

ORDINANCE NO. 182321

An ordinance amending Section 12.04 of the Los Municipal Code by amending the zoning map.


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

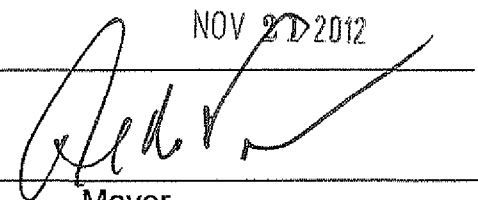
Section 1. Maps A1-A5 (Zone Change-5 Maps) and Maps B1 and B2 (Zone Change, Post Annexation-2 Maps). Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference for those properties currently in the jurisdiction of the City and as pre-zoning for areas to be annexed to the City.

Sec. \_\_\_\_\_. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV 16 2012.

JUNE A. LAGMAY, City Clerk

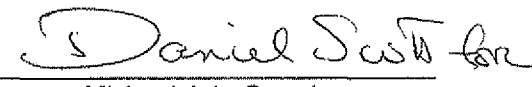
By   
Deputy

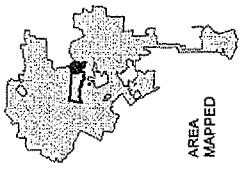
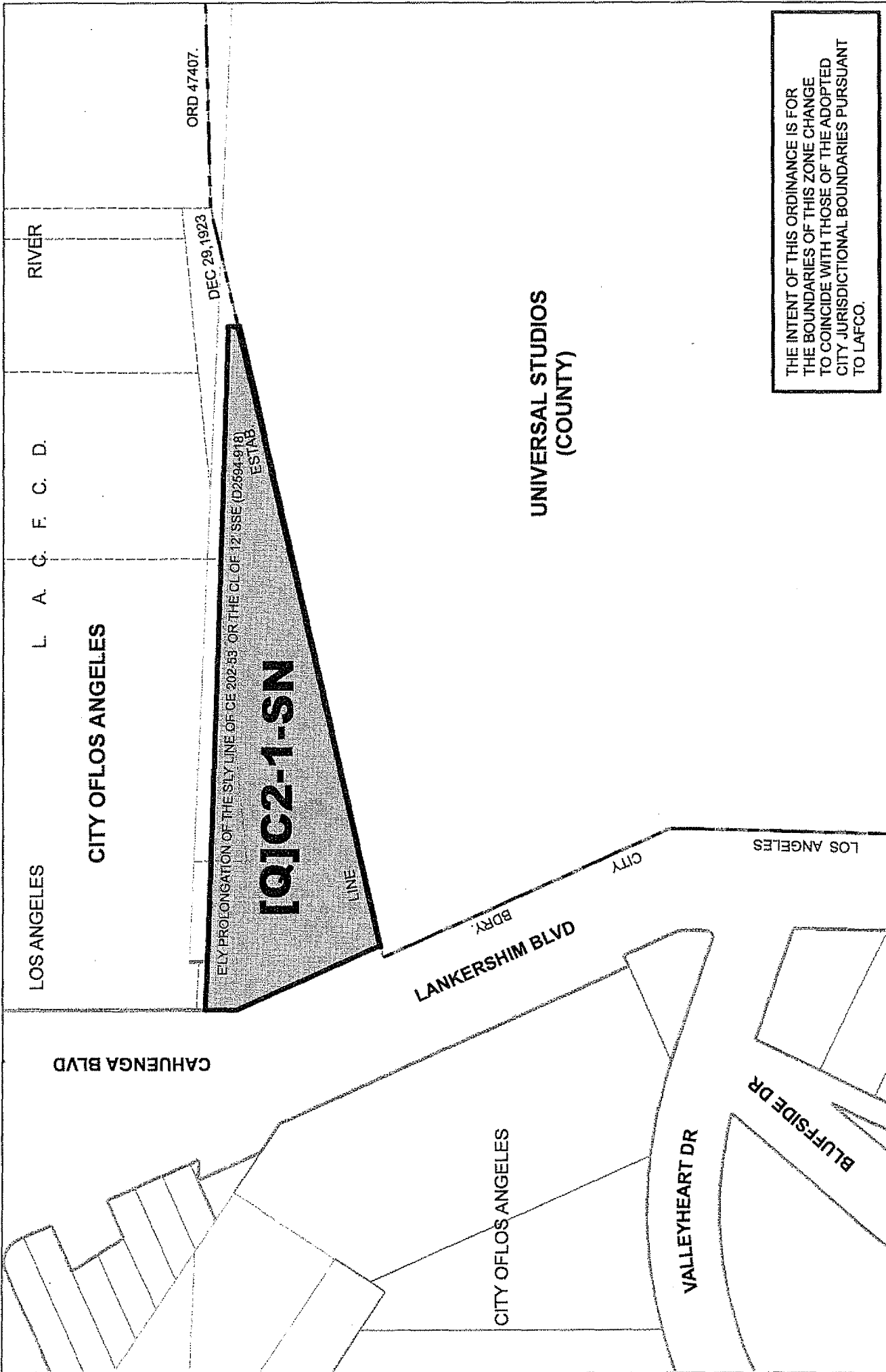
Approved  NOV 20 2012  
Mayor

Pursuant to Sec. 559 of the City Charter,  
**I approve** this ordinance on behalf of the  
City Planning Commission and  
recommend that it be adopted....

