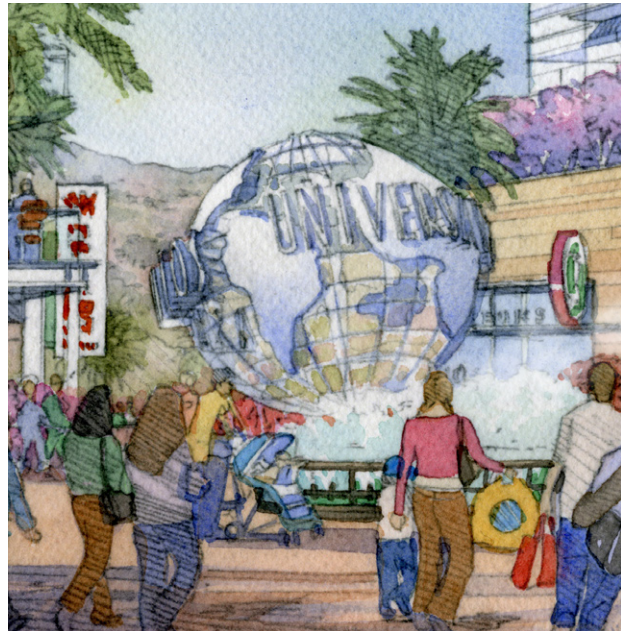
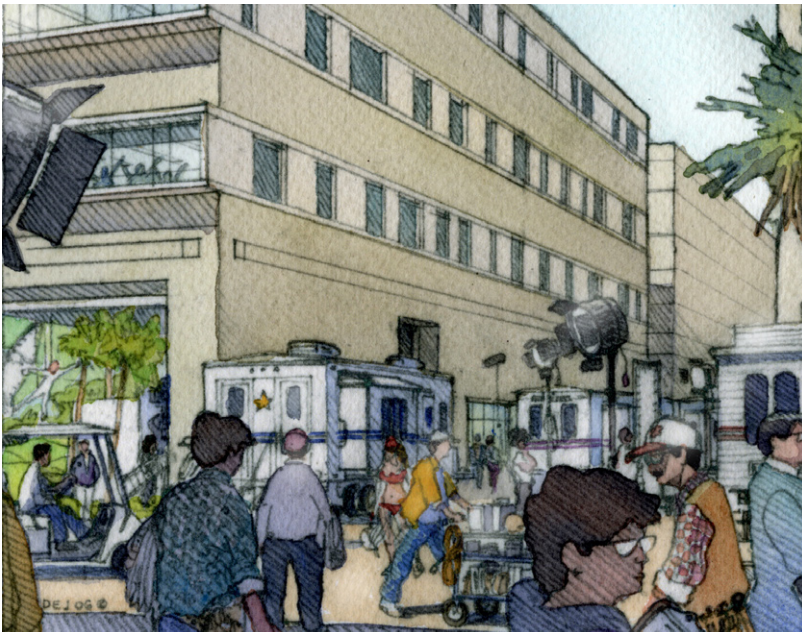
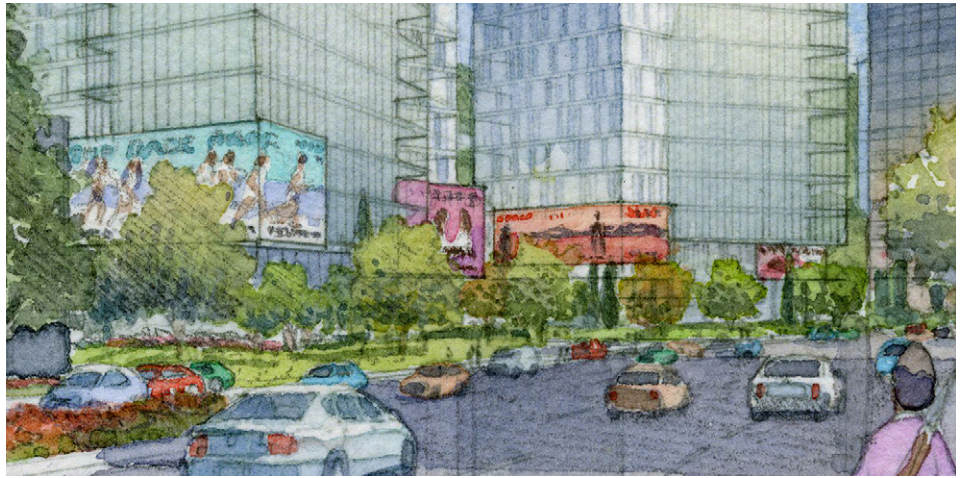


Appendix A-2



Proposed County of Los Angeles Specific Plan



UNIVERSAL STUDIOS SPECIFIC PLAN

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

DRAFT - OCTOBER 15, 2010

UNIVERSAL STUDIOS SPECIFIC PLAN

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

DRAFT - OCTOBER 15, 2010

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chapter 1:

INTRODUCTION

chapter 1: INTRODUCTION

FOREWORD: THE NBC UNIVERSAL EVOLUTION PLAN

The NBC Universal Evolution Plan (the “Evolution Plan”) is a comprehensive planning and development effort to maintain Universal City’s status as a center of entertainment and tourism, to meet the future needs of Southern California’s dynamic entertainment industry, and to allow the site to grow in a way that is compatible with Los Angeles. The Evolution Plan includes additions to the existing studio, theme park, retail and entertainment uses including CityWalk, and the introduction of new hotel and residential uses on approximately 391 acres in the Universal City area. The Evolution Plan Site is located within both the City of Los Angeles (“City”) and the County of Los Angeles (“County”) jurisdictions and is generally bounded by the Los Angeles River Flood Control Channel to the north, Barham Boulevard to the east (except in the area of the Hollywood Manor residential area), the Hollywood Freeway to the south (except for the southwest corner of the Evolution Plan Site which abuts hotel and office towers), and Lankershim Boulevard to the west.

To establish development standards and ensure regulatory consistency between the two jurisdictions that overlay the Evolution Plan Site, two separate specific plans have been adopted. This County Specific Plan is created for the portions of the Evolution Plan Site within the County and is known as the “Universal Studios Specific Plan” and allows for the expansion of existing facilities as well as the addition of new entertainment, studio,



Exhibit 1.1: NBC Universal Evolution Plan Conceptual Plan

LEGEND

	STUDIO DISTRICT		MIXED-USE RESIDENTIAL DISTRICT
	BUSINESS DISTRICT		EXISTING ON-SITE BUILDINGS
	ENTERTAINMENT DISTRICT		

retail, hotel, and office uses. If fully built out as planned, up to approximately 1.6 million square feet of net new commercial development may be added including new studio, entertainment, retail, hotel, office and related space.

A second specific plan encompasses those portions of the Evolution Plan Site within the City and is known as the “Universal City Specific Plan.” The Universal City Specific Plan regulates the development in the City including 2,937 residential units, 180,000 square feet of community and neighborhood-serving commercial uses, as well as 300,000 square feet of studio and studio office uses. Together, these specific plans create a regulatory framework for implementation of the Evolution Plan.

1 PURPOSE OF THE SPECIFIC PLAN

The Universal Studios Specific Plan (the “Specific Plan”) has two parts: Part I describes the purpose of the Specific Plan, and contains text, drawings, plans, diagrams, tables and other information describing the Specific Plan policies in narrative form. Part I also describes the issues addressed by the Specific Plan and the overall methodology undertaken to understand these issues. Generally, this methodology is described in Chapter 2: Project Description and Chapter 3: Design Plan. Part II (the Specific Plan Ordinance) contains the County ordinance and regulations that govern future development within the Specific Plan Area (as shown on page 4).

This Specific Plan is intended to be a comprehensive planning and regulatory tool which will guide development. It not only establishes the maximum Floor Area in square feet of development permitted, but also regulates building heights, requires landscaping and visual buffers, sets standards for signs and lighting, and provides for the design, construction and maintenance of public improvements, among other things. The Specific Plan Ordinance provides a ministerial review and approval process for subject projects, as well as appropriate operational requirements, regulations and/or other criteria as requirements for implementation. As individual projects submit applications for development permits, each will be reviewed by the County to verify compliance with all regulations and operational requirements in the Specific Plan Ordinance.

2 SPECIFIC PLAN GOALS

An important goal of this Specific Plan is to respond to the importance of film, video, television, music and family recreation businesses including Universal Studios Hollywood (Theme Park) and CityWalk as critically important economic drivers for Los Angeles County. To achieve this, the Specific Plan provides a full range of family entertainment activities and underscores the positive link between the entertainment and tourism industries and the Southern California economy. In addition, this Specific Plan provides a higher level of certainty about anticipated development while retaining flexibility. Finally, this Specific Plan recognizes the important relationship between Universal Studios and its neighbors and the value of creating a desirable urban community. To meet these purposes, this Specific Plan establishes the following goals:

PROVIDE COMPREHENSIVE GUIDELINES FOR GROWTH

This Specific Plan provides for a clear set of guidelines under which anticipated development of the Specific Plan Area will occur and sets forth the implementation mechanisms for the development. These mechanisms include development regulations, development standards, and design guidelines.

EXPAND ENTERTAINMENT INDUSTRY AND COMPLEMENTARY USES

The Specific Plan includes a development strategy, which expands and contributes to the existing on-site motion picture, television production and entertainment facilities, while introducing new complementary uses. As the entertainment industry transitions to incorporate new technologies and operations, implementation of the Specific Plan will continue the Specific Plan Area's important role in the entertainment industry by providing for studio, post-production, studio office and office uses to meet the growing and changing needs of the industry.

MAINTAIN AND ENHANCE THE SITE'S ROLE IN THE ENTERTAINMENT INDUSTRY

This Specific Plan seeks to maintain and embrace the existing studio and entertainment-related facilities within the Specific Plan Area in order to continue its historic role in the ever evolving entertainment industry. The Specific Plan Area is located in the heart of the County's entertainment industry, which is a major component of the regional economy. Universal Studios is located close to Warner Brothers, Disney Studios and the Media District in the City of Burbank. Despite significant competition from other states and areas, the largest segment of the television, motion picture production and supporting industries is still located in Los Angeles County. The County maintains its long-standing competitive edge because of the high concentration of film, television, and commercial production studios and their allied creative and technical businesses in the region. For nearly a century, Universal City has played a significant role in the television, motion picture production and supporting industries.

CREATE A FULLY INTEGRATED SITE

By expanding existing uses while creating new entertainment facilities, the Specific Plan allows for the creation of an integrated development where entertainment is both produced and experienced. This Specific Plan aims to capitalize on the relationships between the on-site studio production facilities, the entertainment and retail uses, and business office uses, in order to create a coherent connection between these uses and to further advance sustainable development within the Specific Plan Area.

CONTINUE THE TRADITION OF OUTDOOR USES

This Specific Plan continues the tradition of film and television production facilities uniquely integrated with the Universal Studios Hollywood (Theme Park), CityWalk and business uses, which utilize the Southern California environment in conjunction with their businesses. Many of the entertainment uses take advantage of the pleasant weather found in the region. Outdoor facilities play an important role for the on-site television and movie production activities, as well as the Theme Park, Universal Studio Tour, and other commercial attractions. This tradition of outdoor uses will continue as the Specific Plan Area is developed.

ESTABLISH JURISDICTIONAL BOUNDARIES REFLECTING HISTORIC AND PLANNED ON-SITE LAND USE PATTERNS

Portions of the Evolution Plan Site within the County are anticipated to be annexed into the City of Los Angeles, while other areas may be detached from the City of Los Angeles and returned to the jurisdiction of the County. The annexation/detachment actions achieve the objectives to establish jurisdictional boundaries that follow historic and planned on-site land use patterns. Implementation of the Evolution Plan is not dependent, however, on these annexations/detachment actions.

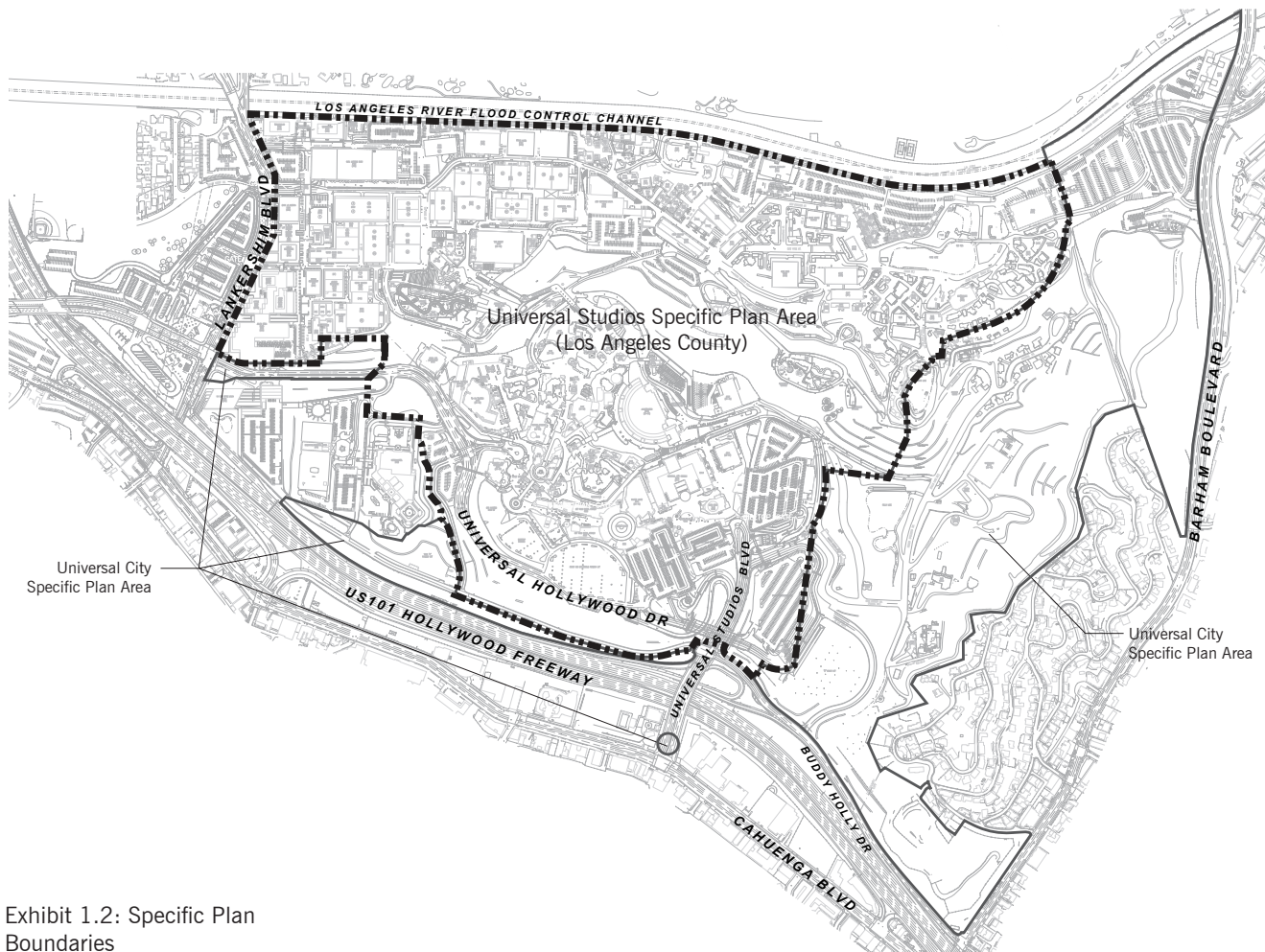


Exhibit 1.2: Specific Plan Boundaries

FULFILL ADOPTED LAND USE AND TRANSPORTATION POLICIES

This Specific Plan implements a number of key County land use and transportation policies by locating the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area.

MAXIMIZE OPPORTUNITIES FOR THE LOCAL AND REGIONAL ECONOMY

This Specific Plan aims to create a wide range of jobs and provide additional resources for the development of Universal Studios, Universal Studios Hollywood (Theme Park), CityWalk, retail and entertainment uses and assist in the implementation of a development program that will contribute to the regional economy. The Specific Plan Area currently provides a variety of entertainment and tourism jobs, and implementation of the Specific Plan will create additional jobs in these important segments of the regional economy in close proximity to existing transit and housing opportunities. Because the Specific Plan Area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth.

PROVIDE CERTAINTY FOR FUTURE DEVELOPMENT

This Specific Plan provides mechanisms for the implementation of the Evolution Plan within the Specific Plan Area, as well as providing the particular planning tools needed to ensure that compatible future development will proceed with the necessary infrastructure being provided.

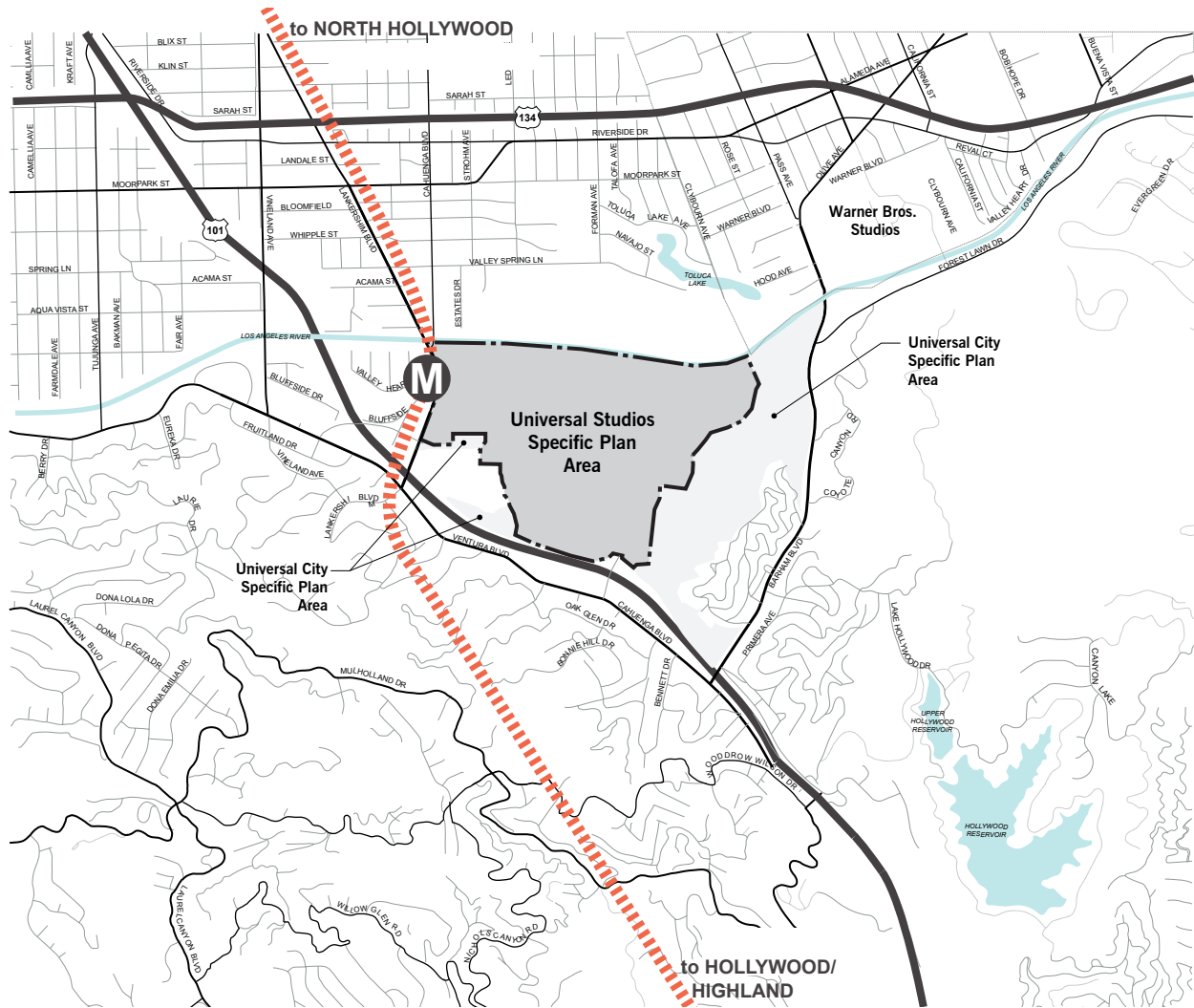


Exhibit 1.3b:
Specific Plan Area
Location

City's Universal City Specific Plan Area and Hollywood Manor residential area to the east, the Hollywood Freeway to the south (except for the southwest corner of the Specific Plan Area, which abuts hotel and office towers), and Lankershim Boulevard to the west.

4 SETTING IN 2008/2009

The Specific Plan Area consists of a unique collection of land uses involving movie and television production, offices, cinemas, amphitheater, restaurants, entertainment and themed attractions. For more than 90 years Universal Studios has been an internationally recognized motion picture and television studio, entertainment attraction, and business center. The Specific Plan Area is directly accessible from the Hollywood Freeway at Universal Studios Boulevard, as well as from the adjacent major arterials: Lankershim and Barham Boulevards. To the south, the Hollywood Freeway provides connections to the regional freeway network that connects the Specific Plan Area with all major areas of the Los Angeles basin. Directly north of the Specific Plan Area, the Ventura Freeway is accessible from Forest Lawn Drive, and from Lankershim and Barham Boulevards.

The Specific Plan Area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City MTA Red Line Station. This facility, located on the west side of Lankershim Boulevard, includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership.

In general, the area located immediately adjacent to the Specific Plan Area is characterized by low to moderate intensity urban development, including a golf course and residential uses, and varying streets types (local residential to commercial arterial). At a greater distance from the Specific Plan Area, the foothills of the Santa Monica Mountains can be seen, which are characterized by low density residential uses and widely varying topography, canyons and vegetated areas.

Primary artificial light sources in the vicinity of the Specific Plan Area include freeway and street lights, commercial/office buildings and signage, outdoor activity lights, parking lights, security lights and automobile headlights. These are generally located along the Hollywood Freeway and Lankershim, Ventura and Cahuenga Boulevards. Other light sources in the area include residential street lights and interior lights, generally located along Barham Boulevard and in the residential neighborhoods.

The Specific Plan Area is located at the northern flank of the Santa Monica Mountains. Soils within the surrounding area are primarily comprised of young surficial deposits and include gravel, sand and silty-clay. Bedrock units within the Specific Plan Area are complex due to folding, faulting or tilting induced by the active geology of the Southern California region. The Specific Plan Area is located within the seismically active Los Angeles Basin in Southern California.

Major drainage courses and surface water features located near the Specific Plan Area include the Los Angeles River Flood Control Channel, Toluca Lake (located approximately one-quarter mile to the north of the Specific Plan Area), and the Hollywood Reservoir (located approximately one-half mile east of the Specific Plan Area).

The Specific Plan Area is located within the densely populated San Fernando Valley, and is surrounded on all sides by urban development. Natural biological diversity and resources in the area have been greatly reduced due to urbanization, resulting in fragmented or isolated habitats. The most substantial natural area nearby is Griffith Park, which is located approximately 2.5 miles east of the Specific Plan Area.

As a large island of unincorporated Los Angeles County surrounded by the City of Los Angeles, the Specific Plan Area's public services and infrastructure are provided by a variety of City, County, and private sector entities.

5 AUTHORITY AND SCOPE OF SPECIFIC PLAN

The authority to prepare, adopt and implement specific plans is provided by California Government Code Sections 65450 through 65457. Procedures for the adoption, implementation and amendment of specific plans are provided in Chapter 22.46 of the Los Angeles County Code. Specific plans may be adopted by ordinance by the Los Angeles County Board of Supervisors after the Los Angeles County Regional Planning Commission has made a recommendation to the Board of Supervisors on the specific plan ordinance.

As required by the County of Los Angeles and the California Government Code, the Specific Plan includes text and diagrams which specify the following in detail:

- The nature, location and extent of existing and proposed land uses;
- Vehicular and pedestrian circulation within the boundaries of the Specific Plan Area and surrounding area;
- The provision of essential urban services including, but not limited to public safety, public utilities and similar services as may be required by the development anticipated by the Specific Plan;
- Pertinent land use regulations for implementation of the Specific Plan; and,
- A statement regarding the Specific Plan's relationship to the County's General Plan.

In addition, the Specific Plan addresses subjects, such as design, which are necessary for the implementation of the General Plan.

6 RELATIONSHIP TO COUNTY PLANNING DOCUMENTS AND REGULATIONS

This section describes the relationship of this Specific Plan to other relevant County planning documents.

UNIVERSAL STUDIOS SPECIFIC PLAN CONSISTENCY WITH COUNTY GENERAL PLAN

The Los Angeles County General Plan is a comprehensive long-range policy document that guides the ultimate physical development of the unincorporated areas of Los Angeles County. The General Plan includes state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan provides a broad general policy directive for the County, a specific plan is a policy statement and implementation tool that is used to address a single planning area. As stated in the General Plan Introduction: “the General Plan neither guarantees the achievement of a particular goal nor strict adherence to any single policy statement.” Pursuant to California Government Code Section 65454, a specific plan must be consistent with the General Plan by furthering its objectives and policies while not obstructing their attainment, but also need not adhere to every goal and policy.

The Universal Studios Specific Plan Area is classified as the Industrial and Commercial category of land use on the General Plan, which allows a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. The Specific Plan is consistent with the goals and policies in the various elements of the Los Angeles County General Plan as more fully detailed in Appendix C.

In particular, the Specific Plan would meet the goals of situating commercial activities in a viable cluster that conveniently serves the market area, encouraging design compatible with, and sensitive to, the natural and man-made environment, and coordinating land use with existing and proposed transportation networks.

RELATIONSHIP TO THE COUNTY ZONING REGULATIONS

This Specific Plan includes regulations and development standards that will apply within the Specific Plan Area. Certain uses will require a ministerial review, provided the project or use meets the provisions and requirements of the Specific Plan.

The regulations of this Specific Plan are in addition to those set forth in the County Code and any other relevant ordinances. This Specific Plan addresses a variety of issues, which are otherwise covered by various County code provisions, in order to provide comprehensive planning for the Specific Plan Area. Where this Specific Plan contains provisions that establish regulations that are different from, more restrictive, or more permissive than would otherwise be allowed pursuant to the provisions contained in the County Code, the Specific Plan shall prevail and supersede those applicable provisions of the County Code and those relevant ordinances. This Specific Plan modifies or replaces certain County regulations relating to signage, oak trees, alcoholic beverages, and parking, among others.

In cases where this Specific Plan does not address a particular topic or issue, the regulations and development standards contained within the Los Angeles County Code shall apply. Where this Specific Plan differs from the Los Angeles County Code, the Specific Plan's policies, design guidelines, regulations and development standards shall apply.

CEQA COMPLIANCE

Pursuant to local and state California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles was the lead agency and prepared an Initial Study, which determined that certain potentially significant environmental impacts may be associated with the development planned under the Evolution Plan as implemented by this Specific Plan and the City's Universal City Specific Plan. Accordingly, an Environmental Impact Report ("EIR") for the Evolution Plan, including the implementing County and City specific plans and related actions, was prepared in compliance with CEQA. The EIR (State Clearinghouse No.2007071036) identified impacts which may result from implementation of the Evolution Plan by the specific plans and includes recommended mitigation measures to address these impacts. A Mitigation Monitoring Program was developed, incorporating all of the approved mitigation measures. The Mitigation Monitoring Program is to be implemented and monitored by the County and City as applicable to ensure completion and compliance with all of the required mitigation measures. Additional detail can be found in Appendix E, Mitigation Monitoring and Reporting Program.

RELATIONSHIPS TO OTHER PLANNING EFFORTS IN NEARBY JURISDICTIONS

There are several adopted specific and redevelopment plans which regulate parcels near the boundaries of the Specific Plan Area.

- **Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan
City of Los Angeles**

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan is one of the 35 community plans that comprise the land use element of the City of Los Angeles General Plan, and it implements the applicable standards and policies of the City's General Plan at the local level. The Community Plan is intended to guide the location and intensity of the private and public use of land and to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the Community Plan area.

- **Ventura-Cahuenga Boulevard Corridor Specific Plan
City of Los Angeles**

The Ventura/Cahuenga Boulevard Specific Plan is a City planning effort that establishes entitlements, design standards and public improvements for the development of a 17-mile stretch of Ventura and Cahuenga Boulevards between Woodrow Wilson Drive on the east and the City limit in Woodland Hills on the west.

Land use development intensity, vehicle trips generated, parking, setbacks, lot coverage and sign limitations are also governed by provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan.

- **Media District Specific Plan
City of Burbank**

The Media District Specific Plan is a planning effort in the City of Burbank that governs an area northeast of the Barham Boulevard/Forest Lawn Drive intersection and the Specific Plan Area. The studio-related properties encompassing Warner Brothers, Disney and NBC studios, located within the Media District Specific Plan Area are designated as industrial uses. Main corridors are designated as commercial areas, including an area facing the river channel across from the northeast corner of the Specific Plan Area. The Media District Specific Plan imposes development intensity, height and development standards for all projects within its boundaries.

- **Mulholland Scenic Parkway Specific Plan**
City of Los Angeles

The Mulholland Scenic Parkway Specific Plan is a City planning effort that provides for the preservation and maintenance of a scenic corridor along Mulholland Drive. The Mulholland Specific Plan establishes three levels of requirements, one for Mulholland Drive right-of-way, one for properties located within the “Inner Corridor” (500 feet from the right-of-way) and one for properties located within the “Outer Corridor” (500 feet to one-half mile from the right-of-way).

- **Los Angeles River Plans**
County of Los Angeles/ City of Los Angeles

The Los Angeles River Master Plan was approved by the Los Angeles County Board of Supervisors in June 1996. The intent of the River Master Plan is to “serve as a long-term guide for the coordinated use, enhancement, development, and management of all the resources within the Los Angeles River and Tujunga Wash including adjacent lands within one-half mile radius of the center line of the River.” The River Master Plan envisions certain improvements and enhancements adjacent to the River, including trail and aesthetic improvements and tree planting along the River.

A related planning effort, led by the City is the Los Angeles River Revitalization Master Plan, approved in May 2007. The Los Angeles River Revitalization Master Plan includes recommendations for physical and green space improvements to the River corridor; public access, health and safety policies; river governance and management structure; and short- and long-term priority projects and potential funding strategies. The City Planning Commission and Planning and Land Use Management Committee of the City Council have recommended the draft Los Angeles River Improvement Overlay (LA-RIO) District for approval. If approved by the City Council, the LA-RIO would help implement the Los Angeles River Revitalization Master Plan through a point system requiring that new development near the River meet certain guidelines for watershed improvements, urban design and mobility guidelines related to pedestrian, bicycles, and transit, as well as “Green Street” standards.

7 ORGANIZATION OF THE SPECIFIC PLAN

This Specific Plan is divided into two Parts. Part I has five Chapters. Chapter 1—Introduction—includes a brief overview of the Specific Plan, its purpose, the authority and scope of the Specific Plan, and its relationship to other planning documents and regulations. Chapter 2—Project Description—describes land uses and conditions within the Specific Plan Area and describes the Specific Plan. Chapter 3—Design Plan—establishes the design goals and principles for the Specific Plan Area. Chapter 4—Infrastructure Plan—describes the infrastructure improvements to be completed to support this Specific Plan. Chapter 5—Specific Plan Implementation—describes how the Universal Studios Specific Plan is to be implemented. Part II of the Specific Plan—the Specific Plan Ordinance—includes the detailed development standards that regulate development within the Specific Plan Area.

chapter 2:

PLAN DESCRIPTION

chapter 2: PLAN DESCRIPTION

1 INTRODUCTION

This Chapter describes the Universal Studios Specific Plan, the principles and development requirements of the Specific Plan Ordinance, and the Conceptual Plan illustrating one possible buildout of Universal Studios consistent with the Specific Plan. Because of the importance of the existing development patterns on-site, this Chapter first discusses background and existing conditions of Universal Studios. This preliminary discussion of conditions allows the reader to be introduced to the terminology and basis for the development of the Specific Plan.

2 SPECIFIC PLAN BACKGROUND

Since its beginnings, Universal Studios has grown to become one of Southern California's most important employment and entertainment assets. The original 296-acre site served as the location for one of Southern California's first motion picture studios, and beginning in 1915, the studio began regular public tours. This practice, which was unique among motion picture studios when it began, has established Universal Studios' international reputation, and has been the catalyst for the development of a myriad of related entertainment and visitor facilities at the Universal Studios site.

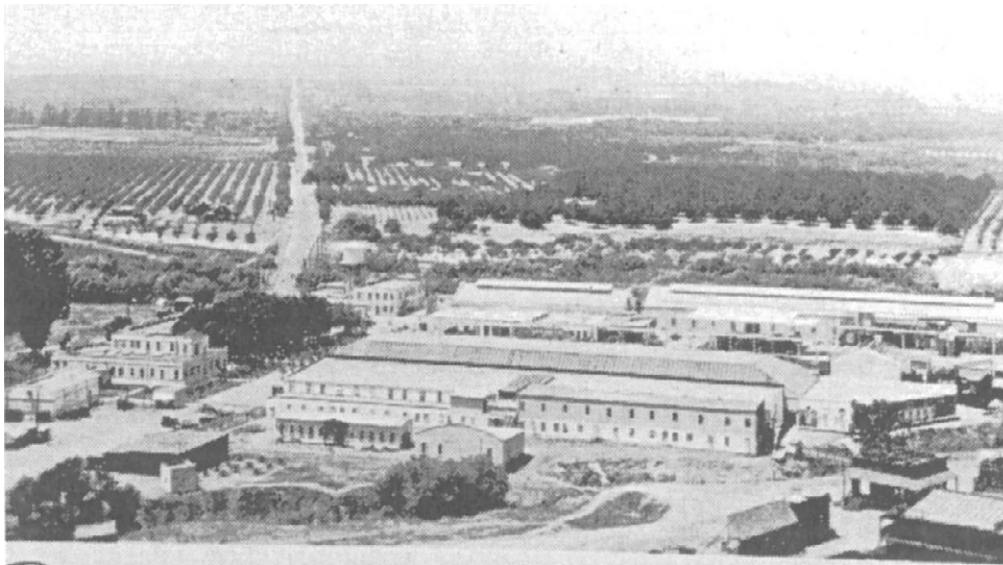


Exhibit 2.2a: Construction of permanent studio begins (circa 1914)

Through the years, both the studio facilities and entertainment attractions have grown, and today Universal Studios is home to Universal Studios, Universal Studios Hollywood (Theme Park), Universal Studio Tour, Universal CityWalk, Universal Amphitheater, Universal Studios Cinemas, and offices. The evolution of Universal Studios into a mixed-use entertainment and motion picture production facility has been gradual and incremental, which accounts for much of the overall character of Universal Studios. Each new component has added its own contribution to the overall experience, and cumulatively, the result has been to create a place where the whole is greater than the sum of the parts.

Now, the Universal Studios Specific Plan proposes to continue what began nearly 100 years ago – to enhance Universal Studios as Los Angeles' foremost entertainment resource and a premiere Southern California entertainment center. As proposed, the Universal Studios Specific Plan will help meet Southern California's employment needs by directly creating more than 5,100 new jobs within the entertainment and recreation industries, as well as providing for thousands of construction jobs and indirectly, thousands of other jobs.

More importantly, further development of Universal Studios will provide an entertainment center for the local community, Southern California residents, and visitors from around the world. Entertainment and tourism are two of Southern California's most important growth industries, and continue to be vital to the economic health of the region.

Exhibit 2.2b: Universal Studios front lot sound stages and backlot sets (circa 1940)



3 EXISTING CONDITIONS

UNIVERSAL STUDIOS

For many years, those who have worked at or visited Universal Studios have recognized Universal Studios' unique geography. Its physical location within the Hollywood Hills, Cahuenga Pass and the San Fernando Valley creates a sense of enclosure. The Hollywood Freeway separates Universal Studios on the south from other urbanized areas, further reinforcing this quality. The central hilltop, which is the location for Universal Studios Hollywood and Universal CityWalk, is a prominent feature of the Specific Plan Area, allowing it to be visible from both the surrounding hills and from afar.

The Specific Plan Area varies in character from low land adjacent to the Los Angeles River Flood Control Channel, to landscaped hillsides, to urban development on the central hilltop, which is a microcosm of the kind of geographical diversity one expects to find in a city. Like a city, Universal Studios grew incrementally over time, with an informal, random character that makes a city appealing. The variety of activities taking place at Universal Studios reinforces the impression that it is a vital, living community, which is an essential quality of a city.

UNIVERSAL STUDIOS DISTRICTS

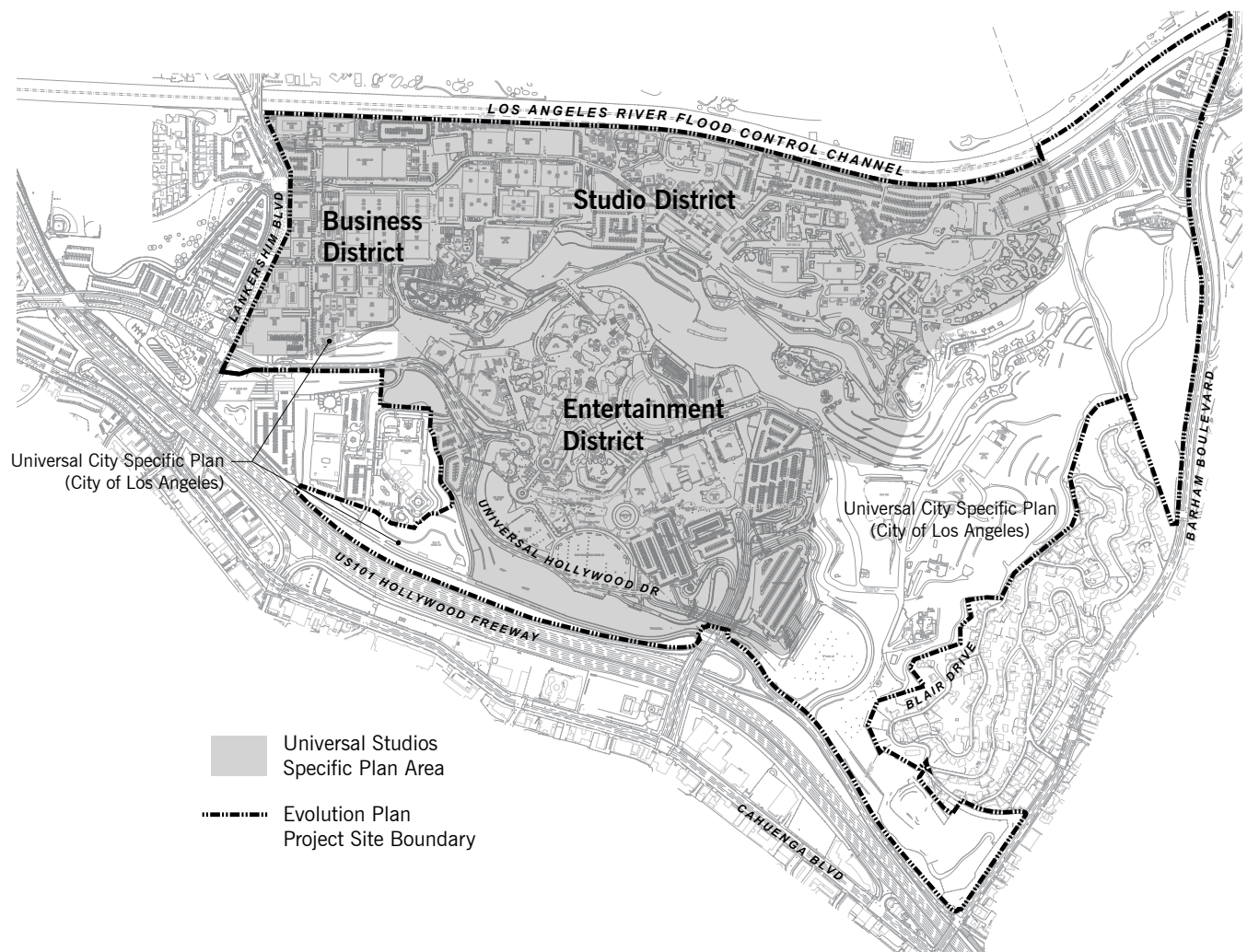
Universal Studios is like a city in another important way. The people who work and visit have come to recognize that there are identifiable districts within Universal Studios, which are generally differentiated by geography, dominant land uses, typical users and visual character.

