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Date: **OCT 18 2012**

City Plan Case No. 2007-251-GPA-ZC
City Plan Case No. 2007-252-AD
Council District No. 4

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Councilmembers:

**PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON PROPERTY
LOCATED AT 100 UNIVERSAL CITY PLAZA WITHIN THE SHERMAN OAKS-STUDIO CITY-
TOLUCA LAKE-CAHUENGA PASS COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the September 27, 2012 action of the City Planning Commission recommending approval of a General Plan Amendment to change the land use designation for portions of the subject property developed with Universal Studios 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.

The City Planning Commission also recommended approval of 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 (Q)C2-1 to [Q]C2-1-SN.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendments were submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

1. Certify that it has reviewed and considered the information contained in Environmental Impact Report ENV-2007-254-EIR (SCH 2007071036), including the accompanying Mitigation Monitoring and Reporting Program, and Adopt the related environmental Findings, and Statement of Overriding Considerations as the environmental clearance for the proposed project and Find that;
 - a). The Environmental Impact Report (EIR) for the NBC Universal Evolution Plan Project, which includes the Draft EIR, Final EIR and Errata, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. Seq., and the State and City of Los Angeles CEQA Guidelines; and
 - b). The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to recommending the Project for approval, as well as other information in the record of proceedings on this matter; and
 - c). The Project's EIR represents the independent judgment and analysis of the lead agency; and
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and
4. Adopt by Resolution, the Plan Amendment to the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, as shown in the attached exhibits; and
5. Adopt the Ordinance changing the zone to [Q]C2-1-SN, with Permanent Classification conditions as set forth in the attached exhibit; and
6. Direct staff to revise the Community Plan Map and update the appropriate zoning maps in accordance with this action; and

7. 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
-

Very truly yours,



MICHAEL J. LOGRANDE
Director of Planning

Lisa Webber
Deputy Director

Attachments:

1. City Plan Case File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. General Plan Amendment Maps
5. Zone Change ordinance map
6. Proposed Annexation/Detachment Map

NBCUniversal

October 2, 2012

Mr. Jon Foreman
Department of City Planning
Major Projects Unit
City of Los Angeles
200 North Spring Street, Suite 750
Los Angeles, CA 90012

Re: NBC Universal Evolution Plan Project (Case Nos. CPC-2007-251-GPA-ZC-SP-SPA, CPC-2007-252-AD, CPC-2007-253-DA)

Dear Mr. Foreman:

This letter is to inform the City Planning Department that NBCUniversal does not intend to appeal the City Planning Commission's decision of September 27, 2012, to City Council.

Should you have any questions, please feel free to contact me at (818) 777-5757.

Sincerely,



Corinne Verdery
Chief Real Estate Development & Planning Officer - West Coast