November, 14, 2012  
See attached report

File No. C.F.12-1657  
CPC-2007-251-GPA-ZC-SP-SPA-CA

  
Michael J. LoGrande  
Director of Planning



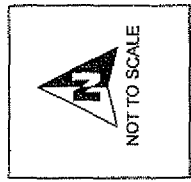
**NBC UNIVERSAL EVOLUTION PLAN**  
(ZONE CHANGE)

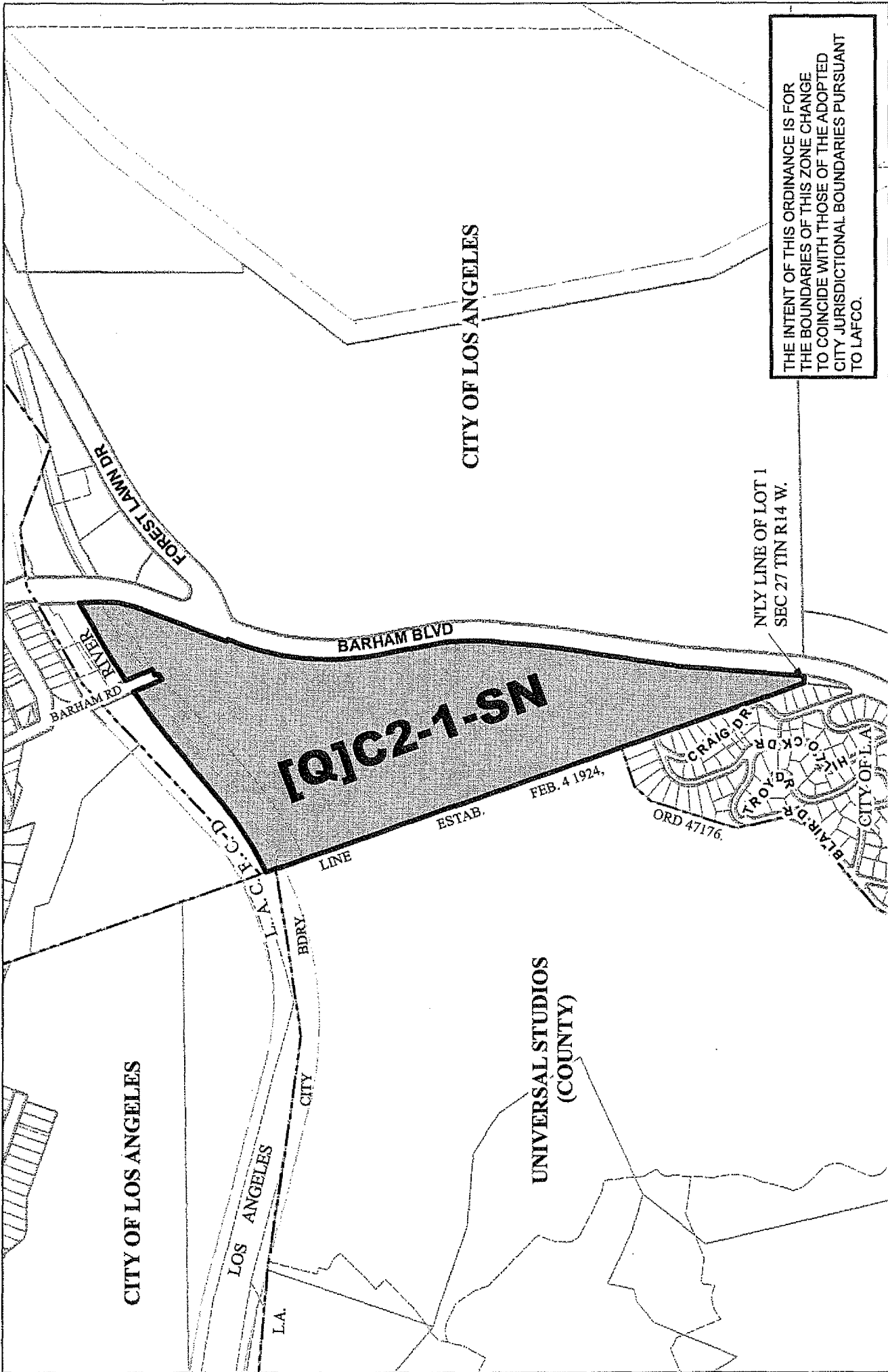
**MAP A1**

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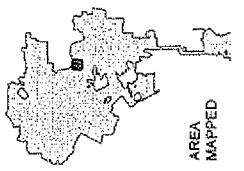
LH/

091412





THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF THE ADOPTED CITY JURISDICTIONAL BOUNDARIES PURSUANT TO LAFCCO.



