

FINDINGS APPROVED BY PLANNING AND LAND USE MANAGEMENT COMMITTEE ON 10/23/12

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.

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:

2. 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 production, entertainment attractions, warehouses, bus and truck 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 as contemplated by Framework Element Policy 3.14.2, to allow the unique range of uses characteristic of a studio and entertainment area including outdoor studio production, entertainment attractions, warehouses and bus and truck 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 are consistent with 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 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 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 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 proposed General Plan Amendment/designation with the corresponding zone change to [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 proposed land use designation with [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. Allowing the aforementioned uses will not be detrimental to the General Plan since the project site is basically self-contained and as conditioned herein, the uses are consistent with the General Plan.

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.

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 not in substantial conformance with public necessity, convenience, general welfare, and good zoning practice and is therefore recommended for disapproval.

As the recommended 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

a. The zone change is 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 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 further 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.

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 zone change are consistent with good zoning practice. Accordingly, the requests comply with Los Angeles City Charter Section 558 in that they are in conformity 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, are allowed in the industrial zone. In order to accommodate the unique attributes of the site, the proposed [Q]C2-1-SN Zone would allow for example, outdoor studio production, entertainment attractions, warehouses, bus and truck parking, 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 commercial zones as the City has identified this land use designation as appropriate for the flexibility and unique characteristics allowed and required by a Sign District. 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 the retention of 253,527 square feet of existing Studio Office Floor Area and 20 square feet of existing Studio Use Floor Area, and 583,527 square feet of new Studio Office Floor Area, 50,020 square feet of Studio Use Floor Area, and a 500 room Hotel.