The major districts at Universal Studios are distinguished by the difference in their typical uses. Currently, there are three main types of uses: motion picture and television production, entertainment and business.

In some instances, the distinctions between one district and another may be blurred—an area of Universal Studios that might appear to be part of Studio Production is, in fact, a visitor attraction. This condition is typical of the overlap that occurs between districts in any city. The intermingling of land uses between one district and another is integral to the cohesive character of Universal Studios; it adds richness and complexity to the overall experience.

This characteristic also reinforces another important feature of the districts at Universal Studios: the connectivity of one district to another. Universal CityWalk, the entertainment retail area adjacent to the entry plaza at Universal Studios Hollywood, has attracted much attention for its playful re-creation of an urban street. The retail shops and restaurants

Exhibit 2.3a: Existing Districts



attract people from the surrounding area, as well as tourists and people from all of Southern California. Universal CityWalk’s “street” begins or ends at the entry plaza to Universal Studios Hollywood, and its eclectic character is consistent with the entertainment facilities at Universal Studios Hollywood. More important is the pedestrian connection that Universal CityWalk provides between the parking structures of the Universal Studios Cinemas and Universal Studios Hollywood and the Universal Amphitheater. Universal CityWalk has enhanced the approach to Universal Studios Hollywood by establishing an exciting seamless experience between the point of entry (e.g., a parking area) and the entry to the entertainment venue. This is an attractive feature of Universal Studios, and the Specific Plan provides the means which will permit land uses to cross districts in the future.

The districts at Universal Studios are defined by:

- Their basic geography—location, topography and relationship to other districts;
- The land uses which occur primarily within the district—studio production, entertainment, retail, and office;
- The primary users—business people, entertainment industry employees and visitors;
- The visual character—industrial buildings, themed facades, outdoor sets, and office buildings; and,
- The connections to other neighboring districts.

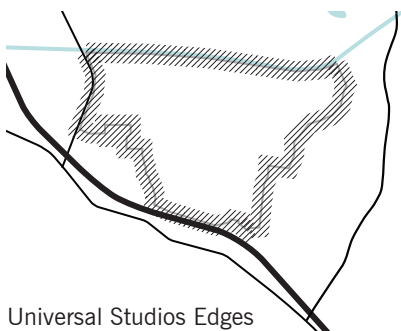
Because of the intent of the Specific Plan to build upon what is already present, the districts provide a framework for the expansion of Universal Studios. For most of Universal Studios, new development will be consistent with the established character of the district while maintaining the opportunity of intermingling of land uses between districts.

UNIVERSAL STUDIOS EDGES

Universal Studios has well-defined edges, which enclose it and make it easy to identify from the outside. Universal Studios’ edges consist of both Perimeter Edges and Visual Edges. Perimeter Edges occur at the physical edge of the property. Visual Edges are edges which can be seen from outside Universal Studios because of topography, but which are not necessarily located at the property’s physical edge.

The Perimeter Edges of Universal Studios consist of the Freeway Edge to the south, the Urban Edge adjacent to Lankershim Boulevard on the west, the Channel Edge to the north, and the Universal City Specific Plan Edge adjacent to Barham Boulevard and the Hollywood Manor neighborhood to the east.

The Freeway Edge currently consists of areas of dense landscaping planted on the hillside. Along the Urban Edge, the visual character is established by the architecture of the existing office buildings and the several entries into Universal Studios. The Channel Edge is much like the edge of a “backyard” with varying conditions and fencing, and is separated from the concrete flood control channel by an access road adjacent to the Los Angeles River Flood Control Channel. The Universal City Specific Plan Edge has two different characteristics. Near the corner of Barham Boulevard and Lakeside Plaza Drive, the Lakeside Plaza office building relates and extends to the Media District development located in the City of Burbank to the north of Universal Studios. South of this area the Universal City Specific Plan Edge has the character of a Southern California landscape.



The natural topography at Universal Studios defines another type of edge. Because of the plateau in the middle of the Specific Plan Area and the location of residential neighborhoods on the hills, which surround Universal Studios on two sides, it is possible to see Universal Studios in a way which would be impossible if it were located on flat terrain. As a result, Visual Edges may extend into the Specific Plan Area, beyond its perimeter, at the hilltop. These Visual Edges can be seen from surrounding hillside neighborhoods, the Hollywood Freeway and some areas of the San Fernando Valley north of the Los Angeles River Flood Control Channel. As much as the Perimeter Edges, the Visual Edges create a recognizable identity for Universal Studios.

Universal City's Visual Edges provide both an opportunity and constraint to the future development of Universal Studios. In a positive sense, the Visual Edges help establish Universal Studios' distinct image and provide a means to visually communicate the identity and location of Universal Studios. However, some of the same means could potentially be unappealing to the neighbors on surrounding hillsides who can see Universal Studios from their homes.

Because of this, the Specific Plan contains measures to ensure that future development within Universal Studios will be visually compatible with the surrounding community. The particular measures required vary depending upon topography, location within Universal Studios, relationship to surrounding neighbors and the type of development intended. These measures include, but are not limited to: building height, lighting restrictions, restrictions upon use of glare-producing building materials, and screening requirements. Together, these measures will help guide future development in a way that is compatible with the surrounding neighborhoods.



Exhibit 2.3b: Rendering of Universal Studios Visual Edge showing Existing and Proposed Development.

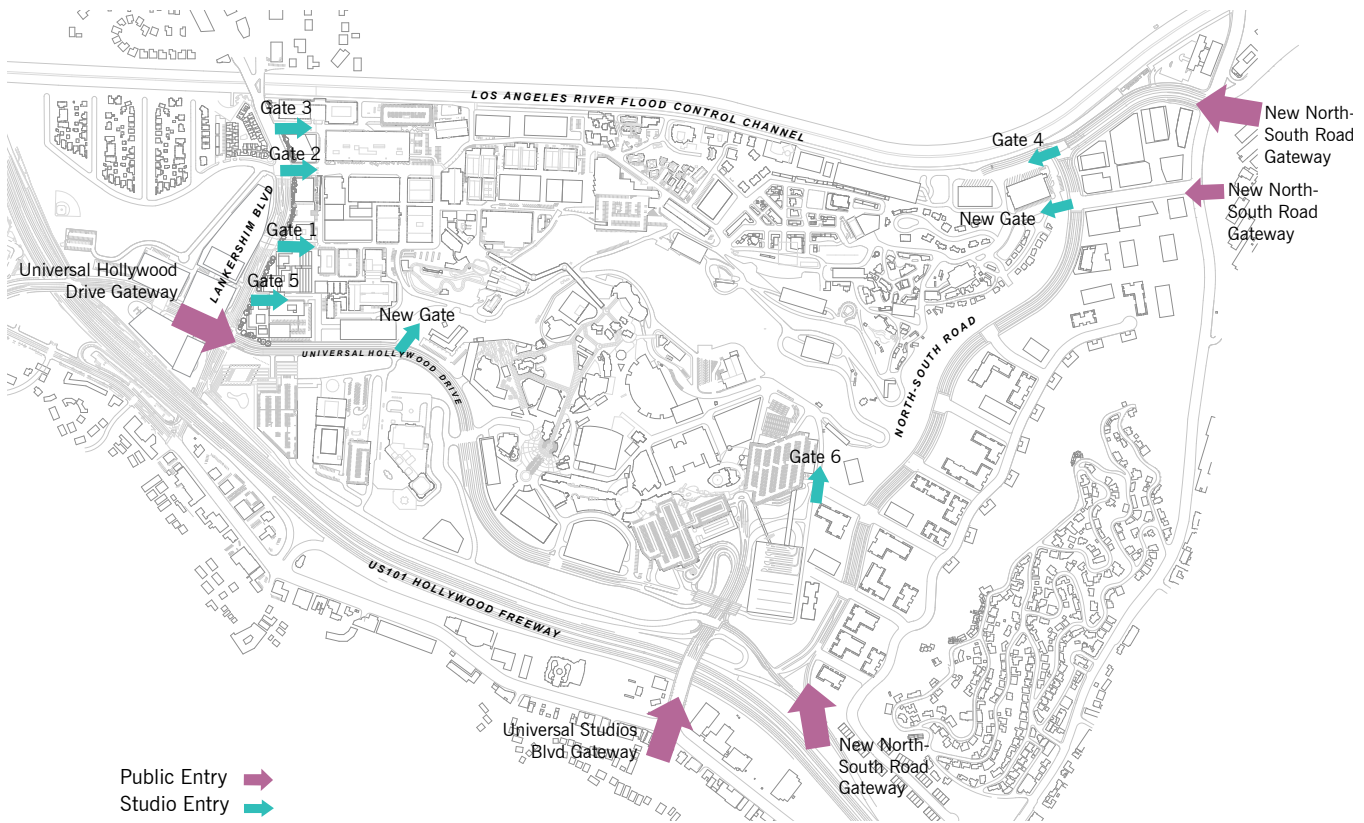


Exhibit 2.3c: Existing and Future Universal Studios Area Entries

UNIVERSAL STUDIOS ENTRIES

Universal Studios currently has two major entries and six private entry gates. As the Specific Plan is implemented, this will increase to eight private studio gates and five public entries into the area. All entries have signs, landscaping and/or access control gates which help visually define Universal Studios' identity and establish arrival points.

The existing entries to Universal Studios fall into two general categories. The first category includes the Universal Hollywood Drive and Universal Studios Boulevard Gateways, which provide access to Universal Studios from Lankershim Boulevard and the Hollywood Freeway, respectively. Both of these gateways are accessible to visitors and together serve as the main access to Universal Studios' Entertainment and Business Districts. These gateways have a character that is intended to welcome visitors. Signs at each gateway identify each as an entry to Universal Studios, while landscaping at the entry and along arrival drives helps create a positive initial impression on visitors. Directional signs within the gateway guide visitors to their destination. Traffic is controlled with a variety of devices, including stop signs, traffic signals, changeable directional signs and special turn lanes. Pedestrian paths connect Universal Studios to surrounding streets at these gateways.

The second category of existing entry includes the four private entry gates along Lankershim Boulevard and one at Lakeside Plaza Drive. These gates provide access to Universal Studios' production and studio areas. Each gate has staffed control stations and only studio employees, authorized visitors and delivery persons may enter Universal Studios through these gates. Generally, they have a more functional appearance than the visitor-serving gateways.

4 DEVELOPMENT PRINCIPLES

The Development Principles are the basic planning and development concepts influencing the Specific Plan Ordinance, which will guide future development at Universal Studios. They are a direct outgrowth of both existing conditions and the development goals, and describe the overall intent of the Specific Plan. These Development Principles are supplemented by Design Principles discussed in the following Chapter, Design Plan.

BUILD UPON UNIVERSAL STUDIOS' EXISTING DISTRICT SYSTEM

The existing recognizable system of districts at Universal Studios makes it the logical method on which to plan future development. Existing districts are identified and described, including a description of how each district's land use overlaps and interacts with the adjacent districts. Each district has its own typical uses, which are particular to the needs and characteristics of that district.

ENHANCE UNIVERSAL STUDIOS' EDGES AND ENTRIES

Universal Studios' edges and entries are an important part of the way Universal Studios connects to the local community and the larger Southern California region. The Specific Plan proposes ways in which these edges can be enhanced and reinforced to improve the site's appearance and function. The Specific Plan includes circulation improvements at major entries, the addition of new gates on Universal Hollywood Drive and at Lakeside Plaza Drive, and design guidelines that will improve the overall visual character of Universal Studios, including landscaping in highly visible edges.

ESTABLISH DESIGN PRINCIPLES FOR NEIGHBORHOOD COMPATIBILITY

Universal Studios desires continued compatibility with adjacent neighborhoods. The Specific Plan recognizes the important role that future development at Universal Studios plays by providing standards and guidelines, which will help improve the quality of the overall neighborhood environment. Among the provisions of the Specific Plan which address this need are:

- Development standards that regulate building height, which are not regulated in the Industrial zone;
- Limits to the total developable floor area as compared to the 13:1 allowed under the M1½ Industrial zone;
- Incorporation of green building and landscape standards for appropriate areas;
- A vehicular circulation plan, which directs traffic away from local streets by improving accessibility to the freeways;
- Noise and lighting requirements, which are compatible with nearby residential areas;
- Limits to the amount and type of signage visible outside the Specific Plan Area;
- Restrictions upon use of glare-producing building materials, and screening requirements for parking structures, mechanical rooftop equipment, and outdoor storage areas; and
- Limit permitted uses as compared to the M1½ Industrial zone.

ESTABLISH A CIRCULATION SYSTEM WHICH INTEGRATES TRANSIT, VEHICULAR, PEDESTRIAN AND BICYCLE SYSTEMS

The Specific Plan Area's location near the Hollywood Freeway, the Ventura Freeway and the MetroRail Red Line Station provides Universal Studios with excellent connections to the surrounding region. The Specific Plan proposes a number of improvements, which will enhance Universal Studios' connections to these regional systems, as well as internal

systems, which will improve on-site visitor and employee circulation while encouraging pedestrian rather than vehicular access. These include: expanded use of a shuttle system from Lankershim Boulevard up Universal Hollywood Drive to the Entertainment District (and to the Universal City Specific Plan Area beyond), improvements at Universal Studios Boulevard, a vehicle parking system that minimizes traffic on-site while addressing potential impacts in adjoining communities, and creation of a pedestrian network, which connects the districts and surrounding community.

ESTABLISH DEVELOPMENT STANDARDS TO PROPERLY SIZE INFRASTRUCTURE AND PROVIDE FLEXIBILITY FOR THE FUTURE

The Specific Plan establishes a total permitted amount of development so that infrastructure—such as, roads, sewers, water service—can be coordinated with future development to meet Universal Studios’ needs. Maintaining flexibility to meet future business needs is an important part of the Specific Plan. As such, it includes Equivalency Program regulations that permit land uses to be exchanged with other permitted land uses, based on their potential for environmental impacts. (For further discussion of the Equivalency Program, see Section 5 in the Specific Plan Implementation Chapter.)

5 REGULATING FUTURE DEVELOPMENT

The Specific Plan provides a framework for the growth of Universal Studios by establishing general goals and principles, as well as specific requirements, which will regulate future development. The Specific Plan’s goals and principles describe the intent of the Specific Plan and provide the conceptual basis for the overall development. The regulations established by the Specific Plan provide the overall limits and specific means by which future development can be measured.

The permitted uses are primarily those related to motion picture and TV production, music production, offices, entertainment and tourism. Because of the nature of motion picture

Table 2.5a: Floor Area Permitted by Use

Floor Area Permitted By Use^a			
LAND USE CATEGORY	EXISTING	ADDITIONAL	TOTAL PERMITTED
Studio Use	1,226,110	259,929	1,486,039
Studio Office	835,432	214,774	1,050,206
Office	463,430	495,406	958,836
Hotel	0	450,000	450,000
Entertainment Use	732,892	187,895	920,787
Entertainment Retail Use	656,144	39,216	695,360
Amphitheater	110,600	-50,600	60,000
TOTAL	4,024,608	1,596,620	5,621,228
<p>a. The Total Permitted Floor Area in square footage by Land Use Category may be adjusted pursuant to the Land Use Equivalency provisions of Section 7, Part II of this Specific Plan.</p> <p>b. Includes Floor Area for Child Care Center</p>			

and TV production, as well as the location of Universal Studios within an urban setting, the amount of development intensity in the Specific Plan Area is an important planning consideration. The availability and further coordinated development of infrastructure (such as vehicular access, water and sewer capacity and storm drainage facilities) is also a key consideration in the future development potential of the Specific Plan Area. Therefore, the Specific Plan establishes a maximum intensity of land uses, which will help assure that development of Universal Studios will be compatible with proposed infrastructure improvements, as well as with the surrounding business and residential community.

The land uses listed above represent the primary uses allowed. These land uses are general categories and include related support and accessory uses. For example, the Specific Plan permits additional studio production uses. Included in these uses could be various support uses, such as a post office for studio employees. While a post office may represent a retail or service activity, it would be considered “Studio Use,” since its purpose is to serve studio activities in the Specific Plan Area.

6 DEVELOPMENT DISTRICTS

There are distinguishable existing districts within Universal Studios that can serve as a planning element of the overall Specific Plan. The following sections describe each of the existing districts with respect to the following topics:

- The geographic location of the district;
- The typical existing uses currently present within the district;
- The visual character of the district;
- Anticipated incremental new development within the district; and,
- The relationship of the district to surrounding districts.

While each district may be characterized by typical uses, which represent the dominant land use within a district, the Specific Plan allows most permitted land uses to be

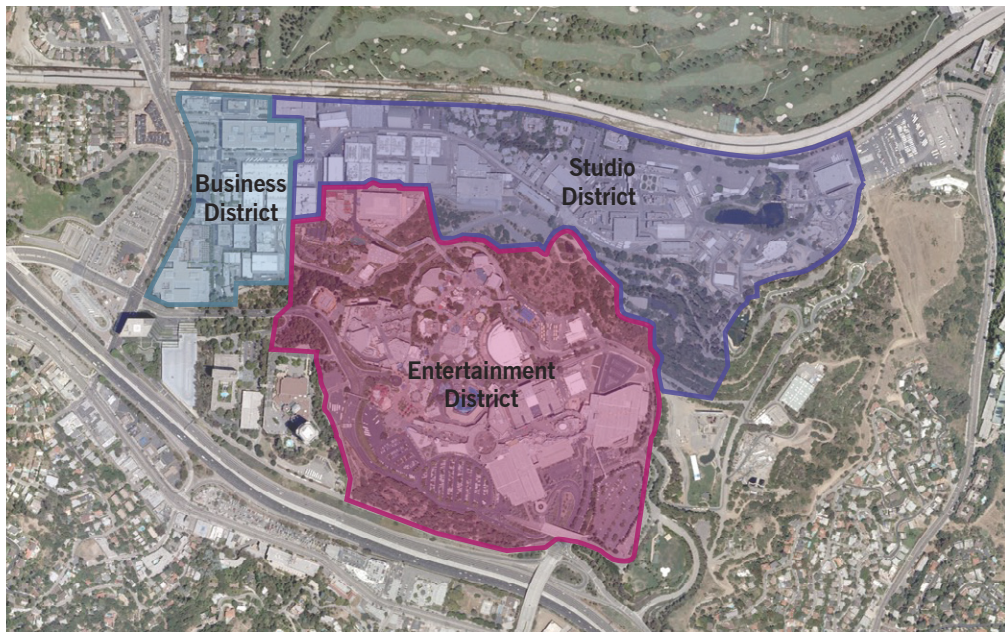


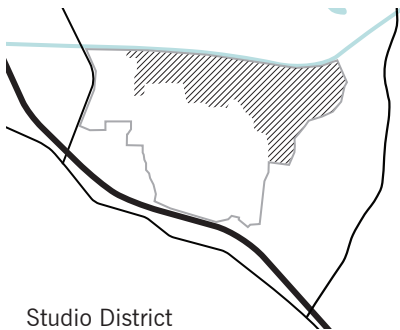
Exhibit 2.6a: Universal Studios Specific Plan Districts

developed in any district and allows development of various mixes of land uses in each district. This is consistent with the existing blending of land uses across districts that is integral to the cohesive character of Universal Studios

STUDIO DISTRICT

The Studio District is located along the majority of the northern portion of the Specific Plan Area, adjacent to the Los Angeles River Flood Control Channel. The Studio District currently comprises a portion of the television, motion picture, and video production facilities within the Specific Plan Area. Existing facilities in this District include production space, production facilities, live audience venues, studio office space, technical support/storage space and ancillary facilities. Portions of the Studio District are accessible to the general public through Universal Studios Hollywood facilities (e.g., Universal Studio Tour). Existing activities and related uses will continue in the Studio District. Based on the Conceptual Plan (see Section 11 in this chapter), new or refurbished facilities in the Studio District may include production offices, sound stages, tour attractions, film vaults, an expanded mill, support structures, and parking facilities.

The Studio District primarily includes production activities, production facilities and related uses. Similar to many entertainment production campuses, the Studio District has both a front lot and a back lot area.



■ Front Lot Area

The Front Lot Area is located near the northwest corner of Universal Studios. It is bounded on the north by the Los Angeles River Flood Control Channel, on the west and south by the Business District, and on the east by the Back Lot Area.

The Front Lot contains sound stages, studio offices, parking areas, and other facilities used primarily for motion picture and television production. Typical of other studios, the Front Lot also contains several office buildings which have a character similar to the office buildings in the Business District. The Specific Plan envisions that these activities continue in the future and that construction of new facilities be permitted. Demolition and renovation of some existing buildings will take place in order to accommodate new, updated facilities.

Unlike other Southern California studios, portions of the Front Lot Area at Universal Studios are accessible to the public through Universal Studios Hollywood "Studio Center" facilities. Escalators bring visitors down the hill into a portion of the on-site motion picture production area, which currently includes entertainment attractions such as Revenge of the Mummy and Jurassic Park. The Specific Plan proposes that this mix of uses continue within the Front Lot Area to maintain and enhance Universal Studios' unique character of blended land uses.

■ **Back Lot Area**

The Back Lot Area is an important part of the movie and television motion picture production facilities at Universal Studios and is used regularly in the production of movies, television shows and commercials. The Back Lot Area is located south of the Los Angeles River Flood Control Channel, between the Universal City Specific Plan Area on the east, the Entertainment District on the south and the Front Lot Area on the west.

The Back Lot Area currently contains outdoor sets, outdoor storage areas, circulation and parking areas, office and production buildings, and other entertainment production uses. In addition, attractions such as the Bates Motel and Earthquake, which are used both as sets as well as for the Universal Studio Tour, are located in this Area.

The Back Lot Area will continue to contain production facilities with its current character and provide set exhibits and attractions for the Universal Studio Tour. New production-related facilities and attractions will be constructed in the Back Lot Area over time.

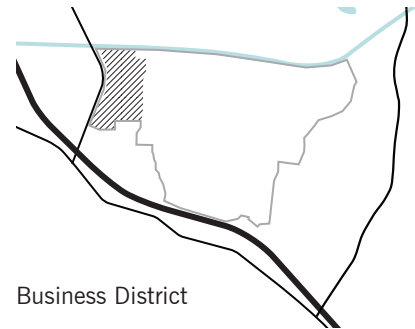
Because both the Back Lot and Front Lot Areas are within the Studio District, there is often overlap between these two areas. The distinction between the two areas has changed through time, and is likely to change in the future as new production technology and needs are developed. This is typical within a studio and the intent of the Specific Plan is to continue to allow this kind of variation. There is also intermingling of uses between the Studio District and the Entertainment District since tours originating in the Entertainment District travel through the Studio District and attractions are intermixed with production facilities.

The Front Lot and Back Lot are also home to two additional property types, sound stages and bungalows. It is expected that the majority of these will be retained as Universal Studios is developed in the future.

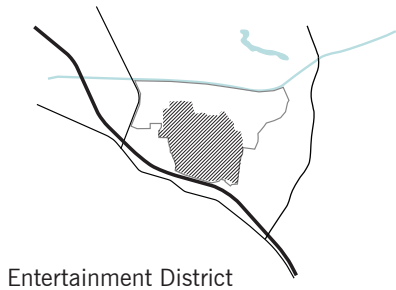
BUSINESS DISTRICT

The Business District is located on the western portion of the Specific Plan Area fronting Lankershim Boulevard, stretching from Universal Hollywood Drive to the Los Angeles River Flood Control Channel. This district currently provides office and production facilities, meeting rooms and other related facilities. With this range of uses, the Studio District and Entertainment District uses blend into the Business District. Existing office and production uses currently include low-rise, mid-rise and high-rise development along Lankershim Boulevard, such as the Technicolor buildings, the Bank of America building, and the Lew R. Wasserman building.

Office uses will continue to be developed within the Business District. Based on the Conceptual Plan, new facilities in the Business District may include new offices, production facilities, a theater, and parking facilities.



Business District



Entertainment District

ENTERTAINMENT DISTRICT

The Entertainment District contains the primary visitor attractions in the Specific Plan Area and is located at the highest elevations within its central portions. There are currently two subareas within the Entertainment District: Universal Studios Hollywood and Universal CityWalk. The existing Universal Studios Hollywood is an admission-based entertainment venue, which includes the Universal Studio Tour passing through the existing Studio District, including the Back Lot Area, other enclosed and outdoor attractions, merchandising, food services and administrative/support space. The existing Universal CityWalk is a non-admission based entertainment venue and entertainment retail venue, which provides retail, restaurant, and theater uses, including the Universal City Cinemas. Within Universal CityWalk, there are also several existing administrative and employee support offices, along with some office and studio uses. In this way, Business District uses blend into the Entertainment District. In addition, Universal CityWalk serves to connect the public parking areas and the Universal City Cinemas and Gibson Amphitheater with the entry to Universal Studios Hollywood.

Based on the Conceptual Plan, Universal Studios Hollywood may be expanded and updated to include new and/or refurbished attractions, theaters, and administrative support facilities. Universal CityWalk is anticipated to provide improved pedestrian facilities and updated food and merchandising venues. In addition, the Gibson Amphitheater may be replaced by a smaller facility with reduced seating capacity. Universal Studios also anticipates that a new hotel, offering up to 500 guest rooms and related hotel facilities, will be developed in the Entertainment District. New parking facilities will be provided to support the new anticipated uses. A new child care facility is planned in the western portion of the Entertainment District.

■ Universal Studios Hollywood

Universal Studios Hollywood is one of the premiere entertainment resources of Southern California. The Specific Plan permits expansion, enhancement renovation and replacement of existing attractions in Universal Studios Hollywood.

One of the attractions at Universal Studios Hollywood is the Universal Studio Tour, which permits visitors to see the working studio areas of Universal Studios. In recent years, attractions have been added in the Studio District. This enhances the connection between these districts and helps integrate Universal Studios Hollywood into the overall Universal Studios environment. The Specific Plan permits this kind of overlap within Universal Studios in order to preserve the existing character and enhance the connections between districts.

■ Entertainment Retail Venue

In the years since Universal CityWalk has opened, it has become one of the most popular entertainment retail centers of the region. Universal CityWalk's location between existing and future parking areas, the Universal Studios Cinemas and the Gibson Amphitheater, and the entrance gates to Universal Studios Hollywood helps link these core areas together. The main entrance plaza to Universal Studios Hollywood is located adjacent to Universal CityWalk.

7 UNIVERSAL STUDIOS EDGES

Enhancement of its perimeter and visual edges and entries is an important part of Universal Studios' development since each edge has a distinct character. Creating visually cohesive, attractive edges compatible with surrounding areas is desirable. This section describes the existing conditions of each edge and shows how they relate to the overall development of Universal Studios.

FREEWAY EDGE

The Freeway Edge is visible to both northbound and southbound vehicles traveling the Cahuenga Pass and to residents in the Studio City and Cahuenga Pass areas to the west and south. The Freeway Edge is visible from Cahuenga Boulevard, though the views are obstructed by Universal Studios buildings and other development along this major roadway. Visitors arriving from the north or departing to the south usually use Cahuenga Boulevard to approach the Universal Studios Boulevard entry to Universal Studios.

For northbound traffic, the first view of the Specific Plan Area occurs at the Cahuenga Pass, from which the central hilltop is visible. The existing Universal Studios sign is located on a parking garage at the top of this hill and is oriented south to visitors arriving via the Hollywood Freeway. Buffered by trees, vegetation, and a retaining wall, the Specific Plan Area is not substantively visible to southbound traffic on the Hollywood Freeway.

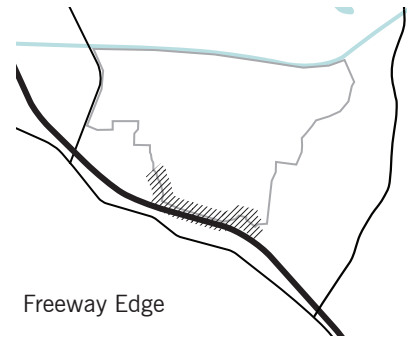
South of Cahuenga Boulevard, the residential neighborhoods of Studio City and the Hollywood Hills rise to Mulholland Drive. In contrast to the brief, close or midrange views experienced by those on the Hollywood Freeway or Cahuenga Boulevard, these residential areas have long-range views, which encompass much of the Freeway Edge. Because of the topography, Visual Edges are perceived on the perimeter of the site and central hilltop.

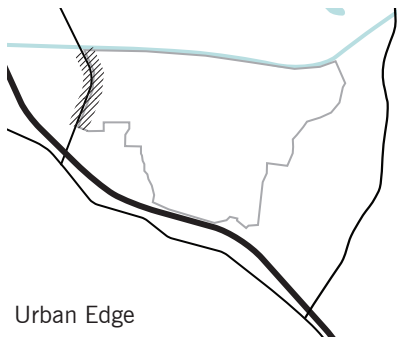
The primary visitor entry to Universal Studios along the Freeway Edge is the Universal Studios Boulevard Gateway. On-site circulation improvements may include additional parking facilities and will be designed to prevent traffic congestion on local streets. The landscape treatment of this entry may be renovated as part of the development of the new vehicular circulation improvements. Additional signs may add to the entertainment character of the entry, and help direct arriving guests and provide place-making identity. West of the Universal Studios Boulevard Gateway, Buddy Holly Drive will continue to function as a frontage and access road parallel to the Hollywood Freeway.

UHD HILLSIDE EDGE

The UHD Hillside Edge is comprised of the areas along and adjacent to Universal Hollywood Drive, starting at the main Universal Hollywood Drive gateway and dropping down the hill to the Lankershim intersection. The edge includes the proposed location of a future childcare center, and includes a new vehicular entry to the studio.

This edge almost exclusively faces the existing hotels on the south and west sides of the street. Any new development in this area will primarily be visible by hotel guests and those travelling on Universal Hollywood Drive. Implementation of the Specific Plan includes the re-grading of Universal Hollywood Drive to have a gentler slope, as well as a re-alignment to create additional room for a new hotel or entertainment use. The realignment will also bring streetscape improvements, including pedestrian and bicycle facilities.





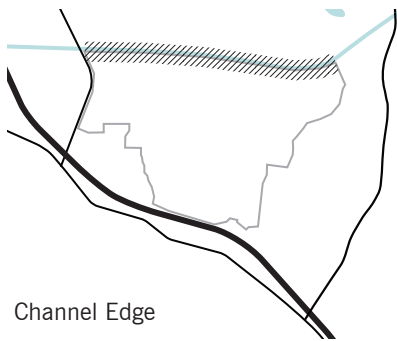
Urban Edge

URBAN EDGE

Lankershim Boulevard has the most defined urban character among Specific Plan Edges. The location of the MTA Red Line Station across Lankershim Boulevard from Universal Hollywood Drive and the continued presence of mid- and high-rise office buildings reinforces this image.

As new development takes place along Lankershim Boulevard, it is anticipated the area will take on a more defined studio identity, stronger urban character, and a greater level of pedestrian friendliness. In this area, new buildings, with trees, shrubs, and groundcover, and pedestrian amenities are anticipated to help further define the urban character of this Edge. New signage will enhance the studio and entertainment identity of the Urban Edge.

Within this Edge, the four existing controlled-access gates on Lankershim Boulevard will continue to serve Universal Studios. Their primary purpose is providing access to the Business District's offices and to the production facilities of the Studio District. Generally, visitors to the Entertainment District will not use these gates.

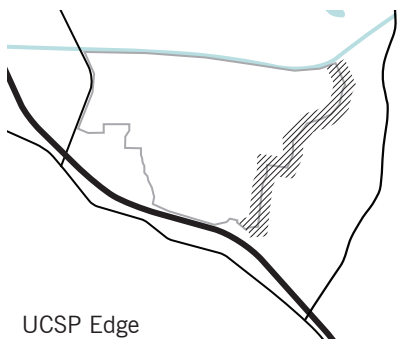


Channel Edge

CHANNEL EDGE

The Los Angeles River Flood Control Channel and adjacent County road border the entire northern edge of Universal Studios. The Channel and road are under the jurisdiction of the Los Angeles River Flood Control District. On the north side of the Los Angeles River Flood Control Channel is a portion of the Toluca Estates single-family neighborhood and the private Lakeside Golf Course.

Within Universal Studios, the existing character of the Channel Edge varies depending on the adjacent use. Next to the industrial-style support buildings of the Back Lot, the character is functional, while adjacent to office buildings, trees and other landscape have been planted. In the future, additional visual buffering will supplement the existing landscape to enhance the appearance for the neighborhood and golf course north of the Channel.



UCSP Edge

THE UNIVERSAL CITY SPECIFIC PLAN EDGE

This edge, which spans both the Studio and Entertainment Districts, was originally home to both production activities and Universal Studio Tour attractions. With implementation of the Evolution Plan, the Universal City Specific Plan Edge will be comprised of steep topography, retaining walls, terraces, and significant amounts of landscaping. Re-grading of this area is anticipated as both Specific Plans are implemented.

VISUAL EDGES

The variable topography of Universal Studios makes development visible which would not otherwise be visible because of its location in the elevated center of the Specific Plan Area. The Specific Plan requires visual screening of future parking structures, outdoor storage areas, and rooftop equipment.

The Specific Plan allows a variety of treatments to buffer development such as parking structures. These treatments will vary depending upon the space available, the particular use to be screened and the visibility of the area to be screened from the outside. In some locations, minimum landscape areas may be planted with dense masses of evergreen trees; in other areas, structures may be planted with evergreen vines, or freestanding landscape structures may feature vines or other plant materials and/or painted scenic treatments.

8 HEIGHT ZONES

The Specific Plan provides for protection of the surrounding neighborhoods by establishing height limits consistent with similar urban development. The heights were established after considering the following issues:

- Existing building heights;
- Existing topography;
- View corridors of and from surrounding neighborhoods; and,
- The proposed development program.

For example, the height limit along the Los Angeles River Flood Control Channel considers the width of the River relative to potential shade/shadow impacts on its north side, as well as existing structures and future studio operational needs. Height limits along Lankershim are taller in recognition of their lessened potential for impacts and its existing urban character.

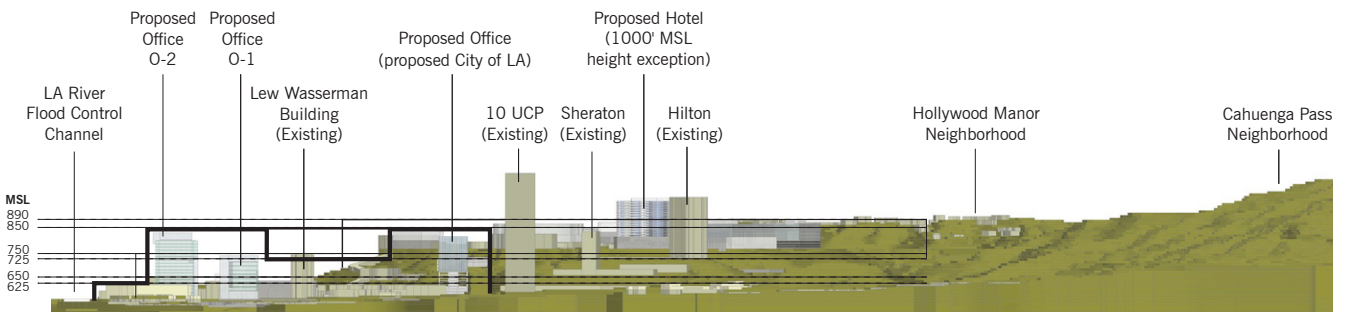


Exhibit 2.8a: Conceptual Plan and Height Zones West Elevation

Because of the undulating topography and the wide architectural variation on-site (including sound stages, entertainment venues, office development and hotels), all building height requirements contained in the Specific Plan Ordinance are defined by reference to the elevation above Mean Sea Level (MSL) to the top of the structure, including all building features such as penthouses and mechanical equipment.

For the purposes of measuring height, roof structures shall include roof top equipment and architectural elements; however, roof structures shall not include Communication Facilities which are located on high-rise buildings containing ten or more stories. Existing buildings which exceed the height limitations may remain; however, most additions to existing buildings would be required to comply with the Specific Plan height limitations.

Following is a description of the seven Height Zones within the Universal Studios Specific Plan. For purposes of understanding what the height limits are intended to accomplish the description of the Height Zone includes a reference to the approximate maximum building height in feet. Typical office buildings consist of a 15- to 20-foot high ground floor and 10- to 14-foot upper stories. Building story heights for other uses may vary. For example, retail uses may be 20 feet per floor, hotel uses may be 10 feet per floor, and studio uses may be 60 feet high. The Height Zone regulations are found in Section 6 of the Specific Plan Ordinance.

625 HEIGHT ZONE

The 625-foot Height Zone corresponds to the northernmost portion of the Specific Plan Area that stretches along the Los Angeles River Flood Control Channel from Lankershim Boulevard (including the existing Technicolor buildings) to the Universal City Specific Plan Area. This Height Zone encompasses portions of the Business District and Studio District.

Summary of Height Zones

Height Zone (ft above MSL)	Corresponding District(s)	Existing Grade (ft)	Approximate Maximum Building Heights Above Existing and Future Grade (ft)
625 Height Zone	Studio	530-555	70 to 95
	Business	550	75
650 Height Zone	Studio	545-595	55 to 105
725 Height Zone	Business	570	155
740 Height Zone	Studio	570	170
750 Height Zone	Studio	550-715	35 to 200
	Business	550-575	175 to 200
	Entertainment	565-710	40 to 185
850 Height Zone	Business	555-655	195-295
	Entertainment	570-695	155 to 280
890 Height Zone	Entertainment*	635 to 800	255 to 365*

Note: ft = feet; MSL = mean sea level.

* The 890-foot Height Zone includes Height Exception areas as shown on Exhibit 2.8b, which allows buildings to be developed up to a maximum height of 1,000 feet above MSL. Buildings constructed above 890 feet above MSL shall have a cumulative floorplate area of no more than 25,000 square feet.

Table 2.8a: Height Zones

Existing ground elevations in this area vary between 530 feet and 555 feet above MSL (within the Studio District) and 550 feet above MSL (within the Business District). Therefore, the tops of new buildings within this Height Zone would range between approximately 70 and 95 feet, and 75 feet in height (relative to existing and proposed grade), respectively.

