

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION
JANE ELLISON USHER
PRESIDENT
WILLIAM ROSCHEN
VICE-PRESIDENT
DIEGO CARDOSO
REGINA M. FREER
ROBIN R. HUGHES
SABRINA KAY
FR. SPENCER T. KEZIOS
CINDY MONTANEZ
MICHAEL K. WOO
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

June 15, 2007

NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING

EA# NO.: ENV-2007-933-EIR

PROJECT NAME: Metro Universal Project

PROJECT LOCATION/ADDRESS: 3875 N Lankershim Boulevard

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

COUNCIL DISTRICT: 4

DUE DATE FOR PUBLIC COMMENTS: July 16, 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 Department of City Planning requests your comments as to the scope and content of the EIR. The Project Description and potential environmental effects are included 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. This is not the required Public Hearing for the 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 Metro Universal Project is proposed to be developed on an approximately 11-acre site, which is located approximately 2 miles north of Hollywood and 10 miles northwest of downtown Los Angeles. The Project site is the location of the Universal City Metro Red Line Station. The project site is located north of the foothills of the north face of the Santa Monica Mountains and contains generally flat topography. The project site is presently developed with surface parking lots that provide commuter parking for patrons of the Metro Red Line operated by the Los Angeles County Metropolitan Transportation Authority (Metro), along with Metro bus loading/drop-off, transfer and layover facilities and two portal entrances to the Universal City Metro Red Line Station located beneath the site. The City, State and Federally-designated historic monument Campo de Cahuenga, with its associated one-story visitor center and plaza, is located abutting to the project site.

The attached site plan depicts five parcels, referred to as Sites A, B, C, D and E, respectively, comprising the project site. Sites A and B are located north of Campo de Cahuenga Way, Site C is located south of Campo de Cahuenga Way, and Sites D and E are located on the north side of Ventura Boulevard and south of the 101 Freeway.

The Proposed Project would occur over two phases, as described below.



AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER



Phase 1

Phase 1 of the Proposed Project would occur on the north side of Campo de Cahuenga Way. To assure continuous Metro operations during construction, the initial Phase 1 improvements would relocate the existing Metro parking and bus facilities from their current locations. This would be accomplished by either (a) relocating the existing Metro bus layover facility from Site C to Site E (with passenger loading operations relocated to Campo de Cahuenga Way adjacent to Site C) and replacing the approximately 564 existing parking spaces for Metro park-and-ride patrons on Site C and Site D, (b) relocating the Metro park-and-ride parking spaces to Site D and Site E while keeping the Metro bus loading/drop-off, transfer and layover facilities remaining in their current locations on Site C, or (c) other alternative arrangements acceptable to Metro. Thereafter, proposed new development in Phase 1 would include two primary components: (1) Site A - an office and media production complex that would include an office building with up to 655,200 square feet of floor area in up to 24 stories totaling approximately 382 feet in height, along with a connected media production building with up to 315,000 square feet of floor area in up to five stories totaling approximately 95 feet in height and four levels of underground parking containing up to 1,390 spaces; and (2) Site B - a separate parking garage with up to three levels underground, and up to eight levels of parking at and above ground level totaling up to 1,780 parking spaces, of which 564 would be used by Metro patrons.

Development in Phase 1 would also include vehicular circulation improvements and landscaped pedestrian plaza facilities at ground level that would connect the proposed Site A studio/office complex with the Site B parking structure. This area would also include up to 25,000 square feet of retail/restaurant facilities and landscaping elements to serve increased pedestrian activity in this area of the project site. Construction of these facilities could necessitate alteration and/or removal of non-historic features on the existing Campo de Cahuenga site, including the concrete block wall at the northern and western edges of the Campo de Cahuenga property that was constructed in 2004. The Project would not directly affect any of the historic components of the Campo de Cahuenga site including the adobe building (visitor center), archaeological site, landscaping and original walls located on the eastern and southern edges of the property. The existing Metro Red Line portal would remain in the current location and would be unaffected by the Project.

