



Cahuenga
Pass
Property
Owners
Association
www.cppoa.org

Representing the Cahuenga Pass Since 1952

October 23, 2012

City of Los Angeles Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Date: 10-23-12

Submitted in PLUM Committee

Council File No: 12-1657

Item No.: 1

Deputy: Communication from Public Plan

RE: NBCUniversal/Comcast City of Los Angeles Evolution Plan

Dear Honorable Committee Members:

My name is Krista Michaels and I am on the Board of Directors of the Cahuenga Pass Property Owners Association. Thank you for the opportunity today to address this committee. My comments and this letter are directed only to the City of Los Angeles portion of the Project. CPPOA's Board of Directors supports the city-only portion of the NBCUniversal Evolution Plan FEIR for the following reasons:

1. Our community is relieved and pleased that the enormous back-lot residential development, including the Great Road that was to spill out traffic onto our community's local streets, has been removed from the Plan. This has long been a bone of contention for the unprecedented amount of traffic this development would have created, in addition to the loss of Universal Studios' back lot, which is not only a part of the entertainment industry's history but also a generator of good-paying long-term jobs.
2. We are also very relieved that the billboard at the corner of Barham Blvd and Buddy Holly Drive will remain as it is now – a non-self-illuminated, non-digitized, non-animated billboard – and that it will remain in the Mulholland Specific Plan jurisdiction. The presence of another digital billboard nearby has seriously and negatively impacted our community's quality of life, and we thank Comcast and NBCUniversal for recognizing this fact.
3. We agree that no digital signage should be present in any part of the NBCUniversal lot that is within the jurisdiction of the City of Los Angeles.
4. We approve all the traffic mitigations that have been proposed, including the shovel-ready projects, which we believe, if money can be found for them, will additionally facilitate traffic movement in the Pass. We are relieved to know that the Cahuenga Pass, which is a scenic corridor, will have no signage on the NBCUniversal property along the 101 Freeway.
5. This board welcomes the opportunity to work with NBCUniversal during the Mitigation Program and Phasing Plan, as traffic and transportation issues are adjusted to assist the local communities in avoiding cut-through traffic and other transportation problems.

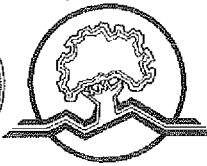
*Cahuenga Pass Property Owners Association
Letter to PLUM re NBCUniversal City of Los Angeles FEIR
10-23-2012*

In closing, this board reserves the right to address community problems and issues that are under the County of Los Angeles' purview and will be part of the County hearings next year.

We applaud NBCUniversal's outreach to the local communities. They have met with our Board of Directors to explain the project in detail and Pat Gibson has explained all the traffic mitigations. While we recognize that not all difficulties can be completely resolved, we do believe that continuing to work together in the future will go a long way toward completing a project that is successful not only for Comcast and NBCUniversal but also for our local business community as well as the residential neighborhoods.

Sincerely,

Board of Directors
Cahuenga Pass Property Owners Association



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

October 23, 2012

Planning and Land Use Management Committee
City of Los Angeles
200 North Spring Street, Room 340
Los Angeles, California 90012

Date: 10/23/12
Submitted in PLUM Committee
Council File No: 12-1657
Item No.: *1 Special
Deputy: Comm from Public

**NBC Universal Evolution Plan
Sign Supplemental Use District Ordinance**

Dear Councilmembers:

The Mountains Recreation and Conservation Authority (MRCA) is a local park agency responsible for open space preservation and maintenance throughout the Santa Monica Mountains and Hollywood Hills. While the MRCA is generally supportive of a unified sign program for the NBC Universal site, we are concerned that the Sign Supplemental Use District Ordinance, as written, creates an unnecessary and problematic loophole in the current signage restrictions of the Mulholland Scenic Parkway Specific Plan ("Mulholland Specific Plan").

As set out in the draft ordinance, Sub-district 6 of the Sign Supplemental Use District is located in the outer corridor of the Mulholland Specific Plan, which was created in 1992 after considerable outreach to the affected communities. At present, there is one sign located in Sub-district 6, on the northerly corner of the intersection of Barham Boulevard and Buddy Holly Drive. The ordinance indicates that this sign may be relocated without changes to support structures or height.