650 HEIGHT ZONE

The 650-foot Height Zone corresponds to the north-central portion of the Specific Plan Area which encompasses approximately one-third of the Studio District. Existing ground elevations vary from 545 feet to approximately 595 feet above MSL. Depending on the specific location, the tops of new buildings within this Height Zone would range between approximately 55 and 105 feet in height (relative to existing and proposed grade).

725 HEIGHT ZONE

The 725-foot Height Zone includes a small portion of the Business District within the western portion of the Specific Plan Area, between the existing Main Gate and the existing Producer's Building, fronting Lankershim Boulevard. Existing ground elevations within this Height Zone are at approximately 570 feet above mean sea level, and as such, would allow the tops of building development of approximately 155 feet in height above grade.

740 HEIGHT ZONE

The 740-foot Height Zone is in the east-central portion of the Specific Plan Area and also encompasses approximately one-third of the Studio District. Existing ground elevations within the Studio District are at approximately 570 feet above mean sea level, and new buildings within this Height Zone would range up to approximately 170 feet in height above grade.

750 HEIGHT ZONE

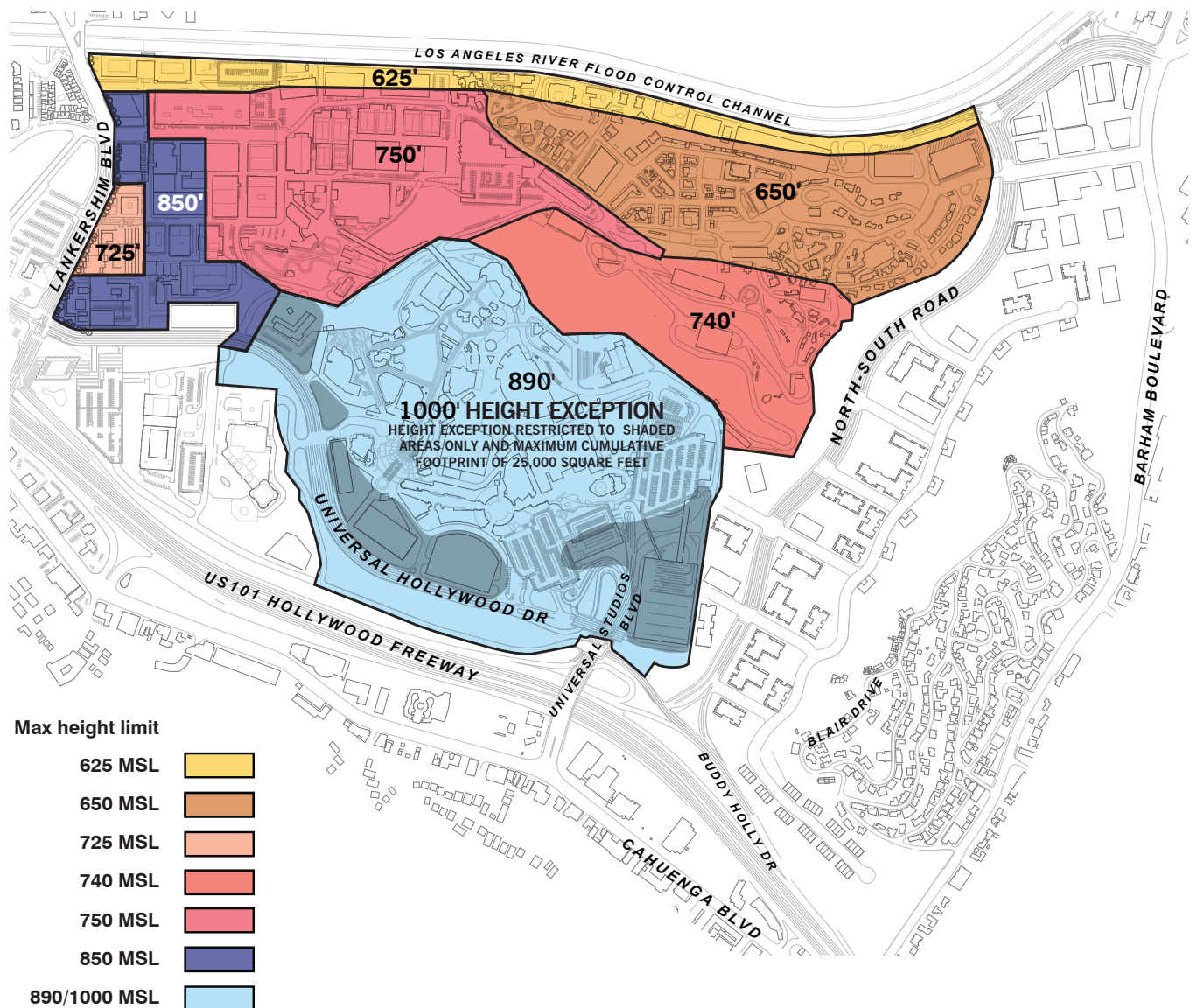
The 750-foot Height Zone corresponds to the north-central area of the Specific Plan Area which encompasses approximately one-third of the Studio District and small portions of the Business District and Entertainment District

Existing ground elevations within this Zone vary between 550 and 715 feet above MSL within the Studio, Business, and Entertainment Districts. Therefore, new building heights within this Height Zone would range up to between approximately 35 and 200 feet in height above grade within the Studio, Business, and Entertainment Districts.

850 HEIGHT ZONE

The 850-foot Height Zone corresponds to the majority of the Business District and the western-most portion of the Entertainment District. This portion of the 850-foot Height Zone fronts Lankershim Boulevard stretching from Universal Hollywood Drive

Exhibit 2.8b: Height Zones Map

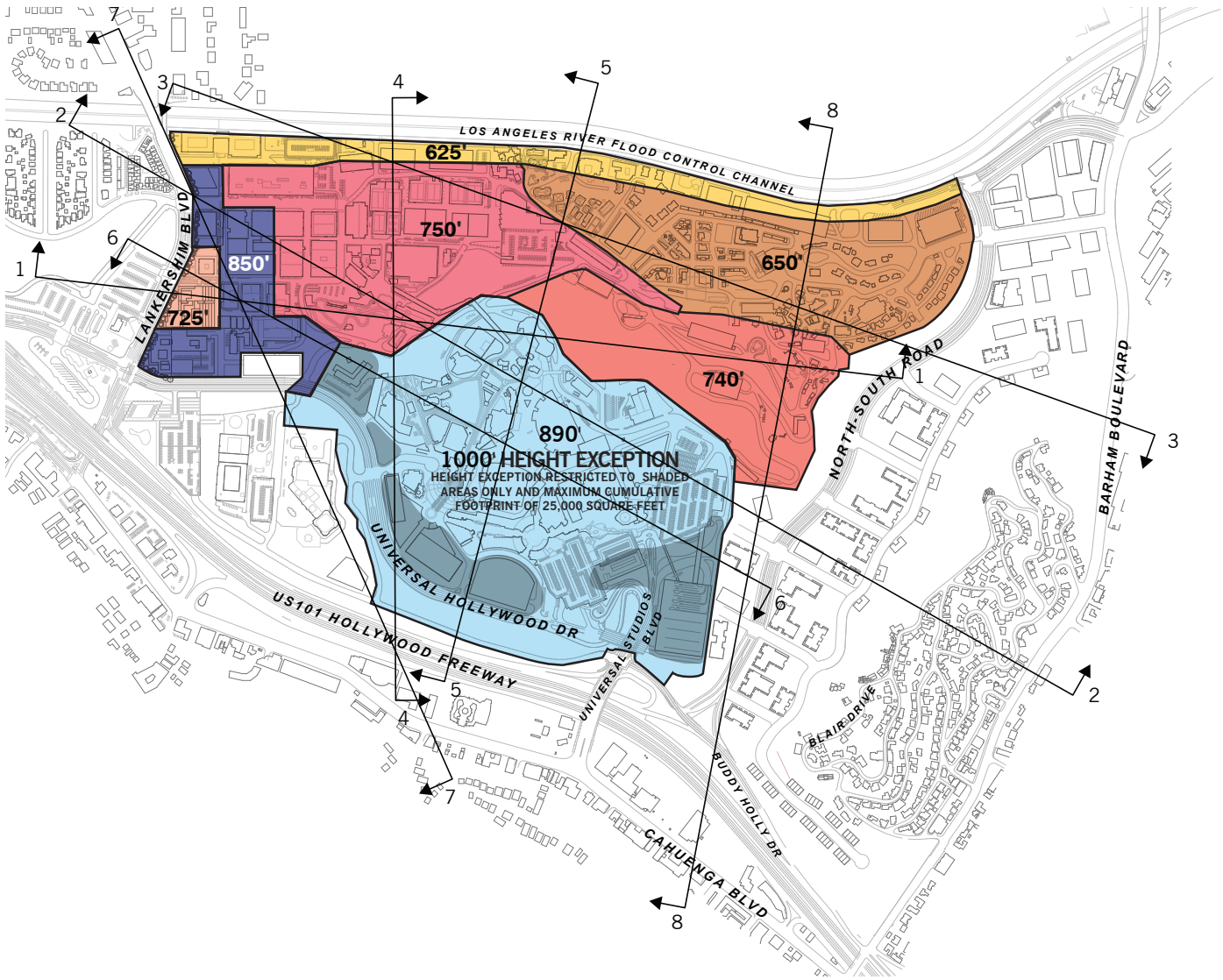


to, and including, the existing Visitors Parking Lot south of Gate 2. This Height Zone is approximately 350 feet wide at its northern end, expanding to 750 feet wide at its southern end. Existing ground elevations within this portion of the Height Zone vary between 555 to 695 feet above MSL. Therefore, the tops of new buildings could attain a height of between approximately 155 and 295 feet (relative to existing and proposed grade).

890 HEIGHT ZONE

The 890-foot Height Zone corresponds to the majority of the Entertainment District within the central and southern areas of the Specific Plan Area, which includes Universal Studios

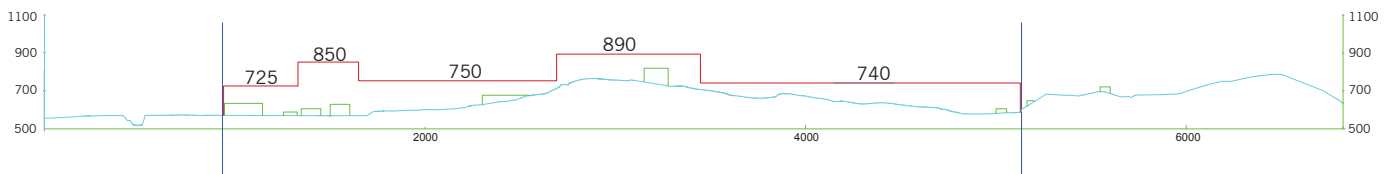
Exhibit 2.8c: Site Section Key
Map



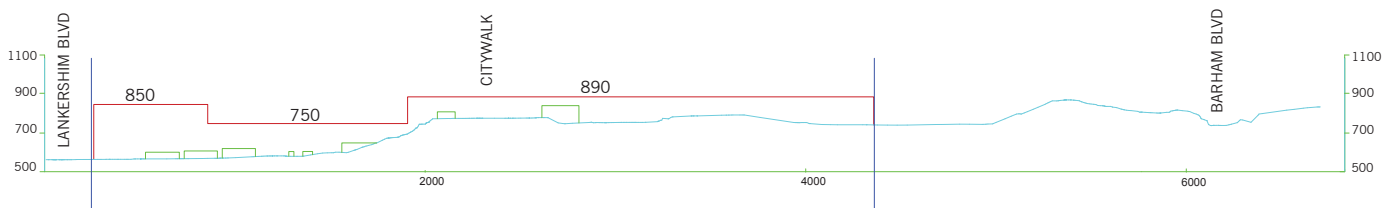
Hollywood and Universal CityWalk. The 890-foot Height Zone abuts the Hollywood Freeway and neighboring hotel and office buildings. Existing ground elevations within this Height Zone vary between 635 feet and 800 feet above MSL. Therefore, this Height Zone allows the tops of buildings ranging up to approximately 255 feet in height (relative to existing and proposed grades).

The 890-foot Height Zone includes Height Exception areas that allow buildings to be developed up to a maximum height of 1,000 feet MSL. Buildings constructed pursuant to the Height Exception shall have a cumulative floorplate area of no more than 25,000 square feet. (Floorplate is defined as that area in square feet of the single largest horizontal plane of a building above the Height Zone within the Height Exception.) In those instances where a single building contains two or more distinct building segments that extend into the Height Exception, the floorplate is the sum total of the single largest horizontal plane

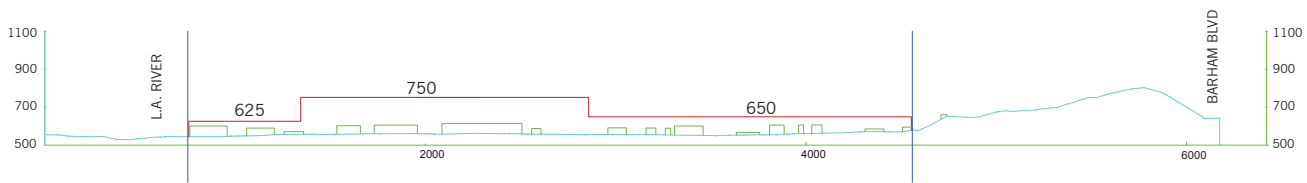
Exhibit 2.8d: Site Sections
(Key: Map Ex. 2.8c)



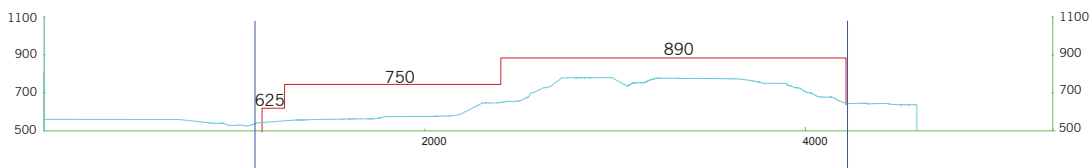
Site Section 1-1



Site Section 2-2



Site Section 3-3

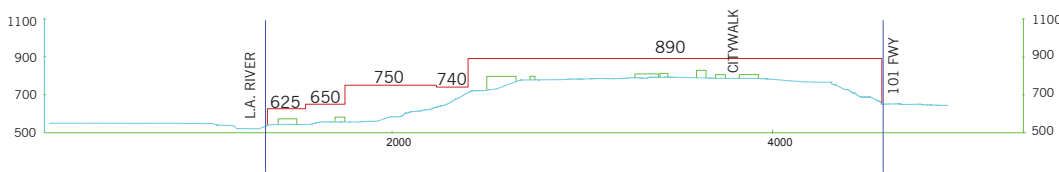


Site Section 4-4

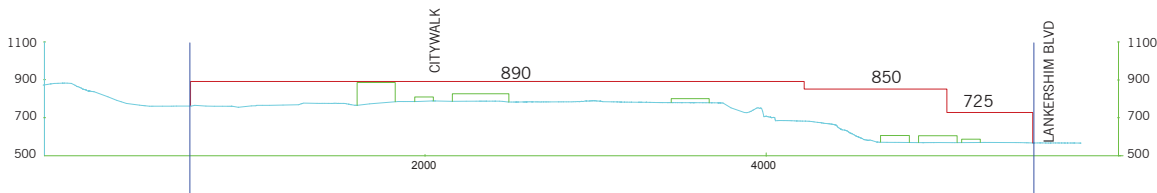
of each building segment. The tops of building(s) constructed under the Height Exception could range up to a maximum of approximately 115 feet to 365 feet in height relative to existing and proposed grades. The Height Exception only applies to the portions of the 890-foot Height Zone within the Entertainment District denoted on the height zone map.

The maximum number of stories of structures that use the Height Exception could be anywhere up to 20-30 stories, depending on several factors. First, topography varies up to 100 feet in elevation among the Height Exception areas. At the lowest point of ground elevation among these areas, a structure could potentially include up to 30 stories. In most Height Exception areas on the top of the hill, up to 20 stories is possible. Finally, building configurations may vary, and depending on individual programming, may or may not extend all the way up to 1,000 feet MSL, further varying the potential number of stories.

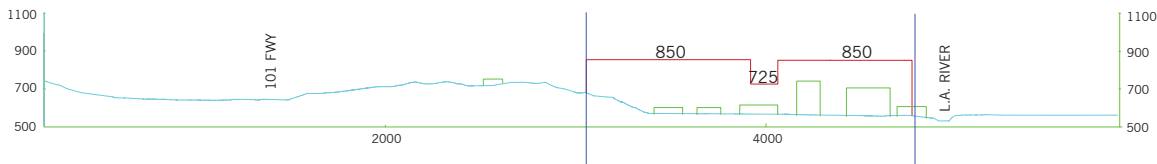
Exhibit 2.8d [cont.]: Site Sections (Key: Map Ex. 2.8c)



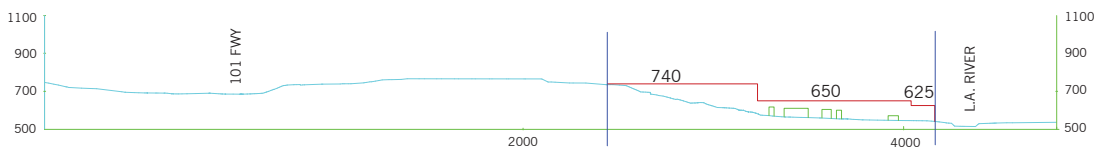
Site Section 5-5



Site Section 6-6



Site Section 7-7



Site Section 8-8

9 CIRCULATION PLAN

The Circulation Plan consists of proposed improvements to Specific Plan Area access, enhanced internal circulation, internal/external circulation/“connections”, and convenient parking opportunities necessary to support on-site activities and uses.

ACCESS

A total of 13 entry points (5 public and 8 studio) will be available, including upgrades to each of the existing gateways and studio gates.

GATEWAYS

The Specific Plan Area has two existing visitor-serving gateways, one at the intersection of Universal Studios Boulevard north of the Hollywood Freeway and one at the intersection of Universal Hollywood Drive and Lankershim Boulevard. Distinctive landscape and signage identity features will be added to these two existing public gateways.

STUDIO GATES

The four existing Studio Gates along Lankershim Boulevard at James Stewart Street, Main Street, Jimi Hendrix Drive and the visitor gate south of the Technicolor Building will remain. Two relocated Studio Gates entering off Lakeside Plaza would provide direct, controlled access for studio employees, authorized visitors and deliveries to the Business and Studio Districts. The existing Studio Gate at Lakeside Plaza Drive and Barham Boulevard and at the existing child care center (to be relocated) on Barham Boulevard would be upgraded to public gateways that would allow direct access to the Universal City Specific Plan Area, with the public entries at Lakeside Plaza Drive and at the existing child care center on Barham Boulevard configured to continue to allow restricted access to the Studio District (see Exhibit 2.9).

VEHICULAR CIRCULATION

The proposed Circulation Plan, as shown in Exhibit 2.9, would serve to separate the types of traffic by destination and minimize co-mingling of visitor and service traffic. There are two levels of roadways under the Circulation Plan: (1) primary access roads; and (2) internal streets or service roads.

■ Primary Access Roads

Universal Hollywood Drive and Universal Studios Boulevard will continue to provide the primary east-west and north-south access to and within the Specific Plan Area, respectively. Universal Hollywood Drive, which extends between the Lankershim Boulevard and Universal Studios Boulevard, providing access to parking structures within Universal Studios Hollywood and Universal CityWalk, will be realigned and widened to facilitate travel between these two roadways. Universal Studios Boulevard extends over the Hollywood Freeway between Cahuenga Boulevard and Buddy Holly Drive and continues on to parking structures within Universal CityWalk. Buddy Holly Drive will also be widened to a two-way roadway. The main function of these primary access roads is to lead visitors into parking structures, where they leave their personal vehicles, and then move around the Entertainment District on foot or by the Universal shuttle system.

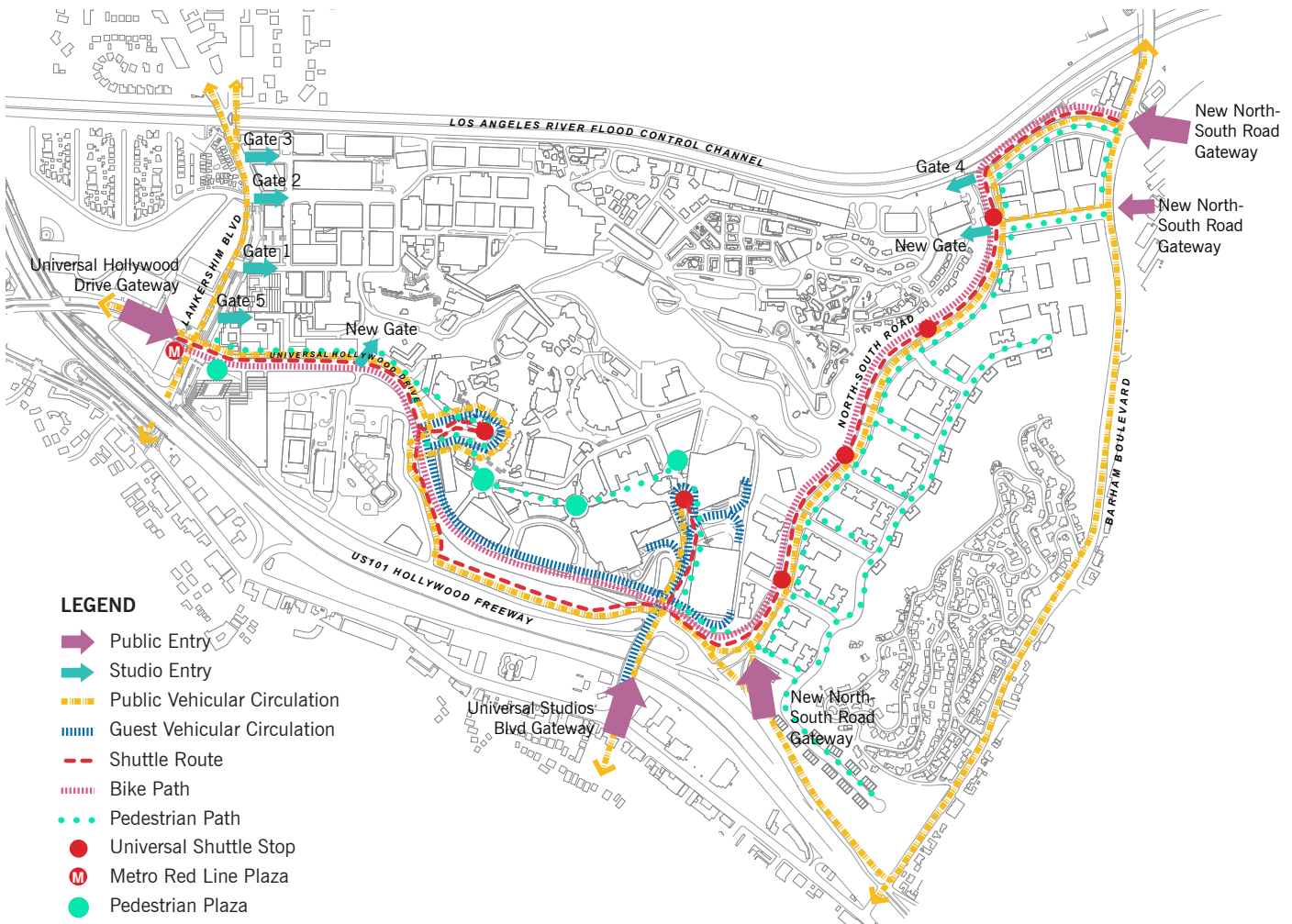
■ **Internal Streets**

Internal circulation roadways, consisting of private and publicly-accessible streets, will be developed in accordance with applicable design guidelines and emergency vehicle access requirements. The internal street system within the Studio, Entertainment, and Business Districts will continue to be restricted to authorized vehicles, as well as vendor-owned service vehicles and vehicles driven by studio employees.

PEDESTRIAN CIRCULATION AND PUBLIC TRANSIT

Combined with the Universal City Specific Plan, the Universal Studios Specific Plan will be a transit-oriented development, generating greater pedestrian circulation than currently exists. The new development calls for the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site. This provides opportunities for new shaded sidewalks, new bike lanes and bike paths. Connections from the MTA Red Line Rail Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees, visitors and future residents in the Universal City Specific Plan Area. The four existing pedestrian plazas within the Entertainment District will remain.

Exhibit 2.9: Circulation Plan



In areas of the property with substantial grade differentials (e.g., between Universal CityWalk and offices in the Studio District), shuttles, escalators, exterior stairways, moving sidewalks and/or elevators may be provided. Pedestrian access to the property will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan Area. This tram service will continue operating. In addition, a shuttle would provide connection between the MTA Red Line Station, the Entertainment District, and uses within the Universal City Specific Plan Area.

BICYCLE TRANSPORTATION

Bicycle transportation features including bicycle racks and lockers to secure personal property are currently provided within the Specific Plan Area. These features will be expanded to include a bike path network, with additional bike racks and lockers provided at various locations along the route. As shown in the Circulation Plan provided in Exhibit 2.9, new bike lanes will be introduced in the realigned Universal Hollywood Drive passing south of CityWalk, connecting to the Universal City Specific Plan Area. This network would also provide a linkage across the Specific Plan Area, beginning at the Trailhead Park proposed outside the northeast corner of the Specific Plan Area and connecting to Lankershim Boulevard via a path that extends through the Universal City Specific Plan Area and along Universal Hollywood Drive. The future bike paths would also be enhanced with improved crosswalks and landscaping buffers where feasible.

PARKING

Existing parking facilities will be maintained, and expanded parking options added throughout the Specific Plan Area with several new parking facilities. The Specific Plan provides parking requirements for the proposed uses based on the following general objectives:

- Provide adequate and convenient parking for visitors and employees;
- Provide linkages to destination venues, parking facilities, and transit services with shuttles, trams, escalators, landscaped walkways, and pedestrian plazas;
- Clearly marked directions to parking facilities to provide adequate decision times for arriving vehicles;
- Wherever possible, locate parking facilities in places that allow visitors to park quickly and conveniently in order to lessen peripheral traffic impacts;
- Permit shared parking when it is demonstrated, based upon an analysis of parking demand, that parking spaces utilized by more than one use would not affect the availability of required parking for each use, taking into account their hours of operation; and
- Provide a coherent parking payment and wayfinding system that facilitates the flow of vehicles, thus minimizing potential traffic congestion and idling on access roads and within parking lots/structures.

To achieve these objectives, a site-wide parking strategy is proposed that provides a series of destination parking facilities which, where appropriate, may be capable of shared use during varied peak demand periods pursuant to the limitations and regulations of the Specific Plan. The locations of future parking facilities are not fixed under the Specific Plan, but facilities would be provided, as appropriate and necessary, to meet projected parking demand and Specific Plan goals. Entrances to parking facilities will be provided with an appropriate number of control lanes and adequate queuing area to avoid back-up or congestion onto public roadways.

10 CONCEPTUAL PLAN

The Conceptual Plan is an illustration of how development within the Universal Studios Specific Plan Area may occur and how such development would conform to the Specific Plan. The Conceptual Plan represents a reasonable scenario of how buildout of the Specific Plan Area may appear based on current market conditions and existing and planned primary uses. Actual development will be governed by the requirements of the Specific Plan and not by what is shown in the Conceptual Plan.

The Conceptual Plan is consistent with the overall allocation of land uses shown in Table 2.5a, and with all development limits and regulations of the Specific Plan. While the illustration of the Conceptual Plan presented in Exhibit 2.11a suggests how the future Specific Plan Area may appear, the precise location and orientation of actual future buildings has not been determined.

Exhibit 2.11: Conceptual Plan



chapter 3:
DESIGN PLAN

chapter 3: DESIGN PLAN

1 INTRODUCTION

This Chapter describes the built and natural features influencing the Specific Plan Area, and establishes Design Goals that are the basis of physical and design-related Specific Plan regulations.

The purpose of the Design Plan is to establish a physical design framework for Universal Studios that improves the overall function and appearance of Universal Studios; and enhances Universal Studios' relationship with existing and proposed surrounding neighborhoods.

The Design Plan addresses several areas of design: overall site layout, urban design and architecture, landscape, lighting and signs. The illustrations in this chapter show how these elements might be implemented to create the effects described by the Design Plan. They are intended to convey general design intent and represent one of many possible design solutions consistent with the Specific Plan, and final designs may change as the property is developed over time. The Specific Plan regulations contain the required design standards applicable to development of Universal Studios.

2 DESIGN INFLUENCES

The Design Plan of the Universal Studios Specific Plan has several important influences, which overlap to create the framework for the physical development of the Specific Plan Area. The height limits, total allowable Floor Area, and sustainability measures of the Specific Plan are derived from the combination of these influences and factors.

Exhibit 3.1: CityWalk



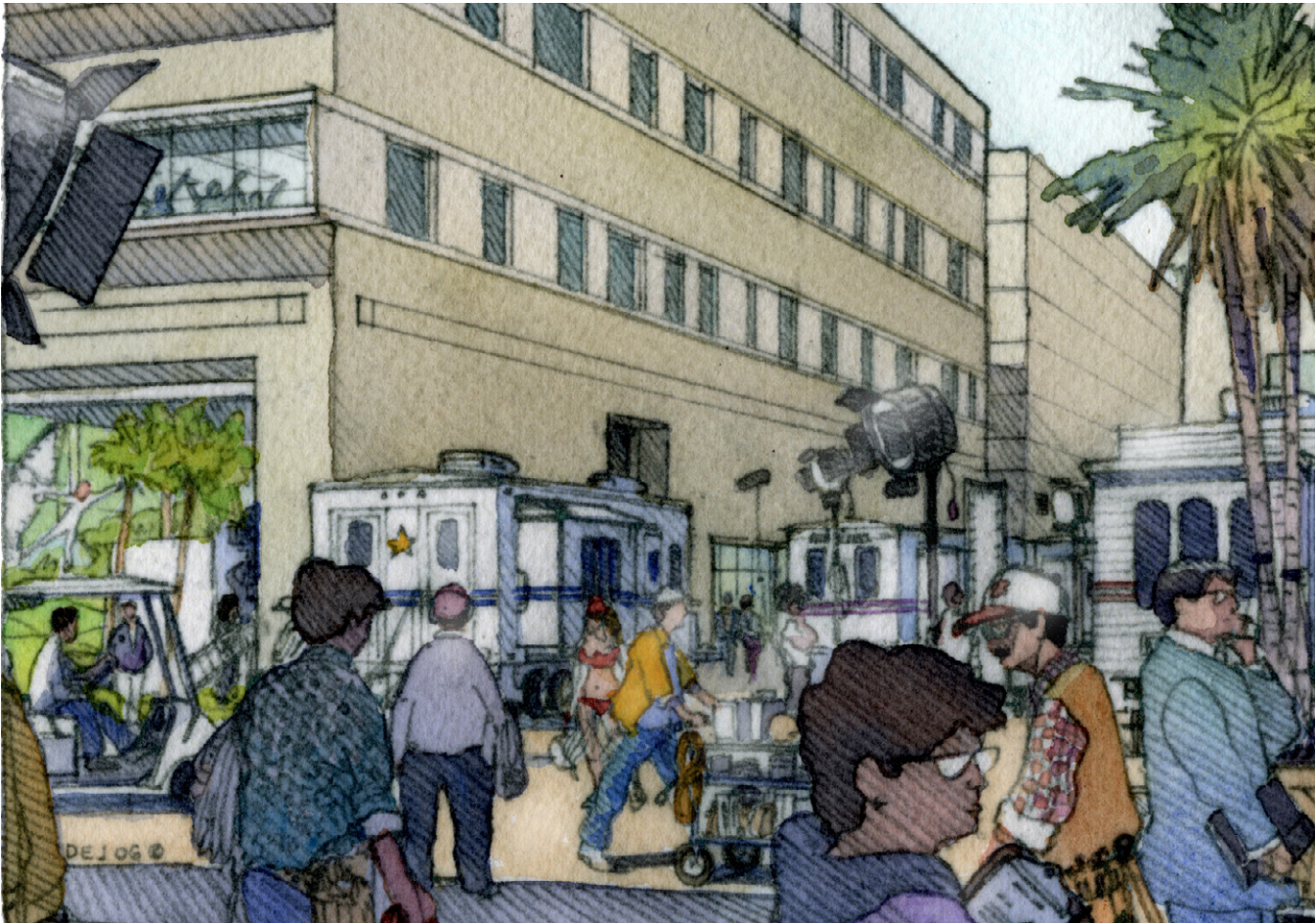
ENTERTAINMENT IDENTITY

The primary influence of the Specific Plan Area is the identity of Universal Studios in the entertainment industry and its role as an “entertainment city”—a place where entertainment is conceived, created, produced, and enjoyed. Universal Studios holds a notable position in Hollywood entertainment history as the first studio to open itself to tourists, and this is a primary factor in the overall design framework for the Specific Plan Area.

OPERATIONAL COMPATIBILITY AND FLEXIBILITY

The production of entertainment such as film, television, and theme park venues, and the combination thereof, requires the physical and functional flexibility typically afforded industrial uses. From sound stages to outdoor filming locations to theme rides, Universal Studios requires flexibility in the siting, physical envelope, and circulation among its varied uses to remain competitive.

Exhibit 3.2a: Illustration of Production Activity in the Studio District



PHYSICAL CHARACTER

The Specific Plan Area's physical character and, in particular, the prominent hill located in its center, adjacent to the Hollywood Freeway, also plays a role in the Design Plan. This hill is a striking visual feature of the Specific Plan Area and represents an important opportunity to enhance Universal Studios' image as the Specific Plan is implemented.

Both on-site and adjacent off-site buildings play a role in the physical character of the Specific Plan Area, influencing the Design Plan in terms of the location and size of potential future structures. The existing circulation system also plays a substantial role in the Design Plan. This includes continuing to efficiently move visitors into, out of, and through the Theme Park, allowing general employee circulation, and transporting equipment around the Specific Plan Area as needed.

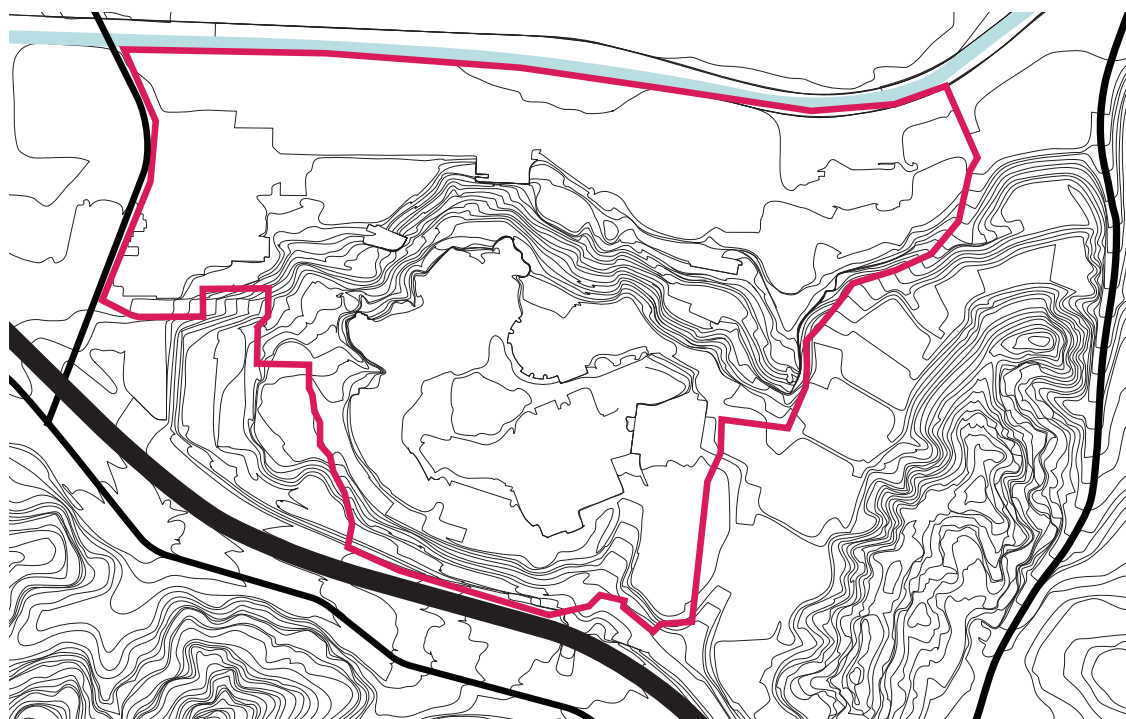


Exhibit 3.2b: Area Topography

Discussed in greater detail in the Plan Description Chapter, the Specific Plan Area's existing physical character can be portrayed by three overlapping districts: Entertainment, Studio, and Business Districts. The Entertainment District includes CityWalk and Universal Studios Hollywood (Theme Park), and can primarily be identified by the imaginative, thematic, and iconic structures currently present. Large, pedestrian-oriented gathering spaces and plaza-like areas are important and valuable components of the Entertainment District. Parking structures and surface lots are also visible elements of this District.

Thematic structures and areas can also be found in the Studio District, which is also comprised of a wide variety of stage, production, post-production, and other structures, as well as open spaces for outdoor production. The Studio District may at any one time be home to several outdoor stages designed and built to represent any real or imagined location or time period.

The Business District primarily includes office and parking structures, with production, post-production, and theme park uses spilling in. It is important to note that despite these general characterizations, a diverse mix of uses is present across the entire Universal

Studios Specific Plan Area. The Universal Studio Tour and the northern portion of the Theme Park offer examples of how districts within the Universal Studios Specific Plan Area may overlap. Additionally, office structures may be present in either the Studio or Entertainment Districts.

DIVERSE PERIMETER CONDITIONS

The Universal Studios Specific Plan site is surrounded by a variety of uses and conditions. This necessitates unique design solutions that vary according to the specific situation and particular site requirements. For example, the design character of a prominent office building facing Lankershim Boulevard will likely be different from the design of a functional sound stage located next to the Los Angeles River Flood Control Channel. Height limits and development standards related to character are influenced by the Specific Plan Area's adjacent context.

ENVIRONMENTAL SUSTAINABILITY

The Universal Studios Specific Plan recognizes the importance for environmental stewardship, and measures consistent with those implemented by the County of Los Angeles are part of the Design Plan. Where appropriate, new buildings will meet established sustainable design goals and landscaped areas will use drought-tolerant plants. These measures are more fully described below.

3 DESIGN GOALS

The Design Goals are general statements that establish the overall intent of the Design Plan. Additional text describes the rationale for each Design Goal and clarifies the purpose and meaning of each. An important aspect of the Design Goals is their interrelationship—each affects and influences the others, and is affected itself by the others. This interplay is intended to strengthen their overall effectiveness.

CREATE A VISUALLY COHERENT PLACE TO SERVE AS A MODEL FOR THE ENTERTAINMENT INDUSTRY AND THE GREATER LOS ANGELES REGION.