Vehicular access to the Phase 1 component of the Proposed Project would be provided from Lankershim Boulevard, Campo de Cahuenga Way and Bluffsides Drive. Access to the underground parking structure on Site A would be provided from Lankershim Boulevard opposite the Main Gate entrance to Universal Studios at the existing signalized intersection and on the west side of the Site A parking structure via Bluffsides Drive and Valley Heart Drive for access to Lankershim Boulevard. The project may include improvements to the Bluffsides Drive/Valley Heart intersection. Vehicular access to the parking structure on Site B would be provided from Campo de Cahuenga Way and Bluffsides Drive via Lankershim Boulevard.

Site layout for Phase 1 would include open space and landscaped areas. Phase 1 would also include a signage program, which may include supergraphic or other large scale animated and non-animated signs designed for on- and off-site advertising with all primary signage oriented away from the neighboring residential community.

Phase 2

Phase 2 of the Proposed Project would construct new development located south of Campo de Cahuenga Way at Lankershim Boulevard near the Hollywood/101 Freeway. Phase 2 development would include an office building with up to 472,500 square feet of gross floor area in a building up to 18 stories in height above up to two levels of below ground parking and up to six levels of above ground parking (for a total of up to 24 stories totaling 390 feet in height). In lieu of the office building, Phase 2 may involve construction of a 28 story mixed use condominium/ hotel building with 400 condominiums, 300 hotel rooms and ancillary meeting rooms, restaurant/lounge areas, spa space and residential amenities (for a total of up to 34 stories totaling 445 feet in height). Total parking supply on Site C would include up to 1,350 spaces in the two

below ground and six above ground levels. The existing Metro Red Line portal and plaza would remain in the current location under either development option.

As part of Phase 2, a new pedestrian bridge or tunnel, possibly with accessory pedestrian-oriented services and amenities, would be constructed to connect the existing Metro Rail plaza south of Campo de Cahuenga Way to the east side of Lankershim Boulevard at the ground level of the existing 10 Universal City Plaza building. Also as part of Phase 2, a pedestrian bridge would be constructed to connect the Phase 1 retail uses on Site B to the new Phase 2 offices or hotel/ condominiums on Site C. Vehicular access to the new office parking structure in Phase 2 would be provided from the new driveway that would be constructed directly across from the existing Hollywood/101 Freeway off ramp at Lankershim Boulevard. Access would also be provided from Campo De Cahuenga Way. Site layout for Phase 2 would include open space and landscaped areas.

Phase 2 would also include a signage program, which may include supergraphic or other large scale animated and non-animated signs designed for on- and off-site advertising with all primary signage oriented away from the neighboring residential community.

REQUESTED LAND USE ENTITLEMENTS: The City of Los Angeles is the lead agency for the Proposed Project, with discretionary authority of the land use approvals for the Proposed Project. Approvals to be requested from the City may include, but are not necessarily limited to, the following:

- Zone/Height District Change from C2-1-CDO to C2-2D
- Vesting Tentative Tract Map
- Incidental Building Line Removal of 10-foot line on Lankershim Boulevard
- Conditional Use Permit(s) for alcohol sales
- Conditional Use Permit for hotel use
- Site Plan Review
- Development Agreement
- Transitional height adjustment
- Supplemental Use District or equivalent entitlement for signage
- Haul Route Approval
- Other permits and ministerial actions may be necessary.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology/Soils, Hazard/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities/Service Systems and Mandatory Findings of Significance. All other sections have been found to be less than significant and will be addressed in the Impacts Found To Be Less Than Significant Section of the EIR.

PUBLIC SCOPING MEETING DATE AND LOCATION: The public scoping meeting will be held on **JUNE 25, 2007 from 6:30 p.m. to 8:30 p.m. at Marvin Braude San Fernando Valley Constituent Service Center**. The purpose of the scoping meeting is to solicit public comments 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: June 25, 2007

Time: 6:30 p.m. to 8:30 p.m.


Location: Marvin Braude San Fernando Valley Constituent
6262 Van Nuys Boulevard, First Floor
Van Nuys, CA 91401

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 comments 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 comments** must be submitted to this office by July 16, 2007. Written comments will also be accepted at the scoping meeting described above.

