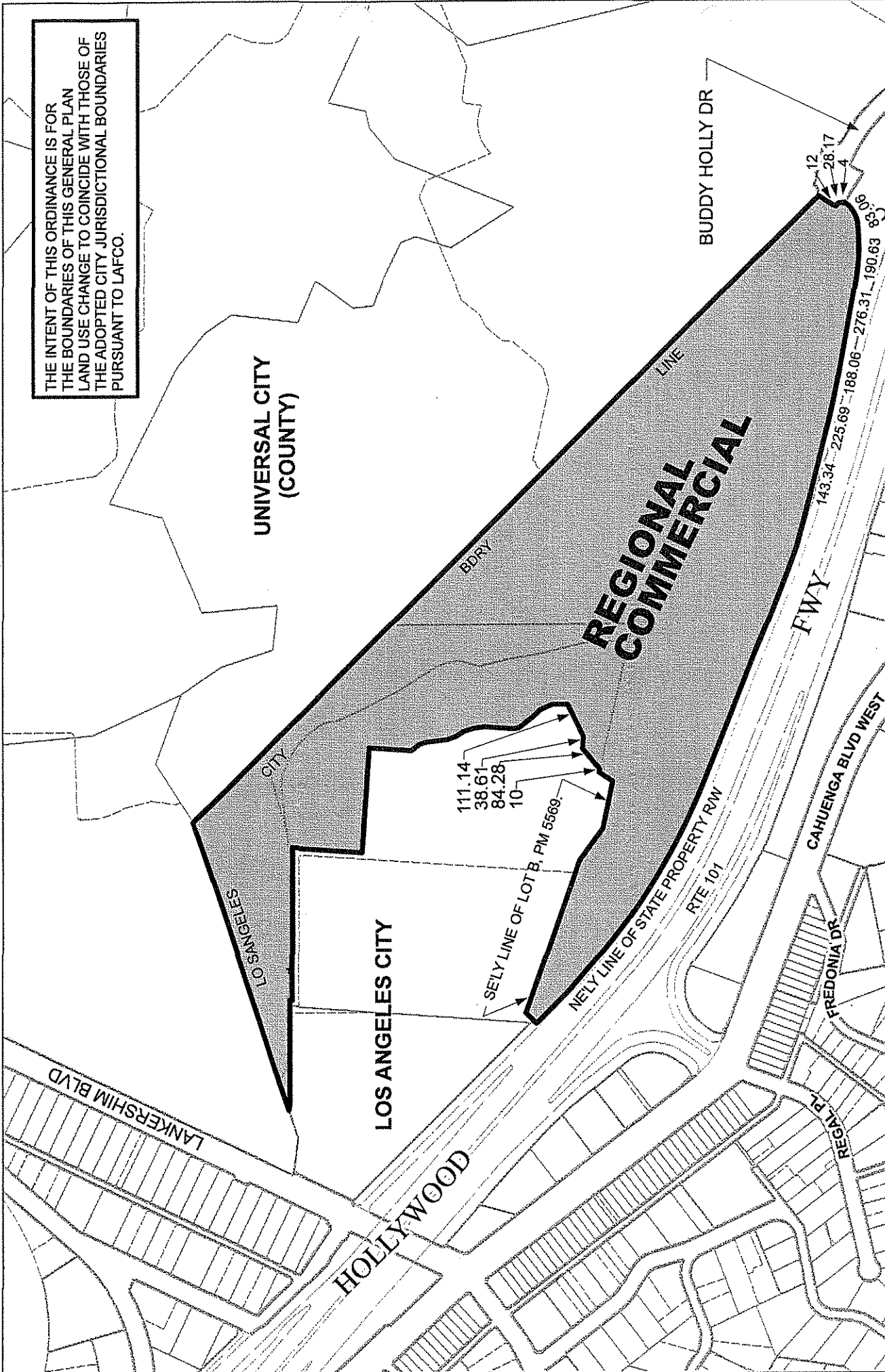
C.M. 162 B 177 CPC 2007-251-GPA-ZC

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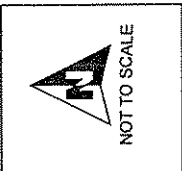
THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF THE ADOPTED CITY JURISDICTIONAL BOUNDARIES PURSUANT TO LAFCO.