As a leading Southern California entertainment destination, it is important for Universal Studios to continue to create a memorable impression to both passersby and visitors. The existing CityWalk skyline treatment on the prominent central hilltop, for example, plays an important part in establishing Universal Studios' image. In addition, iconic signs, architectural features, landscape treatments and other elements currently help establish Universal Studios' image. This goal acknowledges the importance of a memorable image to Universal Studios' long-term success.

CREATE AN ATTRACTIVE, APPEALING ENVIRONMENT FOR VISITORS, BUSINESSES, EMPLOYEES AND THE GREATER COMMUNITY

Universal Studios currently attracts local, regional, national, and international visitors, as well as innovative and successful entertainment companies and their employees. To maintain its preeminence as a business address and improve visitor attendance at its attractions, Universal Studios will continuously be improved. Ongoing improvements to the Studio and Business Districts will attract new entertainment business and their supporting services. New entertainment venues and/or attractions will be added and older ones retired or renovated; and the appearance of the Specific Plan Area improved. A new hotel will allow visitors to stay for longer periods of time. Outdoor uses, including entertainment attractions and production activities, will continue to be enhanced. Maintaining and enhancing a visually exciting, attractive and appealing site will help Universal Studios maintain its prominence in the entertainment world.

ENCOURAGE FLEXIBLE, IMAGINATIVE, SUSTAINABLE AND CREATIVE DESIGNS

This goal recognizes the need for flexibility as development occurs in Universal Studios, balanced with the need for environmental responsibility. Flexibility is required not only because of the variety of uses, activities and existing conditions within the Specific Plan Area, but also because the Specific Plan will be implemented over a number of years, and situations are likely to occur that cannot be predicted today. In addition, the entertainment industry will likely undergo changes and improvements as a result of the development of new technology and changes in demographics. To achieve flexibility, the Design Plan describes the design concepts of the Specific Plan without specifying particular design solutions. The intent is to allow creative, imaginative design solutions within the limitations established in the Specific Plan.

PROMOTE COMPATIBILITY WITH SURROUNDING NEIGHBORHOODS, INCLUDING PRESERVATION OF VIEWS AND VISUAL RESOURCES

Because of its location on a hilltop and at the edge of the Hollywood Hills, Universal Studios is visible from surrounding streets and neighborhoods. The fourth goal acknowledges Universal Studios' desire to be a good neighbor to those who live, work, or play near the Specific Plan Area. The Design Plan describes how future Universal Studios development will be compatible with surrounding uses and neighborhoods.



Exhibit 3.3a: Illustration of imaginative attractions created at Universal Studios Hollywood.

ENCOURAGE AESTHETIC AND OPERATIONAL COMPATIBILITY WITH THE ADJACENT UNIVERSAL CITY SPECIFIC PLAN

As compatibility with existing surrounding neighborhoods is important, so is a harmonious relationship with the proposed Universal City Specific Plan Area. The privacy of both the studio production areas and new residential areas need to be maintained and is an important goal for Universal Studios.

ACKNOWLEDGE AND BUILD ON THE INHERENT STRENGTHS OF THE SITE AND EXISTING DEVELOPMENT IN RESPONSE TO EXISTING SITE OPPORTUNITIES AND CONSTRAINTS

Although the Specific Plan proposes new development, much of what exists today will continue to be present through its lifespan. This goal of the Design Plan recognizes the need to incorporate future development into an existing context. It also acknowledges the varying physical character of the Specific Plan Area, which consists of a prominent central hilltop, gentle hillsides, and a flat valley bottom next to the Los Angeles River Flood Control Channel.

4 GENERAL DESIGN PRINCIPLES

The General Design Principles describe general concepts, which implement the Design Goals of the Specific Plan and are consistent with the definitions of the Specific Plan Ordinance. They reflect design approaches that may be used to address aesthetic, environmental, and functional considerations.

AESTHETIC AND ENVIRONMENTAL PRINCIPLES

- **Create a “hilltop skyline” image that takes advantage of the site’s topography**

The Specific Plan Area’s central hilltop is one of its most prominent features and is already an architectural focus of Universal Studios. This focus may be expanded and enhanced through the creation of a visible skyline (subject to height restrictions specified in the Specific Plan).



Exhibit 3.4: Illustration of the vegetated hillside separating the Universal Studios and Universal City Specific Plan Areas with Cahuenga Peak beyond.

- **Encourage a variety of architectural character that responds to Universal Studios’ unique mix of uses and activities**

An important element of Universal Studios’ existing visual character is the variety of building types and architectural characters found on-site. This variety is encouraged as a means to further Universal Studios’ diverse Entertainment, Studio, and Business uses.

- **Establish a hierarchy of lighting and lighting effects in which the most important elements have the most distinct illumination**

Nighttime lighting should promote an organization that better reflects the hierarchy of importance of Universal Studios attractions or buildings. For example, the apparent importance of a parking garage should be reduced by screening its internal lighting so that a main entry Gateway would appear more visually prominent.

FUNCTIONAL CONSIDERATIONS

This group of Design Principles is intended to address the functional design needs of Universal Studios. These Design Principles are intended to provide for the safety and convenience of visitors and employees, as well as the flexibility in specific design solutions.

- **Allow flexibility in location and orientation of buildings**

Although the Specific Plan regulates land uses, building heights, and other development standards, building orientation may vary according to the requirements of the particular building program. Accordingly, buildings may have an “outward” (towards the perimeter boundary), “inward” (towards the center of Universal Studios), or other orientation, independent of other considerations.

- **Signs that direct and inform visitors will be an integral part of Universal Studios development**

Because of the size and location of uses within Universal Studios, numerous signs will be required to direct and inform visitors coming to Universal Studios, and to facilitate vehicular and pedestrian circulation; some signs will be regulatory (e.g., “no parking”). The design of these signs should be coordinated with other development within Universal Studios.

- **Minimize spill over of nighttime illumination off-site**

Although some lighting will be used to establish Universal Studios' image, lighting intended to serve more functional purposes, such as along roads, in parking areas, or within parking structures, should be reduced where appropriate. Illumination will be at minimum safe levels, will be directed away from neighboring residential areas, and shielded to comply with the Specific Plan Ordinance.

- **Establish a fence and wall hierarchy**

Fences and walls should be designed to observe a hierarchy in which the most visually prominent will be considered part of the overall design of the particular feature. For example, a security fence hidden from view may be a simple functional design, while a fence intended to be part of a major entry treatment may be more elaborate in design. Sound or retaining walls should be similarly considered.

5 EDGE DESIGN PRINCIPLES

To address considerations of off-site visibility, the Design Plan identifies two types of edges: Perimeter Edges and Visual Edges. As the name suggests, Perimeter Edges occur at the Specific Plan Area perimeter. The Specific Plan utilizes traditional means of addressing Perimeter Edges and promotes screening of parking lots, service areas, and blank walls. A Visual Edge is a portion of development, which is visible off-site, but which may occur away from the Perimeter Edge and which may be difficult to address with visual buffers within Perimeter Edge treatments. Because of the topography of the central hilltop and the hillsides surrounding Universal Studios, some interior development creates a Visual Edge. The Design Principles in this section are intended to address the need for screening from view development within the Universal Studios Specific Plan Area, which is not intended to enhance its overall image, but which would otherwise be visible. The intent is to provide visual cohesion to the overall image of Universal Studios and to focus opportunities for architectural design to enhance the hilltop skyline.

- **Visually buffer development not intended to enhance Universal Studios' image**
Parking areas, parking structures, or service areas should be visually buffered when the facade of the development itself is not designed to enhance Universal Studios' image. Visual buffers for signs, lighting, or thematic elements oriented inward, towards visitors at Universal Studios attractions, may also be appropriate. This Design Principle addresses the need for visual buffering on both Perimeter and Visual Edges.
- **Permit a variety of approaches to visual buffers**
Visual buffers may be created by a variety of means. Where there is sufficient space, dense planting of large-scale evergreen trees are frequently an appropriate screening method. Where space is limited or insufficient soil exists to allow trees to reach their mature height, other screening methods may be used. They may include screening by another building, a landscape structure (such as a trellis), graphic treatment (i.e., painted surfaces which disguise the element), a thematic element or a combination of these techniques.

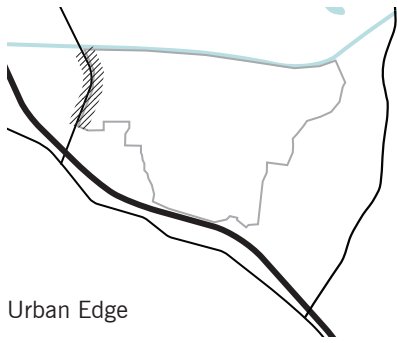
6 EDGE DESIGN IMPLEMENTATION

This section describes potential design applications of the Specific Plan's Design Principles to four edge areas in the Universal Studios Specific Plan Area. These guidelines, which follow the description of the relevant design considerations, are intended to describe how the regulations contained in the Specific Plan will address existing design considerations, as well as conditions likely to be created as new development occurs.

THE URBAN EDGE

The portion of Lankershim Boulevard between the Hollywood Freeway and the Los Angeles River Flood Control Channel is the most urban in character among the edges. The Universal Studios Specific Plan side of Lankershim includes buildings currently occupied by Technicolor and Bank of America, as well as the Lew R. Wasserman and Jules Stein office buildings. The CityView Lofts multifamily residential building, Campo de Cahuenga, an MTA Red Line subway station with existing surface parking, and a proposed commercial development across Lankershim to the west. The 10 UCP office tower is also on the south side of Universal Hollywood Drive in this area and is a significant visible feature of the area.

Transit ridership at the MTA Red Line is expected to continue to increase over the life of this Specific Plan, as the Specific Plan Area and its surroundings continue to mature and develop.



Urban Edge

■ Lankershim Boulevard Streetscape

Future improvements to Lankershim Boulevard, combined with the anticipated development of new offices and other facilities within Universal Studios, represent an opportunity to create an integrated streetscape design. The streetscape should visually integrate public and private improvements so that the area between the Hollywood Freeway and the Los Angeles River Flood Control Channel has a distinct, individual character which uniquely defines Universal Studios. Proprietary product signs featuring current productions or other attractions of Universal Studios will continue to be part of the character of the Lankershim streetscape.

As new buildings are constructed along the Lankershim frontage, streetscape improvements would be implemented on the east side of Lankershim Boulevard according to the Conceptual Lankershim Streetscape Plan (Exhibit 3.6a). Proposed improvements include a streetscape zone from the curb of Lankershim Boulevard to the security fencing and walls along the Specific Plan Area, typically providing an average sidewalk width of 8 feet, while narrowing to approximately 6 ½ feet adjacent to street trees.

Street Trees & Sidewalk Plantings

A consistent street tree, such as Canary Island Palms, is proposed for the entire Lankershim frontage adjacent to the Specific Plan Area (see Chapter 5, Section 7). The same tree species could also be used by the City of Los Angeles on the southbound (west) side of the street to provide a unified treatment to both sides of the boulevard. The street trees typically would be spaced at 35 feet on center, with 4-foot square decomposed granite tree wells. Between each street tree, consistently sized and spaced planting areas adjacent to the curb would provide a low-height landscaping using a consistent plant palette.

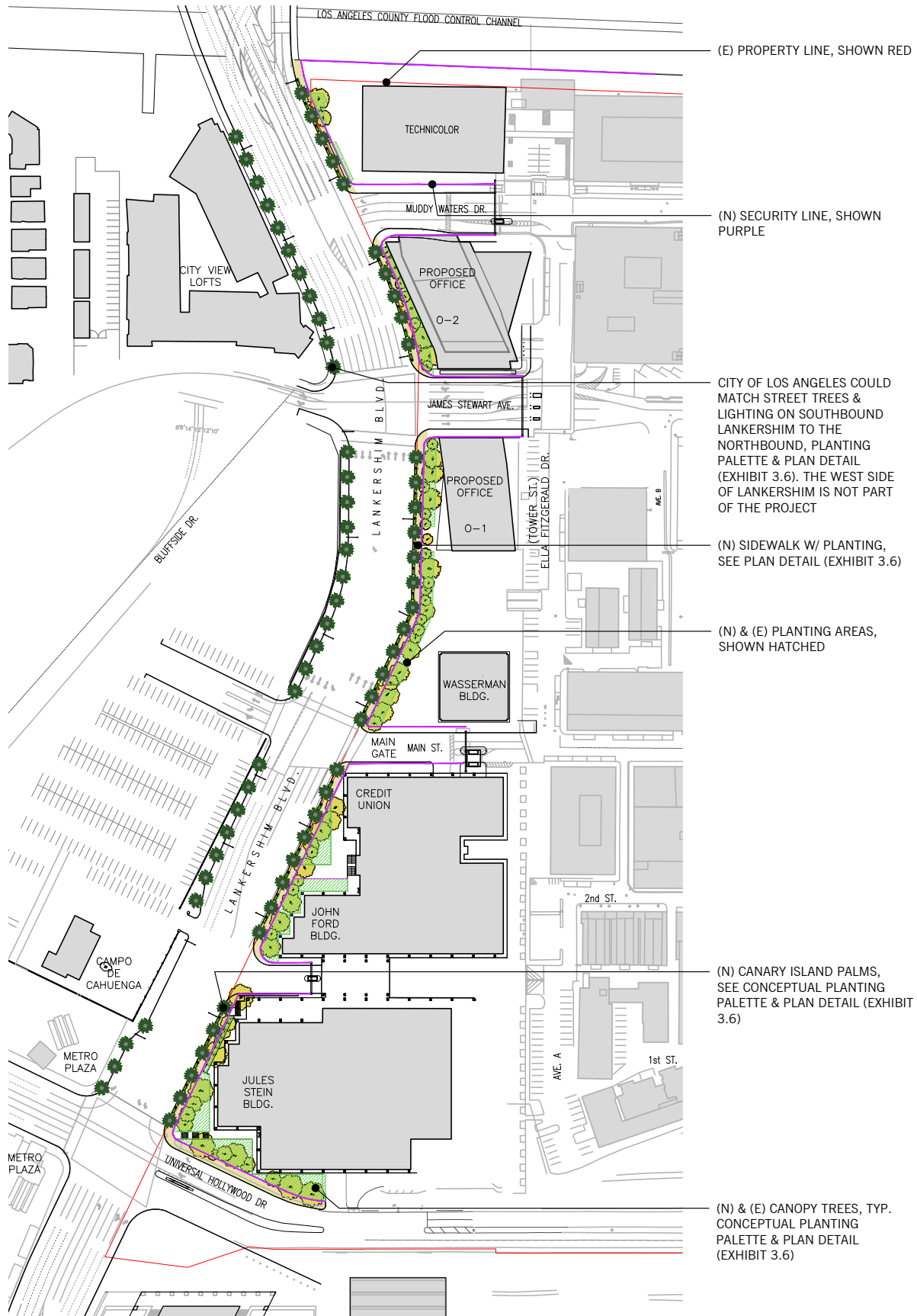


Exhibit 3.6a: Conceptual Lankershim Streetscape Plan

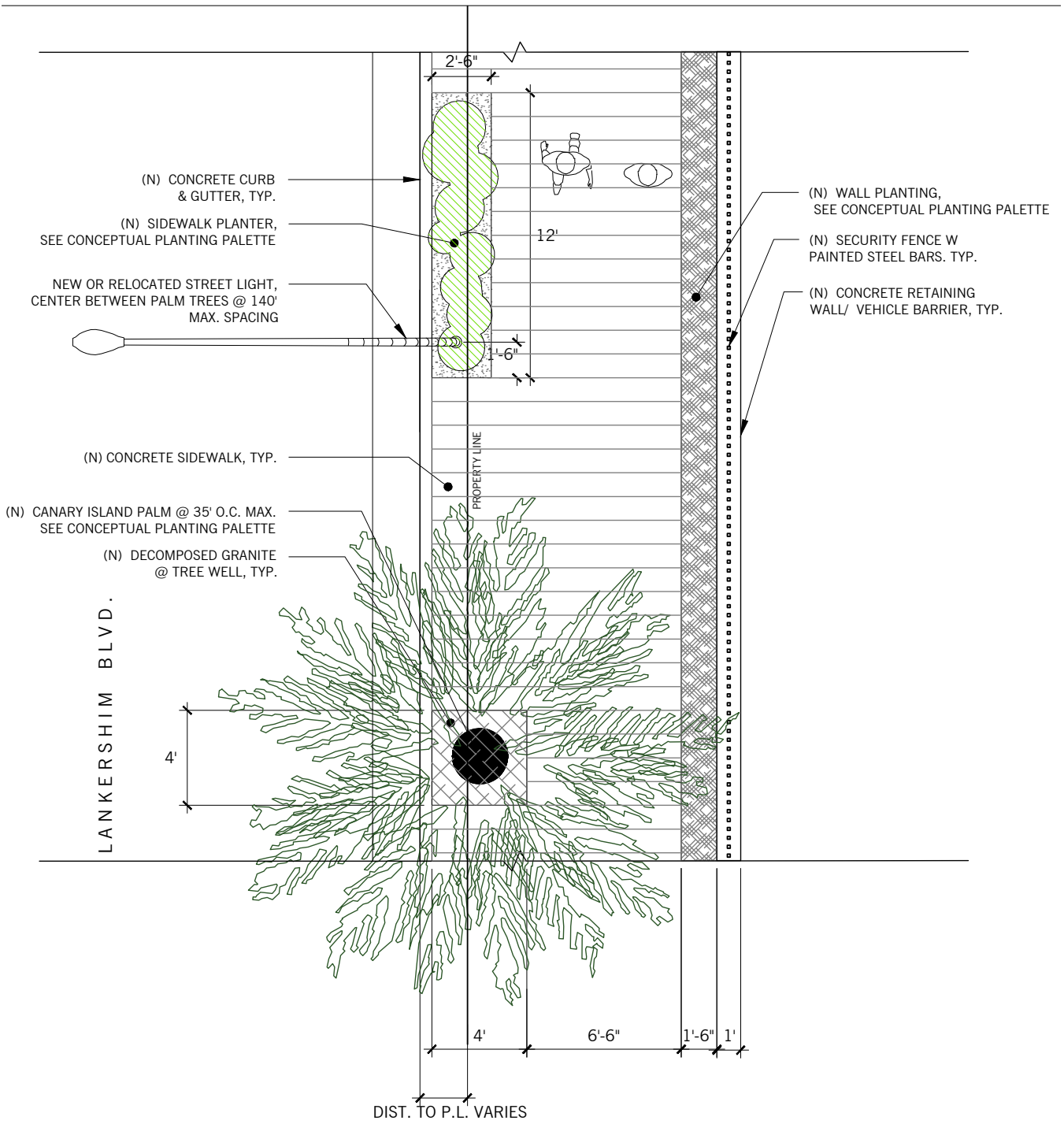


Exhibit 3.6b: Conceptual Lankershim Streetscape Plan Typical Detail

Security Fencing

To maintain a level of security that meets existing and future studio needs, new fencing and vehicle barriers are planned adjacent to the sidewalk on the Specific Plan Area side of the streetscape zone. New security would include a planting area at the base of an approximately 3-foot high concrete vehicle barrier topped with a painted 7-foot high steel-bar fence. While providing important and necessary security for the Specific Plan Area, the design of the vertical steel bar fencing would be attractive and open, allowing views of the property instead of a solid wall.

Landscape Area Inside Security Fencing

The landscape areas inside the security fencing, wholly within the Specific Plan Area, would vary greatly in width and size. These areas would be landscaped in accordance with the general landscape requirements in the Specific Plan, and maintain consistency with a conceptual planting palette (see Chapter 5, Section 7).



Exhibit 3.6c: Illustration of an enhanced Lankershim streetscape, which will contribute positively to the image of the studio and its surroundings.

■ **Studio Gates**

Lankershim Boulevard is the current and future location of the four main gates to the Studio District. Staffed gatehouse checkpoints at these gates will continue to control the flow of vehicles onto the Studio premises. As development of the Studio and Business Districts proceeds, enhancements will be made to the gates, which may include special architectural treatments, new landscape, gatehouse renovation, improved pedestrian access and development of image-enhancing signs and thematic elements.



UHD Hillside Edge

THE UHD HILLSIDE EDGE

As previously mentioned, this edge is comprised of the areas along and adjacent to Universal Hollywood Drive, starting at the main Universal Hollywood Drive gateway and dropping down the hill to the Lankershim intersection. The edge includes the proposed location of a future childcare center, and includes a new vehicular entry to the studio.

- **Universal Hollywood Drive Gateway**

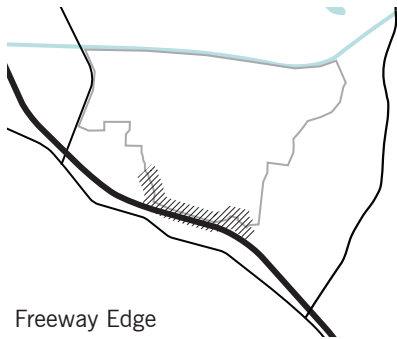
The Universal Hollywood Drive Gateway may undergo changes as a result of improvements to Lankershim Boulevard and completion of the proposed development at the MTA site. These changes may include new landscaping, signs, thematic elements, architectural and lighting treatments.

- **Universal Hollywood Drive Streetscape**

Universal Hollywood Drive will be realigned as part of the Evolution Plan, and with this change, topographic grading is also proposed to make the hill less steep. Streetscape improvements along Universal Hollywood Drive will help define this edge. The street-facing facade of new buildings and new identity signage will also further define the character of the streetscape and the UHD Hillside Edge.

THE FREEWAY EDGE

The Freeway Edge includes the portion of the Universal Studios Specific Plan Area adjacent to the Hollywood Freeway between Barham Boulevard and Lankershim Boulevard. It also includes portions of the Specific Plan Area's central hilltop that are visible from Cahuenga Boulevard and the residential areas to the south.



Freeway Edge

- **Skyline silhouette**

The prominence of the central hilltop and its location within the Entertainment District makes it a candidate for a skyline silhouette treatment, which continues and extends the treatment already begun with the initial phases of CityWalk. Within the height limits established by the Specific Plan, a new architectural skyline treatment will emerge as development of the Entertainment District unfolds. Other elements of the skyline silhouette will include thematic elements, landscape, signs, illuminated surfaces and lighting elements.

- **Landscaping**

Landscaping will be established to create visual definition to screen views of certain parking structures and outdoor storage areas, which are not intended to contribute to Universal Studios' image. Landscaping may consist of dense masses of tall-growing evergreen trees, trellis structures or frames, or other landscape treatments.

New landscaping should supplement and enhance the existing landscape. Where new buildings displace existing landscape, new landscape and facade treatments should be planned to provide visual continuity.

- **Directional and information signs**

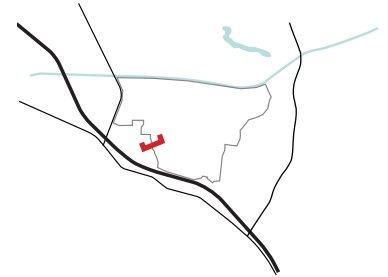
Many of Universal Studios' guests will arrive via the Hollywood Freeway. Since some visitors are not familiar with the area, directional and information signs will be needed to guide them to the appropriate Universal Studios entries.

■ **Large-scale site thematic elements**

Because of its central hilltop, the Freeway Edge is a prime location for iconic signs and thematic elements which help create Universal Studios' image. Thematic elements may include arches, gateways, sets, attraction icons, towers, spires, monuments and sculptures. Special lighting of these elements will further enhance the distinct identity of Universal Studios' skyline.

■ **Universal Studios Boulevard Visitor Gateway**

The Universal Studios Boulevard Visitor Gateway is one of Universal Studios' major arrival points. It is particularly important to visitors at Universal Studios' entertainment venues. The treatment of this entry should consist primarily of landscaping supplemented with thematic elements, entertainment, directional and informational signs. Special architectural treatments of buildings, which border the Visitor Gateway area may also occur, as well as special lighting treatments.



Section Location

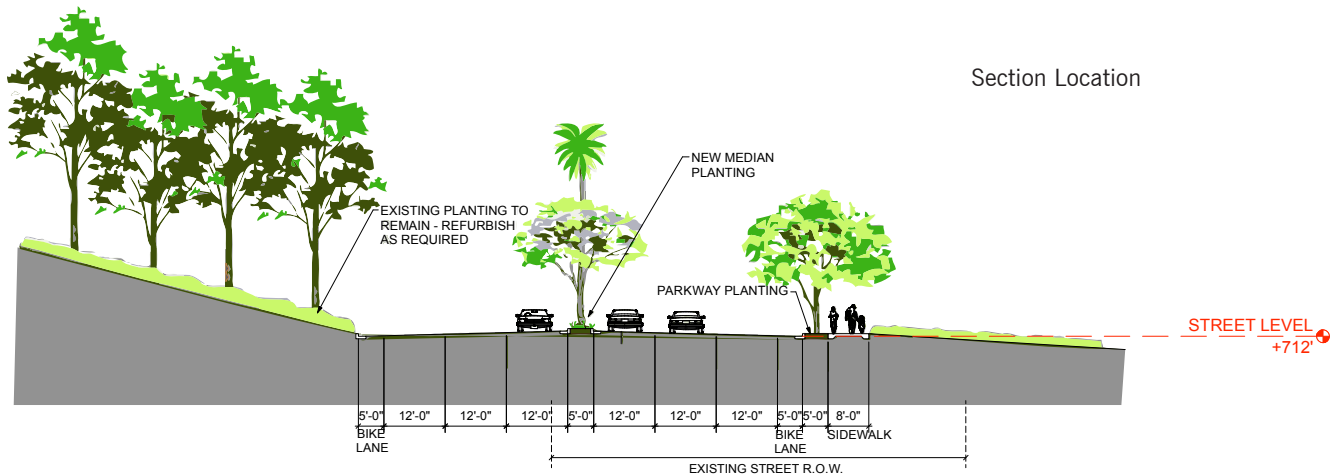
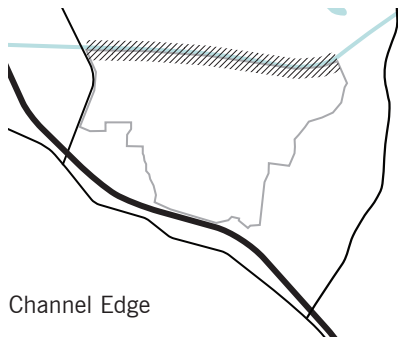


Exhibit 3.6d: Conceptual section of Universal Hollywood Drive reconfiguration along UHD Hillside Edge



Channel Edge

THE CHANNEL EDGE

The Los Angeles River Flood Control Channel and the County Flood Control District access road form the northern boundary of Universal Studios. Because of the limited public access, this edge is less visible than the Universal Studios Specific Plan Area's other edges. The principal viewpoints are from private residences in the Toluca Lake area, a private golf course immediately north of the Channel, and from southbound lanes of Barham Boulevard to the northeast. The Specific Plan Area's central hilltop and adjacent north-facing hillside forms the backdrop to the views of this edge of Universal Studios.

Existing on-site uses in the Back Lot Area, such as sound stages, production facilities and offices, have an industrial character similar to other motion picture production facilities in Southern California. Future development will likely include more buildings with uses similar to the existing uses. Entertainment attractions and outdoor production sets may be also developed in this area.

- **Property line buffers**

Existing and future uses immediately adjacent to the Channel Edge should be buffered from view by screening elements as development proceeds and where there is sufficient space. Landscaping in this area should consist of large-scale evergreen and deciduous trees.

THE UNIVERSAL CITY SPECIFIC PLAN EDGE

The Universal City Specific Plan Edge consists of two areas: one portion adjacent to the proposed Mixed-Use Universal City District, and another portion adjacent to a proposed Open Space district. Both of these edges will be comprised of steep topography, retaining walls, terraces, and significant amounts of landscaping. Re-grading of these areas is anticipated as both Specific Plans are implemented.

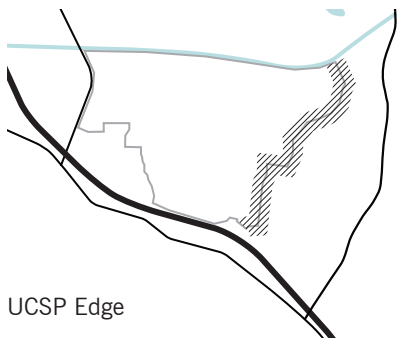
Privacy, security, and filming backdrop scenery are high priorities for the studio in these areas. Similarly, privacy and views will be important for future residents of the Universal City Specific Plan Area.

- **Mixed-Use Universal City District Edge**

This area represents the most sensitive buffer for studio production uses in the backlot, as it will be proximate to residential uses and an active mixed-use commercial area. Mature trees should be planted in the area soon after re-grading is completed.

- **Open Space District Edge**

This edge is adjacent to a very tall, steep slope (both existing and proposed) that is planned to be re-graded and terraced as part of the Evolution Plan. This area should be heavily landscaped. The area is expected to continue to be used for both production and studio tours.



UCSP Edge

chapter 4:

INFRASTRUCTURE

chapter 4: INFRASTRUCTURE

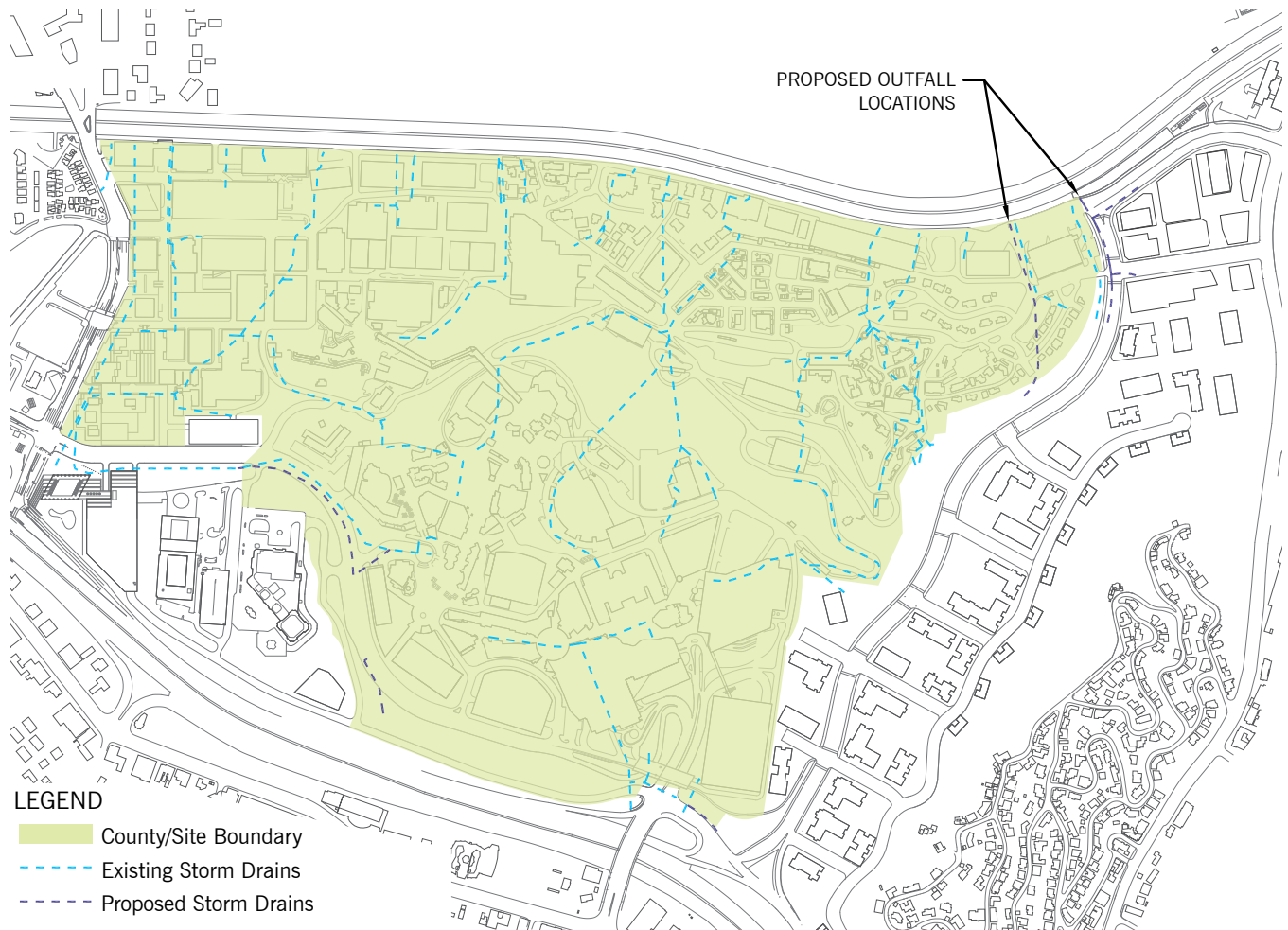
This Chapter addresses infrastructure improvements other than transportation circulation improvements which are addressed in Chapter 5, 'Specific Plan Implementation.' The detailed sequence of the implementation of the Infrastructure Plan will be developed as projects are submitted for Substantial Compliance Review pursuant to the Specific Plan Ordinance.

1 STORM DRAIN

The majority of the Specific Plan Area currently drains northerly to the Los Angeles River Flood Control Channel via an on-site storm drain system. Additionally, some storm water flows drain easterly towards Barham Boulevard and southerly towards the Hollywood Freeway. The on-site proposed improvements will include specific on-site flood control infrastructure as needed for new development and a new and separate drainage system for the residential development in the Universal City Specific Plan Area. The remainder of the Specific Plan Area will continue to utilize existing storm drain lines. (See Exhibit 4.1.)

Implementation of the Universal Studios Specific Plan includes the potential construction and/or relocation of several outfalls to the Los Angeles River Flood Control Channel. These off-site improvements would be limited to the access road adjacent to the Los Angeles River Flood Control Channel and no changes will occur to the off-site storm drains.

Exhibit 4.1: Conceptual storm drain plan



Development within the Specific Plan Area requires the construction of development-specific minor flood control infrastructure to convey stormwater flows associated with each new project to the major stormwater infrastructure described above.

2 SANITARY SEWER

A sewer collection system is maintained and operated on-site within the Universal Studios Specific Plan Area. All collected wastewater flows to a central point located adjacent to the Los Angeles River Flood Control Channel where the wastewater discharges into the relief sewer operated by the City of Los Angeles. This wastewater is treated at the Hyperion Treatment Plant also owned and operated by the City of Los Angeles.

Development within the Specific Plan Area will provide new on-site sanitary sewer system improvements as needed to accommodate any additional development. Any additional on-site sanitary sewers will conform to the applicable standards of the Los Angeles County Department of Public Works.

Planned infrastructure improvements are illustrated in Exhibit 4.2, Conceptual sanitary sewer plan.

Exhibit 4.2: Conceptual sanitary sewer plan



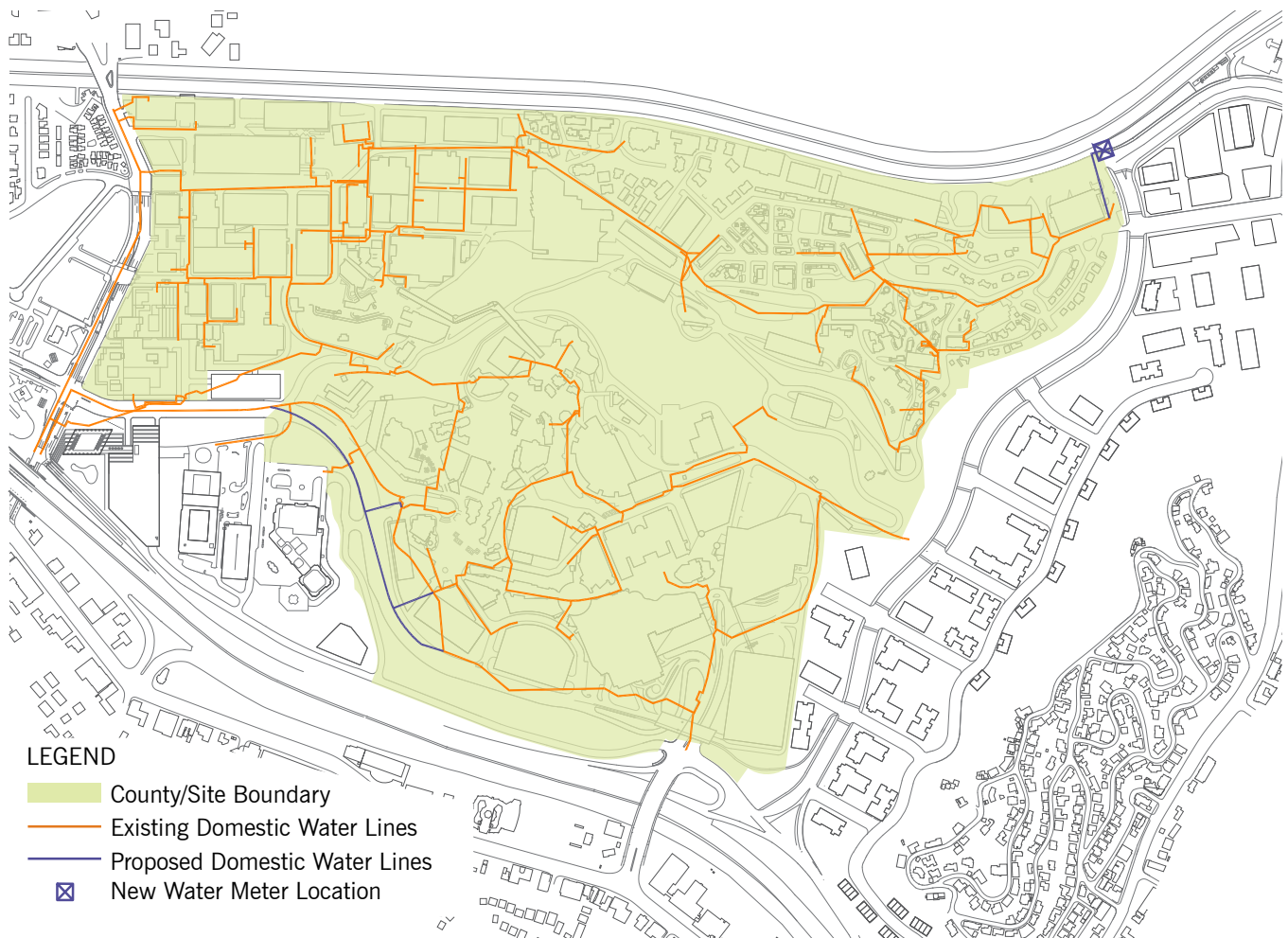
3 WATER (POTABLE WATER AND RECLAIMED WATER)

Water service to the Specific Plan Area is provided by the Los Angeles Department of Water and Power (LADWP). Connections to the LADWP water system pipelines are at or within the Universal Studios Specific Plan Area. LADWP provides water for both domestic and fire service. Fire protection is maintained and operated on-site with domestic water system pipelines.

Implementation of the Universal Studios Specific Plan includes expansion of and improvements to the existing on-site water systems as needed to serve new buildings. Additional connections will be required for the potable water system and for the fire protection system, and the design and installation of new water lines will meet applicable County standards.