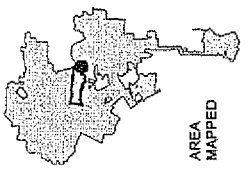
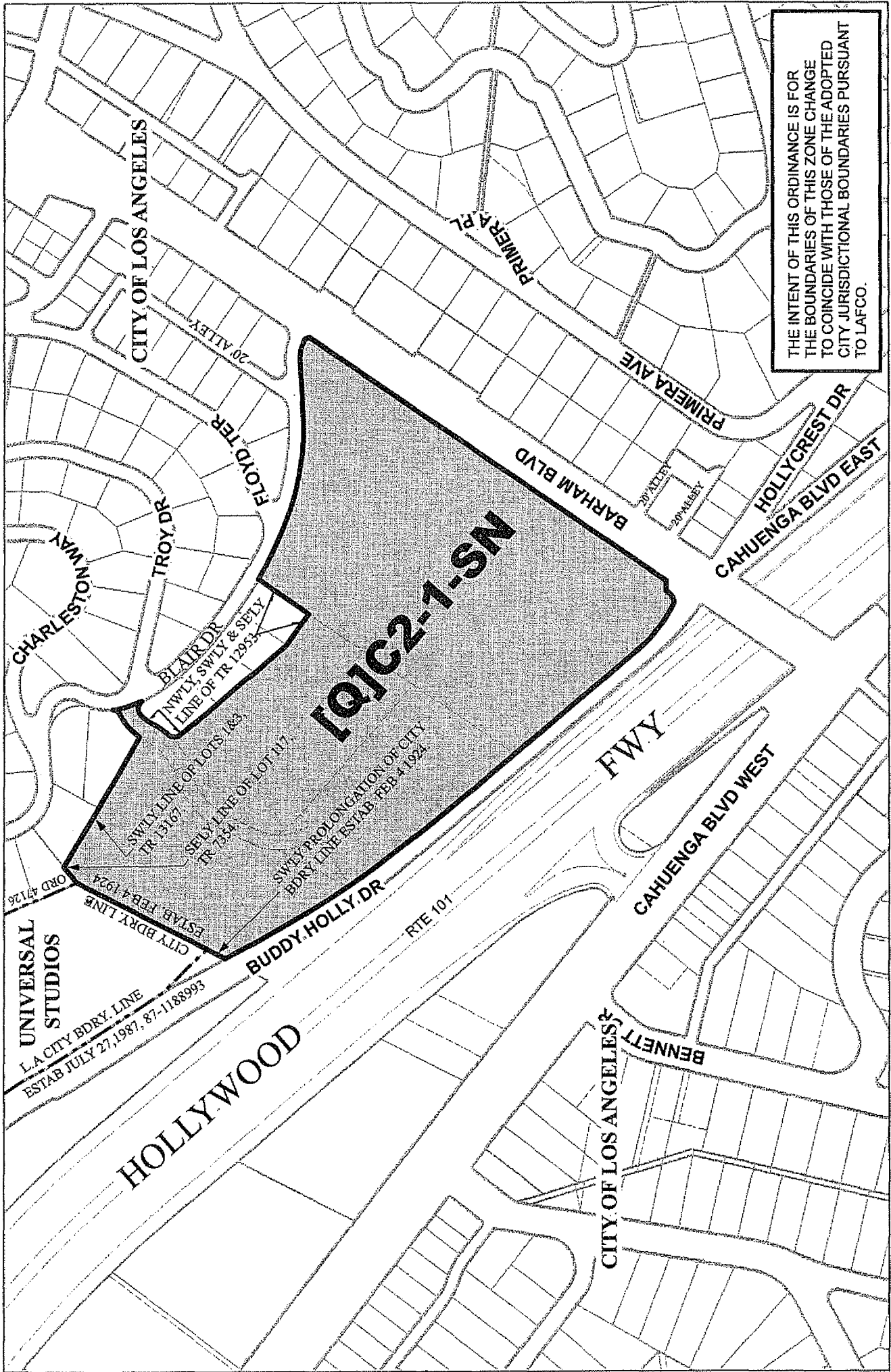
**NBC UNIVERSAL EVOLUTION PLAN**  
(ZONE CHANGE)

**MAP A2**

C.M. 159 b 181, 162 B181      CPC 2007-251-GPA-ZC



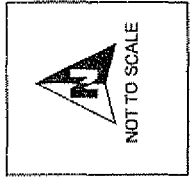
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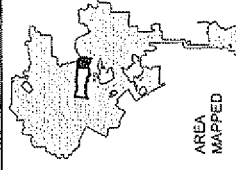
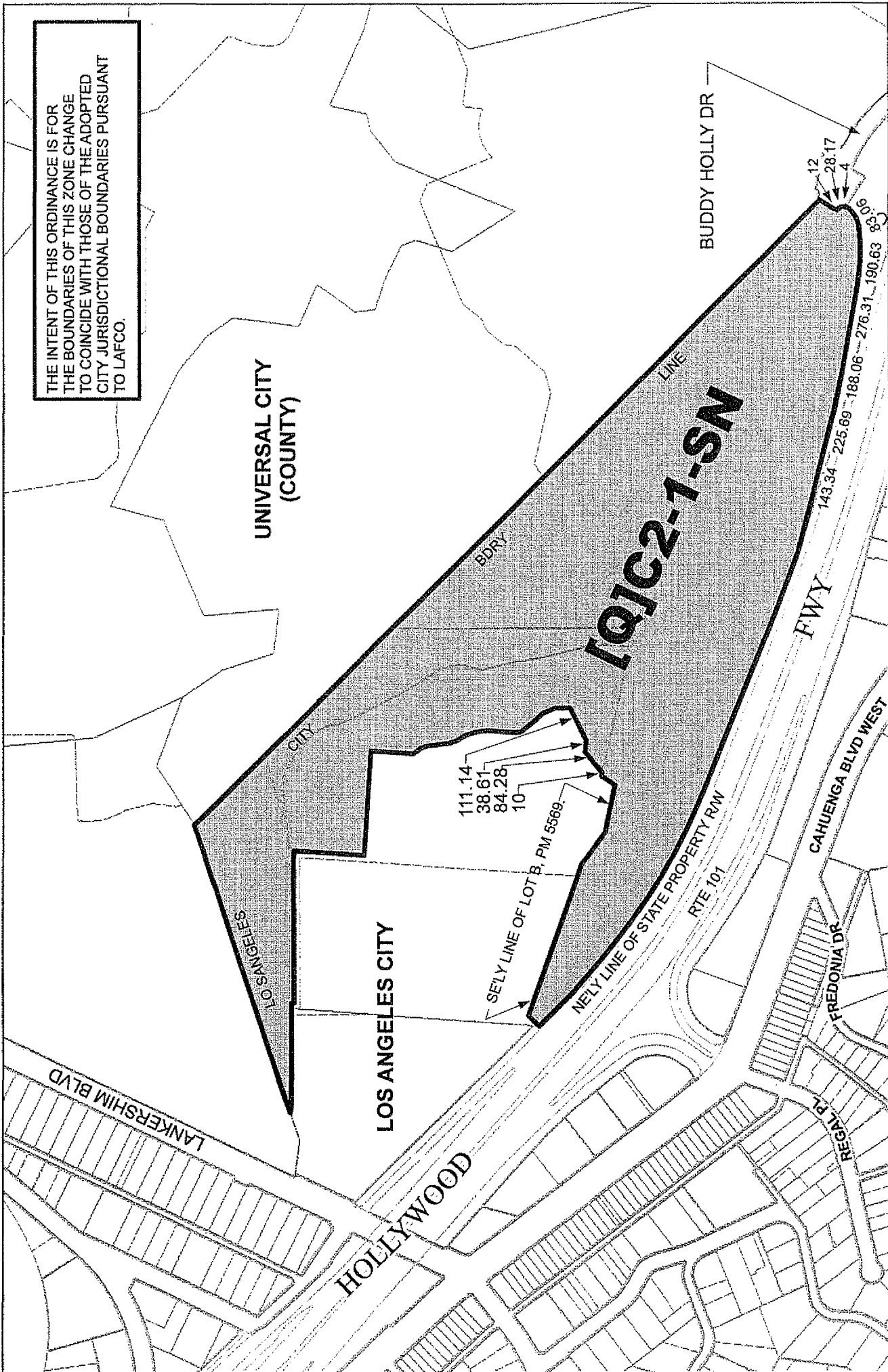
**NBC UNIVERSAL EVOLUTION PLAN**  
(ZONE CHANGE)