AREA
MAPPED

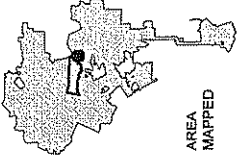
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C.M. 159 B 177, 159 B 181 162 B 177	CPC 2007-251-GPA-ZC-SP	101512
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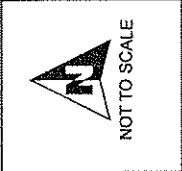
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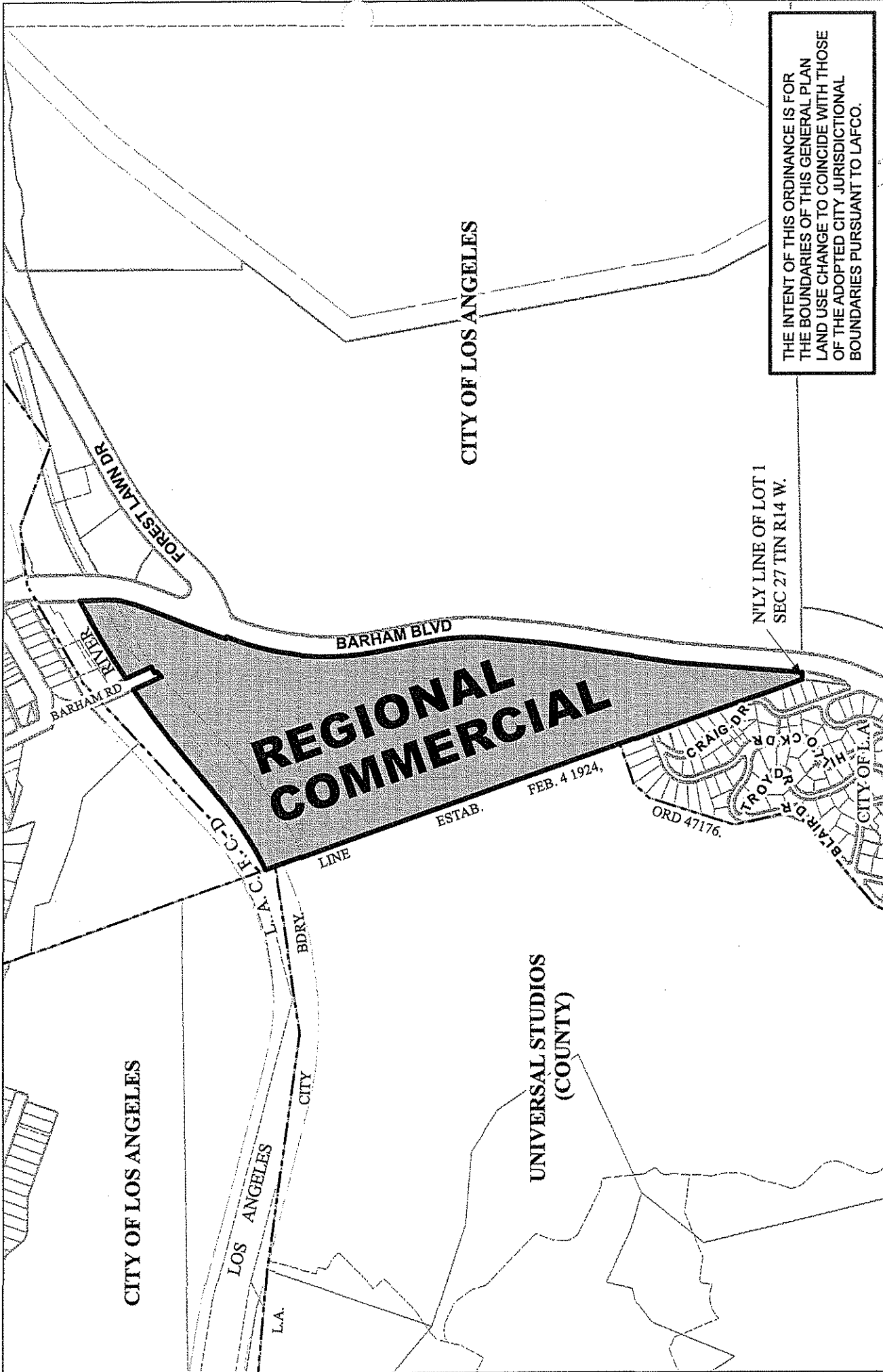


NBC UNIVERSAL EVOLUTION PLAN
 (GENERAL PLAN LAND USE CHANGE)

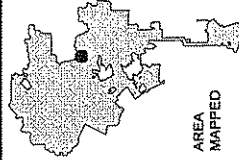
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THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF THE ADOPTED CITY JURISDICTIONAL BOUNDARIES PURSUANT TO LAFCO.