Planned potable water and recycled water infrastructure improvements are illustrated in Exhibit 4.3a, Conceptual water facilities plan and Exhibit 4.3b, Conceptual reclaimed water facilities plan. Exhibit 4.3c shows existing and proposed facilities for fire water.

Exhibit 4.3a: Conceptual water facilities plan



Recycled water is provided to the Specific Plan Area by LADWP. A recycled water distribution system is used to irrigate most of its landscaped areas, and for other approved industrial uses within the Specific Plan Area. New recycled water mains and underground storage tanks to accommodate the increase in recycled water demand will be constructed within the Specific Plan Area.

Exhibit 4.3b: Conceptual reclaimed water facilities plan

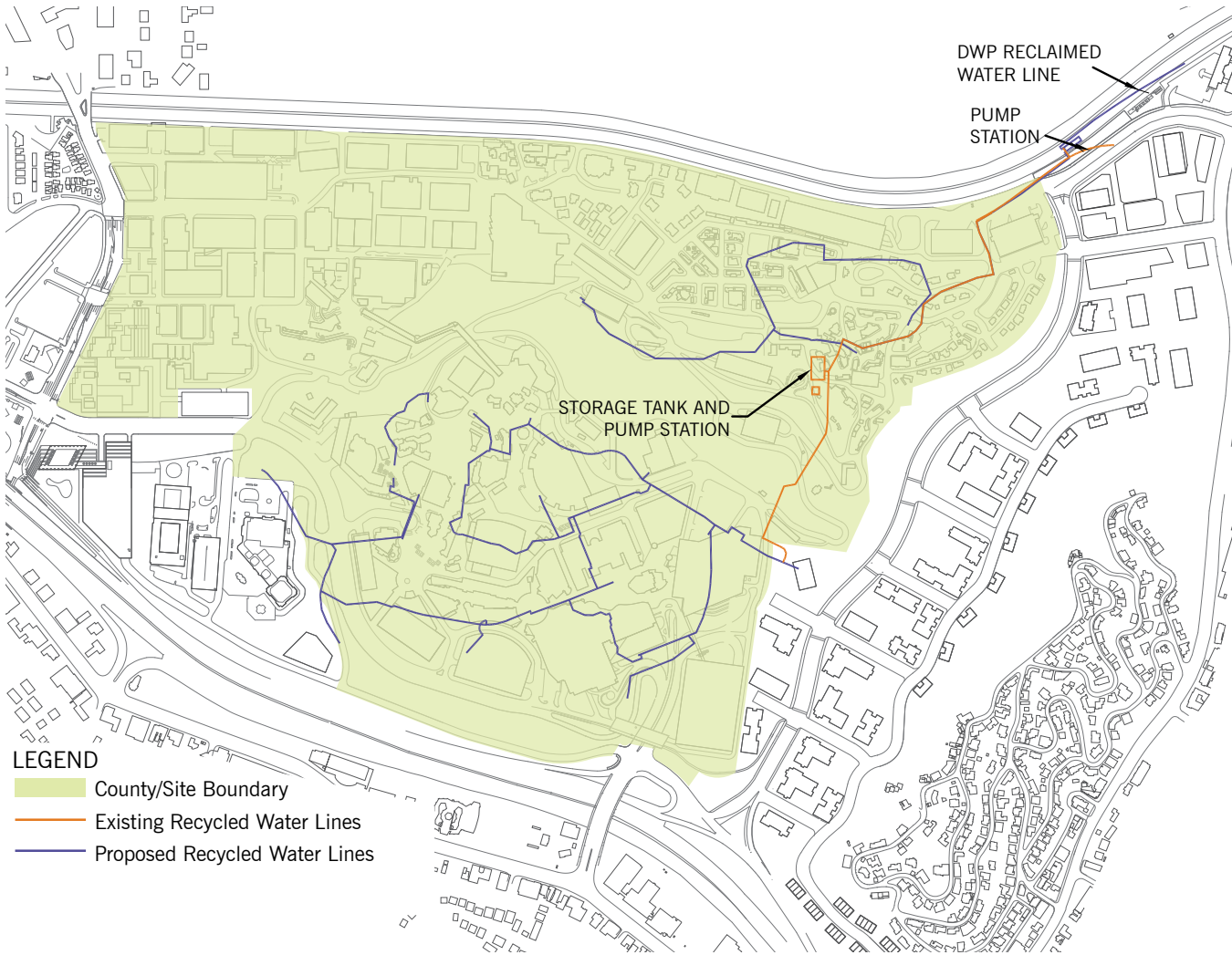
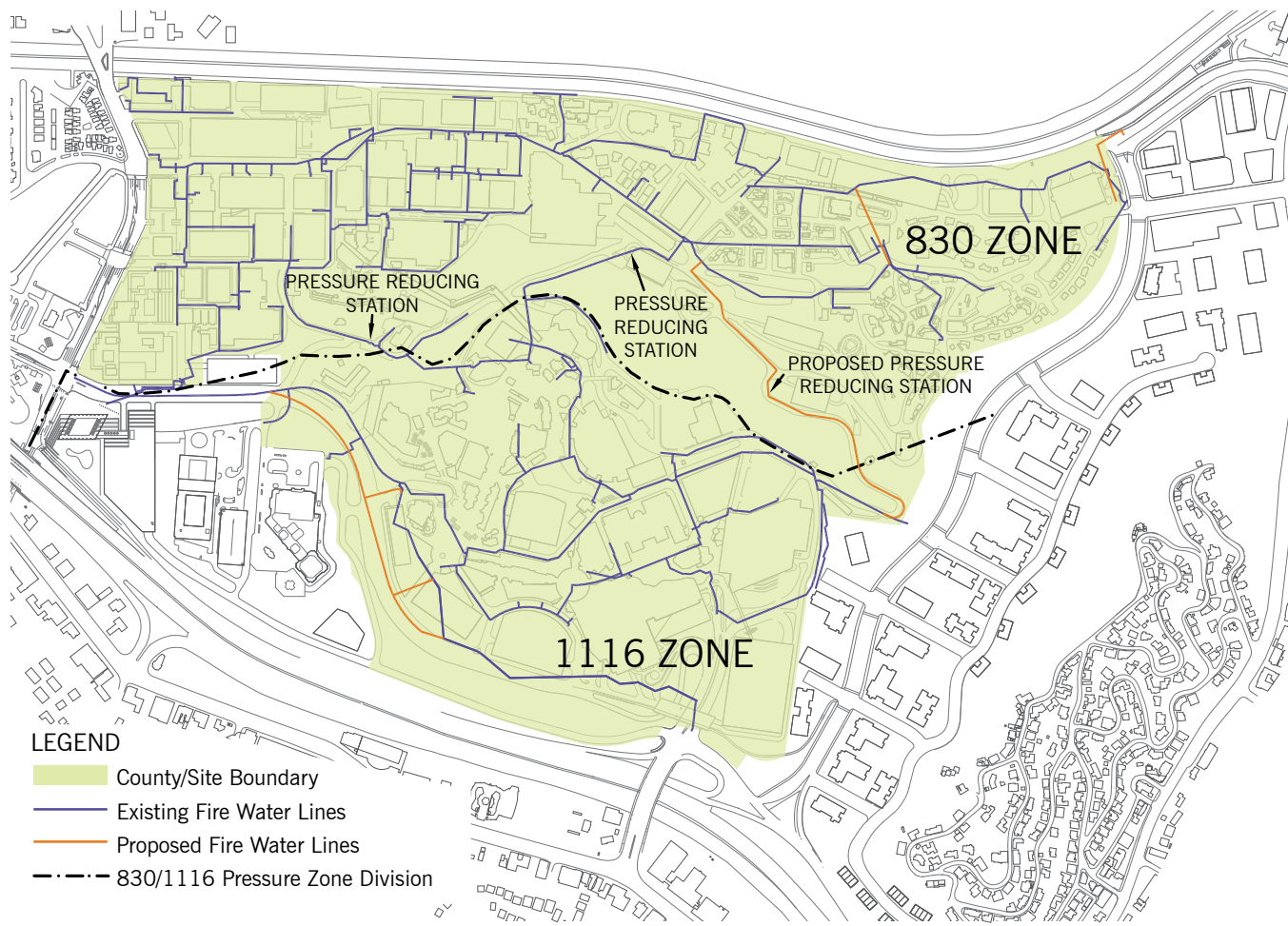


Exhibit 4.3c: Conceptual fire water facilities plan



4 SOLID WASTE

Solid waste collection, reuse, recycling and disposal are regulated by the County of Los Angeles Sanitation District and the Department of Public Works. Currently both public and private refuse collection services and disposal facilities are used.

The Universal Studios Specific Plan Area will continue to implement conservation and recycling measures as part of its solid waste reduction program.

5 ELECTRICITY

The Universal Studios Specific Plan Area currently receives service from two electric utility suppliers. Southern California Edison (SCE) serves the County of Los Angeles portion of the property and the Department of Water and Power serves facilities on the property currently in the City of Los Angeles. SCE will continue to serve the Universal Studios Specific Plan Area. An electrical substation is maintained and operated on-site that receives bulk power directly from SCE, transforms it, and then provides it within the property with its own distribution system.

Additional electrical capacity will be provided in conjunction with future development as necessary to serve future on-site needs. The existing Edison Universal Substation has a capacity of 22 MVA and the existing Studio Master Substation has a capacity of 40 MVA.

Planned improvements include expansion of the Studio Master Substation, connection to the Edison Universal Substation and installation of an additional 66kV transmission line to supply an additional 60 MVA for the Specific Plan Area. This additional 60 MVA would increase the total capacity of the Studio Master Substation to 100 MVA. The private on-site electrical system will have a new distribution substation as well as new electrical lines to serve new buildings constructed pursuant to the Specific Plan. Planned infrastructure improvements are illustrated in Exhibit 4.5a, Conceptual electrical facilities plan.

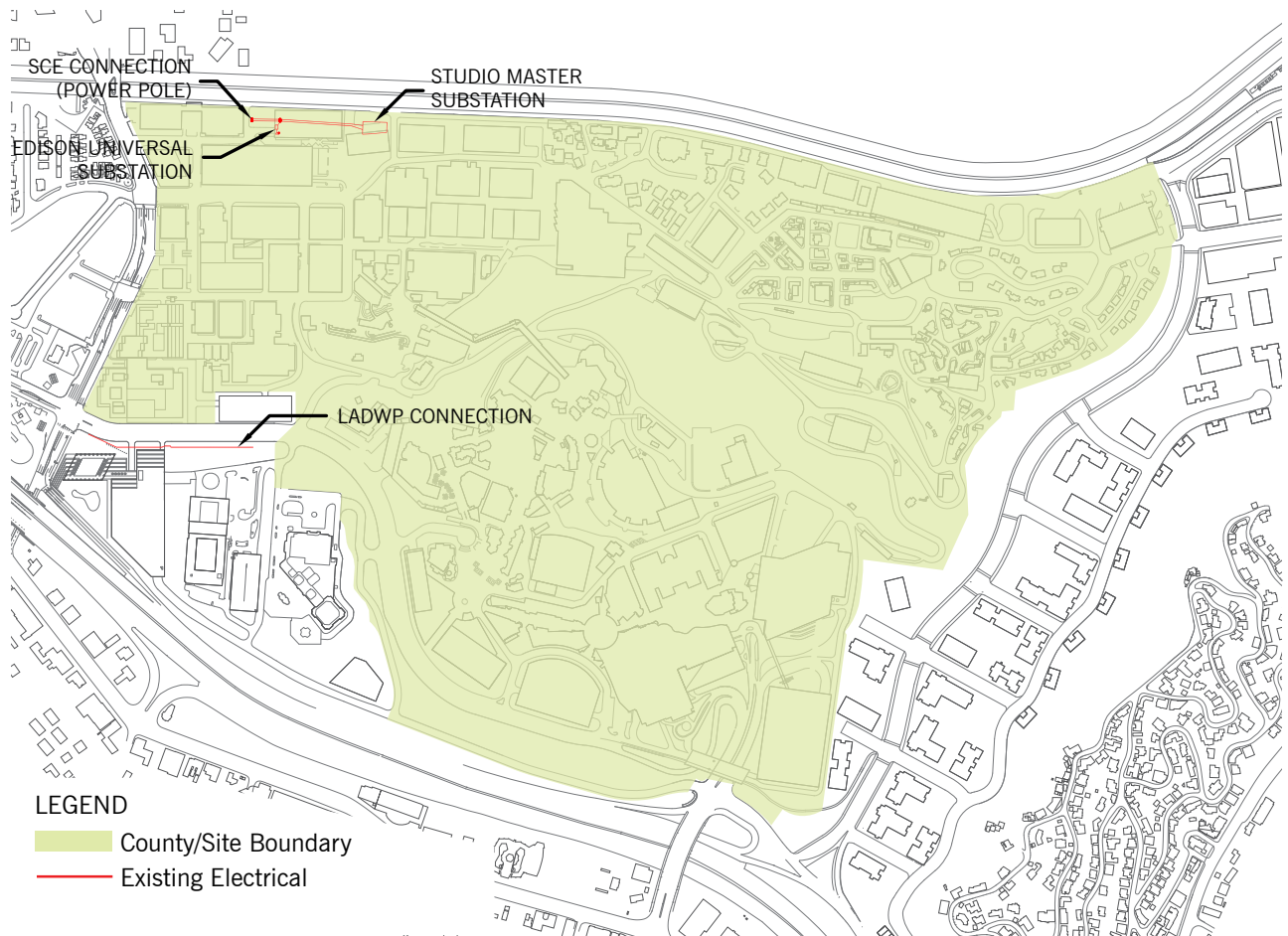


Exhibit 4.5: Conceptual electrical facilities plan

6 NATURAL GAS

The Southern California Gas Company currently provides natural gas service to the Specific Plan Area. Existing off-site gas mains connect to the on-site gas distribution system at the property boundary.

Natural gas will continue to be provided to the Specific Plan Area via the existing gas lines at the property boundaries from either Lankershim Boulevard or Barham Boulevard. The property owner will continue to own and maintain the gas distribution network within the Specific Plan Area.

The proposed improvements to the on-site system of natural gas distribution lines includes new gas lines to serve the Universal City Specific Plan Area. A portion of the existing gas main located in Universal Hollywood Drive would need to be relocated consistent with the proposed realignment of Universal Hollywood Drive. Additional gas lines may be added on-site to distribute natural gas. The natural gas infrastructure improvements which are planned to implement the Specific Plan are illustrated in Exhibit 4.6a, Conceptual natural gas facilities plan.

Exhibit 4.6: Conceptual natural gas facilities plan



chapter 5:

IMPLEMENTATION

chapter 5: IMPLEMENTATION

1 SPECIFIC PLAN ZONE

As part of the actions related to the Universal Studios Specific Plan, a single zone will be established over the entire Specific Plan Area. That zoning designation, “US-SP” (Universal Studios Specific Plan), refers to uniform and extensive land use development regulations contained in the Specific Plan Ordinance, which will govern future development of the property. In cases where the Specific Plan does not address a particular situation, the regulations and development standards contained within the Los Angeles County Code (Title 21 & 22), as of the effective date of the Specific Plan, will apply. (See Appendix B for applicable County Code Titles 21 & 22).

2 SUBSTANTIAL CONFORMANCE REVIEW

The Universal Studios Specific Plan establishes a procedure called Substantial Conformance Review to ensure the provisions of the Specific Plan are met. This Substantial Conformance Review procedure is a ministerial process that requires Projects within the Universal Studios Specific Plan boundary to be reviewed by the designated County Planning Department staff to verify compliance with the regulations of the Specific Plan. As part of the Substantial Conformance Review process, the applicant must demonstrate that the proposed Project complies with all requirements, including, but not necessarily limited to: maximum development restrictions, visual buffers, and building height limitations.

The Specific Plan defines a “Project” for the Substantial Conformance Review procedure as the construction, erection, addition to, or structural alteration of, any building or structure, a use of building or land, or change of use of building or land, on a lot located in whole or in part within the Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, or land use permit, and which results in a net increase of Floor Area or a change in Land Use Category. A Project does not include the following:

- Sets/Facades (temporary or permanent)
- Temporary Uses (as defined)
- Signs (as defined)
- Production Activities (as defined including outdoor production)

As a further assurance of compliance, an annual report will be prepared yearly by the property owner(s), which describes the progress of implementation of the Specific Plan in a number of areas, including the total Floor Area (square feet) developed in each land use category and information on completed Projects.

3 TRANSPORTATION AND CIRCULATION

A number of circulation improvements are planned in and around the Universal Studios Specific Plan Area. These include internal circulation improvements, and a Transportation Demand Management Program. These improvements will help improve circulation on-site, in the vicinity of Universal Studios, and regionally.

PLANNED INTERNAL CIRCULATION IMPROVEMENTS

As the Specific Plan Area is developed, internal circulation improvements will be implemented to adequately service the development areas. The following internal circulation improvements are planned for the Specific Plan Area:

- Improved connection of Universal Hollywood Drive from Lankershim Boulevard to Universal Studios Boulevard;
- Widening of Universal Hollywood Drive to three lanes in each direction from the Entertainment District to Lankershim Boulevard;
- Widening of Universal Hollywood Drive to add a fourth lane on its approach to Lankershim Boulevard so it will align with the new MTA MetroRail Station Access Road;
- New gate entrance from Universal Hollywood Drive;
- New access points from Lakeside Plaza Drive;
- Reconnection of several internal access roadways within the Studio District to expedite employee trips to the Lankershim Boulevard and Forest Lawn Drive portions of the Specific Plan Area; and,
- Improvement of internal service access roads.



Section Location

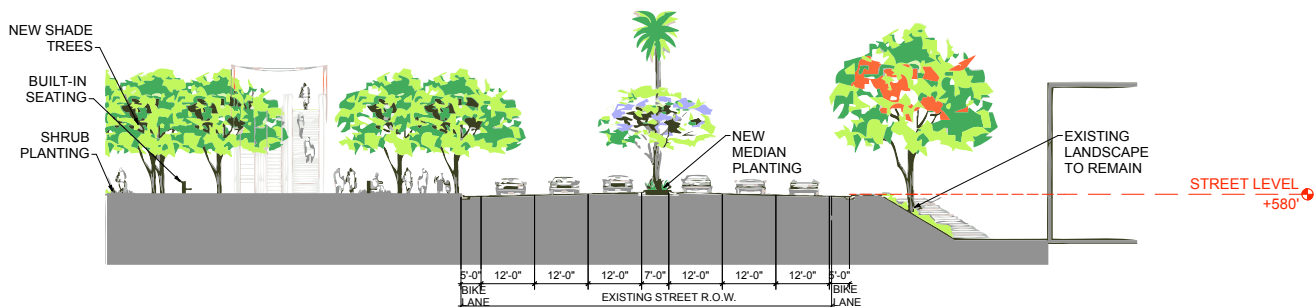


Exhibit 5.3a: Conceptual section of Universal Hollywood Drive reconfiguration near Lankershim

TRANSPORTATION AND DEMAND MANAGEMENT PROGRAM

The proposed Transportation and Demand Management Program will be implemented by the Applicant. It will be monitored by the County of Los Angeles through the Annual Report process and the Mitigation Monitoring Program. These strategies would generally help reduce employee and patron trips on the street and freeway system during the most congested time periods of the day. They include, but are not limited to, the following:

- Flexible work schedules and telecommuting programs;
- Alternative work schedules;
- Pedestrian-friendly environment (i.e. established and clear pedestrian networks, intersections, and built environments);
- Bicycle amenities;
- Rideshare/carpool/vanpool promotion and support;
- Mixed-use development
- Education and information on alternative transportation modes;
- Transportation Information Center;
- Guaranteed Ride Home Program;
- Join an existing or form a new Transportation Management Association;
- Participation in a flex cars program ; and
- Discounted transit passes.

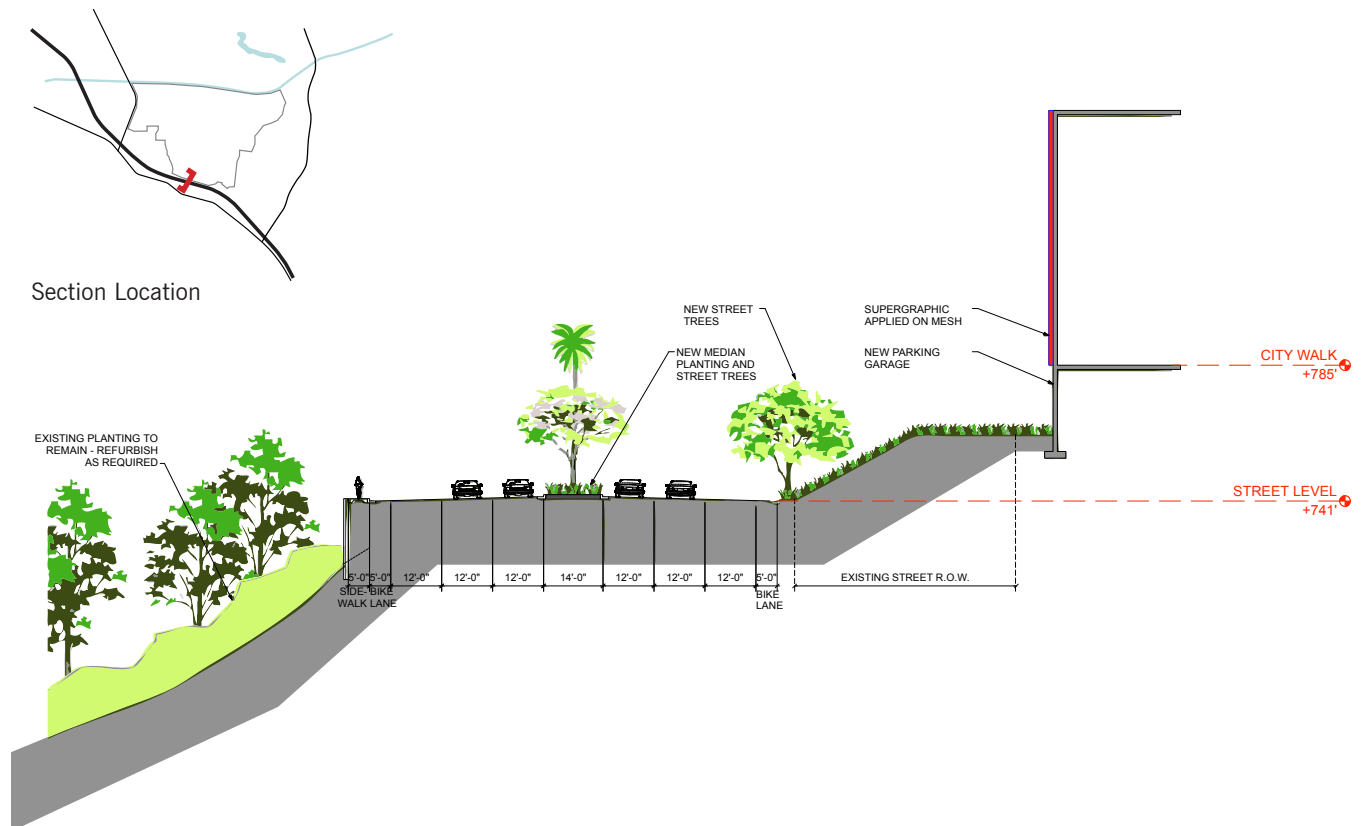


Exhibit 5.3b: Conceptual section of Universal Hollywood Drive reconfiguration near 101 Freeway

4 PERMITTED USES

The uses and facilities allowed within the Universal Studios Specific Plan Area include the following:

- Amphitheater
- Amusement games or arcades
- Ancillary Support Facilities
- Animal care and boarding facilities
- Athletic Facilities
- Billiard or pool halls
- Bowling alleys
- Cellular Facilities
- Charitable events
- Child Care Center
- Civic events
- Communication Facilities
- Conference facilities
- Construction offices
- Educational facilities
- Emergency medical facilities
- Entertainment Attractions
- Entertainment Retail Uses
- Entertainment shows
- Entertainment Uses
- Entry facilities
- Fences/walls
- Financial institutions
- Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
- Fundraisers
- Government facilities
- Health and exercise spas and physical fitness centers
- Hotels
- Landscape nurseries and related uses
- Murals
- Museums, art displays, art shows, art galleries (indoor/outdoor)
- Offices
- Outdoor Special Light Effects
- Parades and street performers shows
- Parking structures and surface parking lots
- Pedestrian or vehicular tours
- Power facility (to provide power for on-site purposes)
- Premieres (film, television, audio, and other media events)
- Production Activities (including outdoor production)
- Production Facilities
- Promotional activities
- Public dancing and live entertainment
- Public Services Facilities
- Pyrotechnic special effects and storage
- Recreational facilities
- Recycling facilities
- Research and development facilities
- Residential quarters for security personnel, fire protection personnel, on-site managers and other necessary personnel
- Restaurants, cafes, coffee shops, bars, dinner theaters and nightclubs (indoor/outdoor)
- Retail uses, indoor and outdoor, including the display, rental and sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other facilities.
- Sale of alcoholic beverages for on-site and off-site consumption
- Seasonal uses
- Security facilities and short-term detention facilities for on-site security purposes
- Sets/Facades
- Signs
- Special events
- Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
- Storage, outdoor and indoor
- Storage tanks, underground and above ground
- Studio Offices
- Studio Support Facilities
- Studio Uses
- Temporary Uses
- Theaters, motion picture theaters, live performance theaters
- Thematic Elements
- Theme Park, Universal Studio Tour and related activities
- Trailers (non-residential)
- Transportation Facilities
- Utilities, underground and above ground
- Vehicle maintenance and repair facilities
- Warehouses
- Other uses which are similar, accessory or incidental to permitted uses, as determined by the Planning Director

The Specific Plan also includes special conditions and standards for some uses, including establishments that sell or serve alcohol, child care facilities, communications facilities, and hotels.

PROHIBITED USES

The following uses and facilities are expressly prohibited by the Specific Plan:

- Adult Business Establishments
- Gun shops
- Gaming establishments
- Medical Marijuana Dispensaries
- Tattoo Parlors
- Any other uses and facilities not listed as permitted uses or determined by the Director to be similar to permitted uses and facilities.

5 LAND USE EQUIVALENCY PROGRAM

The Specific Plan establishes the total permitted Floor Area development in square feet in several land use categories including: office, studio office, studio, hotel, entertainment and entertainment retail, and amphitheater uses. These amounts of development are based on projections of future need. They are, however, estimates, and it is reasonable to assume that some adjustments to the totals within each category will need to be made over the life of the Specific Plan. The Specific Plan permits such change provided the overall intent of the Plan is preserved and no additional environmental impacts would occur above those addressed as part of the environmental review for the Evolution Plan.

6 ARCHITECTURE

The intent of the Specific Plan is to provide for a harmonious relationship between buildings within the Specific Plan Area without requiring a particular architectural theme. This can be achieved by careful attention to building massing, building materials and color in new construction and with the renovation of existing buildings. The intent is to promote building massing, which is visually rich, creates an exciting and varied urban landscape, in which each building positively contributes to the overall image of Universal Studios as a singular place.

The Specific Plan primarily addresses massing through floor area and height limits. Roof materials and colors will be selected to complement the building design and create an attractive roofscape where visible from neighboring properties. Mirrored or highly reflective glass is generally prohibited. As discussed below, parking structures visible within 500 feet of the Specific Plan Area will be screened.



Exhibit 5.3c: Illustration of the Conceptual Plan skyline.

7 LANDSCAPE

Landscaping plays a large role in ensuring that the Specific Plan's vision of an appealing identity is met.

Landscaping is an integral part of the overall vision for the Specific Plan Area, as a natural feature of some of its steeply-sloped areas, as a means of welcoming visitors, as a feature that improves the aesthetic environment, and in absorbing stormwater and providing shade. The Design Plan Chapter discusses landscaping as it applies to specific edges of the Specific Plan Area in more detail.

REQUIRED LANDSCAPE

To maintain flexibility for studio production and entertainment uses, landscaping is only specifically required for screening and buffering of blank walls facing public rights-of-way, parking garages, or other uses that do not contribute to a positive site identity, such as outdoor storage areas and rooftop equipment. All landscaping not associated with Entertainment Attractions, Sets/Facades, the Theme Park, Production Activities, or certain visitor entry points will be required to meet County standards for drought-tolerant plants.

CONCEPTUAL PLANT PALETTES

The following pages illustrate conceptual planting palettes for different districts and edges of the Universal Studios Specific Plan Area. The intent of the Conceptual Planting Palettes is to provide a general guide for future landscaping that should be considered when improvements are made, and not specific requirements for certain plant species.

LANKERSHIM EDGE CONCEPTUAL PLANTING PALETTE

Canopy Trees:



Coral Tree
Erythrina sp



New Zealand Christmas Tree
Metrosideros excelsa



Ginkgo
Ginkgo biloba



Chinese Pistache
Pistacia chinensis



Sydney Golden Wattle
Acacia longifolia



Rosewood
Tipuana tipu

Wall Planting:



Aloe
Aloe sp



Kangaroo Paw
Anigozanthos flavidus

Street Trees:



Canary Island Palm
Phoenix canariensis

Sidewalk Planters:



New Zealand Flax
Phormium tenax



Wild Rye
Leymus sp



Deer Grass
Muhlenbergia sp



Mexican bush sage
Salvia leucantha

BUSINESS DISTRICT CONCEPTUAL PLANTING PALETTE



Ficus Hedge
Ficus



Fern Pine
Podocarpus Gracilior



Boxwood
Buxus microphylla japonica



Star Jasmine
Trachelospermum Jasminoides



Boxwood
Buxus microphylla japonica



Coast Rosemary
Westringia fruticosa



Lily Turf
Liriope muscari

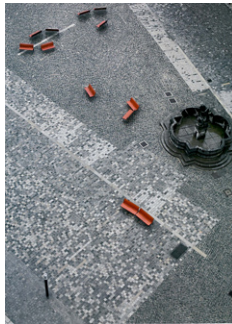
STUDIO DISTRICT CONCEPTUAL PLANTING PALETTE



Paving Options



Permeable Paving



Flexible Space



Planted Wall



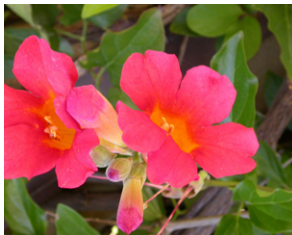
Flexible space



Date Palm
Phoenix dactylifera



Planted Wall



Blood-Red Trumpet Vine
Distictis buccinatoria



Lavender Trumpet Vine
Clytostoma



Black-eyed Susan Vine
Thunbergia alata



Queen Palm
Syagrus romanzoffiana

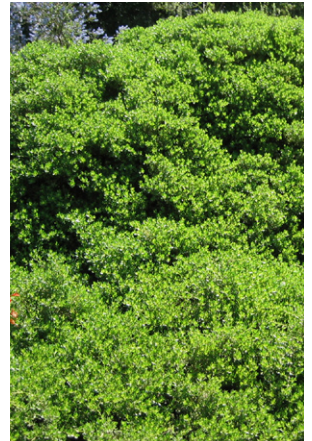
HILLSIDE CONCEPTUAL PLANTING PALETTE



California Sycamore
Platanus racemosa



Monterey Pine
Pinus radiata



Dwarf Coyote Brush
Baccharis pilularis



Mahonia
Mahonia



Pacific Wax Myrtle
Myrica californica



Wild Lilac
Ceanothus spp.



Douglas Iris
Iris douglasiana



Evergreen Currant
Ribes viburnifolium



Coral Bells
Heuchera maxima



Manzanita
Arctostaphylos spp.

CHANNEL CONCEPTUAL PLANTING PALETTE



California Sycamore
Platanus racemosa



Carolina Laurel Cherry
Prunus caroliniana



Planted wall



California Coffeeberry
Rhamnus californica



Giant Wild Rye
Elymus condensatus 'canyon prince'



Common Rush
Juncus patens



Island Bush Snap Dragon
Galvezia speciosa



Bush Anemone
Carpenteria californica



Ever Green Currant
Ribes viburnifolium



Mahonia
Mahonia



Deer Grass
Muhlenbergia rigens

ENTERTAINMENT DISTRICT CONCEPTUAL PLANTING PALETTE



Queen Palm
Syagrus romanzoffiana



Italian Stone Pine
Pinus pinea



Jacaranda
Jacaranda mimosifolia



Acacia Tree
Acacia



Rosemary
Rosmarinus



Cedar
Cedrus spp.



Tipu Tree
Tipuana tipu



Date Palm
Phoenix dactylifera



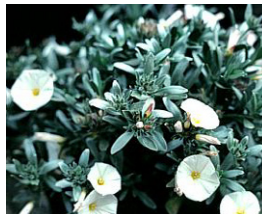
Golden Rain Tree
Koelreuteria paniculata



Lily Turf
Liriope muscari



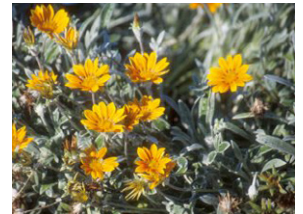
Kleinia
Senecio mandraliscae



Bush Morning Glory
Convolvulus cneorum



Trailing Lantana
Lantana montevidensis



Gazania
Gazania



Foxtail Agave
Agave attenuata



Century Plant
Agave americana



Redhot Poker
Kniphofia uvaria



Kangaroo Paw
Anigozanthus flavidus



Mexican Fan Palm
Washingtonia robusta



Pride of Madeira
Echium fastuosum



Coast Rosemary
Westringia fruticosa



Blue Oat Grass
Helictotrichon sempervirens



Plumbago
Plumbago auriculata



Pineapple Guava
Feijoa sellowiana



Hens & Chicks
Echeveria imbricata

8 BUILDING FACADES AND SCREENING

The Universal Studios Specific Plan establishes regulations which require visual buffers for certain types of new development likely to be visible from surrounding streets and neighborhoods. Because of the Specific Plan Area's topography and the unique nature of proposed development, the regulations contained within the Specific Plan specially address its particular conditions.

INTENT OF BLANK FACADE AND SCREENING REGULATIONS

The screening regulations are intended to be easily implemented and measured, to ensure that a reasonable degree of visual buffering will be achieved. The regulations allow for a range of visual treatments, which can be used individually or in combination to flexibly address a wide variety of conditions. Building facades within 40 feet of and facing public rights-of-way are required to incorporate one or more visual treatments. The screening regulations are not intended to completely conceal all new development. Rather, they are intended to provide a means to create an attractive, appealing visual context for new development, which helps visually unify the Specific Plan Area.

PROJECTS REQUIRING SCREENING

The Specific Plan requires screening for certain kinds of development in more sensitive locations. Screening is required for the following:

1. Buildings adjacent to the Los Angeles River Flood Control Channel. Visual treatment of the portion of any new buildings located along and facing the Los Angeles River Flood Control Channel edge in the 625 MSL Height Zone is required.
2. Roof-top parking, when located within 500 feet of Existing Off-Site Residential Uses located outside the boundaries of this Specific Plan and the Universal City Specific Plan.
3. All roof-top equipment, except communication facilities, from the view of pedestrian public locations within 500 feet of the combined boundaries of this Specific Plan and the Universal City Specific Plan.
4. With the exceptions of sets/facades and production activities, outdoor storage areas from the view of pedestrian public locations within 500 feet of the boundaries of this Specific Plan and the Universal City Specific Plan.

METHODS OF SCREENING AND VISUAL TREATMENT

Screening may be achieved in several ways, including: articulation of building plane; use of varying building materials; graphic facade treatments and thematic elements; or installation of landscaping. Blank facades may include visual treatments such as articulation of building planes, use of varying building materials to create visual interest, and the regular placement of windows.

9 STREETScape

Lankershim Boulevard and Universal Hollywood Drive will be improved as development in the Specific Plan Area occurs. A conceptual streetscape design for Lankershim can be found in Chapter 3, Section 6. Final detailed streetscape designs are not included within this Specific Plan, but will be reviewed and approved by the appropriate agencies prior to their construction and installation. They may include the following elements:

- Street trees and landscaping;
- Street lights and banner poles;
- Signs;
- Sidewalks and parkways; and,
- Street furniture.

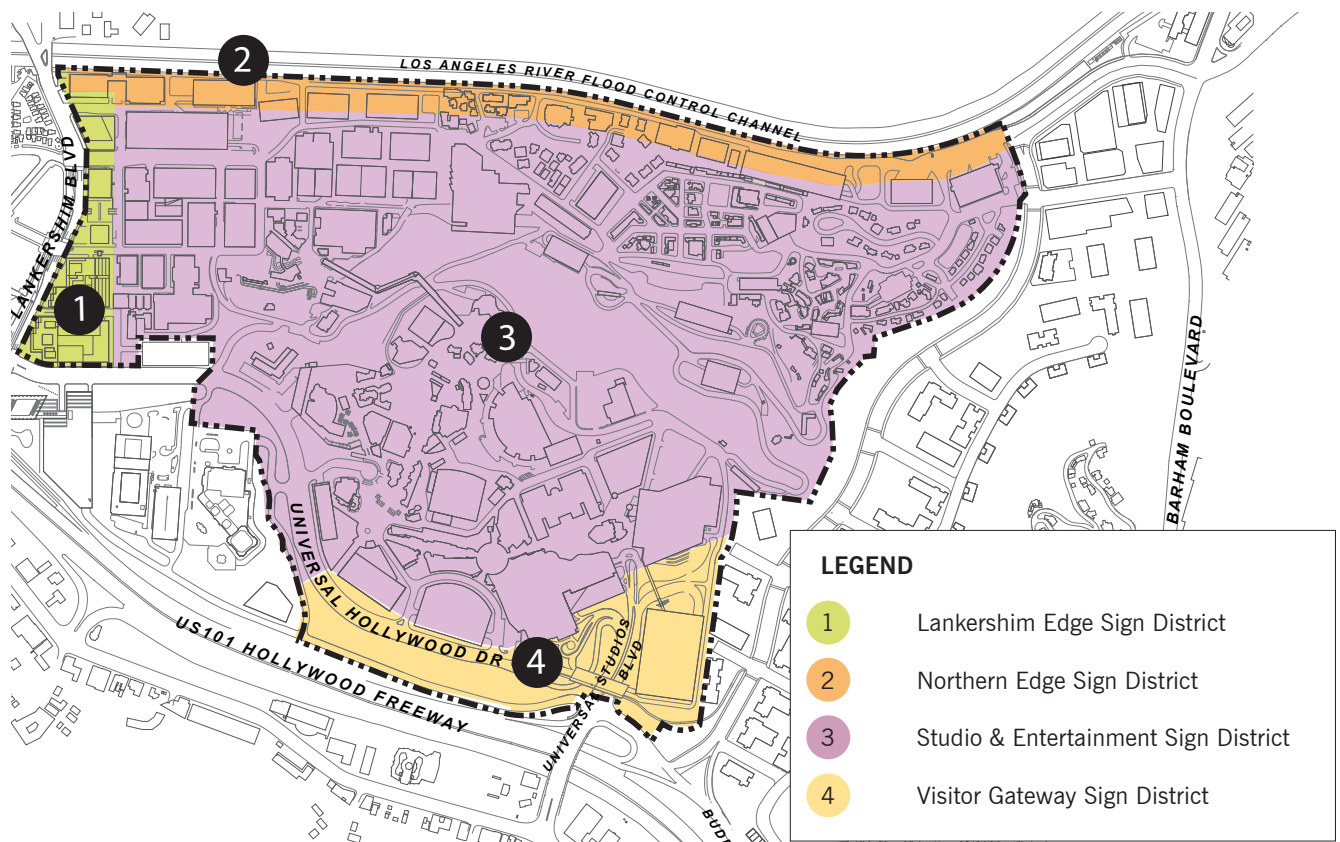
The area between the edge of property lines at the street, up to and including building facades also plays a role in the character of the streetscape. As buildings along Lankershim Boulevard are redeveloped, the character of the street will become more urban and pedestrian friendly. New structures, and the elements separating them from the street, will carefully balance the need for security, contributing to an urban, pedestrian-friendly, streetscape, and contributing towards a strong studio identity. This will be achieved through a variety of means, including visually interesting architecture, landscaping, and graphic treatments.