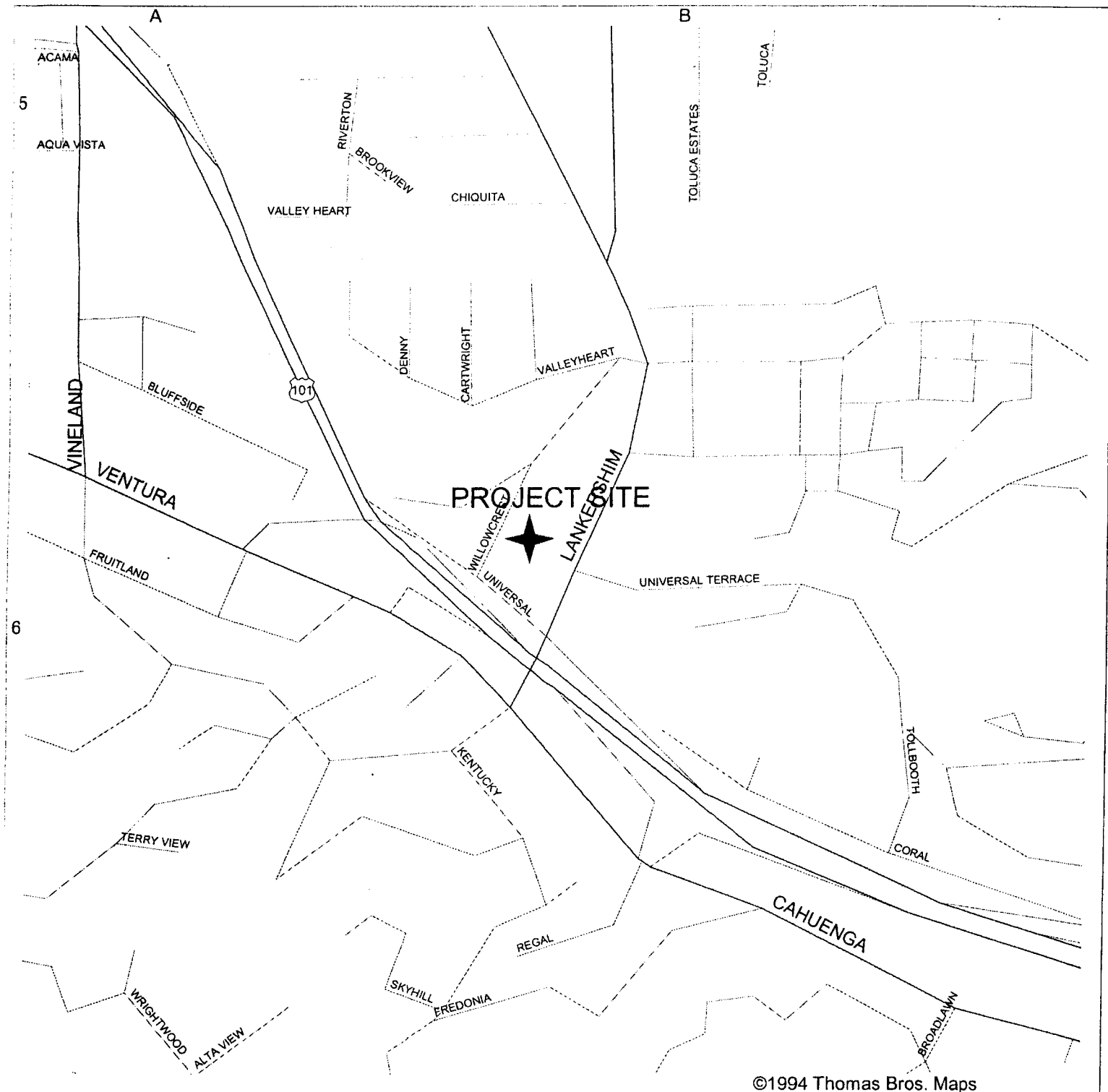
Please direct your comments to:

Jon Foreman
City Planner/Project Coordinator
Department of City Planning
200 N. Spring Street, Room 601
Los Angeles, CA 90012
Fax: (213) 978-6566
Jon.Foreman@lacity.org

S. Gail Goldberg, AICP
Director of Planning


Jon Foreman
City Planner, Project Coordinator

Enclosures



©1994 Thomas Bros. Maps

VICINITY MAP

SITE : METRO UNIVERSAL PROJECT AREAS A,B,C,D & E

GC MAPPING SERVICE

711 MISSION STREET ,SUITE D
SOUTH PASADENA CA 91030
(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