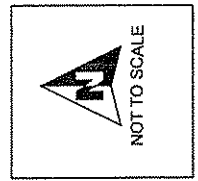
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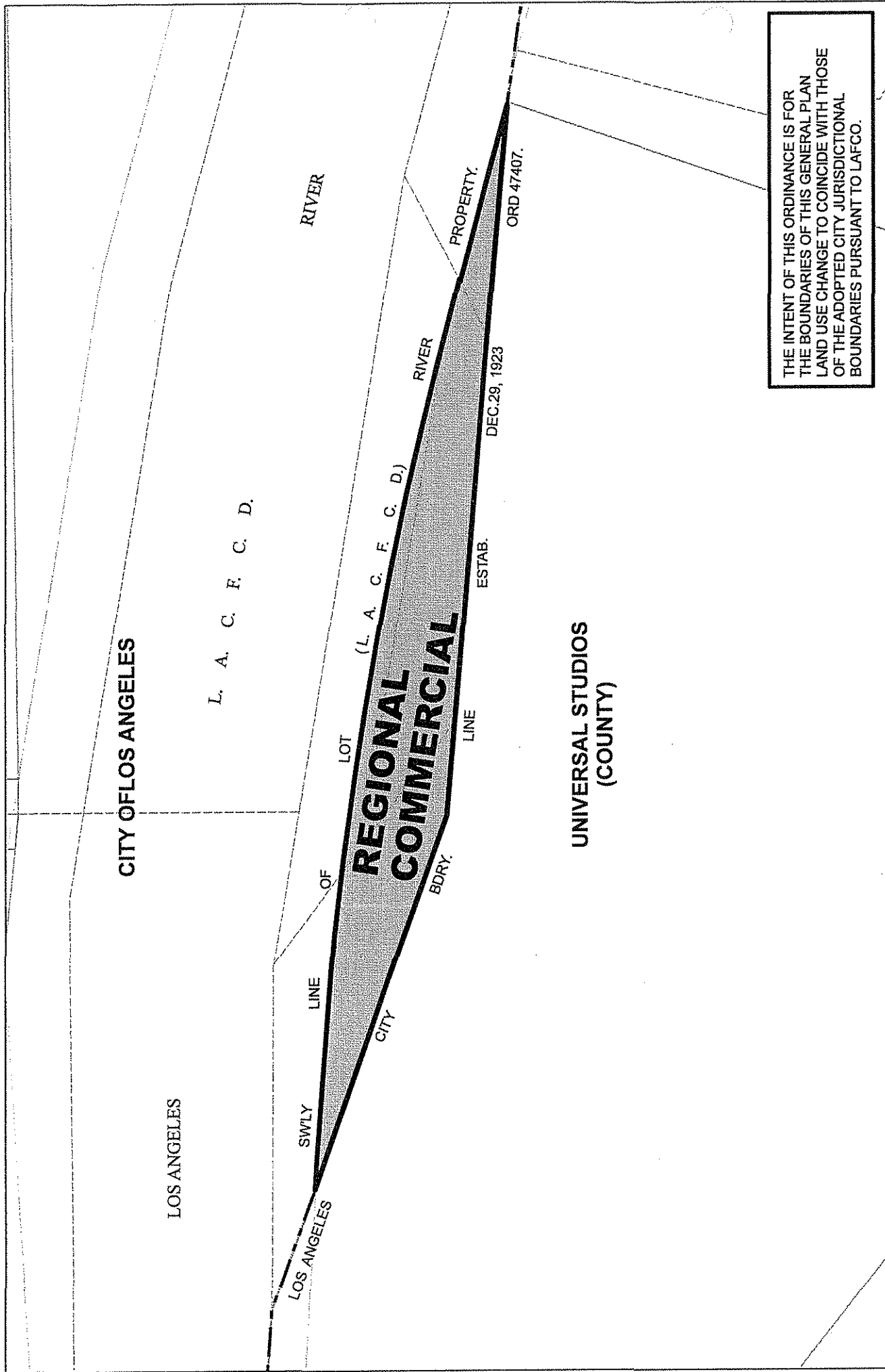
NBC UNIVERSAL EVOLUTION PLAN

(GENERAL PLAN LAND USE CHANGE)

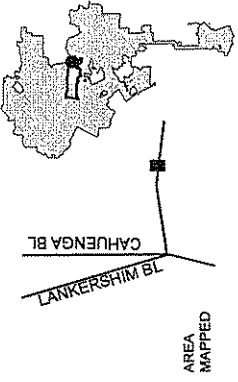
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CPC 2007-251-GPA-ZC
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LH/ *ab*