10 SIGNS

The Specific Plan includes a custom set of sign regulations for Universal Studios. The comprehensive sign regulations address the unique qualities of the Specific Plan Area's edges, districts, and topography. They are intended to establish a clear, consistent and cohesive image, while meeting the need for identification, promotion, and providing information. The intent of the Specific Plan is to promote compatibility between signs and the environment, allow an appropriate amount of design flexibility, and enhance the visitor experience.

Four sign districts have been created to regulate the sign size, location, height and total number, as shown on the following exhibit. The Specific Plan introduces a concept of regulating different sign types according to their category, which could be defined as their purpose. For example, a wall sign could be used for area identification or for tenant identification. In this case, 'area identification' and 'tenant identification' are the sign categories; 'wall sign' is the sign type. Sign categories explain their purpose; sign types generally describe their physical form.

Exhibit 5.10: Sign Districts



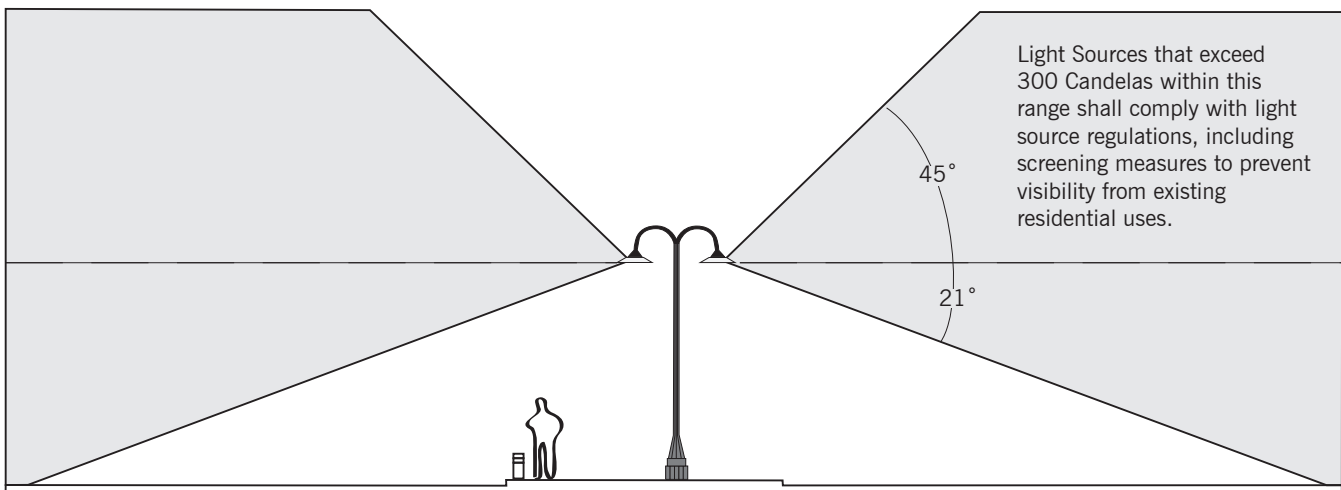
Each sign district limits and regulates the sign categories, sign types, sizes, and heights allowable. Signs which facilitate vehicular or pedestrian circulation have no limitations except for maximum size and height. Existing signs are allowed to remain and may be replaced.

Internal Signs are a unique category regulated by the Specific Plan. Internal Signs may be any sign category and type, but unlike other signs, are unlimited in number so long as they meet the definition of an Internal Sign, which is based on its lack of visibility outside the Specific Plan Area. These requirements vary by district.

Sign types are defined and regulated within the Specific Plan according to their category and sign district. Permitted Sign Categories include:

- Internal Signs
- Area Identification
- Building Identification
- Tenant Identification
- On-Site Signs
- Information (Directional)
- Temporary
- Construction
- Real Estate Signs

Exhibit 5.11: New Light Source Diagram



11 LIGHTING CRITERIA

The Specific Plan requires all new lighting improvements to meet specific lighting performance standards defined by the particular application and type of use. These lighting standards establish the brightness, direction, and shielding required for lighting installations. The Specific Plan restricts luminance (the visible brightness of a surface) and brightness contrast levels (the ratio of an illuminated surface to its surrounding space).

The Specific Plan provides for specific angular range of degrees which may not be exceeded (see diagram below).

There are several important exceptions to the lighting regulations, which include the following:

- a. Production Activities and Outdoor Special Light Effects. These activities, critical to the ongoing operation of the studio.
- b. Decorative lights temporarily installed between September 1 and January 15 of the next year.
- c. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies.
- d. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination.
- e. Lighting associated with Signs are exempt, and instead subject to the regulations contained in the Signage regulations at Section 18 the Specific Plan.
- f. Hotels. Roof-top lighting on hotels for sports/recreational uses, such as pools, tennis or paddle courts, which would not comply with other lighting standards in the Specific Plan Ordinance, have special lighting standards. These uses shall be lighted by horizontally mounted, rectilinear-type, sharp cut-off fixtures shielded such that the bulb or lamp is not viewable from residential properties outside of the combined boundaries of the Universal Studios and Universal City Specific Plans. These Light Sources shall be mounted at a height of 20 feet or less above the roof top surface.

12 CONSTRUCTION AND GRADING

The Specific Plan has established standards for construction and grading activities to reduce impacts on adjacent neighborhoods. These standards include maximum cumulative cubic yards of earth import/export and other measures to reduce potential construction impacts.

UNIVERSAL STUDIOS SPECIFIC PLAN
Draft – October 15, 2010
(DEIR Proof)

ORDINANCE NO. _____

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An ordinance establishing a specific plan, known as the Universal Studios Specific Plan.

**THE PEOPLE OF THE COUNTY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Establishment of Specific Plan

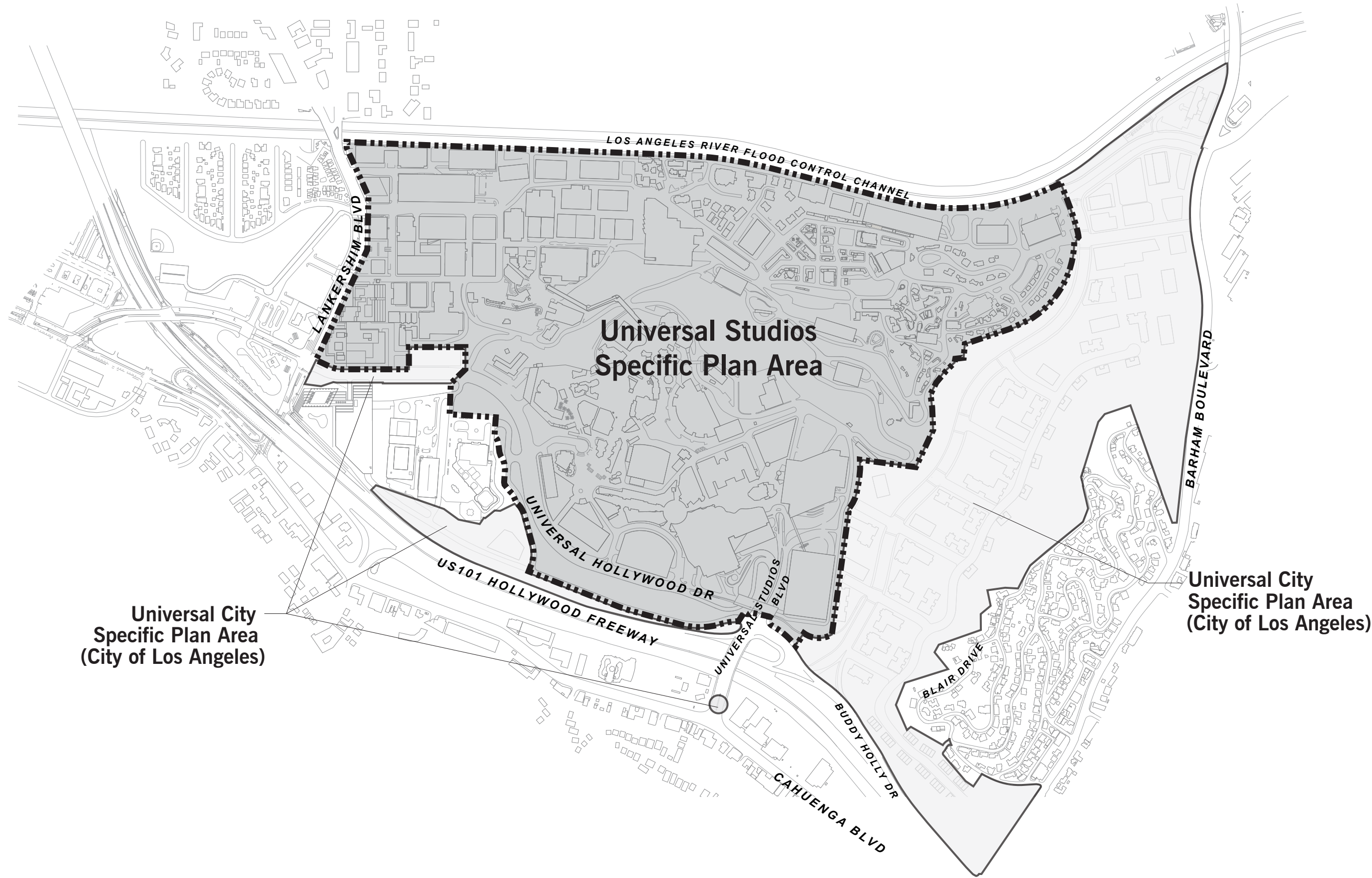
The Board of Supervisors establishes the Universal Studios Specific Plan, for the area generally bounded by the Los Angeles River Flood Control Channel on the north, the City of Los Angeles Universal City Specific Plan area to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown upon Exhibit 1 within the heavy dashed lines. The Universal Studios Specific Plan area includes those portions of property shown on Exhibit 1-A to be detached from the City of Los Angeles and annexed to the County. The full legal description of the boundaries of the Universal Studios Specific Plan is set forth in Appendix A of Part I of this Specific Plan.

Section 2. Purposes

This Specific Plan is intended to:

- A. Establish eligible uses and/or activities; and to provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.
- B. Set forth principles, standards, and general procedures to assure the orderly development of the Universal Studios Specific Plan area.
- C. Provide a comprehensive planning tool to guide continued development of a regional center recognizing Universal Studios as a comprehensive motion picture/television production facility; entertainment, dining and retail venue; and hotel and business center, creating business and job opportunities to enhance the economic vitality of the County of Los Angeles consistent with the intent, purpose and goals of the County General Plan. This includes, but is not limited to, the continuance and expansion of such uses as: television and motion picture production, cable, satellite, broadcast and telecommunications activities; tourism and entertainment activities, retail, restaurants, hotel, theaters, offices, shopping and dining opportunities; parking facilities; and associated operational activities.
- D. Provide added opportunities to expand this regional center, which is located in immediate proximity to the Universal City Metro Red Line Station and a regional freeway system.
- E. Establish a set of general procedures by which the County can verify that proposed projects substantially comply with the regulations of the Universal Studios Specific Plan.

- F. Recognize the relationship between the Universal Studios Specific Plan, the Universal City Specific Plan, and other uses surrounding the Universal Studios site such as residences, other studios, and other commercial enterprises.
- G. To allow Additional Permitted Floor Area within the Universal Studios Specific Plan area of 259,929 square feet of net new Studio Use Floor Area, 214,774 square feet of net new Studio Office Floor Area, 495,406 square feet of net new Office Floor Area, 450,000 square feet of new Hotel Floor Area with a maximum of 500 hotel guest rooms, 187,895 square feet of net new Entertainment Use Floor Area, 39,216 square feet of net new Entertainment Retail Use Floor Area, and 60,000 square feet of replacement Amphitheater Floor Area, and including any additional square feet of Floor Area as may be permitted pursuant to Land Use Equivalency as set forth in Section 7 of this Specific Plan.



**Universal Studios
Specific Plan Area**

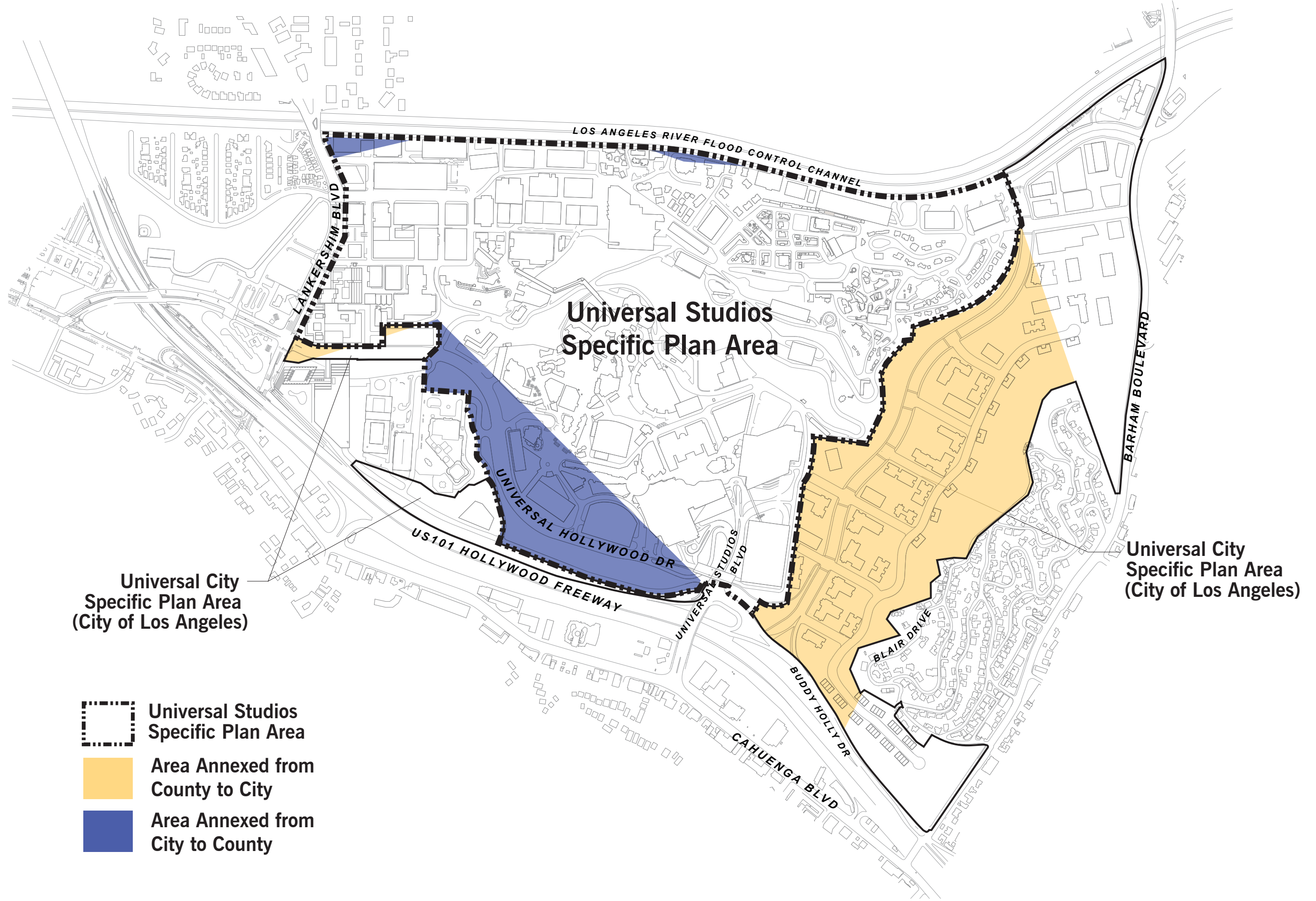
**Universal City
Specific Plan Area
(City of Los Angeles)**

**Universal City
Specific Plan Area
(City of Los Angeles)**




EXHIBIT 1 - UNIVERSAL STUDIOS SPECIFIC PLAN MAP

DRAFT - October 15, 2010





Universal City
Specific Plan Area
(City of Los Angeles)

-  Universal Studios
Specific Plan Area
-  Area Annexed from
County to City
-  Area Annexed from
City to County

Universal City
Specific Plan Area
(City of Los Angeles)

EXHIBIT 1A - UNIVERSAL STUDIOS SPECIFIC PLAN MAP WITH ANNEXATION AREAS



Section 3. Authority and Scope

A. Relationship to Los Angeles County General Plan.

The General Plan is a comprehensive long-range policy document that guides the ultimate physical development of the unincorporated areas of the County. The General Plan includes state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan provides a broad general policy directive for the County, a specific plan is a policy statement and implementation tool that is used to address a single planning area. As stated in the General Plan Introduction: “the General Plan neither guarantees the achievement of a particular goal nor strict adherence to any single policy statement.” Pursuant to California Government Code Section 65454, a specific plan must be consistent with the General Plan by furthering its objectives and policies while not obstructing their attainment, but also need not adhere to every goal and policy.

The Universal Studios Specific Plan area is classified as the Industrial and Commercial categories of land use on the General Plan, which allow a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. This Specific Plan is consistent with the goals and policies in the land use; circulation; conservation and open space; noise; safety; and economic development elements of the General Plan as more fully detailed in Appendix C of Part I of this Specific Plan.

B. Relationship to Los Angeles County Code.

1. The regulations of this Specific Plan are in addition to those set forth in Titles 21 and 22 of the Los Angeles County Code (LACC) and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in Titles 21 and 22 of the LACC or other relevant ordinances, except as specifically provided for herein.
2. Whenever this Specific Plan contains provisions that establish regulations (including but not limited to, standards such as Heights, uses, parking requirements, lighting, subdivision design, grading, signage, the sale and service of alcoholic beverages, removal and/or encroachment into the protected zone of oak trees), which are different from, more restrictive or more permissive than would otherwise be allowed pursuant to the provisions contained in Titles 21 and 22 of the LACC, this Specific Plan shall prevail and supersede the applicable provision of the LACC. For matters on which this Specific Plan is silent, applicable provisions of Title 21 and/or 22 of the LACC shall control.
3. Sign Regulations. This Specific Plan shall supersede and replace the county-wide regulations in Title 22, Division 1, Chapter 22.52, Part 10 of

the LACC that address types of signs permitted, sign Heights, maximum sign area permitted, sign face, illumination, and location of signs.

4. Oak Tree Regulations. This Specific Plan shall supersede and replace the county-wide regulations in Title 22, Division 1, Chapter 22.56, Part 16 of the LACC that address removal, replacement, and encroachment into the protected zone of oak trees.
5. Alcoholic Beverages Regulations. This Specific Plan shall modify the applicability of the county-wide regulations in Section 22.56.195 of Title 22 of the LACC that address the sale and service of alcoholic beverages for on-site and off-site consumption, and Sections 22.56.1500, 22.56.1540, and 22.56.1550 that address the amortization schedule for establishments that existed prior to adoption of Ordinance 92-0097.
6. Live Entertainment/Public Dancing/Night Clubs. This Specific Plan shall supersede and replace the county-wide regulations in Sections 22.52.1110 and 22.56.1754 of Title 22 of the LACC.
7. Wireless/Communications Facilities. This Specific Plan shall supersede and replace the county-wide regulations in Title 22, Division 1, Chapter 22.52, Part 13 of the LACC that address wireless or other communications facilities.
8. Parking Requirements. This Specific Plan shall supersede and replace the county-wide regulations in Title 22, Division 1, Chapter 22.52, Part 11 and Title 22, Division 1, Chapter 22.56, Part 7 of the LACC.
9. Lighting Requirements. This Specific Plan shall supersede and replace any regulations in Title 22, Division 1, Chapter 22.52, Part 10 of the LACC that address lighting source intensity and design requirements.
10. Sound Requirements. This Specific Plan shall modify the applicability of the regulations in Sections 12.08.390, 12.08.400, 12.08.440, 12.08.460, 12.08.470, 12.08.530, and 12.08.560 of the LACC.
11. Child Care Requirements. This Specific Plan shall supersede and replace the county-wide regulations in Section 22.52.1105 of Title 22 of the LACC that address child care requirements.
12. Grading/Off-site Export/Import. This Specific Plan shall supersede and replace the county-wide regulations in Sections 22.56.210, 22.56.230, 22.56.1752, and 22.56.1753 of Title 22 of the LACC that address grading, stockpiling, off-site import or export of grading materials, and other grading-related requirements.

13. Yard Requirements. This Specific Plan shall supersede and replace the county-wide regulations in Sections 22.48.050 through 22.48.110 of Title 22 of the LACC that address front, side and rear yard requirements.
14. Projections Between Building. This Specific Plan shall supersede and replace Section 22.48.130.A.3 of Title 22 of the LACC, that addresses projections between buildings.
15. Subdivision Conditional Use and Exhibit Map Requirements. This Specific Plan shall supersede and replace the conditional use permit and exhibit map requirements for subdivisions in Sections 21.16.010 and 21.16.015 of Title 21 of the LACC.
16. Subdivision Design Requirements. This Specific Plan shall supersede and replace design requirements from those contained in Chapter 21.24 of Title 21 of the LACC: Sections 21.24.210 (Pedestrian Ways); 21.24.240 (Lot Area and Width); 21.24.250 (Lot Area and Width – Sloping Terrain); 21.24.260 (Lot Area and Width – Reduced Lots); 21.24.290 (Frontage for Lots); 21.24.300 (Minimum Frontage); 21.24.330 (Additional Parking Area for Commercial Use).
17. Green Building Development Standards. This Specific Plan shall modify the applicability of the Green Building Development Standards contained in Title 22, Division 1, Chapter 22.52, Part 20 and Section 21.24.440 of Title 21 of the LACC.
18. Drought Tolerant Landscaping Requirements. This Specific Plan shall modify the applicability of the Drought Tolerant Landscaping Requirements contained in Title 22, Division 1, Chapter 22.52, Part 21 and Section 21.24.430 of Title 21 of the LACC.
19. Low Impact Development Standards. This Specific Plan shall modify the applicability of the Low Impact Development Standards contained in Title 12, Chapter 12.84; Title 22, Division 1, Chapter 22.52, Part 22; and Section 21.24.420 of Title 21 of the LACC.
20. Legal Nonconforming uses. This Specific Plan shall supersede and replace any termination conditions or time limits for any structures or use of land in Title 22, Division 1, Chapter 22.56, Part 10 lawfully existing although nonconforming with provisions of Titles 21, Title 22 or this Specific Plan, upon the effective date of this Specific Plan.
21. Director's Review, Hearings and Appeals. This Specific Plan shall supersede and replace the county-wide regulations in Title 22, Division 1, Chapter 22.56, Part 12, Sections 22.56.1660 through 22.56.1754 and Title 22, Division 1, Chapter 22.60, Parts 4 and 5 of the LACC regarding review of Projects.

C. Relationship to CEQA.

Pursuant to the California Environmental Quality Act (CEQA), the NBC Universal Evolution Plan Environmental Impact Report (EIR) was prepared for the NBC Universal Evolution Plan, which includes the implementation of the Universal Studios Specific Plan. EIR SCH No. 2007071036 identifies potential effects on the environment of the NBC Universal Evolution Plan and sets forth mitigation measures to lessen those impacts.

D. Relationship to Existing Uses.

The Universal Studios Specific Plan creates a regulatory framework for long-term development of the Specific Plan area. This Specific Plan also recognizes, however, that existing uses within the Specific Plan area will continue as the development permitted by this Specific Plan is implemented. Existing uses include, but are not limited to: Studio Use including Production Activities; Studio Office; Office; Entertainment Use including the Theme Park and Universal Studio Tour; Entertainment Retail Use including all forms of retail and restaurant uses in the Theme Park and CityWalk; and Amphitheater.

Section 4. Definitions

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined below or in Section 18 of this Specific Plan shall be construed as defined in the LACC. The definitions set forth in this Specific Plan are intended to encompass future technologies and materials which may be utilized in the construction, implementation, or uses permitted herein.

Adult Business Establishment. Adult Business Establishment shall include Adult Business, Adult Cabaret, and Adult Hotel and Motel, as those terms are defined in Section 7.92.020 of the LACC.

Alcohol Use Approval. A ministerial process to determine compliance of new establishments seeking approval after the effective date of this Specific Plan of the right to sell and/or serve alcoholic beverages with all applicable provisions of this Specific Plan, pursuant to Section 11 of this Specific Plan.

Amphitheater. A Land Use Category that allows a venue used for public assembly and/or entertainment including, but not limited to, theatrical performances, concerts, lectures, circuses, sporting events, or other similar events.

Ancillary Support Facility. Ancillary facilities to Studio Uses designed to provide consumer services within the Specific Plan area. Ancillary Support Facilities include, but are not limited to, those facilities used for food services, banking services, hair salons, physical fitness, commuter transportation, security, and the sale of sundries, studio merchandise and memorabilia if these uses are designed and operated to be

primarily available for employees and visitors, but are not generally available to the general public.

Applicant. Any person or entity submitting an application for a Substantial Conformance Review, an Alcohol Use Approval, Sign Conformance Review, an administrative clarification, a Specific Plan exception, a Specific Plan interpretation, or similar action related to this Specific Plan.

Back-of-House. The area of an Entertainment Attraction, Universal Studio Tour or other feature of the Theme Park not normally accessible to visitors which contains maintenance and repair facilities, storage areas, animal storage facilities, ancillary offices, delivery areas, employee dressing rooms and rest areas, mechanical/electrical equipment, ride track areas within Entertainment Attractions, and other support facilities. Back-of-House areas may be enclosed or unenclosed.

Candela. A measure of light energy from a source at a specific standard angle and distance. A measure of the light energy designed to evaluate the output of light from a lamp or light fixture in terms of both the intensity of light and the direction of travel of the light energy away from the source.

Cellular Facilities. Wireless telecommunication facilities, including cellular facilities, for telephone, information and data transmission and similar communication, and future technological advances in such communication. Cellular facilities shall also include all necessary support infrastructure, such as electrical or electromagnetic vaults, cabling, equipment racks, generators, transformers, and other related communication support equipment and systems.

Child Care Center. A facility in which non-residential care is provided for children, under 18 years of age, when licensed as a “child care center” or “child care facility” for children by the State of California or other agency designated by the State, under the categories defined in Division 12, Chapter 1, Section 101152(c) of Title 22 of the State of California Code of Regulations.

CityWalk. A non-admission based entertainment venue and entertainment retail venue that provides retail, restaurant, and theater uses, including the cinemas in CityWalk. Within CityWalk, there are also several administrative and employee support offices, along with some Office and Studio Use.

Communication Facilities. Any Non-Occupiable Structures or equipment used for the purpose of sending or receiving data and information communications or housing equipment to support the sending or receiving of communications, other than Cellular Facilities. Communication Facilities may include, but are not limited to: satellite and microwave dishes, antennae dishes and/or satellite farms, wireless telecommunications facilities such as WiFi, television and two-way radio transmitters and broadcast communications facilities, communications and data facilities, control and telemetry signals, cable or fiber optic systems, or future technological advances in Communication Facilities. Communication Facilities shall also include all necessary

support infrastructure such as vaults, cabling, equipment racks, generators, transformers, downlink systems, uninterrupted power supply (UPS) systems, and other related broadcast and communication support equipment and systems.

Conceptual Site Plan. The exhibit depicting, for informational purposes only, existing development and the conceptual plan for proposed development within the Specific Plan area pursuant to this Specific Plan. An initial Conceptual Site Plan is contained in the Plan Description, Part I, Chapter 2, of this Specific Plan.

Contributing Building. A building listed as a contributing resource in the Historic Preservation Plan.

Department of Public Works. The Department of Public Works of the County of Los Angeles.

Department of Regional Planning. The Department of Regional Planning of the County of Los Angeles.

Director. The Director of the Department of Regional Planning or his or her designee.

Entertainment Attraction. A building, structure, improvement, device, mechanism or other facility or use, or combination thereof, operated primarily for entertainment purposes as part of the Theme Park, Universal Studio Tour, CityWalk, or related activities, which may include controlled access or controlled capacities. Entertainment Attractions may include, but are not limited to: amusement rides, shows (live, computerized, animated, automated, motion picture), animal shows, outdoor displays, aquarium, parades, tours, exhibitions, assembly areas, pavilions, interactive and active play areas, or other similar activities and facilities, all of which may be outdoors or indoors, or combination thereof.

Entertainment Retail Use. A Land Use Category that includes all forms of retail and restaurant uses, including but not limited to, such uses in the Theme Park and CityWalk and support facilities, as permitted by this Specific Plan.

Entertainment Use. A Land Use Category that includes all forms of entertainment and recreation uses generally open to the public, as permitted by this Specific Plan. The uses include, but are not limited to, the Universal Studio Tour, events, and such uses in the Theme Park, Entertainment Attractions, and support facilities.

Existing Off-Site Residential Uses. Residential uses located outside of the combined boundaries of this Specific Plan area and the Universal City Specific Plan area. Hotel uses are not included as Existing Off-Site Residential Uses.

Finished Grade. The lowest point of elevation of the finished surface of the ground, paving or sidewalk, excluding a driveway(s) or secondary access stairwell(s), within the area between a structure and the property line or a line 5 feet from the structure, when the property line is farther than 5 feet from the structure.

Floor Area. The total of the area in square feet of the floor surfaces confined within the exterior walls of a building. Floor Area does not include exterior patios, decks, balconies, rooftop areas, or other specifically defined exterior space which is designed for use by patrons, tenants or visitors within the Specific Plan area. Floor Area does not include exterior walls, space devoted to stairways and stairwells, basement storage, elevator shafts, mechanical or electrical equipment areas, vertical utility shafts, light courts, parking structures including associated driveways, ramps, loading areas and areas incidental thereto, rooms housing mechanical equipment and machinery incidental to the operation of buildings, temporary trailers used for Production Activities or construction activities, Temporary Uses, seasonal uses, helicopter landing areas, Set / Facades, Thematic Elements, ride track areas within Entertainment Attractions, queue lines, covered or uncovered general public pedestrian circulation areas, plazas, and similar areas which are intended for public circulation.

Floor Area, Additional Permitted. That **1,596,620** square feet of net new Floor Area, which may be constructed pursuant to this Specific Plan, and any additional square feet of net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 7. The Additional Permitted Floor Area is calculated based on new Floor Area minus the Floor Area of any demolished land uses.

Floor Area, Baseline. That **4,024,608** square feet of Floor Area identified as existing pursuant to EIR SCH No. 2007071036 as of the effective date of this Specific Plan within the existing buildings shown on the Existing Site Plan. See Appendix I of Part I of this Specific Plan.

Floor Area, Total Permitted. The total square feet of Baseline Floor Area and the Additional Permitted Floor Area, and any additional square feet of net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 7. The Total Permitted Floor Area includes the repair, replacement, or modification of existing uses.

Footcandle. A unit of light energy incident on a square foot of surface one foot away from a standard candle.

Graphic Treatment. Graphic Treatment is defined in Section 18 of this Specific Plan.

Height. The vertical distance, in terms of feet above Mean Sea Level (MSL), measured to the highest point of the building or structure or roof structure or parapet wall, whichever is highest. For purposes of measuring Height, roof structures shall include rooftop equipment and architectural elements or Thematic Elements. However, the Height of Signs, Communication Facilities and maintenance storage buildings shall be measured from Finished Grade, as set forth in this Specific Plan, unless specified otherwise.

Height Exception. A specified Height, measured in terms of feet above MSL, in which buildings within the 890' Height Zone, as shown on Exhibit 3, may exceed the maximum

Height of the Height Zone up to the maximum stated Height for the Height Exception as set forth in Section 6 of this Specific Plan.

Height Zone. A specific limitation on building and structure Heights within the Specific Plan area defined in terms of maximum feet above Mean Sea Level (“MSL”) as identified on Exhibit 3.

Highly Reflective Building Materials. Exterior building materials, such as polished metal or mirrored glass (glazing with a ratio of 0.20 or higher of visible light reflectance from its exterior surface), that have the potential to cause glare impacts to offsite uses or public rights of way. Visible light reflectance is the ratio of visible light that is reflected from the surface to the sum of that which is transmitted, reflected and absorbed.

Historic Preservation Expert. A person, retained by the property owner, who has a graduate degree in architectural history or architecture, and at least three years of experience working as a historic preservation professional.

Historic Preservation Plan. The Universal Studios Historic District Historic Preservation Plan, dated [date], prepared by Historic Resources Group, LLC and is Appendix F of Part I of this Specific Plan.

Hotel. A Land Use Category for hotel related uses, including, but not limited to facilities such as hotel rooms; meeting, banquet and ballroom facilities; lobby; retail; restaurant; bar; office; spa; salon; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

Land Use Category. Those seven general categories of land uses within the Specific Plan area, and as set forth in Table 1 in Section 5 of this Specific Plan. The seven categories are: Studio Use, Studio Office, Office, Hotel, Entertainment Use, Entertainment Retail Use, and Amphitheater.

Land Use Equivalency. The total environmental impact that Projects subject to this Specific Plan may create and which are addressed by EIR SCH No. 2007071036 and adopted findings. The procedures for Land Use Equivalency referenced in this Specific Plan are set forth in Section 7 of this Specific Plan.

Light Source. Device that emits light energy from an electric power source. The term Light Source does not include lighting associated with Signs, or the interiors of buildings and structures.

Mean Sea Level (MSL). Sea level at its mean position midway between mean high and mean low tide. MSL is used in this Specific Plan as the standard for the measurement of Heights of buildings or structures.

Non-Occupiable Structure. Any structure not permitted to be occupied by a person.

Oak Tree. Those trees noted on the Master Oak Tree Map, dated [], and included as Appendix H of Part I of this Specific Plan.

Office. A Land Use Category that includes all office uses other than Studio Office.

Off-Site Transport Grading Project. The movement of over 10,000 cubic yards of graded materials, related to Projects within the boundaries of this Specific Plan, and to be imported into or exported out of the combined boundaries of this Specific Plan and the Universal City Specific Plan.

On-Site Grading Project. Grading activities (excavation or fill) involving movement of over 100,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects within the boundaries of this Specific Plan.

Outdoor Special Light Effects. Lighting effects intended primarily for entertainment of visitors, which may include, but are not limited to, sky beacons, floodlights of Thematic Elements and structures, search lights, laser lights, laser light shows, lighting included in parades, pyrotechnic special effects, xenon lights, or future technological advances in special light effects.

Production Activities. A Studio Use that includes indoor and outdoor activities in conjunction with the creation, development, production (on sound stages, Set / Facades, studios, stages, television facilities and other indoor and outdoor locations), acquisition, reproduction, recording, processing, editing, synchronizing, duplication, transmission, reception, viewing, merchandising, marketing, promotion, licensing, sales, leasing, financing, distribution, administration and other use of visual, digital, print and/or aural works, products, services, rights and communications. Production Activities shall include, but shall not be limited to, the use of any and all vehicles, equipment, machinery (temporary or permanent), materials (including pyrotechnic and other special effects materials), animals, or activities for such purposes. Examples of such activities include, but are not limited to, motion pictures, internet, television and radio programming, video recordings, audio recordings, digital recordings, digital media, computerization, publications and any derivation or evolution of the foregoing.

Production Facilities. Facilities used in conjunction with Studio Uses that includes buildings, structures, Non-Occupiable Structures, Set / Facades, equipment, man-made water features, and facilities that are related to Production Activities. Production Facilities may include, but are not limited to, sound stages (including live audience stages), studios, outdoor generators, workshops, garages, storage, mills, tents, trailers, trailer servicing facilities and trailer sanitation stations, paint shops, and paint booths.

Project. The construction, erection, addition to, or structural alteration of, any building or structure, a use of building or land, or change of use of building or land, on a lot located in whole or in part within the Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, or land use permit, and which results in a net increase of Floor Area or a change in Land Use Category. For purposes of this Specific Plan, Set / Facades (temporary or permanent), Production Activities (including outdoor production), Signs, and Temporary Uses are not a Project.

Public Services Facility. A facility occupied by a public agency providing sheriff, fire or other public services.

Set / Façade. A temporary or permanent structure not intended for permanent occupancy that is constructed and used for motion picture, film, television, or digital production and any derivation or evolution of the foregoing technologies utilized in conjunction with Production Activities.

Signs. See Signage Regulations, Section 18 of this Specific Plan, for Sign and Sign-related definitions.

Specific Plan Land Use District Map. That map accompanying this Specific Plan which illustrates and categorizes the land use districts of development. (Exhibit No. 2)

Studio Office. A Land Use Category for work associated with Studio Uses in which the occupants conduct their primary work activity at a desk or non-technical work station, either within a private office or in an open area. Studio Office includes related support functions including, but not limited to, conference rooms, reception and waiting rooms, child care, files, copying, coffee rooms, and restrooms, and which are not otherwise designated for Production Activities, Production Facilities, Studio Support Facilities, or Ancillary Support Facilities.

Studio Support Facilities. Studio Use facilities primarily used for storage, utilities, central heating and cooling, Set / Façade manufacturing, equipment maintenance and repair, and other similar uses.

Studio Use. A Land Use Category primarily used for the acquisition, creation, development, production (on sound stages, Sets/Façades, television facilities and other facilities and locations), reproduction, recording, transmission, reception, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, accounting, legal, distribution and other exploitation of visual, print and/or aural works, products, services, rights, communications, and similar Production Activities. Examples of such works include, but are not limited to, motion pictures, television, digital and radio programming, video recordings, audio recordings, digital recordings, internet applications, video gaming, publications and any evolution of the foregoing, as well as the management and administration thereof. Studio Use facilities include Production Facilities, Studio Support Facilities, Ancillary Support Facilities, and related parking.

Substantial Conformance Review. A ministerial process conducted by the Director to determine conformance of a Project with all applicable provisions of this Specific Plan and any other applicable provisions of the LACC, as issued by the Director pursuant to Section 22 of this Specific Plan.

Temporary Use. Any use that is not prohibited by this Specific Plan for a duration of up to 60 consecutive days, which may be extended up to 180 consecutive days if approved by the Public Works Department and/or Fire Department and the Director.

Thematic Element. Thematic Element is defined in Section 18 of this Specific Plan.

Theme Park. The area that has controlled access and comprises Universal Studios Hollywood and associated uses, including Entertainment Attractions, related retail, restaurants, food service facilities, and related Back-of-House and accessory uses. The Theme Park includes the Universal Studio Tour and also accessory facilities such as plazas, streets, walkways, promenades, water features, parks, and other landscaped open space areas.