The MRCA is pleased that the ordinance recognizes the Mulholland Specific Plan and is restricting signage in Sub-district 6. However, the MRCA is concerned that the ordinance, as written, does not provide adequate protection against future signage in the outer corridor of the Mulholland Specific Plan. Specifically, Sec. 6 (T) of the ordinance exempts "signage" on the subject property from the provisions of the Mulholland Specific Plan (page 17). The MRCA is concerned that such a broad term opens up the possibility that future signage may be permitted in the area without prior review.

As written, the proposed ordinance creates a loophole in the signage requirements of the Mulholland Specific Plan, and amounts to an end-run around the planning and vision of the surrounding community. In order to maintain the integrity of the Mulholland Specific Plan, and to remain consistent with the Commission and the Applicants' prior discussions of the matter, the ordinance should replace the word "signage" with more

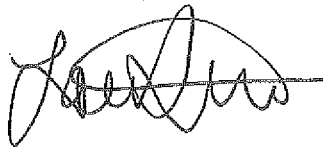
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precise language indicating that only the *existing sign* is exempt. We have proposed a draft amendment to the ordinance below:

T. Mulholland Scenic Parkway Specific Plan. Notwithstanding the requirements of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), the one existing sign in Sub-district 6 which is ~~signage on the subject property~~ located within the Outer Corridor of the Specific plan shall not be subject to the Mulholland Scenic Parkway Specific Plan. No additional signage shall be permitted in Sub-district 6. Buildings, including public facilities, located within the Outer Corridor of the Specific Plan shall be subject to the regulations of the Specific Plan.

Thank you for your consideration of these matters. Please continue to send all future documentation to the letterhead address. Should you have any questions, please contact me at (310) 589-3200 ext. 142.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laura Ratcliffe', written in a cursive style.

Laura Ratcliffe
Staff Counsel

October 23, 2012

The Honorable Ed Reyes, Chair
Planning and Land Use Management Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, California 90012

Date: 10/23/12
Submitted in PLUM Committee
Council File No: 12-11657
Item No.: #1 Special
Deputy: Comm from Public

Re: Support for NBC Universal Evolution Plan with LA River and Bikeway Benefits

Dear Councilmember Reyes:

Our coalition has been participating in the planning process for the NBC/Universal Evolution plan for many years because of the project's importance to the region and because of the project's critical relationship to the Los Angeles River. We were greatly encouraged by the announcement, at the September 27th City Planning Commission meeting, of NBC/Universal's major commitment to river revitalization as part of its project.

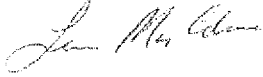
NBC/Universal has represented to our coalition that as a community benefit of the project:

- NBC/Universal will provide funding in the amount of \$500,000 to the Los Angeles County Flood Control District River Construction Trust Fund for planning and design of the regional river bikeway between the existing bikeway at Griffith Park and Whitsett Avenue/Studio City. The funding will be provided within ninety (90) days of the effective date of the Development Agreement.
- NBC/Universal also will provide funding in the amount of \$3,000,000 to the Los Angeles County Flood Control District River Construction Trust Fund to be used for construction of the regional river bikeway on the County property adjacent to the NBC/Universal property. The amount will be contributed by NBC/Universal following the completion of the design and approval by the City and County of Los Angeles of a regional river bikeway plan between the existing bikeway at Griffith Park and at Whitsett Avenue/Studio City, including compliance with CEQA and NEPA, understanding that in no event will the contribution be paid prior to June 30, 2016.
- NBC/Universal will also provide \$375,000 to the City of Los Angeles Bicycle Plan Trust Fund toward study and implementation of on-street bicycle facilities in the vicinity of NBC Universal, including Lankershim Boulevard, Cahuenga Boulevard, and Barham Boulevard. The funding will be provided within ninety (90) days of the effective date of the Development Agreement.

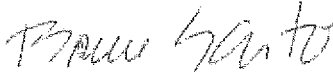
These commitments will create a significant regional benefit and will safeguard and support the public interest by incorporating the LA River greenway as part of the Evolution Plan. Based on these commitments, which we are requesting be made conditions of the project Development Agreement with the City of Los Angeles, we are writing to **STRONGLY SUPPORT** the City Council's **APPROVAL** of the NBC/Universal Evolution Plan.

Thank you for your consideration.