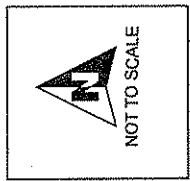


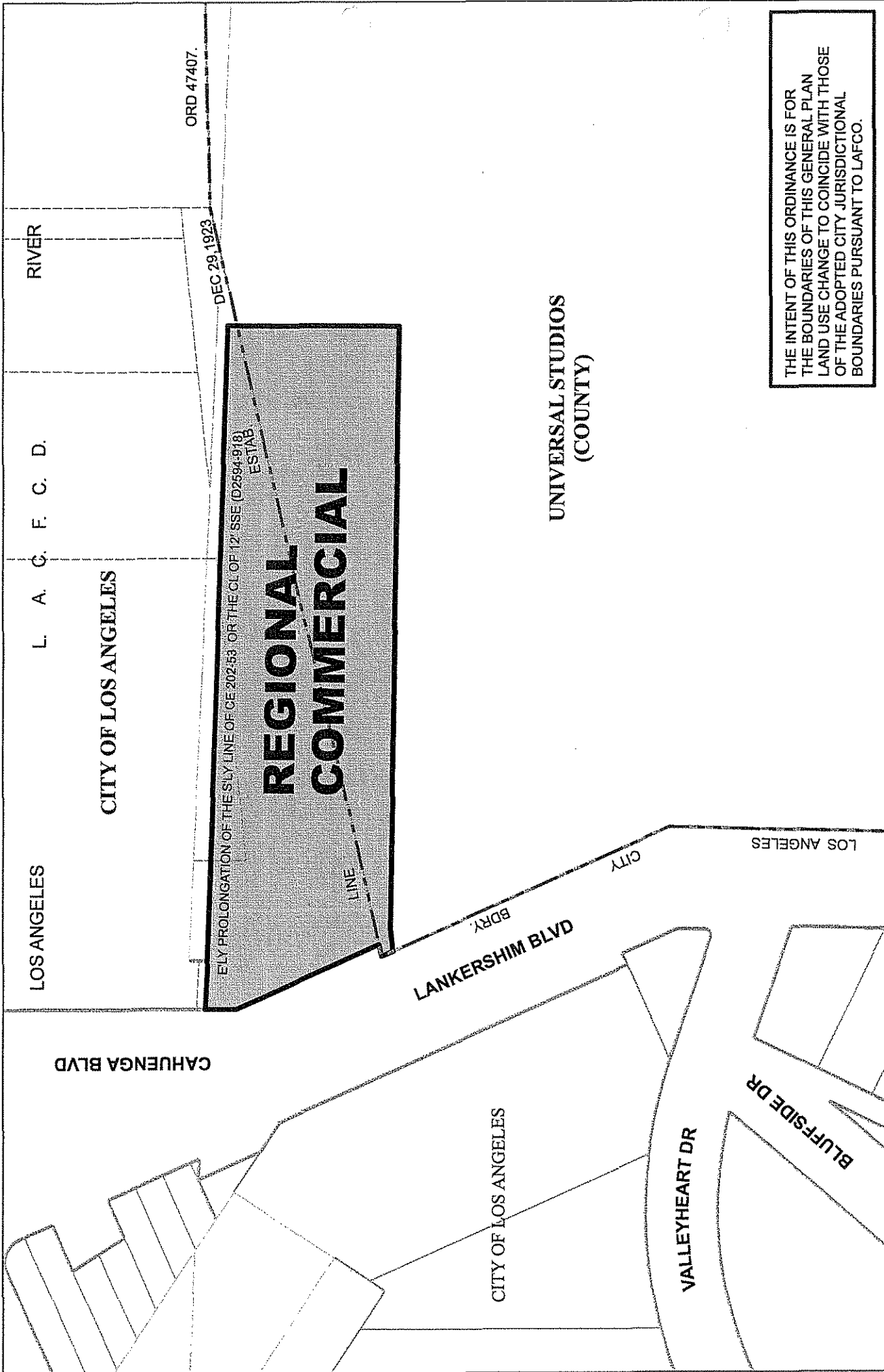
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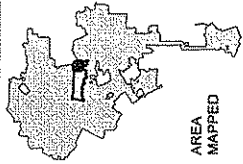
NBC UNIVERSAL EVOLUTION PLAN
(GENERAL PLAN LAND USE CHANGE)

C.M. 162 B 177, 162 B 181 CPC 2007-251-GPA-ZC
LH/AD 091412





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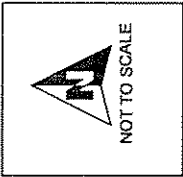


