

CITY OF LOS ANGELES  
CALIFORNIA



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DEPARTMENT OF  
CITY PLANNING  
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LOS ANGELES, CA 90012-4801  
CITY PLANNING COMMISSION  
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COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

**July 19, 2007\***

\*Asterisk denotes changes made from previous notice.

**NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING**

**THIS NOTICE OF PREPARATION (NOP) IS BEING  
RECIRCULATED FOR THIS PROJECT DUE TO A CHANGE  
IN LOCATION OF SCOPING MEETING AND A CHANGE  
IN DATE FOR PUBLIC INPUT PERIOD\***

**EAF NO.:** ENV 2007-0254 EIR

**PROJECT NAME:** Universal City Vision Plan

**PROJECT LOCATION/ADDRESS:** 100 Universal City Plaza, Universal City, CA 91608

**COMMUNITY PLANNING AREA:** Sherman Oaks-Studio City-Toluca Lake-Cahuenga  
Pass

**COUNCIL DISTRICT:** 4

**DUE DATE FOR PUBLIC INPUT:** *August 20, 2007\**

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein (the "Project"). The Department of City Planning requests your input as to the scope and content of the EIR. The purpose of the Scoping Meeting is to receive input from the public as to what areas the EIR should study. No decisions about the project are made at the scoping meeting. The Project description, location, and the potential environmental effects are set forth below. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR. The Scoping Meeting is in an open house format. **THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after preparation of the EIR.** A copy of the Initial Study prepared for the Project is not attached but is available for review at the Department of City Planning, 200 North Spring Street, Room 601, Los Angeles, CA 90012.

**PROJECT DESCRIPTION:** The Project Applicant, Universal City Studios LLLP, L.P., proposes the development of approximately 1.56 million square feet of various net new commercial uses (approximately 2.2 million square feet of new commercial development less 647,000 square feet of demolition), a 500-room hotel and 2,937 multi-family residential units. The Project proposes new development across all of the major types of land uses that occur on the Project Site, including CityWalk, theme park (including Amphitheater use), tram tour, studio, production, retail, office and hotel uses, in addition to the introduction of residential uses onto the Project Site. This proposed new development would be supported by additional parking facilities and improvements to the on-site circulation system.



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



The Project Applicant is requesting the following discretionary approvals from the City of Los Angeles as part of the proposed Project: adoption of a Specific Plan to regulate development within the City portions of the Project Site; General Plan Amendment to establish a Specific Plan land use designation for the City portions of the Project Site; the removal of a small portion of the Project Site from the Mulholland Scenic Parkway Specific Plan; Zone Change to effectuate the new Specific Plan; Tentative Tract Maps for mixed-use development (including residential condominiums with accompanying Development Design Guidelines); Development and Pre-Annexation Agreement; a Haul Route Permit; Grading approvals; and any additional actions that may be determined necessary.

In addition, the Project Applicant is requesting the following discretionary approvals from the County of Los Angeles for those portions of the Project Site that are located within the unincorporated portions of Los Angeles County: adoption of a Specific Plan to regulate development within the County portions of the Project Site; General Plan Amendments to establish a Specific Plan land use designation and delete an on-site road (the "East-West Road") as set forth in the County's General Plan Circulation Element; Zone Change to effectuate the new Specific Plan; Tentative Tract Map; Grading Approvals; Development Agreement; and any additional actions that may be determined necessary.

In addition, the Project Applicant is requesting modification to the City and County jurisdictional boundaries through a Petition for Reorganization application with the Local Agency Formation Commission (LAFCO).

**PROJECT LOCATION:** The Project Site is comprised of approximately 391 acres located in Universal City. The Project Site is located approximately two miles north of Hollywood and approximately one and one-half miles south and east of the junction of U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway). The Project Site is generally bounded by the Los Angeles County Flood Control Channel (LAFCC) to the north, the Hollywood Freeway to the south, Barham Boulevard and residences to the east, and Lankershim Boulevard and the Universal Metro Rail Station to the west.

The Project Site currently includes approximately 95 acres located within the City, and 296 acres located in the County. The Project proposes annexation of approximately 76 acres of the Project Site from the County's jurisdiction to the City, and 32 acres from the City's jurisdiction to the County, for an overall net change of 44 acres from the County to the City. The annexation would result in approximately 139 acres of the Project Site located within the City, with the remaining 252 acres located within the County.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation/ Circulation; Utilities; and Mandatory Findings of Significance.

**PUBLIC SCOPING MEETING DATE AND LOCATION:** The public scoping meeting will be held on AUGUST 1, 2007 from 4:00 p.m. to 8:00 p.m. at the **HILTON LOS ANGELES/ UNIVERSAL CITY HOTEL** \*. The purpose of the scoping meeting is to solicit public input regarding issues to be addressed in the Draft EIR. The scoping meeting will provide information regarding the Project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting.

Date: August 1, 2007

Time: 4:00 p.m. to 8:00 p.m.