Transportation Demand Management (TDM). A program promoting ridesharing, transit or other measures to reduce the number of vehicles accessing a property.

Transportation Facilities. People mover systems designed to accommodate changing from one mode of transportation to another, including, but not limited to, multi-passenger diesel, gas or electric vehicles (trams, shuttles, gondolas, etc.), a rail-guided system, escalators and/or moving sidewalk systems, all of which may be at, below, or above the surface of the ground. Transportation Facilities also include bus/shuttle stops and accessory shelters.

Transportation Information Center (TIC). A centrally-located information center where the employees, patrons, visitors, and guests of the Specific Plan area can obtain information regarding commute programs, and individuals can obtain real-time information for planning travel without using an automobile.

Transportation Management Association (TMA). An organization comprised of the property owner(s) and tenants whose function is to promote and implement the Transportation Demand Management program. The goal of the TMA is to promote awareness of the available TDM strategies for the employees, patrons, visitors, and guests of the Specific Plan area. Specific components of the TMA may include: rideshare matching; administrative support for formation of vanpools and/or carpools; bike and walk to work promotions; emergency rides home; preferential load/unload for high occupancy vehicles; and operation of a Transportation Information Center.

Universal City Specific Plan. The specific plan for properties within the boundaries of the City of Los Angeles adjacent to this Specific Plan area, as shown on Exhibit 1.

Universal Studios Historic District. The portion of the Specific Plan area identified on Exhibit 4 that is subject to the Historic Preservation Plan (Appendix F of Part I of this Specific Plan).

Universal Studio Tour. A vehicular tour of Universal Studios for visitors to Universal Studios Hollywood and associated Entertainment Attractions used primarily for Universal Studio Tour patrons.

Universal Studio Tour Capacity. The maximum amount of Universal Studio Tour patrons that can be accommodated on the Universal Studio Tour. Universal Studio

Tour Capacity consists of 23 tram vehicles, with a maximum of 160 seats per tram vehicle, per hour, or the equivalent.

Section 5. Development Limitations

A. Prohibitions.

1. Except as provided herein, no grading permit, foundation permit, building permit, land use permit, or permit for a change of use shall be issued for any Project in whole or in part within this Specific Plan area until the Director has issued a Substantial Conformance Review approval, Alcohol Use Approval, or Sign Conformance Review approval, whichever is applicable, pursuant to this Specific Plan.
2. No Substantial Conformance Review application shall be approved for a Project that would result in a total Floor Area that exceeds the Total Permitted Floor Area for a Land Use Category as set forth in Table 1 as may be adjusted pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan.
3. No Substantial Conformance Review, Alcohol Use Approval, or Sign Conformance Review application shall be approved unless the Project complies with all applicable provisions of this Specific Plan and with the applicable planning provisions of Title 21 and 22 of the LACC.

B. Total Permitted Floor Area. The Total Permitted Floor Area within the Universal Studios Specific Plan area shall not exceed the total Floor Areas in Table 1, except for additional Floor Area allowed pursuant to the Land Use Equivalency Transfer provisions of Section 7 of this Specific Plan. The repair, replacement, or modification of existing facilities within the Total Permitted Floor Area is permitted.

TABLE 1

TOTAL PERMITTED FLOOR AREA^a

LAND USE CATEGORY	EXISTING BASELINE (Sq.Ft.)	DEMOLITION (Sq.Ft.)	GROSS NEW DEVELOPMENT (Sq.Ft.)	ADDITIONAL PERMITTED (Sq.Ft.)	TOTAL PERMITTED (Sq.Ft.)
Studio Use	1,226,110	183,071	443,000	259,929	1,486,039
Studio Office ^b	835,432	80,226	295,000	214,774	1,050,206
Office	463,430	54,594	550,000	495,406	958,836
Hotel	0		450,000	450,000	450,000
Entertainment Use	732,892	107,105	295,000	187,895	920,787
Entertainment Retail Use	656,144	30,784	70,000	39,216	695,360
Amphitheater	110,600	110,600	60,000	-50,600	60,000
TOTAL	4,024,608	566,380	2,163,000	1,596,620	5,621,228

- a. The Total Permitted Floor Area in square feet by Land Use Category may be adjusted pursuant to the Land Use Equivalency provisions of Section 7.
- b. Includes Floor Area for Child Care Center.

C. Exemptions. The following uses and activities shall be permitted and shall not be subject to Substantial Conformance Review under this Specific Plan and are not otherwise subject to Titles 21 and 22 of the County Code:

- 1. Sets / Façades, except that the construction of new Sets/Façades shall comply with the Oak Tree Regulations contained in Section 12 of this Specific Plan.
- 2. Grading activities involving:
 - a. the movement of less than or equal to 100,000 cubic yards of earth material related to Projects within the boundaries of this Specific Plan (i.e. not an On-Site Grading Project), and
 - b. the movement of less than or equal to 10,000 cubic yards of graded earth materials related to Projects within the boundaries of this Specific Plan and to be imported into or exported out of the combined boundaries of this Specific Plan and the Universal City Specific Plan (i.e. not an Off-Site Transport Grading Project) except that such activities shall comply with the Oak Tree Regulations contained in Section 12 of this Specific Plan.

3. Production Activities, except such activities shall comply with the Oak Tree Regulations contained in Section 12 of this Specific Plan.
 4. Removal of trees not identified in the Master Oak Tree Map, dated [date], and included as Appendix H of Part I of this Specific Plan.
 5. Temporary Uses, except such activities shall comply with the Oak Tree Regulations contained in Section 12 of this Specific Plan.
 6. Repair, replacement or modification of existing facilities that do not increase the Floor Area of the facility by more than 10 percent or 1,000 square feet.
- D. Prohibited Uses and Facilities. The following uses and facilities shall be expressly prohibited within the Specific Plan area:
- Adult Business Establishments
 - Gun shops
 - Gaming establishments
 - Medical Marijuana Dispensaries
 - Tattoo Parlors
- Any other uses and facilities not listed in Section 6.C of this Specific Plan as permitted uses and facilities or determined by the Director to be similar to permitted uses and facilities under this Specific Plan.
- E. Existing Uses and Facilities. Any structures or use of land lawfully existing upon the effective date of this Specific Plan may be continued, whether conforming or nonconforming with provisions of LACC Title 21 and/or Title 22 and/or this Specific Plan.

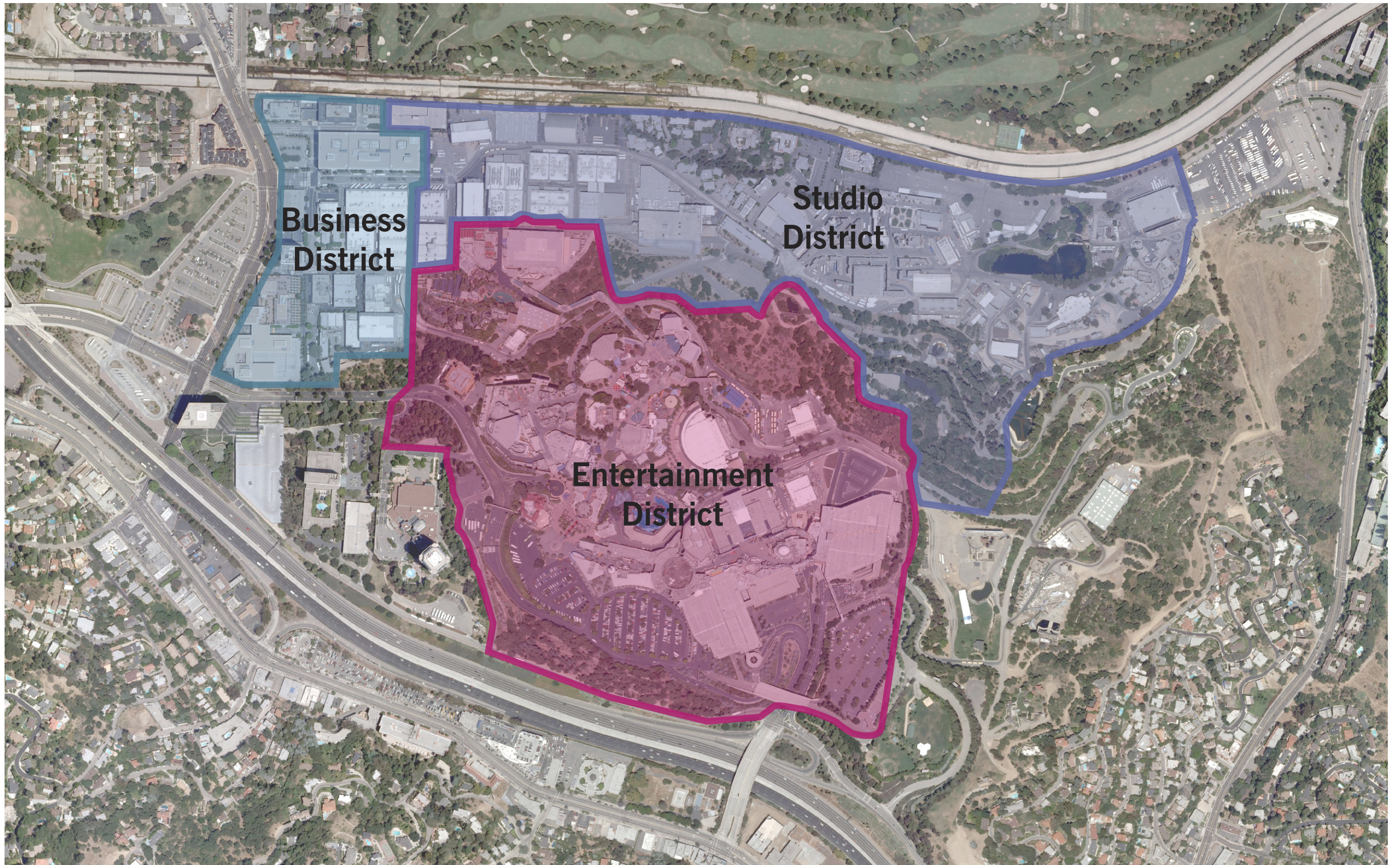


EXHIBIT 2 - UNIVERSAL STUDIOS SPECIFIC PLAN LAND USE DISTRICT MAP

DRAFT - October 15, 2010



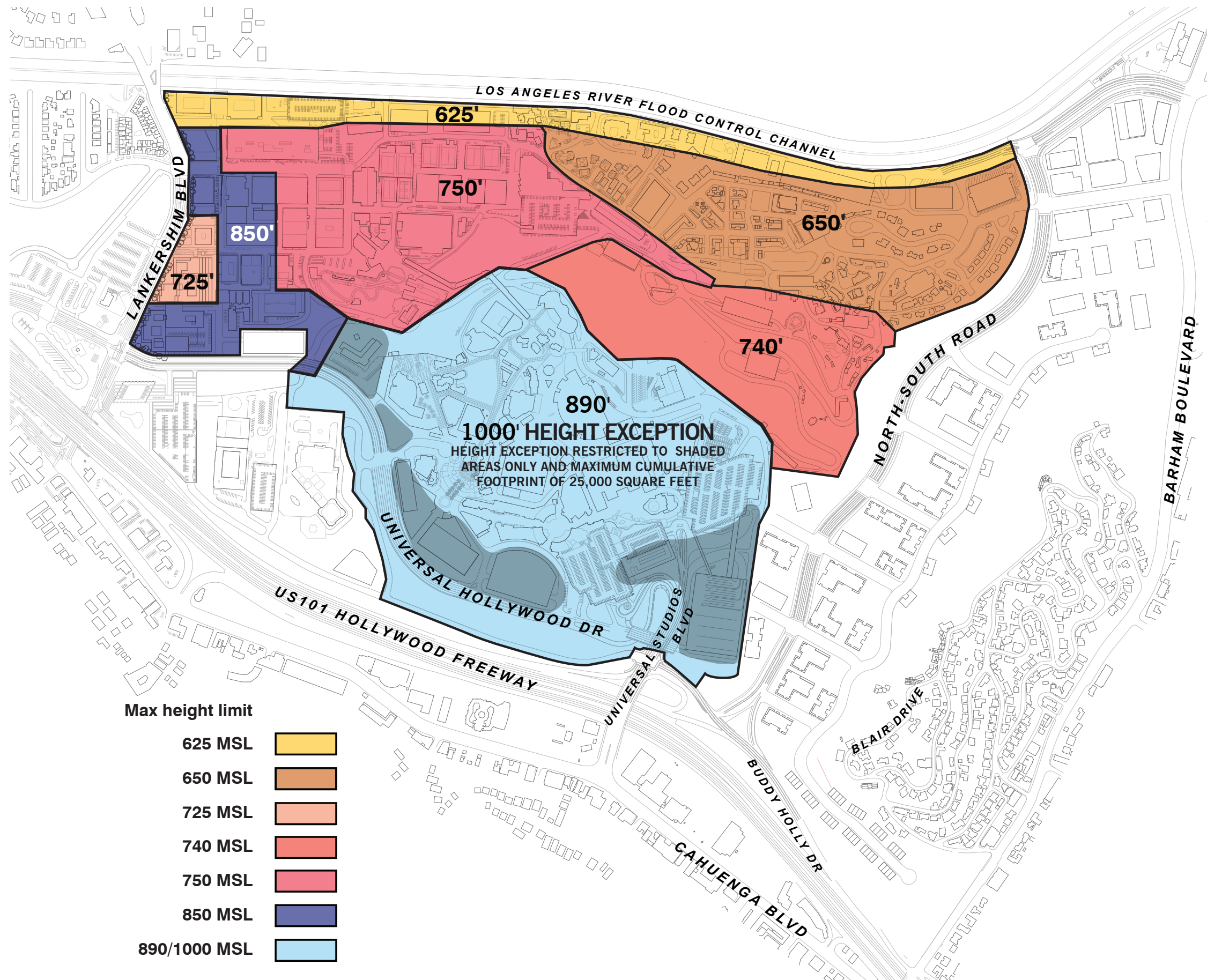


EXHIBIT 3 - UNIVERSAL STUDIOS SPECIFIC PLAN HEIGHT ZONE MAP



Section 6. Land Use and Design Regulations

- A. Designation of Districts. The Specific Plan area is divided into three Districts, as shown on Exhibit 2, which are designated as: Studio District; Business District; and Entertainment District.
- B. Land Use Categories. As set forth in Table 1 of Section 5 of this Specific Plan, seven Land Use Categories shall be permitted within the Specific Plan area. The seven Land Use Categories are: Studio Use; Studio Office; Office; Hotel; Entertainment Use; Entertainment Retail Use; and Amphitheater.
- C. Permitted Uses and Facilities. The following uses and facilities shall be permitted within any of the Districts described in subsection 6.A:

Amphitheater
Amusement games or arcades
Ancillary Support Facilities
Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the Los Angeles County Department of Animal Care and Control
Athletic facilities
Billiard or pool halls
Bowling alleys
Cellular Facilities
Charitable events
Child Care Center, subject to provisions in Section 9 of this Specific Plan and subject to the regulations of the State of California.
Civic events
Communication Facilities
Conference facilities
Construction offices
Educational facilities
Emergency medical facilities
Entertainment Attractions
Entertainment Retail Uses
Entertainment shows
Entertainment Uses
Entry facilities
Fences/walls
Financial institutions
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
Fundraisers
Government facilities
Health and exercise spas and physical fitness centers
Hotels, subject to provisions in Section 10 of this Specific Plan.
Landscape nurseries and related uses
Murals

Museums, art displays, art shows, art galleries (indoor/outdoor)
Offices
Outdoor Special Light Effects
Parades and street performers shows
Parking structures and surface parking lots
Pedestrian or vehicular tours
Power facility (to provide power for on-site purposes)
Premieres (film, television, audio, and other media events)
Production Activities (including outdoor production)
Production Facilities
Promotional activities
Public dancing and live entertainment
Public Services Facilities
Pyrotechnic special effects and storage
Recreational facilities
Recycling facilities
Research and development facilities
Residential quarters for security personnel, fire protection personnel, on-site managers and other necessary personnel
Restaurants, cafes, coffee shops, bars, dinner theaters and nightclubs (indoor/outdoor)
Retail uses, indoor and outdoor, including the display, rental and sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other facilities.
Sale of alcoholic beverages for on-site and off-site consumption
Seasonal uses
Security facilities and short-term detention facilities for on-site security purposes
Sets/ Façades
Signs
Special events
Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
Storage, outdoor and indoor
Storage tanks, underground and above ground
Studio Offices
Studio Support Facilities
Studio Uses
Temporary Uses
Theaters, motion picture theaters, live performance theaters
Thematic Elements
Theme Park, Universal Studio Tour and related activities
Trailers (non-residential)
Transportation Facilities
Utilities, underground and above ground
Vehicle maintenance and repair facilities
Warehouses

Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

D. Designation of Height Zones.

1. Height Zones. Within the Specific Plan area, seven Height Zones are designated that establish the maximum permitted Height of buildings and structures. The Height Zone designations, as shown on Exhibit 3, indicate maximum permitted Height elevations measured in terms of feet above Mean Sea Level (MSL). The Height Zones are designated as follows:
 - a. 625 feet
 - b. 650 feet
 - c. 725 feet
 - d. 740 feet
 - e. 750 feet
 - f. 850 feet
 - g. 890 feet
2. Height of buildings or structures. Notwithstanding LACC height provisions to the contrary, for purposes of this Specific Plan, the Height of any building or structure shall be the vertical distance, in terms of feet above MSL, measured to the highest point of the building or structure or roof structure or parapet wall, whichever is highest. For the purposes of measuring Height, roof structures shall include rooftop equipment, architectural elements or Thematic Elements. Rooftop equipment shall not include Communication Facilities, which are located on high-rise buildings containing ten or more stories.
3. Height Exception. The Height Exception is the Height, measured in terms of feet above MSL, in which buildings may exceed the maximum Height of the Height Zone up to the maximum stated Height of 1000', within those areas within the 890' Height Zone, as shown on Exhibit 3. All buildings utilizing this Height Exception shall have a maximum cumulative footprint area of 25,000 square feet.
4. Existing Buildings/Structures – Height. The Lew R. Wasserman Building (Building No. 1280), which exists prior to the effective date of this Specific Plan shall be permitted to exceed the Height Zone to its existing Height of approximately 755' MSL.
 - a. In the event of any damage or destruction to Building No. 1280, it may be rebuilt to the Height that existed as of the effective date of this Specific Plan.

- b. Any horizontal additions or enlargements in excess of 10% of Building No. 1280's Floor Area shall be subject to the Height Zone requirements of this Specific Plan. No vertical additions to the top of the existing Building No. 1280 shall be permitted.

E. Building Design Standards.

All Projects shall comply with the following design requirements, as applicable.

1. Screening of buildings along the Los Angeles River Flood Control Channel edge. Any new buildings within the 625' Height Zone, as shown on Exhibit 3, located along the Los Angeles River Flood Control Channel shall incorporate appropriate visual treatment along the north-facing building plane. Visual treatment may include, but shall not be limited to, such measures as: articulation of building plane; use of varying building materials to create visual interest; or installation of landscaping to visually buffer the building façade.
2. Screening/enclosing of rooftop equipment. All rooftop equipment, with the exception of Communication Facilities, shall be vertically screened from the view of pedestrian public locations within 500 feet of the combined boundaries of this Specific Plan and the Universal City Specific Plan. Screening may include landscaping, walls, or fences to visually buffer the rooftop equipment. Non-vegetative screening materials shall complement the architecture of the structure. Screening of rooftop equipment from view from above is not required.
3. Screening of outdoor storage areas. With the exception of Set / Façades and Production Activities, all outdoor storage shall be screened from the view of pedestrian public locations within 500 feet of the combined boundaries of this Specific Plan and the Universal City Specific Plan. Screening may include landscaping, walls, or fences to visually buffer the outdoor storage areas. Non-vegetative screening shall be comprised of materials complementary to nearby buildings. Chain link fence shall only be used as screening in conjunction with the use of slats, mesh, fabric, or vegetation. Screening of outdoor storage areas from view from above is not required.
4. Yards, building projections and building separation requirements. No front, side or rear yards, limitations on building projections or building separations shall be required for any lot or building within the Specific Plan area, except as required by Titles 26 and 32 of the Los Angeles County Building and Fire Codes, respectively.
5. Highly Reflective Building Materials. Projects shall not utilize mirrored glass or other Highly Reflective Building Materials as defined by this Specific Plan.

6. Building façades. Building façades within 40 feet of and facing public rights-of-way shall include articulation of building plane; use of varying building materials to create visual interest, and/or the regular placement of windows, or other similar architectural treatments.

F. Sustainable Development Measures.

1. General requirements. All Projects shall comply with sustainable development regulations, as applicable, in Sections 22.52.2100 – 22.52.2160 of Title 22 of the LACC, except that in addition to the exemptions in the sustainable development regulations, the following shall be exempt from such requirements:
 - a. Production Activities, Entertainment Attractions, and Sets / Facades.
2. Additional sustainable standards. In addition to the requirements of Section 22.52.2130 of Title 22 of the LACC, Projects within the Specific Plan area shall also comply with the following standards:
 - a. All new buildings shall be designed to exceed Title 24, Part 6 of the California Code of Regulations (2005) energy requirements by fifteen percent.
 - b. Outdoor water conservation. Project landscaping shall include the following:
 - i. Use of reclaimed water for landscape irrigation;
 - ii. Installation of the infrastructure to deliver the reclaimed water, if necessary; and
 - iii. Use of high efficiency irrigation systems, including weather-based irrigation controllers that use sensors and weather information to automatically adjust watering times and frequency in response to weather changes.
 - c. Indoor water conservation. Water fixtures in new buildings shall meet or exceed the following water conservation standards:
 - i. High Efficiency Toilets: 1.28 gallons/flush or less;
 - ii. High Efficiency Urinals: 0.5 gallons/flush or less;
 - iii. Restroom Faucets: 1.5 gallons/minute or less;
 - iv. Pre-rinse Spray Valves: 1.6 gallons/minute or less for Commercial Kitchens; and
 - v. Public Restroom: self-closing faucets.
 - d. Education on water conservation to employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

- e. Resource conservation. During new construction, a minimum of 65 percent of the non-hazardous construction and demolition debris by weight from construction of new Project buildings shall be recycled and/or salvaged for reuse. During occupancy and operations, the Project shall have a solid waste diversion target of 65 percent of the non-hazardous waste.

G. Landscape Standards.

- 1. General requirements. All Projects shall comply with landscaping design regulations, as applicable, in Sections 22.52.2200 – 22.52.2270 of Title 22 of the LACC, except that in addition to the exemptions in the landscaping design regulations the following shall be exempt from such requirements.
 - a. Production Activities, Entertainment Attractions, Sets / Facades, Theme Park, and visitor entry points to the Theme Park and CityWalk.
- 2. With each Substantial Conformance Review application for a Project facing Lankershim Boulevard, the Applicant shall prepare and submit to the Director for review and approval a landscape design plan consistent with the Conceptual Lankershim Streetscape Plan in Part I of this Specific Plan.

H. Low Impact Development.

- 1. General requirements. All Projects shall comply with Low Impact Development regulations, as applicable, in Section 22.52.2310 of Title 22 of the LACC, except that in addition to the exemptions in the Low Impact Development regulations the following shall be exempt from such requirements.
 - a. Sets / Facades.
 - b. The temporary addition, modification, or replacement of impervious surface area for Production Activities.
 - c. The modification or replacement of impervious surface area associated with repurposing of Entertainment Attractions for the Theme Park or Universal Studio Tour.

Section 7. Land Use Equivalency

- A. Purpose. The Land Use Equivalency procedure is established to provide development flexibility by permitting shifts of permitted Floor Area between certain Land Use Categories over the life of this Specific Plan, while maintaining the intent and regulatory requirements of this Specific Plan, and the overall character of the Universal Studios Specific Plan area and each District.
- B. Procedure. Projects within this Specific Plan area may be developed consistent with this Specific Plan and pursuant to the Substantial Conformance Review procedures set forth in Section 22 of this Specific Plan up to the Total Permitted Floor Areas set forth in Table 1, Section 5B of this Specific Plan for all Land Use Categories. At such time as a Project will exceed the Total Permitted Floor Area for a Land Use Category stated in Table 1, the Project, and all subsequent Projects of the same Land Use Category, shall comply with the following Land Use Equivalency procedures.
 - 1. The Applicant shall submit an Environmental Compliance Analysis along with the Substantial Conformance Review application. The Environmental Compliance Analysis shall include the following information:
 - a. A statement as to which Land Use Category's Total Permitted Floor Area set forth in Table 1, Section 5.B, the Applicant wishes to draw against for the Land Use Equivalency transfer and the amount of the reduction of the selected Land Use Category Total Permitted Floor Area.
 - b. An analysis demonstrating that the Project does not exceed the environmental impacts described in the NBC Universal Evolution Plan Environmental Impact Report (EIR) (EIR SCH No. 2007071036) including justification for the amount of Total Permitted Floor Area reduction requested for another Land Use Category.
 - c. A description of how the Project is fully consistent with all applicable provisions of this Specific Plan and mitigation measures in the NBC Universal Evolution Plan EIR Mitigation Monitoring and Reporting Program.
 - 2. The Applicant shall submit a revised Table 1 reflecting the change in Additional Permitted Floor Area and Total Permitted Floor Area based on the Land Use Equivalency.

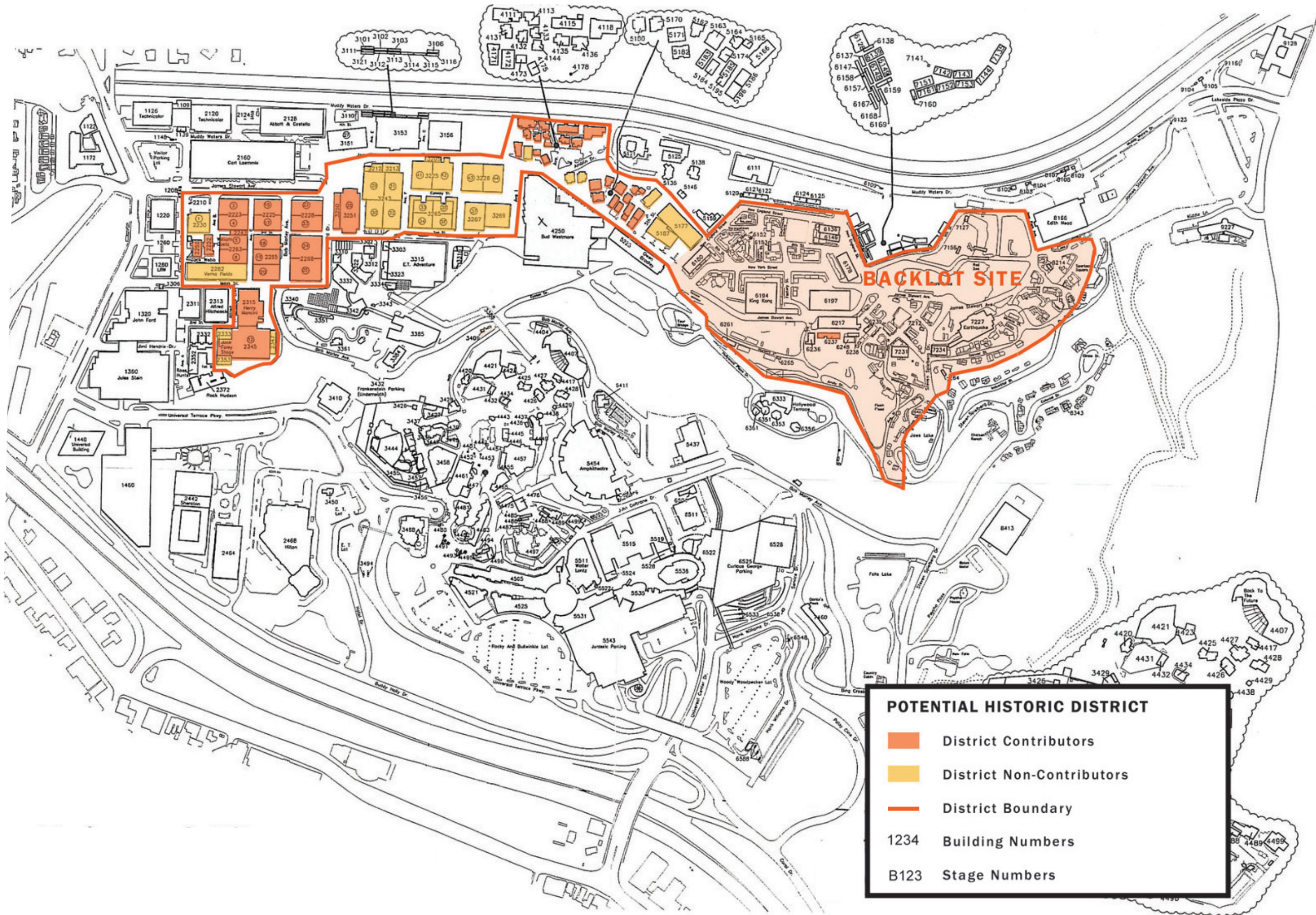
- C. Director's Review. The Director's review of the Environmental Compliance Analysis shall be limited to verifying that the proposed Project is within the environmental impacts described in the NBC Universal Evolution Plan EIR. The Director shall not impose additional conditions or mitigation measures on the Project. The time periods for review shall be the same as those set forth in the Substantial Conformance Review procedures in Section 22.C of this Specific Plan.
- D. A Specific Plan Amendment shall not be required for the updated Table 1 stating the revised Additional Permitted Floor Area and Total Permitted Floor Area with the Land Use Equivalency provided the Environmental Compliance Analysis demonstrates that the environmental impacts do not exceed the impacts stated in the NBC Universal Evolution Plan EIR.
- E. Limitation. If the Project would not be within the environmental impacts stated in the NBC Universal Evolution Plan EIR, then the Land Use Equivalency shall not be used, and additional analysis pursuant to the California Environmental Quality Act shall be undertaken for the Project, and a Specific Plan Amendment shall be required to revise the development limits set forth in this Specific Plan.

Section 8. Historic Resources

- A. Application. This Section regulates the alteration, preservation, relocation, or demolition of Contributing Buildings, and the construction of new structures within the potential Universal Studios Historic District as shown on Exhibit 4, with respect to their effect within and upon the Universal Studios Historic District. The requirements of this Section and the Historic Preservation Plan (Appendix F of Part I of this Specific Plan) shall be the exclusive Historic Preservation requirements applicable to the Specific Plan area.
- B. Requirement. Prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan.

Section 9. Child Care Center

- A. Requirements. Child Care Center(s) shall be permitted in accordance with the requirements of this Section and subject to the conditions listed in Exhibit 5. The Director, through the Substantial Conformance Review process set forth in Section 22, shall determine compliance with this Section and Exhibit 5.
- B. Location. Child Care Center(s) shall only be permitted within those areas shown on Exhibit 6.
- C. Parking. Parking shall be provided as set forth in Section 15 of this Specific Plan.



POTENTIAL HISTORIC DISTRICT

- District Contributors
- District Non-Contributors
- District Boundary
- 1234 Building Numbers
- B123 Stage Numbers

EXHIBIT 4 - POTENTIAL UNIVERSAL STUDIOS HISTORIC DISTRICT MAP

DRAFT - October 15, 2010



Section 10. Hotel

- A. Requirements. Hotel use shall be permitted within the Specific Plan area in accordance with the requirements of this Section and subject to the conditions listed in Exhibit 7. The Director, through the Substantial Conformance Review process set forth in Section 22, shall determine compliance with this Section and Exhibit 7, including the limitation of potential locations of the Hotel to those locations depicted on Exhibit 8.
- B. Location. The potential locations of the Hotel shall be limited to those depicted on Exhibit 8.
- C. Size. The Hotel use shall be limited to a maximum of 450,000 square feet and a maximum of 500 hotel guest rooms/suites.
- D. Uses. The Hotel use may include ancillary uses including but not limited to: meeting, banquet and ballroom facilities; lobby; retail; spa; salon; gym; restaurant; bar; office; or entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities.
- E. Parking. Parking for the Hotel use shall be provided as set forth in Section 15 of this Specific Plan.
- F. Alcoholic Beverages. The sale and/or service of alcoholic beverages in connection with the Hotel use shall be subject to the provisions set forth in Section 11 of this Specific Plan.

Section 11. Alcoholic Beverages Regulations

The sale and service of alcoholic beverages for on-site and off-site consumption shall be permitted subject to the provisions of this Section. Entities that sell and serve alcoholic beverages for on-site consumption and off-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverages Control (ABC).

- A. Existing Establishments/Uses. There are 20 establishments existing as of the effective date of this Specific Plan that are permitted to sell and serve alcoholic beverages for on-site consumption within the Specific Plan area. Information regarding the existing establishments and their floor plans are provided in Appendix _____. An additional 15 new establishments for the sale and/or service of alcoholic beverages for on-site and/or off-site consumption may be permitted within the Specific Plan area pursuant to the regulations set forth below.
 - 1. Establishments existing as of the effective date of this Specific Plan, which sell and/or serve alcoholic beverages.
 - a. Establishments existing as of the effective date of this Specific Plan, and which were authorized by issuance of a conditional use permit. Those eight (8) establishments identified on Appendix _____, which exist upon the effective date of this Specific Plan and have been authorized by issuance of a conditional use permit from the

County, are hereby authorized to continue in operation under this Specific Plan. Those eight (8) establishments shall be subject to subsection 11.A.1.d below and the applicable provisions and conditions as set forth in Exhibit 9 of this Specific Plan upon the effective date of this Specific Plan.

- b. Establishments existing as of the effective date of this Specific Plan and which were established prior to adoption of County Ordinance 92-0097. Those ten (10) establishments identified on Appendix ____, which exist upon the effective date of this Specific Plan and which existed prior to the County's requirement to obtain a conditional use permit are hereby authorized to continue in operation under this Specific Plan. Those ten (10) establishments, which include the Theme Park, Amphitheater, and eight restaurants, shall be subject to subsection 11.A.1.d below and the applicable provisions and conditions as set forth in Exhibit 9 of this Specific Plan upon the effective date of this Specific Plan.
- c. Establishments existing as of the effective date of this Specific Plan, which were originally authorized by the City of Los Angeles and which are located in areas which will become part of this Specific Plan area. Those two (2) establishments identified on Appendix ____, which exist upon the effective date of this Specific Plan and that were authorized by the City of Los Angeles, one pursuant to a conditional use permit and one pursuant to a variance are hereby authorized to continue in operation under this Specific Plan. Those two (2) establishments, which include a restaurant and a restaurant/club, shall be subject to subsection 11.A.1.d below and the applicable provisions and conditions as outlined in Exhibit 9 of this Specific Plan upon the effective date of this Specific Plan.
- d. The existing establishments authorized pursuant to subsection 11.A.1.a-c above shall require a new approval pursuant to subsection 11.D below if:
 - i. The establishment proposes to substantially change the type of alcohol permit (e.g. from on-site to off-site consumption);
 - ii. There is a substantial change in the type of establishment (e.g. from a restaurant to a nightclub);
 - iii. There is a cumulative increase of greater than 10 percent in Floor Area devoted to the sale or service of alcoholic beverages or a cumulative increase of greater than 25 percent in facing used for the display of alcoholic beverages; and
 - iv. The establishment abandons operations for 3 months or more. Notwithstanding the foregoing, abandonment shall not include closures for change of tenant or operator,

reconstruction, refurbishing or modifications to the existing establishments, however, abandonment shall include a change of tenant or operator that results in the establishment no longer selling or serving alcoholic beverages.

2. Modifications to Existing Establishments. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new approval.
3. New Establishments/Uses. Following the effective date of this Specific Plan, in addition to the establishments selling and serving alcoholic beverages existing as of the effective date of this Specific Plan as provided for in subsections 11.A.1.a, 11.A.1.b and 11.A.1.c above, a maximum of 15 new establishments shall be permitted to sell and serve a full line of alcoholic beverages as provided in subsections 11.B, 11.C, and 11.D below.

B. Alcohol Use Approval Process for Hotel Use.

1. Procedure. A Hotel shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages: (a) as part of its banquets, lobbies, meeting rooms, pool areas and room services; (b) within mini-bars located in each guest room; and (c) within a restaurant establishment physically located within the Hotel that does not exceed a seating capacity of ____ . Additional establishments within the Hotel seeking to sell and/or serve alcoholic beverages shall be subject to subsection 11.D below. The operator of the Hotel shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the Hotel shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 22 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.
2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval.
3. Conditions. Conditions for on-site alcohol consumption are listed in Exhibit 9.

C. Alcohol Use Approval Process for Cinemas.

1. Procedure. The cinemas in CityWalk shall be considered a single establishment and shall be permitted to sell and serve a full line of

alcoholic beverages only within the upper floors and balconies that are accessed separately from the main theaters on the ground level. The operator of the cinemas shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the cinemas shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 22 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval provided that the sale of alcoholic beverages is limited to the upper floors and balconies of the cinemas.
3. Conditions. Conditions for on-site alcohol consumption are listed in Exhibit 9.

D. Approval Process for Other New Alcohol Use Establishments. Any additional establishments requesting to sell or serve alcoholic beverages beyond those permitted by subsections 11.A – 11.C above, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the LACC, except that:

1. The Hearing Officer shall preside over the initial public hearing for the Conditional Use Permit. The Hearing Officer's decision shall only be appealed to the Board of Supervisors. The decision of the Hearing Officer may be called up for review by the Board of Supervisors.
2. Notwithstanding any other provision of Section 22.60 of the LACC, upon receiving an appeal or initiating a call for review, the Board of Supervisors may:
 - a. Affirm the action of the Hearing Officer; or
 - b. Refer the matter back to the Hearing Officer for further proceedings with or without instructions; or
 - c. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the Board of Supervisors' decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions.

E. Alcohol Use Approval Applications.

- a. In addition to the Substantial Conformance Review application requirements set forth in Section 22, each application for an Alcohol Use Approval under subsections 11.B and 11.C shall include:
 - i. a site plan, including floor plan, seating areas, and alcohol shelf space for the subject establishment; and
 - ii. a table listing the type of permit proposed (e.g. on-site or off-site) and type of establishment proposed (e.g. restaurant, nightclub, or retail) and District location of existing establishments that sell and serve alcohol within the Specific Plan area existing as of the time of the Alcohol Use Approval application.

F. Inspections and Enforcements of Alcohol Use Establishments Permitted Pursuant to Sections 11.A, 11.B and 11.C.

1. Zoning Enforcement may inspect each alcohol use establishment at least once per year to determine compliance with the alcohol regulations and conditions of this Specific Plan. The property owner shall pay an annual inspection fee in a manner and amount as determined by the Director.
2. If the Director believes that an alcohol use establishment is in violation of the Alcoholic Beverages Regulations of this Specific Plan, or is detrimental to public health or safety or is a nuisance, the Director may provide written notification to the operator of the establishment and the property owner requiring that the alleged violation be remedied. If the alleged violation is not remedied within the time specified by the written notification then the Director may modify the conditions of or revoke the Alcohol Use Approval if the Director finds that the establishment violates the Alcoholic Beverages Regulations of this Specific Plan or is detrimental to public health or safety or is a nuisance. The Director's determination shall be supported by written findings and shall comply with the following.
 - a. The Director shall give notice to the operator of the establishment and the property owner to appear at a public hearing at a time and place fixed by the Director and show cause why the Alcohol Use Approval shall not be modified or revoked.
 - b. Not less than 30 days prior to the date of the hearing, the Director shall cause a copy of a notice of the time and place of such hearing to be (i) published once in a newspaper of general circulation in the County and (ii) mailed by first class mail, postage prepaid, to owners of land within a distance of 500 feet from the exterior boundaries of the subject parcel,

and to any person who has filed a written request therefore with the Director.