**MAP A3**

C.M. 159 b 181      CPC 2007-251-GPA-ZC      101212



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF THE ADOPTED CITY JURISDICTIONAL BOUNDARIES PURSUANT TO LAFCO.

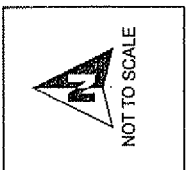


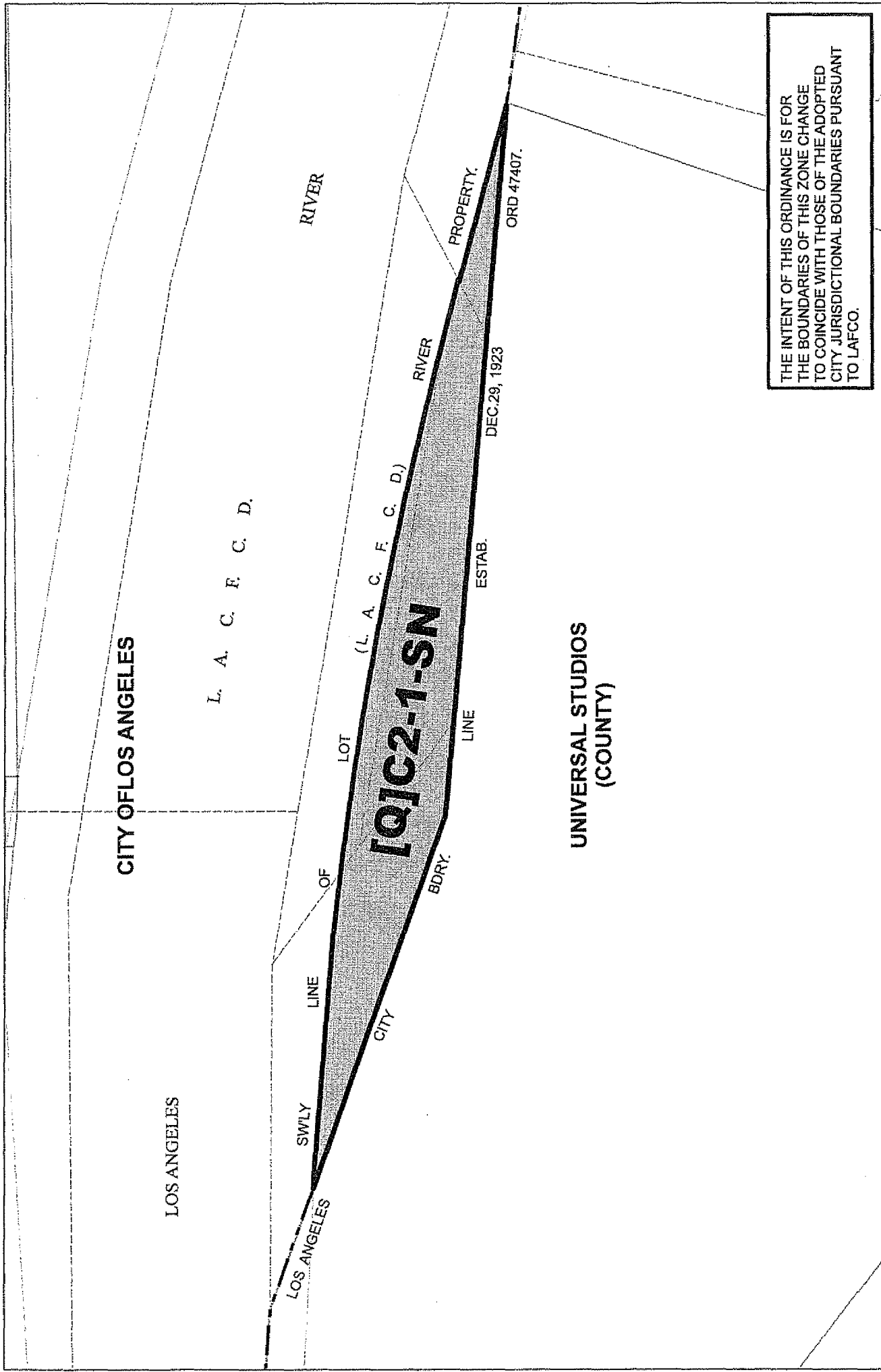
AREA MAPPED

**NBC UNIVERSAL EVOLUTION PLAN**  
(ZONE CHANGE)

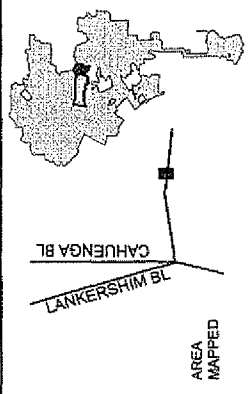
**MAP A4**

C.M. 159 B 177, 159 B 181 162 B 177	CPC 2007-251-GPA-ZC-SP	101510
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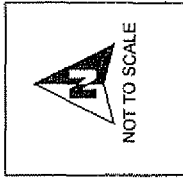