Sincerely,



Lewis MacAdams, President
Friends of the Los Angeles River



Bruce Saito, Executive Director
Los Angeles Conservation Corps



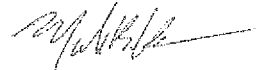
Jennifer Klausner, Executive Director
Los Angeles County Bicycle Coalition



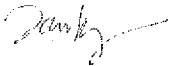
Omar Brownson, Executive Director
LA River Revitalization Corp.



Irma Munoz, Executive Director
Mujeres de la Tierra



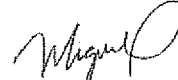
Mark Kenyon, Executive Director
North East Trees



Tori Kjer, Program Manager
The Trust for Public Land



Meredith McKenzie, President
Urban Rivers Institute



Miguel Luna, Executive Director
Urban Semillas

Cc: The Honorable Zev Yaroslavsky, Supervisor of the Los Angeles County
The Honorable Antonio R. Villaraigosa, Mayor of the Los Angeles & Members of City Council
Col. R. Mark Toy, Los Angeles District Commander, U.S. Army Corps of Engineers
Gail Farber, Director of Department of Public Works for Los Angeles County
Gary Lee Moore, City Engineer, City of Los Angeles

Universal City Studios, LLC
CPC-2007-251-GPA-ZC-SP-SPA-CA
PROPOSED CONDITIONS OF APPROVAL

Submitted by Fred Gaines, Gaines & Stacey LLP
on behalf of Blair Drive Residents

Date: 10/23/12
Submitted in PLUM Committee
Council File No: 12-1657
Item No.: 1, Special
Deputy: Comm from Public

- 1) Eliminate any and all activities in 300' buffer zone behind the Blair Drive homes. Such 300' buffer zone to be fully landscaped.
- 2) Limit any and all activities in permitted filming areas behind the Blair Drive homes to the hours of 7 A.M. to 8 P.M., Monday through Friday; 8 A.M. to 5 P.M. on Saturday; with no activities on Sunday.
- 3) Eliminate any and all explosions, gun fire, automobile crashes, or other loud and sudden noise, with permitted noise not to exceed the sound level currently permitted by City or County Ordinance, whichever is more restrictive. The measured sound level is not to be an aggregate of sound but limited to just one sudden noise as in one explosion, one car crash, etc..
- 4) Install permanent sound monitors at the property line of the residences along Blair Drive so that all noise levels are constantly and accurately monitored at all times.
- 5) Eliminate all pyrotechnics, lighted signs, etc... in the Back Lot Area that create light that can be seen from the homes along Blair Avenue.
- 6) Remove the current green screen.
- 7) Require all lighting, security or otherwise, to be shielded to face away from Blair Drive so that the lights or light beams are not pointed toward the homes.
- 8) Disconnect emergency or back up "beepers" on all vehicles used in the area behind the Blair Drive homes.
- 9) The lake must be kept full when not in use for other purposes.
- 10) Eliminate the filming and production of any and all series or "on-going" productions in the area behind the Blair Drive homes.

- 11) The area behind the Blair Drive homes must be attractively landscaped and kept in a manicured manner with all trees annually trimmed so as to not obstruct the views of the homes along Blair Drive. All dead shrubs are to be removed and the area is to be planted and kept green. The landscape plan shall be prepared in consultation with the immediate neighbors along Blair Drive.
- 12) The dirt fire road must be covered with grass or other acceptable material so as to look natural and control dust.
- 13) Telephone poles in the permitted filming area should be removed and the utilities put underground.
- 14) Enclose the parking structure visible from the Blair Drive homes, eliminate parking on its roof, plant trees to conceal the structure, and plant trees and grass on the top level as was originally outlined in the County CUP.
- 15) The applicant shall designate a community liaison to respond to community concern(s) regarding the subject property, provide notification to the immediate neighbors of any production or special event and respond to questions concerning these productions and/or events. A 24-hour "hot line" phone number for the receipt of concern(s) from the community regarding the subject facility shall be provided to the immediate neighbors, local neighborhood association, and the Neighborhood Council. The community liaison shall be required to respond within 24 hours of any concern(s) received at this hotline. Signs shall be posted in conspicuous locations with contact information for the representative designated to receive comments from the public. In addition, a designated security telephone number will be posted for off-hour emergencies.
- 16) The applicant shall file for a Plan Approval to be conducted 12 months after the issuance of a Certificate of Occupancy for review of condition compliance and to modify, delete and/or add conditions as may be warranted. After the initial Plan Approval, the applicant shall file for additional Plan Approvals for review of condition compliance every 24 months thereafter.