

CITY OF LOS ANGELES

CALIFORNIA



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HOLLY L. WOLCOTT
Interim City Clerk

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

May 1, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 12-1657-S4, at its meeting held April 30, 2014.

A handwritten signature in black ink, appearing to read "Holly L. Wolcott".

City Clerk
wrq

MOTION

The City has approved the NBC Universal Evolution Plan project, which will include private investment of over \$1.6 billion in Universal Studios, enhance the future economic vitality of the City of Los Angeles, help anchor the entertainment and tourism sector in Los Angeles, and provide over \$100 million in transportation and transit improvements to enhance overall transportation operations.

The Mitigation Monitoring and Reporting Program for the NBC Universal Evolution Plan project requires the construction of a new southbound on-ramp to the U.S. Highway 101 - Hollywood Freeway from Universal Studios Boulevard.

The new southbound on-ramp is vital to improving this important corridor of the Hollywood Freeway. It is also vital to improving the regional economy by increasing mobility, access, and goods movement in the area.

Construction of the southbound on-ramp requires that the on-ramp cross over privately-owned developed property located at 3400 Cahuenga Boulevard. Acquisition of the right of way and construction of the ramp will impact the parking, infrastructure and buildings of the 3400 Cahuenga Property.

Action is needed by the City to acquire this private property in order to expedite construction of the required on-ramp.

The property owner maintains that acquisition of the entire 3400 Cahuenga Boulevard property is necessary as a result of impacts to parking, infrastructure and buildings, and if less than the entire property is acquired, significant delays may be encountered in connection with the construction of the required on-ramp.

The City understands that, in order to acquire the necessary right of way for the new on-ramp in the time frame necessary to implement the new on-ramp in a timely manner, acquisition of the property in lieu of condemnation is needed.

I THEREFORE MOVE that the General Services Department, with the assistance of the City Attorney and the Department of Transportation, be directed to report in 15 days with recommendations for the acquisition of property located at 3400 Cahuenga Boulevard, through a negotiated purchase in lieu of condemnation, which is needed for the construction of a new southbound on-ramp to the U.S. Highway 101 – Hollywood Freeway from Universal Studios Boulevard, as required by the Mitigation Monitoring and Reporting Program for the NBC Universal Evolution Plan project. The report should address, among other issues, the following features:

- ▶ Any and all agreements necessary for the City to acquire the property, through a negotiated purchase in lieu of condemnation, and thereafter transfer the property to NBCUniversal for the construction of the southbound on-ramp from Universal Studios Boulevard at NBCUniversal's cost, and then for NBCUniversal to transfer the completed


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southbound on-ramp to the California Department of Transportation (CalTrans) at no cost to the City or CalTrans.

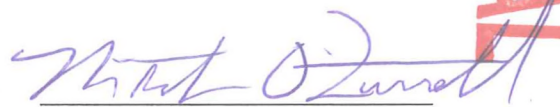
- ▶ An indemnity agreement between the City and NBCUniversal under which NBCUniversal would fully indemnify the City for all costs/liabilities associated with the acquisition of the 3400 Cahuenga property.
- ▶ In the event that a negotiated acquisition of the property in lieu of condemnation cannot be achieved in a timely manner, initiation of required procedures to acquire the property through eminent domain.

PRESENTED BY: _____



TOM LABONGE
Councilman, 4th District

SECONDED BY: _____



ORIGINAL

ADOPTED

APR 30 2014

LOS ANGELES CITY COUNCIL

FORTHWITH