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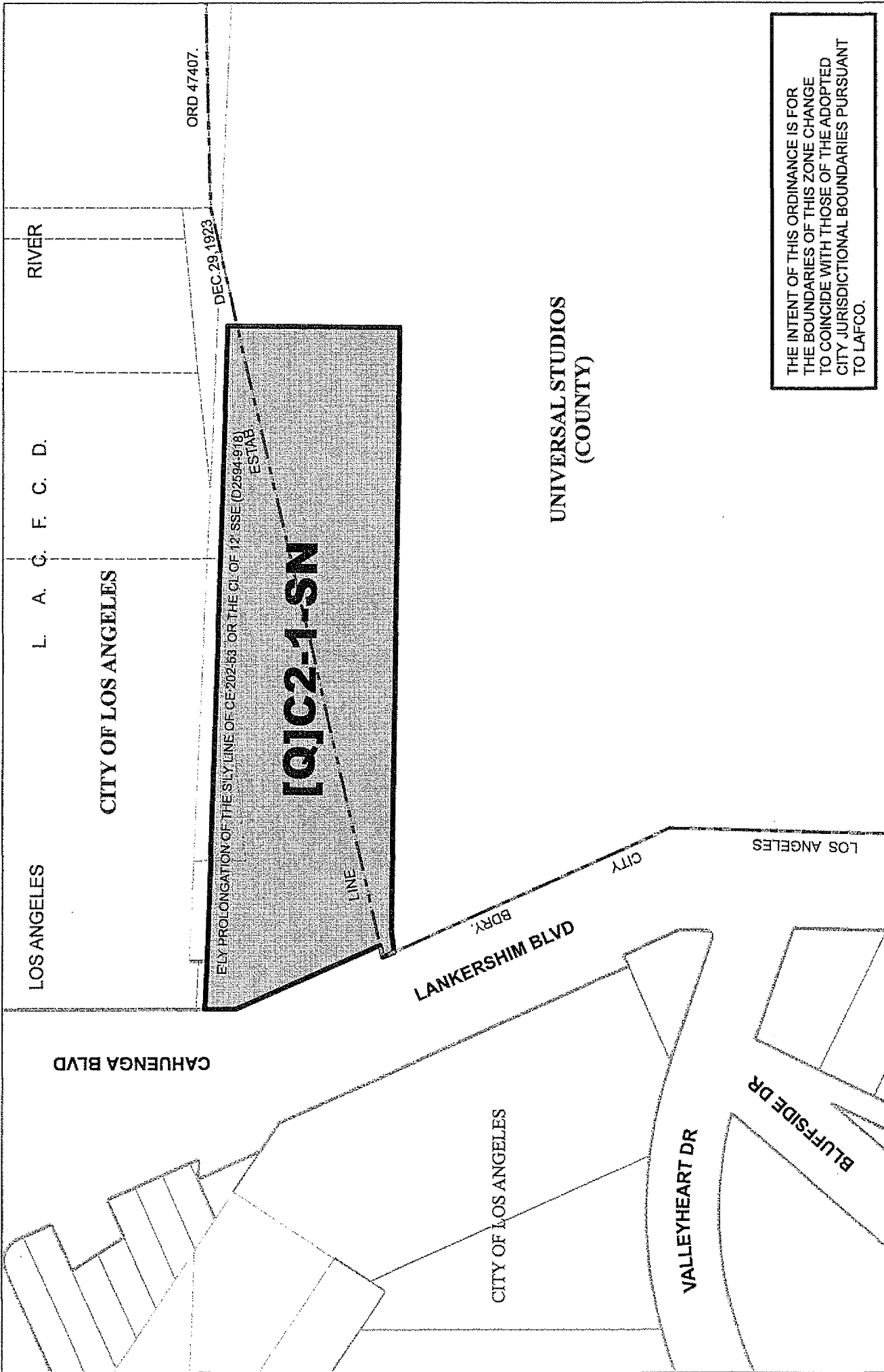


**NBC UNIVERSAL EVOLUTION PLAN**  
(ZONE CHANGE)

MAP A5



C.M. 162 B 177, 162 B 181      CPC 2007-251-GPA-ZC  
LHI/ [Signature]      091412



ORD 47407.

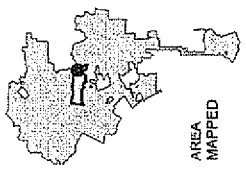
DEC. 29, 1923

PROLONGATION OF THE S.W. LINE OF CE-202-63 OR THE C.I. OF 12 SSE (D2594-9/8) ESTAB.

[Q]C2-1-SN

UNIVERSAL STUDIOS  
(COUNTY)

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF THE ADOPTED CITY JURISDICTIONAL BOUNDARIES PURSUANT TO LAFCO.