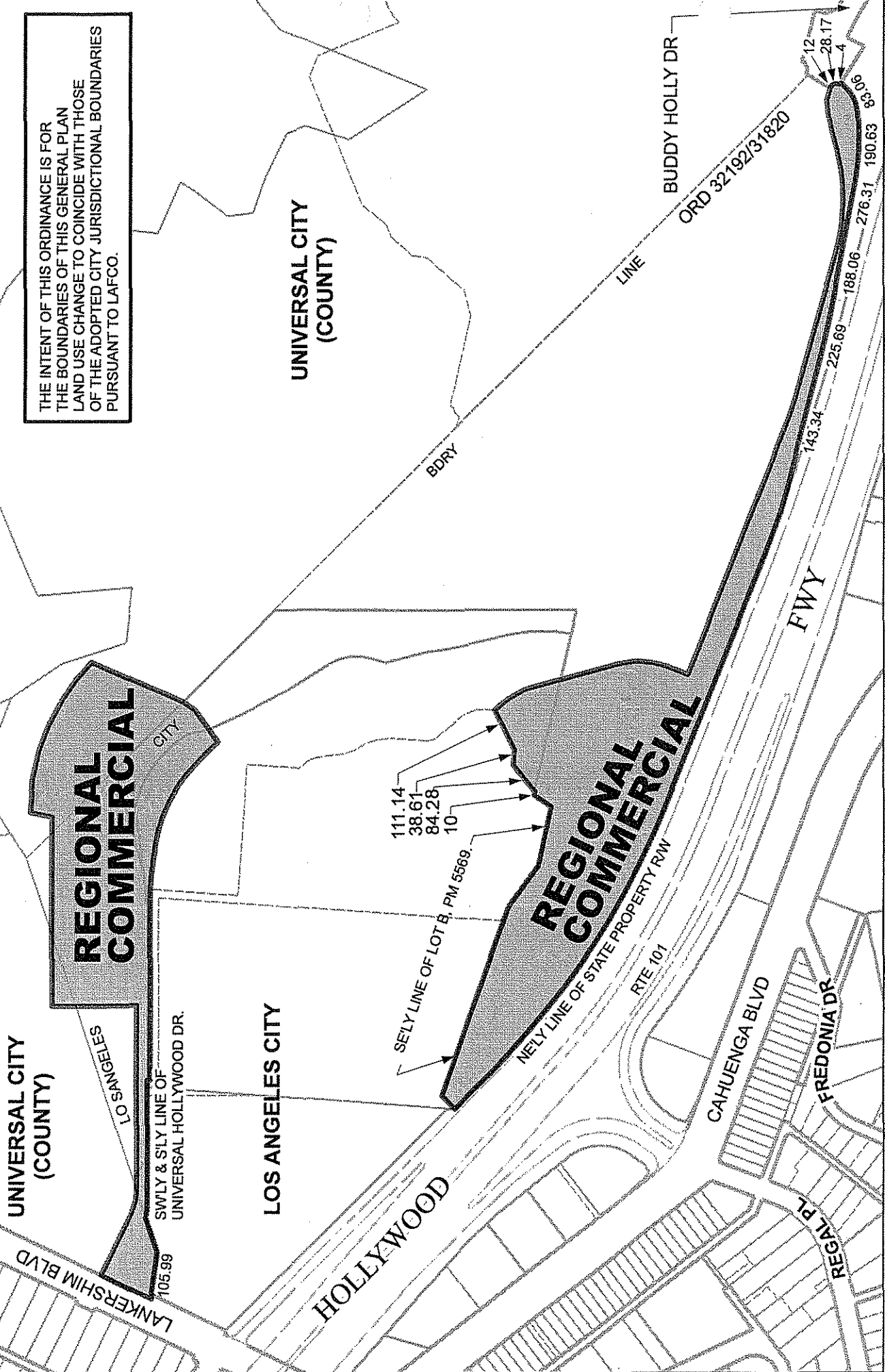
AREA MAPPED

UNIVERSAL STUDIOS
(COUNTY)

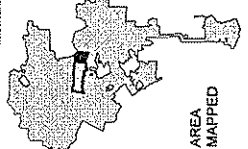
NBC UNIVERSAL EVOLUTION PLAN
(GENERAL PLAN LAND USE CHANGE, POST ANNEXATION)

C.M. 162 B 177	CPC 2007-251-GPA-ZC	101112
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THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF THE ADOPTED CITY JURISDICTIONAL BOUNDARIES PURSUANT TO LAFCO.



AREA MAPPED

NBC UNIVERSAL EVOLUTION PLAN

(GENERAL PLAN LAND USE CHANGE, POST ANNEXATION)

C.M. 159 B 177, 159 B 181 162 B 177	CPC 2007-251-GPA-ZC-SP	101512
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