

# CITY OF LOS ANGELES

CALIFORNIA



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City Clerk

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Executive Officer

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

**12-1657**

Office of the  
CITY CLERK

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November 2, 2012

Honorable Carmen A. Trutanich, City Attorney  
Room 800, City Hall East

Attn: Terry Kaufmann-Macias  
Kenneth Fong  
Laura Cadogan

## PLANNING AND LAND USE MANAGEMENT COMMITTEE REQUESTS

At a special meeting held on October 23, 2012, the Planning and Land Use Management Committee considered Final Environmental Impact Report and Errata, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations, and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission and Resolution relative to a proposed General Plan Amendment from Open Space, Minimum Density Residential, Very Low Density Residential, Medium Density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial to Regional Commercial within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, Ordinance effecting 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, a Sign Supplemental Use District, a request that the Local Agency Formation Commission consider: a) an amendment to the City's Sphere of Influence, and b) a Pre-Annexation Agreement and Annexation of land from the unincorporated area of the County of Los Angeles to the City of Los Angeles, and a Detachment of land to the unincorporated County of Los Angeles, and a draft Development Agreement, as amended, by and between Universal City Studios LLLP, L.P. and the City of Los Angeles for the construction of a studio office, studio-related uses, entertainment facilities, parking facilities, open space 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.

The Committee requested the Office of the City Attorney to do the following:

- Prepare a Development Agreement by and between Universal City Studios LLLP, L.P. and the City of Los Angeles for a 18-year term.

- Revise the public benefits provision of the Development Agreement to provide that NBC Universal shall deposit into a City segregated fund an additional \$300,000 in funds for (i) Neighborhood Protection for North Hollywood and Studio City in the amount of \$100,000 and (ii) neighborhood improvements and beautification for Studio City and North Hollywood in the amount of \$200,000. The segregated fund shall be administered by the City in consultation with Council District Two. The \$300,000 shall be paid by NBC Universal in four equal annual installments of \$75,000 each commencing with the first installment to be paid when the first building permit for the Project is issued.
- Include in the Development Agreement as a public benefit the Trailhead Park matter.
- Prepare and present an ordinance authorizing the execution of a Development Agreement by and between Universal City Studios LLLP, L.P. and the City of Los Angeles.

Please transmit the requested documents to the City Council, c/o the City Clerk's Office, Room 395, City Hall. In addition, please reference Council file No. 12-1657. If you have questions, feel free to contact me at (213) 978-1074 or at [Sharon.Gin@lacity.org](mailto:Sharon.Gin@lacity.org).

Thank you,

Sharon Gin  
Planning and Land Use Management Committee  
213.978.1074  
[Sharon.Gin@lacity.org](mailto:Sharon.Gin@lacity.org)

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