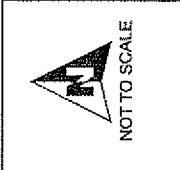


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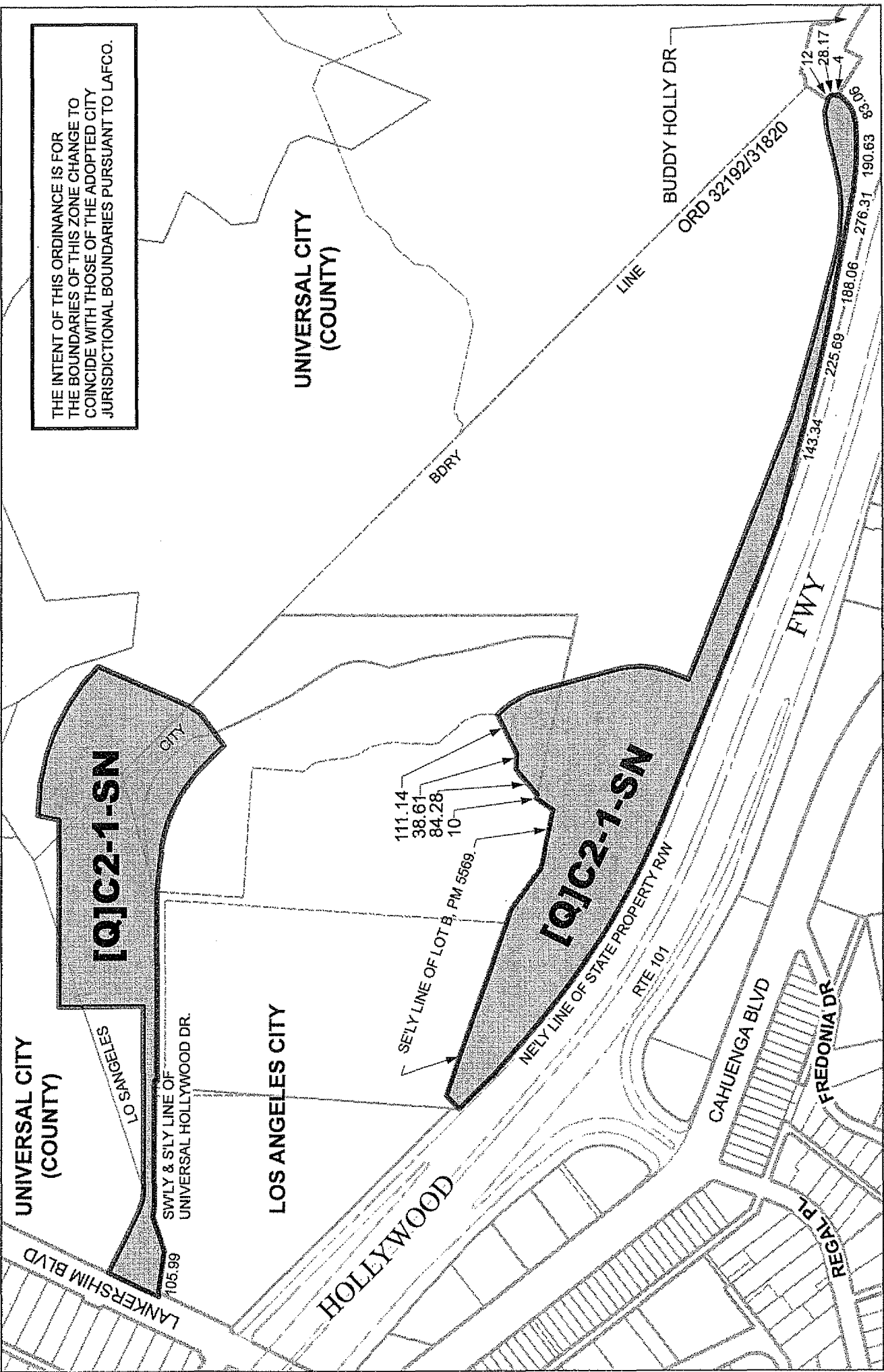
**NBC UNIVERSAL EVOLUTION PLAN**  
(ZONE CHANGE, POST ANNEXATION)

MAP B1

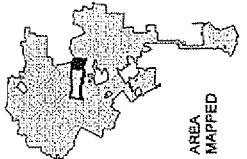
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THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF THE ADOPTED CITY JURISDICTIONAL BOUNDARIES PURSUANT TO LAFCO.

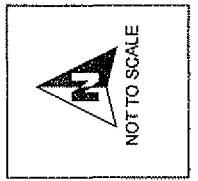


AREA MAPPED

**NBC UNIVERSAL EVOLUTION PLAN**  
(ZONE CHANGE, POST ANNEXATION)

**MAP B2**

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

Sec. 2. Notwithstanding the requirements of Section 12.14 "C2" Commercial Zone of the Los Angeles Municipal Code, all the uses permitted in the C2 Zone, which includes motion picture and television studios and related incidental uses that are located on a motion picture or television studio site, including film, video and audio processing, sets and props productions, computer design, computer graphics, animation, offices, and ancillary facilities related to those activities shall be permitted. In addition, the following uses shall be permitted without obtaining a Conditional Use Permit:

- A. Outdoor movie, television, video, digital and other media production.
- B. Entertainment attractions, including tram tour and theme park uses.
- C. Satellite dishes, and cellular and communication facilities.
- D. One hotel, not withstanding proximity to RE Zone.
- E. Outdoor eating areas for restaurants above the ground floor.
- F. Warehouse uses, but only as accessory uses identified in Sec. 2 above.
- G. Bus parking and truck parking but only as accessory uses identified in Sec. 2 above.

Sec. 3. **Height.** Notwithstanding Section 12.21.1.A.1 and 12.21.1.A.10, of the LAMC, heights shall be in substantial conformance with the Height Zone Map of Exhibit A (stamped and dated September 27, 2012, as attached to the case file). No building or structure located on the subject property shall exceed 300 feet in height as measured by Building and Safety.

Sec. 4. **Supplemental Use Sign District.** Notwithstanding Section 13.11 B of the LAMC, A Supplemental Use "SN" Sign District may be established for non-contiguous parcels subject to this Ordinance.

Sec. 5. **Mulholland Scenic Parkway Specific Plan.** Notwithstanding the requirements of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), relocation of the one existing sign on the subject property located within the Outer Corridor of the Specific Plan shall not be subject to the Mulholland Scenic Parkway Specific Plan. Buildings, including public facilities, located within the Outer Corridor of the Specific Plan shall be subject to the regulations of the Specific Plan.

Sec. 6. **Location of Parking Spaces.** Parking spaces required for new buildings developed on the subject property may be located within the subject property or those portions of Universal City within the jurisdiction of the County of Los Angeles.

Sec. 7. **Floor Area Averaging.** Notwithstanding Section 12.24 W. 19 (c) of the Municipal Code, the property, delineated in the attached maps shall be treated as a unified development and floor area averaging shall be permitted without obtaining a Conditional Use Permit.