Location: **HILTON LOS ANGELES/UNIVERSAL CITY HOTEL**  
**555 UNIVERSAL HOLLYWOOD DRIVE**  
**UNIVERSAL CITY, CA 91608\***

The enclosed materials reflect the current scope of the Project (subject to change) which is located in an area of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning. The Department of City Planning welcomes all input regarding the environmental impacts of the proposed project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. **Written communications** must be submitted to this office by **August 20, 2007\***. Written communications will also be accepted at the scoping meeting described above.

Please direct your comments to:

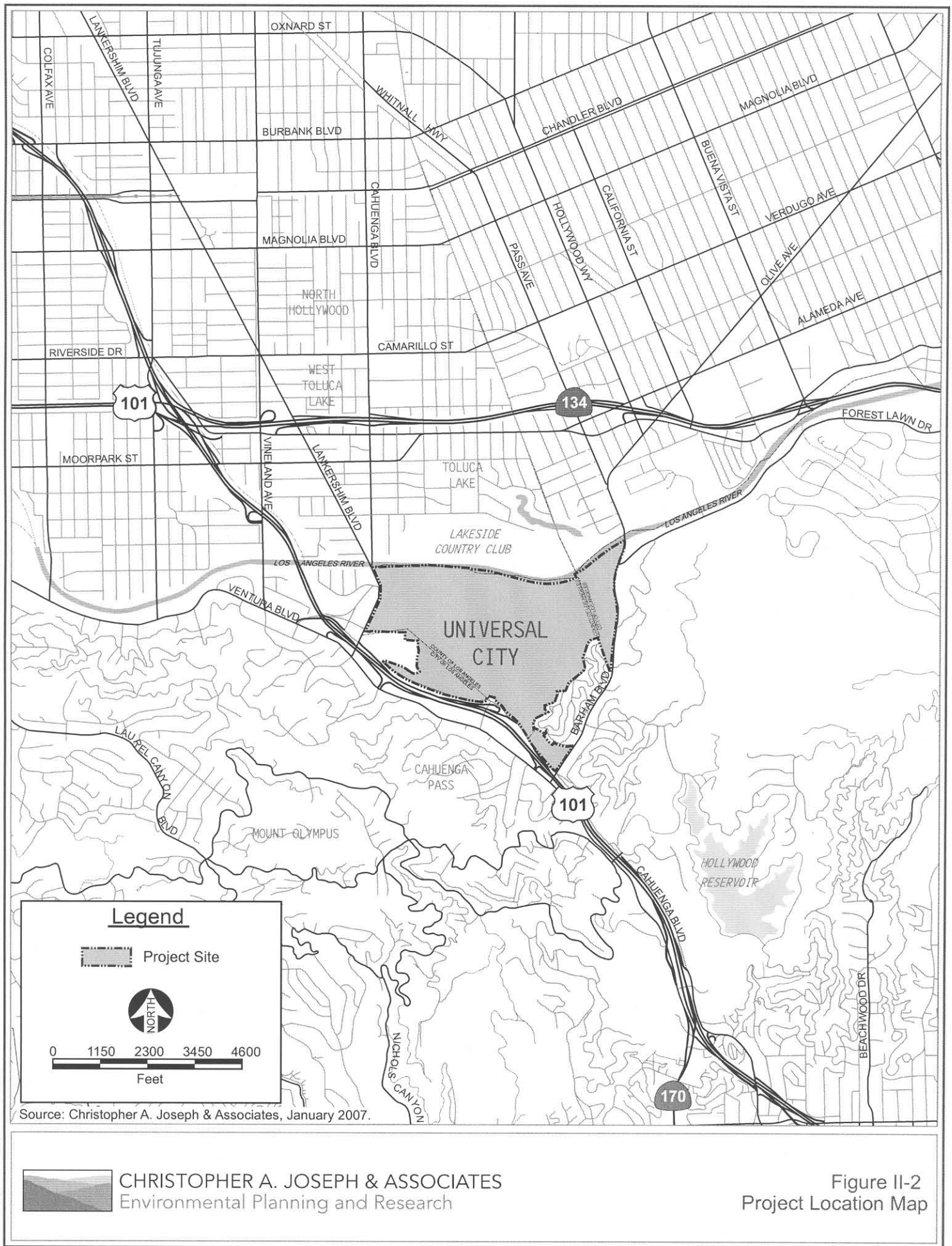
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S. Gail Goldberg, AICP  
Director of Planning



Jon Foreman  
City Planner, Project Coordinator

Enclosures







LA CITY  
NOT A PART

PERIODIC COMPREHENSIVE GENERAL PLAN AMENDMENT  
AND ZONE CHANGE PROCESS - BATCHING  
SPECIFIC PLAN  
DEVELOPMENT AGREEMENT  
VESTING TENTATIVE TRACT NO.

GC MAPING SERVICE

771 HARRISON STREET, SUITE 5  
SOUTH PASADENA, CA 91066  
(818) 791-0881

CO 4  
CT 1657  
PA STUDIO CITY

DATE: 10/1/07  
SCALE: 1" = 200'  
DRAFTER: J. L. LEE  
CHECKED: J. L. LEE  
DATE: 10/1/07  
PROJECT: 070100000000  
SHEET: 01 OF 01  
DRAWN BY: J. L. LEE  
DATE: 10/1/07