## [Q] QUALIFIED CONDITIONS OF APPROVAL

Sec. 8. Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

### A. ENTITLEMENT CONDITIONS

1. **Use.** Use of the subject property shall be limited to the use and area provisions of the C2-1 Zone, as defined in Section 12.14 of the Municipal Code, as modified by this ordinance.
2. **Site Development.** The subject Project shall be developed in substantial conformance with the Alternative 10 conceptual plans, marked as Exhibit A (stamped and dated September 27, 2012, as attached to the case file). Prior to the issuance of any building permit for the construction of a project resulting in an increase in floor area or a change in land use category pursuant to Table No. 1-A and Table No. 1-B, other than sets/façades and temporary uses, the Applicant, or its successor shall submit final design plans to the satisfaction of the Director of City Planning, which shall include elevations, building placement, height, square footage and architectural elements as applicable. The Director may present the design to the City Planning Commission as necessary under the Director's Report under the City Planning Commission's Agenda.
3. **Childcare Facility.** The existing childcare facility permitted pursuant to ZA-92-1187 for property located at 3737 Barham Boulevard, shall be permitted to continue and may be expanded as permitted pursuant to C2 Zone restrictions, provided that the expanded childcare facility is in substantial compliance with the conditions set forth below:
  - a. A maximum of 5,000 square feet shall be permitted for the expansion of the existing childcare center (10,000 square feet) for a total square footage of 15,000 square feet.
  - b. The subject childcare facility shall be for the sole use of employees of NBCUniversal or its successor in interest.
  - c. Enrollment shall be limited to a maximum of 150 children.
4. **Parking/Driveway Plan.** Prior to the issuance of any building permit, a parking area and driveway plan shall be prepared for approval by the District Offices of the Bureau of Engineering and the Department of Transportation.
5. **Site Access and Internal Circulation.** Prior to the issuance of any building permit, the Applicant shall secure approval by DOT of driveway access, loading/unloading areas or the parking scheme for the Project. That review should be accomplished by submitting a site plan separately to the District office of the Department of Transportation.
6. **Buffer Zone.** A buffer zone of a minimum of 100 feet shall be provided to the north, east and southern boundary of the subject property directly abutting residential uses in the Hollywood Manor neighborhood. The buffer shall not overlap onto the subject's project portion under the jurisdiction of the County in accordance with its own jurisdictional requirements. Other than a roadway for emergency, security and/or maintenance access, and public facilities and underground utilities, no activities or new development shall occur within the

setback areas described in this condition. Any sets, façades, or other structures existing within the setback areas as of the effective date of this Ordinance may remain and continue to be utilized.

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

Prior to the issuance of a building permit for buildings along W.C. Fields Drive, the Applicant shall also provide plans to the satisfaction of the Director of City Planning, in consultation with the Urban Design Studio, detailing options to screen bus parking across the roadway on the southern portion of the subject property. This condition shall be in addition to the currently screened on-site bus parking located on the southern portion of the subject property.

12. **Public Walkway Plan.** The Applicant shall submit a Public Walkway Plan to the satisfaction of the Director of Planning, in consultation with Urban Design Studio with the following design criteria included:
  - A. Walkway width of a minimum of 6 feet;
  - B. Walkway connections to public areas, to adjacent or accessory buildings on the same lot and the front lot line(s) of the lot on which the building(s) is located. Walkways may also connect buildings to alternate points on the same lot.

- 13. Bicycle Parking/Plan.** Bicycle parking spaces shall be provide at a rate of two percent of the vehicle parking spaces provided for project in accordance with Section 12.21.A. 16 of the LAMC requirements. Showers shall be provided in accordance with Sec. 91.6307 of the LAMC, except that shower and locker facilities may be provided in another building located within walking distance to the new building. In the event that the shower and/or locker facilities in the other building are permanently removed, substitute facilities shall be provided.
- 14. Permitted Floor Area and Equivalency Program.** The Applicant or its successor shall be permitted to equivalent transfer of floor area as listed below in subsection c:

**a. Land Use Category Definitions.**

(1) **Entertainment Retail Use.** Retail stores, shops, services or facilities and restaurant uses, including, but not limited to, such uses in the Universal Studios Hollywood Theme Park and Universal CityWalk.

(2) **Entertainment Use.** All forms of entertainment, recreation and amusement uses generally open to the public, including, but not limited to, uses related to the Universal Studios Hollywood Theme Park, Universal Studio Tour, entertainment attractions and related support facilities not permitted after annexation/detachment.

(3) **Studio Office.** Office facilities for work associated with Studio Uses in which the occupants conduct their primary work activity at a desk or technical or non-technical work station, either within a private office or in an open area. Studio Office includes related support functions including, but not limited to, conference rooms, reception and waiting rooms, child care, file and copy rooms, coffee rooms, and restrooms.

(4) **Studio Use.** Buildings and structures related to the acquisition, creation, development, production, reproduction, recording, transmission, reception, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, accounting, legal, distribution and other exploitation of visual, print and/or aural works, products, services, rights, communications, and similar production activities, including sound stages, live audience stages, studios, television facilities, workshops, storage, consumer support facilities for studio employees and visitors, such as sundries, food services and physical fitness, and ancillary facilities related to those activities.

**b. Permitted Floor Area.** As of the effective date of this ordinance, the total Maximum Permitted Development Floor Area for each Land Use Category shall be as shown in Table No. 1-A and as shown in Table No. 1-B as of the effective date of the detachment and annexation actions, should those actions be approved. Additional C2 zone uses not set forth in Section 2 and Table Nos. 1-A and 1-B, are prohibited without a further discretionary action preceded by environmental review.

**TABLE NO. 1-A  
 MAXIMUM PERMITTED FLOOR AREA BY LAND USE CATEGORY  
 PRIOR TO ANNEXATION**

Land Use Category	Existing Baseline (Sq. Ft.)	Demolition (Sq. Ft.)	Gross New Development (Sq. Ft.)	Net Additional Permitted (Sq. Ft.)	Maximum Permitted Development (Sq. Ft.)
Studio Use	110	0	50,000	50,000	50,110
Studio Office	172,640 <sup>a</sup>	0	330,000 <sup>b</sup>	330,000	502,640
Hotel <sup>c</sup>	0	0	500 Rooms	500 Rooms	500 Rooms
Office	188	0	0	0	188
Amphitheater	2,500	2,500	0	(2,500)	(2,500)
Entertainment	80	0	0	0	80
Entertainment Retail	176,123	0	50,000	50,000	226,123
<b>Total</b>	<b>351,641</b>	<b>2,500</b>	<b>880,000<sup>b,c</sup></b>	<b>877,500</b>	<b>1,229,141</b>

**TABLE NO. 1-B  
 MAXIMUM PERMITTED FLOOR AREA BY LAND USE CATEGORY  
 AFTER ANNEXATION<sup>e</sup>**

Land Use Category	Existing Baseline (Sq. Ft.)	Demolition (Sq. Ft.)	Gross New Development (Sq. Ft.)	Net Additional Permitted <sup>d</sup> (Sq. Ft.)	Maximum Permitted Development (Sq. Ft.)
Studio Use	20	0	50,000	50,000	50,020
Studio Office	270,981 <sup>a</sup>	17,454	330,000 <sup>b</sup>	312,546	583,527
Hotel <sup>d</sup>	0	0	500 Rooms	500 Rooms	500 Rooms
Office	0	0	0	0	0
Entertainment	0	0	0	0	0
Entertainment Retail	23,900	23,900	0	-23,900	0
<b>Total</b>	<b>294,901</b>	<b>41,354</b>	<b>830,000<sup>b,c</sup></b>	<b>788,646</b>	<b>1,083,547</b>

- a. Includes existing Child Care Center
- b. Includes 5,000 square-foot expansion of existing Child Care Center and 125,000 sq. ft. of Adm. Bldg.
- c. Includes up 450,000 square feet of hotel.
- d. Includes 125,000 square feet of additional Studio Office (Adm. Bldg.) less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition in City portion rather than County with proposed annexation.
- e. Table No. 1-B is inclusive of the square footage and hotel room count contained in Table No. 1-A.

Note: Table does not reflect alternate Land Use Category Floor Area as may be permitted pursuant to Subsection c below.

**c. Procedures for Equivalency Transfers of Permitted Floor Area Among Land Use Categories After Annexation.** Any permitted floor area set forth in Table No. 1-B for the following Land Use Categories: Studio Use, Studio Office, Hotel, Entertainment Use, and Entertainment Retail Use may be transferred to any of the following Land Use Categories: Studio Use, Studio Office, Office, Hotel, Entertainment Use, and Entertainment Retail Use, pursuant to the following procedures.

(1) The Applicant or its successor shall submit an environmental compliance analysis to the Director with the Site Development submittal set forth in Q Condition 2 above, which shall include:

- i. a statement as to which Land Use Category's total Maximum Permitted Development Floor Area set forth in Table No. 1-B the Applicant wishes to draw against and the amount of the reduction.
- ii. an analysis demonstrating that the proposed development does not exceed the environmental impacts described in the NBC Universal Evolution Plan Environmental Impact Report (EIR) (EIR SCH No. 2007071036) including justification for the amount of Maximum Permitted Development Floor Area reduction requested for another Land Use Category.
- iii. A description of how the proposed development is consistent with the applicable provisions of this Ordinance and mitigation measures in the NBC Universal Evolution Plan Mitigation Monitoring and Reporting Program (MMRP).

(2) The Applicant shall submit a revised Table No. 1-B reflecting the change in Net Additional Permitted Floor Area and Maximum Permitted Development Floor Area based on the equivalency transfer.

(3) Director's Review. The Director's review of the environmental compliance analysis shall be limited to verifying that the proposed development project is within the environmental impacts described in the NBC Universal Evolution Plan EIR. The Director shall not impose additional conditions or mitigation measures on the development project. If, however, the proposed development project is not within the environmental impacts described in the NBC Universal Evolution Plan EIR, the Director shall disapprove the equivalency transfer.

(4) If the Director approves the equivalency transfer, Table No. 1-B shall be revised stating the revised Net Additional Permitted Floor Area and Maximum Permitted Development Floor Area with the approved equivalency transfer. An amendment of this Ordinance shall not be required to revise Table No. 1-B in this manner.

### **Environmental Conditions of Approval**

**15.** Compliance with MMRP. The Project Applicant or its successors, shall be obligated to provide documentation concerning implementation of the listed Project Design Features and Mitigation Measures in the MMRP, approved by the City Council on November 14, 2012 under CF 12-1657, and marked as Exhibit A (as attached to the case file), to the appropriate Monitoring Agency and the appropriate Enforcement Agency as provided for therein.

**Administrative Conditions of Approval**

16. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
17. **Code Compliance.** Area, height and use regulations of the C2 Zone classification of the subject property, shall be complied with, except where herein conditions are more restrictive or permissive.
18. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
19. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation. Any references to the City, shall mean the City of Los Angeles, and references to the County shall mean the County of Los Angeles.
20. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
21. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety. Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission.
22. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.



23. **Mitigation Monitoring.** The Applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to the area of responsibility, and phase of intervention (pre-construction, post construction/maintenance) to ensure continued implementation of the Environmental Conditions in accordance with Condition No. 15.
  
24. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

**DECLARATION OF POSTING ORDINANCE**

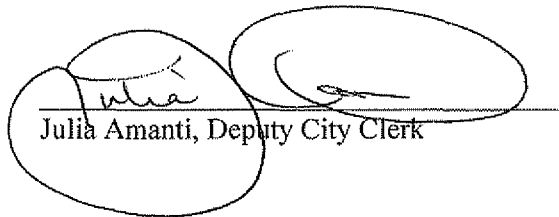
I, JULIA AMANTI, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 182321 – ORDINANCE re: A Zone Change for property located at 100 Universal City Plaza within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on November 16, 2012, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on November 29, 2012, I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on November 29, 2012 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 29<sup>th</sup> day of **November, 2012**, at Los Angeles, California.

  
Julia Amanti, Deputy City Clerk

**Ordinance Effective Date: January 9, 2013**

**Council File No. 12-1657**