- c. Within ten days of the hearing, the Director shall serve notice of his/her action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing, by registered or certified mail, postage prepaid, return receipt requested.
3. The decision of the Director may be appealed to the Board of Supervisors by filing a written request with the executive officer of the Board within ten days after the Director serves notice of his/her action. The Board of Supervisors shall hear the matter within 60 days following receipt of the written request for a hearing by the Board. Notice of the hearing shall be provided to the persons set forth in Section 11.F.2.c above. The Board of Supervisors may approve, modify or disapprove the action of the Director. The Board of Supervisors' action shall be supported by written findings. The Board of Supervisors shall serve notice of its action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing, by registered or certified mail, postage prepaid, return receipt requested.

Section 12. Oak Tree Regulations

A. Removal Permitted.

Oak Trees may be removed in accordance with the requirements of this Section. Removal of Oak Trees may be requested by filing a Substantial Conformance Review application in accordance with the procedures set forth in Section 22 of this Specific Plan. Removal of Oak Trees shall include cutting, destroying, removing, relocating, inflicting damage or encroaching into the root zone or grading/filling within the drip line area of an Oak Tree; provided however, that pruning conducted under the supervision of a registered consulting arborist shall not be considered a removal and shall not require a Substantial Conformance Review.

B. Oak Trees Subject to this Specific Plan.

Removal of those Oak Trees indicated on the Master Oak Tree Map, dated [date] and included in the County file and identified in the *NBC Universal Evolution Plan Tree Report* dated [date] shall be subject to this Specific Plan and shall not be otherwise subject to oak tree regulations contained in Title 22 of the LACC.

C. Requirements.

Prior to the removal of any Oak Tree indicated on the Master Oak Tree Map, dated [date], the Applicant shall provide a map, which corresponds to the Master Oak Tree Map, indicating the specific Oak Tree and its tag number to be removed. The Applicant shall suitably guarantee, to the satisfaction of the

Director and County Forester, compliance with subsection 12.C.1.a, 12.C.1.b, 12.C.1.c, or 12.C.1.d in connection with the removal of an oak tree.

1. The Applicant shall either:
 - a. Provide and plant two replacement Oak Trees at an on-site location for each single Oak Tree removed. The replacement trees shall be a minimum of fifteen gallon in size; and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from an indigenous oak woodland within valley regions of Los Angeles County; or
 - b. Provide and plant two replacement Oak Trees at an off-site location. Such location shall be approved by the County Forester and the Applicant's consultation with the Supervisor of the District; or
 - c. Pay an in lieu fee of \$2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles- Long Beach metropolitan statistical area on the annual anniversary of the adoption of this Specific Plan. If the Applicant provides an in lieu fee, it shall be deposited into a segregated trust fund maintained or selected by the County for the planting of replacement Oak Trees and the deposit shall be made prior to issuance of a grading or building permit involving construction within the area of any Oak Tree removal; or
 - d. Any combination of subsections (a), (b) and (c).
2. Removal of any oak tree, which is 8 inches or more in diameter as measured four and one-half feet above mean natural grade or in the case of oaks with multiple trunks a combined diameter of twelve inches or more of the two largest trunks, that is not identified on the Master Oak Tree Map shall comply with Subsection 12.C.1 above.
3. The Applicant shall retain a registered consulting arborist to monitor the replacement trees for a minimum of 7 years, to evaluate the growth, health and condition of the replacement trees.
4. The soil for new tree plantings shall be appropriately inoculated with beneficial mycorrhizal fungi.
5. The Applicant shall design landscapes and irrigation systems that are adjacent to the replacement trees in a manner that is compatible for the survival of the replacement trees.

6. The Applicant shall remove mistletoe infestations, insect infestations and other pathogens within existing oaks as directed by a registered consulting arborist.
7. Oak Trees which are determined to be healthy, structurally sound, and located on accessible terrain shall be considered as candidates for relocation, to the extent feasible, as determined by a registered consulting arborist retained by the Applicant.
8. After the monitoring period set forth in subsection 12.C.2 above, the removal of any replacement trees located on site shall be subject to the requirements of subsection 12.C.1.

D. Mitigation Banking.

The Applicant may plant blocks of trees either on- or off-site as provided in subsection 12.C.1.a and 12.C.1.b above, which may be used as mitigation for future removals. This would create a more efficient and consolidated monitoring effort for both the Applicant and the County Forester. Any replacement trees planted pursuant to this subsection 12.D shall meet the minimum requirements outlined in subsections 12.C.1.a and/or 12.C.1.b, as applicable.

E. Exemptions.

All trees, other than those identified on the Master Oak Tree Map or as provided in subsection 12.C.2 above, shall be exempt from the Oak Tree requirements of this Specific Plan and shall not be subject to any other tree regulations established by the LACC. Trees that are exempt may be removed by the property owner without any review or approval by the County.

Section 13. Grading and Construction Regulations

- A. Maximum import or export. A total of 400,000 cubic yards of import or export of earth shall be permitted within the Specific Plan area. Movement of earth within the combined boundaries of this Specific Plan area and the Universal City Specific Plan area shall not count toward this total.
- B. Cross-lot authorization. Movement of earth related to projects within the boundaries of this Specific Plan shall be permitted regardless of lot lines.
- C. Approval required. An Off-Site Transport Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 22.
- D. Approval required. An On-Site Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 22.
- E. Standard County requirements. Any grading shall be subject to the applicable provisions of Title 26 of the LACC, and any import or export of earth shall be subject to the applicable requirements of the Department of Public Works.

- F. Construction liaison. At the time of application for a grading permit, a construction relations officer shall be designated to serve as a liaison with surrounding property owners, with the responsibility of responding to concerns regarding construction activity. The liaison's telephone number(s) shall be prominently displayed at multiple locations along the perimeter of the Project site.

Section 14. Transportation/Transportation Demand Management Regulations

- A. Transportation Demand Management. Prior to the issuance of the first Substantial Conformance Review for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Transportation Demand Management program has been prepared to the satisfaction of the City Department of Transportation. The program shall include implementation of several Transportation Demand Management strategies satisfactory to the Director, which may include, but are not limited to, the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management Association
11. Participation in a flex car program in the vicinity of the Specific Plan area
12. Discounted employee transit passes
13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

- B. Required Traffic Improvements

1. Phasing plan. Prior to the issuance of the first Substantial Conformance Review approval for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Traffic Mitigation Phasing Plan (TMPP) has been approved by the City of Los Angeles Department of Transportation.
2. Improvement assignments. Prior to the issuance of a Substantial Conformance Review approval for a Project, the Applicant shall provide documentation satisfactory to the Director that any assigned traffic improvements for the Project have been implemented or guaranteed to the satisfaction of City of Los Angeles Department of Transportation.
3. Guarantee of traffic improvements.

- a. Prior to the issuance of a building permit for a Project, the Applicant shall provide documentation satisfactory to the Director that the Applicant has guaranteed, to the satisfaction of the City of Los Angeles Department of Transportation, the construction of any required traffic improvements for the Project.
- b. Any guarantee required pursuant to this subsection may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City of Los Angeles Department of Transportation.

Section 15. Parking Regulations

A. General Requirements.

1. Pursuant to the Substantial Conformance Review procedures set forth in Section 22, parking for Projects which are subject to this Specific Plan shall be provided in accordance with the requirements of this Section. Where this Specific Plan contains language or standards which require more parking or permit less parking than the LACC, this Specific Plan shall supersede the LACC.
2. With each Substantial Conformance Review submittal, the Applicant shall provide a table summarizing the existing parking and any changes in parking required and proposed by the Project.
3. The Department of Regional Planning shall be responsible for monitoring the Applicant's compliance with the parking requirements of this Specific Plan.

B. Minimum Parking Required. On-site parking shall be provided as follows:

1. Retail. Parking for retail establishments that are not located within the Theme Park shall be provided at a minimum rate of four (4) parking spaces per 1,000 square feet of Floor Area.
2. Restaurant. Parking for restaurant establishments that are not located within the Theme Park shall be provided at a minimum rate of one (1) parking space per three (3) seats.
3. Theme Park. Parking for Theme Park Entertainment Attractions shall be provided at a minimum rate of 7.9 parking spaces per 1,000 square feet of net new Floor Area. Change-out of existing Entertainment Attractions shall not require additional parking. Parking shall not be required for Theme Park restaurant, retail and Back-of-House areas. Additional parking shall not be required for new Universal Studio Tour Entertainment Attractions provided that the new Universal Studio Tour Entertainment

Attraction will not increase Universal Studio Tour Capacity, as certified by the Applicant.

4. Hotel. Parking shall be provided at the minimum rate of one (1) parking space for each two (2) guest rooms and one (1) parking space for each guest suite.
 5. Office. Parking shall be provided at the minimum rate of one (1) parking space for each 400 square feet of Floor Area.
 6. Child Care Center. Parking shall be provided at the minimum rate of one (1) parking space for each 400 square feet of Floor Area.
 7. Studio Office. Parking shall be provided at the minimum rate of one (1) parking space for each 400 square feet of Floor Area.
 8. Studio Use (other than Ancillary Support Facilities, Studio Support Facilities, sound stage or warehouse). Parking shall be provided at the minimum rate of one (1) parking space for each 500 square feet of Floor Area.
 9. Sound stage. Parking shall be provided at the minimum rate of one (1) parking space for each 1,000 square feet of Floor Area.
 10. Warehouse. Parking shall be provided at the minimum rate of one (1) parking space for each 1,000 square feet of Floor Area.
 11. Theater/Cinema/Amphitheater/Performance Venue/Assembly (other than Theme Park). Parking shall be provided at the minimum rate of one (1) parking space for each three (3) seats.
 12. Ancillary Support Facilities and Studio Support Facilities. No parking shall be required unless otherwise provided herein.
 13. Parking for any land use categories not addressed by this Section shall be provided at a parking rate in accordance with the LACC.
- C. Modifications to Minimum Parking Required. The minimum parking requirements established by this Specific Plan or the LACC may be modified upon request and application by the Applicant. Such request shall be accompanied by a parking analysis, prepared by a qualified transportation/parking engineer to the satisfaction of the Director, and shall demonstrate justification for the modification request.

- D. Location of Parking. Parking for each use or activity may be located at any location within the Specific Plan area or Universal City Specific Plan area. Parking for each use or activity may be located outside the boundaries of the Specific Plan area upon submittal of a parking agreement or covenant satisfactory to the Director; provided however that an agreement or covenant for parking with the office building located at 10 Universal Center Drive or the adjacent off-site hotels shall not require review by the Director. In the event that separate legal lots are created within this Specific Plan area, parking may be provided within any lot within the Specific Plan area upon submittal of a parking agreement or covenants satisfactory to the Director.
- E. Tandem Parking. Vehicles may be parked in tandem, provided that attendants to move vehicles are available at the times the parking area using tandem parking is open for use. If the attendant requirement is met, each tandem stall shall constitute the number of parking spaces equivalent to the number of cars it can accommodate.
- F. Parking for Existing Uses, Buildings or Structures. Any use, building or structure established or constructed prior to the effective date of this Specific Plan may be continuously maintained with no change in parking requirements.
1. Alterations or Modifications. Such existing uses, buildings or structures shall not be required to provide additional parking in connection with alterations or modifications to such uses, buildings or structures provided that such alterations or modifications do not increase the Floor Area by greater than 10 percent or 1,000 square feet, whichever is less.
 2. Damage or Destruction. In the event of any damage or destruction to such uses, buildings or structures, such existing uses, buildings and structures may be rebuilt to the Floor Area existing as of the effective date of this Specific Plan without providing any additional parking in excess of that provided by such uses, buildings or structures as of the effective date of this Specific Plan.
 3. Credit for Parking Provided. In the event that an existing use, building or structure is demolished, removed, or repurposed, the amount of parking that was provided for such existing use, building or structure as of the effective date of this Specific Plan shall be credited and considered surplus parking. Such surplus parking may be allocated to satisfy the parking requirements for new uses, buildings or structures as developed in accordance with this Specific Plan.
- G. Design Standards for Parking Facilities.
1. Parking structures.
 - a. The exterior design of a parking structure shall utilize architectural styles or techniques that enhance their visual compatibility with surrounding buildings, structures and terrain, which architectural

styles or techniques may include but not be limited to the following features: façade articulation; step backs or terracing of the parking levels; landscaping and Graphic Treatments; use of compatible building materials and colors.

- b. Rooftop parking shall be vertically screened from view when located within 500 feet of Existing Off-Site Residential Uses located outside the combined boundaries of this Specific Plan and the Universal City Specific Plan. Screening may include landscaping or “headlight” walls.
 - c. The use of Highly Reflective Building Materials shall be prohibited.
 - d. The paving surfaces within parking structures shall be treated to reduce tire squeal.
 - e. Parking structures shall comply with applicable LACC Title 22 provisions related to parking space dimensions, aisle width, and access to parking spaces.
2. Surface parking lots.
- a. The use of highly reflective paving materials shall be prohibited.
 - b. Parking lots shall comply with applicable LACC Title 22 provisions related to parking space dimensions, aisle width, landscaping, and access to parking spaces.
- H. Fire Lane Enforcement. The Applicant shall designate on-site fire lanes in consultation with the Los Angeles County Fire Department. The Applicant shall prohibit parking within designated fire lanes by installing surface painting and signage.
- I. Shared Parking Plan. The parking requirements listed in subsection 15.B may be modified for shared parking between two or more uses within this Specific Plan area and/or the Universal City Specific Plan area if the Director determines that a lower total number of parking spaces will provide adequate parking for these uses. A Shared Parking Plan shall not be required for special events or Temporary Uses, which may utilize shared parking with other uses as needed on a temporary basis. An application for and consideration of a Shared Parking Plan shall be processed pursuant to the following requirements:
- 1. Contents of Shared Parking Plan. The Shared Parking Plan shall contain the following information:
 - a. An analysis of parking demand. This analysis shall be conducted by a registered traffic engineer on an hourly basis, 24 hours per

day, for seven consecutive days or by other means acceptable to the Director;

- b. A description of the portion of this Specific Plan area and/or the Universal City Specific Plan area subject to the Shared Parking Plan;
 - c. A description of the uses, hours of operation, parking requirements, and allocation of parking spaces that demonstrates that adequate parking for each use will be available, taking into account their hours of operation;
 - d. A description of compliance with applicable landscaping and design specifications; and
 - e. A description of the characteristics of the affected uses and/or special programs that will reduce the need for the required number of parking spaces, which may include the availability of alternative transportation modes.
2. Review. The Shared Parking Plan application shall be deemed complete within ten days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within thirty (30) days of receipt of a complete application for a Shared Parking Plan, the Director shall either approve the Shared Parking Plan application or indicate how the Shared Parking Plan would not provide adequate parking. This time period may be extended by the mutual consent of the Applicant and Director. If the Director does not act within such thirty (30) day period, the Shared Parking Plan application shall be deemed approved. The decision of the Director shall be final and not appealable.
3. Findings. The Director shall grant a Shared Parking Plan application if he/she makes the following findings:
- a. The peak hours of operations are different or other operational characteristics warrant such a reduction; and
 - b. The joint use or shared parking shall not create a negative impact on parking for the surrounding areas or streets.

Section 16. Lighting Regulations

- A. Applicability. Except as provided herein, all new lighting within the Specific Plan area shall comply with the following regulations. New lighting fixtures shall be constructed and installed in conformance with applicable provisions of the Los Angeles County Building Code.

- B. Existing lighting. All lighting which exists on the effective date of this Specific Plan shall be permitted and shall not be required to comply with this Section of the Specific Plan. Additions or alterations to existing lighting shall be permitted provided that such additions or alterations do not materially change the location or orientation of the existing lighting. In the event of any damage or destruction to existing lighting, such existing lighting may be replaced with comparable lighting.
- C. New Light Sources.
1. Animated, moving, programmed, flashing, neon, LCD, and similar technologies of lighting displays or installations shall be permitted.
 2. Current and future technologies of Light Sources such as neon, LED, LCD, projected images and similar lighting displays or installations shall be permitted.
 3. Light Sources shall be designed so as to produce not more than two (2) foot candles of illumination as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of this Specific Plan and the Universal City Specific Plan.
 4. Light Sources, which emit no more than 300 Candelas within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall comply with subsection 16.C.3, but shall not otherwise be regulated by this Specific Plan or Title 21 and Title 22 of the LACC. Light Sources of 300 Candelas are approximately equivalent to a 200-watt incandescent light bulb.
 5. Light Sources which exceed 300 Candelas within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall not be visible from Existing Off-Site Residential Uses located outside of the combined boundary of this Specific Plan and the Universal City Specific Plan. For purposes of this Subsection, "not visible" shall mean: i) that the Light Source shall not be directly visible from the lot on which the residential use is located; or ii) that the Light Source is a minimum of 2000 feet in distance from the residential use. Various forms of screening measures, which may or may not be physically attached to the Light Source, may be utilized in order to comply with this regulation. Such screening measures may include, but are not limited to, shielding measures attached to the light fixture or structure, other buildings or structures, and non-deciduous landscaping or landscape trellises.
 6. New Light Sources which do not meet subsection 16.C.5 shall be subject to a conditional use permit, pursuant to LACC Section 22.56.

7. Construction activities shall be shielded or directed to restrict any direct illumination onto property located outside of the combined boundaries of this Specific Plan and the Universal City Specific Plan.
8. Exceptions.
 - a. Production Activities and Outdoor Special Light Effects. Light Sources associated with Production Activities and Outdoor Special Light Effects shall not be subject to the lighting regulations contained in this Specific Plan or in Title 21 and Title 22 of the LACC.
 - b. Decorative lights, which are temporarily installed between September 1 and January 15 of the next year.
 - c. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies.
 - d. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination.
 - e. Signs. Lighting associated with Signs shall not be subject to the lighting regulations contained in this Section 16 of the Specific Plan and shall be subject to the lighting regulations contained in Section 18 this Specific Plan.
 - f. Hotel. Hotel rooftop lighting for sports/recreational uses, such as recreation areas, pools, tennis or paddle courts, which would not comply with subsections 16.C.3, 16.C.4 or 16.C5 shall comply with the following lighting standard: Such uses shall be lighted by horizontally mounted, rectilinear-type, sharp cut-off fixtures shielded in such a manner that the bulb or lamp cannot be viewable from Existing Off-Site Residential Uses outside of the combined boundaries of this Specific Plan and the Universal City Specific Plan. Such Light Sources shall be mounted at a height of 20 feet or less above the roof top surface.

Section 17. Sound Attenuation Regulations

- A. General Requirements. For operational and construction noise impacts, Project sound sources within the Specific Plan area shall comply with Title 12, Chapter 12.08 of the County Code, except that the uses within the Universal City Specific Plan area shall not constitute “receptor properties,” “neighborhood receiving dwelling units,” “affected buildings,” or off-site properties for purposes of application of the regulations in Chapter 12.08.

- B. Construction and Grading Sound Requirements. Prior to the issuance of a grading permit for a Project, the Applicant shall provide proof satisfactory to the Department of Public Works that all construction contractors have been required in writing to comply with Section 17.A above. The contractor or Applicant shall prepare a Construction Noise Mitigation Plan which shall include a noise hotline to enable the public to call and address specific issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan also shall include measures to mitigate construction noise to comply with Section 17.A above. Such measures may include:
1. Use of the most current methods of equipment noise control
 2. Ensure that construction equipment is fitted with modern sound-reduction equipment
 3. Use of highly efficient mufflers
 4. Use of air inlet silencers on motors
 5. Enclosures on motor compartments
 6. Staging certain high noise-generating activities to take place during mid-day when less people are at home or ambient noise levels in the receptor areas are at their highest levels
 7. Scheduling construction and demolition activities to the extent feasible so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels
 8. Provide for the location of construction staging areas to be situated and operated in manners which will avoid direct interference with and impact upon Existing Off-Site Residential streets outside of the combined boundaries of the Universal Studios Specific Plan and the Universal City Specific Plan
 9. Comply with all applicable requirements to shield and screen staging areas to minimize any associated noise impacts.

Section 18. Signage Regulations

- A. General requirements.
1. Purpose. The intent of the signage program in this Specific Plan is to create vibrant, clear, attractive signage and graphics that enhance the Specific Plan area while complementing and protecting the character of the surrounding neighborhoods by limiting visual clutter through regulation of the location, size, shape, density, and types of Signs allowed within the Specific Plan area.

2. Permitted Signs. All Signs defined in subsection 18.B of this Specific Plan, which are not otherwise allowed by the LACC, shall be permitted, as set forth in this Specific Plan.
3. Sign Conformance Review. With the exception of new Animated Signs, Area Identification Signs, Electronic Message Signs and Supergraphic Signs, other Signs including, but not limited to, Existing and Exempt Signs, shall not require a Sign Conformance Review as set forth in this Section. The Substantial Conformance Review set forth in Section 22 of this Specific Plan does not apply to Signs.
4. Prohibition. The Department of Public Works shall not issue a permit for a new Sign unless the Sign complies with the requirements of this Section, as determined by the Director pursuant to subsection 18.D. All new Signs shall comply with the provisions of LACC Title 26, Chapter 65, related to the construction and installation of Sign structures.
5. Existing Signs. Signs and/or Sign support structures that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be required to comply with this Specific Plan, but shall comply with the LACC related to the construction, installation and maintenance of Sign structures.
 - a. Additions or alterations to an existing Sign shall be permitted and not subject to Sign Approval, provided that such additions or alterations do not increase the Sign Area or Height of such existing Sign by greater than 10% or materially change the location or orientation of the existing Sign;
 - b. Additions or alterations of existing Signs which increase the Sign Area or Height in excess of 10% or which materially change the location or orientation of the existing Sign shall comply with the requirements of this Specific Plan; and
 - c. In the event of any damage, dilapidation, destruction, or structural upgrade to an existing Sign, such existing Sign may be replaced with a Sign with comparable Height, Sign Area, location, and orientation existing as of the effective date of this Specific Plan.
6. Sign Area Calculation. Sign Area shall be calculated in accordance with the Sign Area definition set forth in subsection 18.B of this Specific Plan.
7. Backs of Signs. All Signs which are located within 500 feet of the Specific Plan boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the combined boundaries of this Specific Plan and the Universal City Specific Plan shall be improved

or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign.

B. Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. To the extent that other terms used in this Section are not defined herein or in Section 4 of this Specific Plan, but are defined in the LACC, those definitions shall apply.

Aerial View Sign. A type of Sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky.

Affiliated Sponsor. Those entities (commercial or non-commercial), which underwrite or directly support Entertainment Attractions, entertainment productions, establishments, facilities, uses, activities, events, products, or services occurring within this Specific Plan area or the Universal City Specific Plan area. Affiliated Sponsor shall also include the sponsor of any entertainment productions including, but not limited to, motion pictures, television programs, internet web-casts, concerts, stage, or other productions produced by NBC Universal, its affiliates, or its successor entities.

Animated Sign. A Sign that contains images, parts or illumination which flash, change, move, stream, scroll, blink, or otherwise incorporate motion.

Architectural Ledge Sign. A Sign with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.

Area Identification Sign. A category of Sign intended to identify an area by the common place name of the area or business.

Awning Sign. A Sign affixed to an awning or removable canopy not permanently attached to or built as part of a building that projects over deck, door, or window of a building or structure.

Banner Sign. (See also Street Banner Sign) A Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole, building, or hung by wire, and is fixed in place.

Blade Sign. A Sign that projects perpendicularly from a Building Face, not exceeding five feet in width, which has a vertical dimension that exceeds the horizontal dimension and may or may not extend above a roof line.

Building Face. The general outer surface, not including cornices, bay windows, or architectural projections, of any wall of a building.

Building Identification Sign. A category of Sign that is limited to a company Logo, name of building, business, or destination that may include the building address.

Channel Letters Sign. Multi-dimensional, individually cut letters, numbers, or figures, illuminate or un-illuminated, which are affixed to a building or structure.

Commercial Message. The portion of a Sign that displays any message identifying or promoting a business, product, service, profession, commodity, event, person, or institution in the form of Logo or typography. See Supergraphic Sign for explanatory graphic.

Construction / Contractor Sign. A category of temporary Sign located on the site of a building that states the name of the contractor(s) working on the site and any owners, building-related architectural, engineering, financial firms, future tenants, and others associated with a construction project, but which contains no other advertising matter.

Construction Fence / Wall Sign. A type of Construction/Contractor Sign located on a fence or wall securing a construction site. Signs shall be limited to the names of the developer, building owner and contractor(s) working on the site and any building-related architectural, engineering or financial firms involved with the building on that site and may include a Graphic Treatment.

Electronic Message Sign. A Sign that displays still images, scrolling images, or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

Entertainment Sign. A Sign used to promote entertainment products such as, but not limited to, motion pictures, television, videos, computer games, internet web-based programming, music, and Entertainment Attractions and/or to promote the performance, opening, and/or broadcasting of an entertainment program including, but not limited to, concerts, shows, theater and stage productions, dances, radio, television, motion picture, and internet based programming. An Entertainment Sign may take the form of a Banner Sign, Monument Sign, Pillar Sign, Projected Image, Street Banner - Private, Supergraphic Sign, Wall Mural, or Wall Sign.

Exempt Sign. The following are Exempt Signs:

- a. Regulatory signs, information signs or warning signs required or authorized by law or by federal, state, or county authority;

- b. Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice;
- c. Official flags of the United States of America, the State of California, and other states of the United States, counties, municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations; and
- d. Internal Signs.

Free-standing Sign. A Sign that is placed on the ground or has as its primary structural support one or more columns, poles, uprights or braces in or upon the ground. Free-standing Sign includes Monument and Pole Signs.

Graphic Treatment. An image or pattern which is applied to a fence, wall or structure and does not constitute a written or commercial message and is not part of a Supergraphic. A Graphic Treatment also may function as a screening device. Signs and Thematic Elements may be combined with Graphic Treatments. Graphic Treatments are not Signs and are not regulated by this Section of the Specific Plan.

Inflatable Sign. An object that is inflated with cold air, hot air, helium, or a lighter-than-air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord rope, cable, or similar method.

Information Sign (Directional Sign). A category of Sign that is limited to a message giving directions, instructions, menus, selections, or address numerals. Information Signs are often referred to as Directional Signs.

Internal Sign. A category of Sign that includes:

- a. Signs that are below 40 feet in Height above Finished Grade located in the Lankershim Edge and Northern Edge Sign Districts provided the Signs directly face the Studio District;
- b. Signs that are below rooflines if within CityWalk or below 40 feet Height above Finished Grade if within other areas of the Studio and Entertainment Sign District; and
- c. Signs that are below 40 feet in Height above Finished Grade located in the Visitor Gateway Sign District provided the Signs directly face the Entertainment District.

Logo. Any lettering, emblem, insignia, fanciful characters, or other design which has a registered trademark or service mark or identifiable by the general public as representative of a specific business or product.

Monument Sign. A Free-standing Sign that is erected directly upon the existing or artificially created Finished Grade, or that is raised no more than 12 inches from the existing or artificially created Finished Grade to the bottom of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

Off-site Sign (Outdoor Advertising Sign). A category of Sign that is other than an On-site Sign, Area Identification Sign, Building Identification Sign, Information Sign, Tenant Identification Sign, Construction/Contractor Sign, or Real Estate Sign.

On-site Sign (Business Sign). A category of Sign that identifies or promotes a business, product, service, profession, commodity, activity, event, person, or institution, which is sold, manufactured, conducted, produced, offered, or occurs within this Specific Plan area or the Universal City Specific Plan area, including any incidental business, product, service, profession, commodity, activity, event, person or institution. An On-Site Sign shall also include a Sign for: (1) any Affiliated Sponsor of an Entertainment Attraction, facility, or event located within this Specific Plan area or the Universal City Specific Plan area, or (2) any Affiliated Sponsor of an entertainment product or production such as, but not limited to, a motion picture, television program, computer game, internet web-cast, stage, or other production produced by NBC Universal, its affiliates, or its successor entities.

Pillar (Pylon) Sign. A type of Monument Sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a vertical dimension that exceeds its horizontal dimension.

Pole Sign. A Free-standing Sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a Monument Sign.

Projected Image Sign. A still image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall.

Projecting Sign. A Sign, other than a Wall Sign, that is affixed to and wholly supported by an exterior wall of a building or structure and projects outward and/or upward there from with one or more sign faces, other than a Wall Sign.

Real Estate Sign. A category of temporary Sign indicating that a property, building, or any portion thereof is available for inspection, sale, lease, or rent.

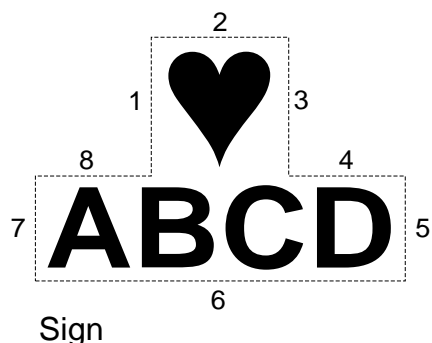
Roof Sign. A Sign erected upon or above and wholly supported by a roof or parapet of a building or structure.

Sign. Any display board, wall, screen, projected image, object or part thereof, or any other material or medium used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public outdoors.

Sign Area. An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines, which enclose all words, letters, figures, symbols, designs, and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message except that:

- a. Wall Signs having no discernible boundary shall have areas between the letters, words intended to be read together and device intended to draw attention to the sign message included in any computation of Sign Area;
- b. For spherical, cylindrical, or other three-dimensional Signs, the Sign Area shall be computed from the two-dimensional geographical shape or shapes that will best approximate the greatest actual surface area visible from any one direction;
- c. Sign support structures are excluded if neutral in color; and
- d. "Time and temperature" sign copy is excluded from computation of Sign Area if such copy is less than 56 square feet in area. An explanatory graphic "Calculating Sign Area" is provided below.

EXPLANATORY GRAPHIC Calculating Sign Area



Sign Area:

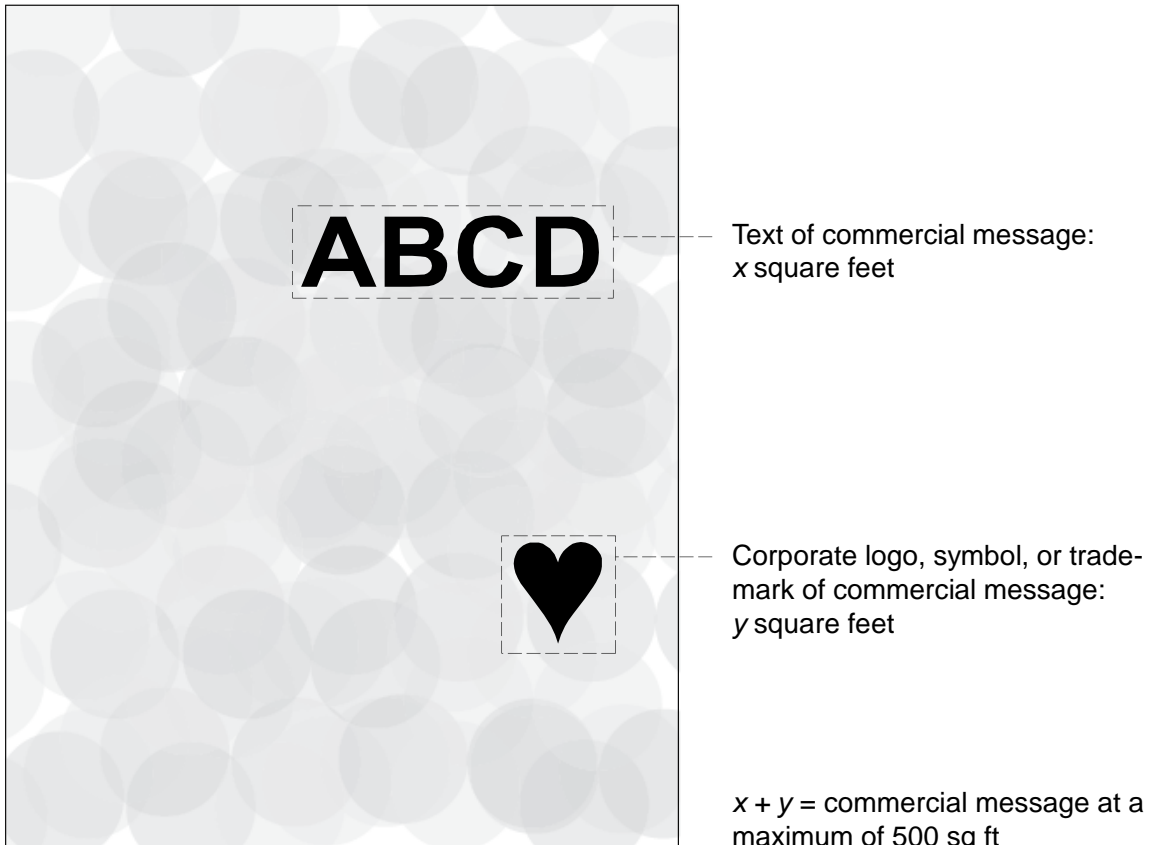
An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all words, letters, figures, symbols, designs and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message.

Sign Conformance Review. A ministerial process to determine compliance of a Sign with all applicable provisions of Section 18 of this Specific Plan, as issued by the Director pursuant to Section 18.D of this Specific Plan.

Street Banner Sign – Private. An On-Site Banner Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a street light fixture or other such fixture on a Private Street.

Supergraphic Sign. A Sign which consists of an image, with or without written text, which is applied to and made integral with a wall, projected onto a wall, illuminated by LED or other pixilated lighting where permitted, or printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods.

EXPLANATORY GRAPHIC
Supergraphic and Commercial Message Area



Supergraphic

Temporary Sign. Any category of Sign that is to be maintained for a limited duration, not to exceed 60 days in duration, and not to exceed a total of 90 days per year on a single Building Face, and which is not permanently affixed to the ground, or a building or structure. Temporary Signs include Inflatable Signs, but do not include Entertainment Signs or Electronic Message Signs.

Tenant Identification Sign. A category of Sign that is limited to a company Logo or the name of a business used to identify the tenant(s) or establishment located on the same lot or premises.

Thematic Element. A three-dimensional object or non-occupiable structure, freestanding or attached to any building or structure. Thematic Elements may include, but are not limited to, spheres, gateways, towers, sculptures, spires, special effect elements, and architectural features. Thematic Elements may be an appurtenance to a building or structure or function as screening. A Thematic Element may be static or kinetic, may create sound and may be internally or externally illuminated. A Thematic Element is not a Sign or a Logo.

Wall Mural. A painted or digitally produced image generally large in scale, which is incorporated onto the Building Face. Those portions of a Wall Mural that do not contain a Commercial Message or Logo shall be considered a Graphic Treatment and not a Sign.

Wall Sign. A Sign, other than a roof sign, that is attached to, painted on or erected against the wall and/or parapet of a building or structure, with the exposed face of the Sign on a plane approximately parallel to the plane of the wall.

Window Sign. A Sign, except a Supergraphic Sign, that is attached to, affixed to, leaning against, or otherwise placed within six feet of any window or door in such a manner that it is visible from outside the building, but not including the display of merchandise in store windows.

C. Sign Districts.

1. Sign Districts. There shall be four Sign Districts in the Specific Plan area as shown on Exhibit 11.
 - a. Sign District 1 – Lankershim Edge Sign District.
 - b. Sign District 2 – Northern Edge Sign District.
 - c. Sign District 3 – Studio and Entertainment Sign District.
 - d. Sign District 4 – Visitor Gateway Sign District.
2. On-Site (Business) Signs – Overall Specific Plan Limitation.
 - a. A maximum of 36 On-Site Signs shall be permitted within the entire Specific Plan area including a maximum of: 10 On-Site Signs within the Lankershim Edge District; 17 On-Site Signs within the Studio and Entertainment District; 22 On-Site Signs within the Visitor Gateway Sign District, and none in the Northern Edge Sign District.
 - b. Of the 36 On-Site Signs permitted in the Specific Plan area, a maximum of 5 Electronic Message Signs shall be permitted within the entire Specific Plan area including a maximum of: 2 Electronic Message Signs within the Lankershim Edge District, 2 Electronic Message Signs within the Studio and Entertainment District, 1 Electronic Message in the Visitor Gateway Sign District, and none in the Northern Edge Sign District.
 - c. Of the 36 On-Site Signs permitted in the Specific Plan area, a maximum of 6 Supergraphic Signs shall be permitted within the entire Specific Plan area including 3 Supergraphic Signs within the Lankershim Edge Sign District, 2 Supergraphic Signs within the

Studio and Entertainment Sign District, 1 Supergraphic Sign within the Visitor Gateway Sign District, and none in the Northern Edge Sign District.

3. Sign District 1 – Lankershim Edge Sign District.
 - a. Permitted Sign Categories: The following categories of Signs are permitted within the Lankershim Edge Sign District:
 - i. Internal Signs
 - ii. Area Identification Signs
 - iii. Building Identification Signs
 - iv. Tenant Identification Signs
 - v. On-Site (Business) Signs
 - vi. Information (Directional) Signs
 - vii. Temporary Signs
 - viii. Construction Signs
 - ix. Real Estate Signs
 - b. Permitted Sign Types – Internal Signs: Any type of Sign is permitted as an Internal Signs within the Lankershim Edge Sign District.
 - c. Permitted Sign Types – Non-Internal Signs: For all Signs other than Internal Signs, the following types of Signs are permitted within the Lankershim Edge Sign District:
 - i. Animated Signs
 - ii. Architectural Ledge Signs
 - iii. Awning Signs
 - iv. Banner Signs
 - v. Blade Signs
 - vi. Channel Letters Signs
 - vii. Construction Fence/Wall Signs
 - viii. Electronic Message Signs
 - ix. Entertainment Signs
 - x. Monument Signs
 - xi. Pillar (Pylon) Signs
 - xii. Projected Image
 - xiii. Projecting Signs
 - xiv. Roof Signs
 - xv. Street Banner Signs – Private
 - xvi. Supergraphic Signs
 - xvii. Wall Murals
 - xviii. Wall Signs
 - xix. Window Signs

- d. Prohibited Signs. The following types of Signs are prohibited within the Lankershim Edge Sign District:
 - i. Aerial View Signs
 - ii. Off-Site Signs

- e. District Provisions for the Lankershim Edge Sign District:
 - i. General Provisions. Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Roof, Wall, Wall Mural or Window Signs.
 - ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Signs shall not exceed 40 feet in Height above Finished Grade.
 - iii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Lankershim Edge Sign District and a maximum of 4 Area Identification Signs shall be permitted in the Specific Plan area; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not exceed 50 feet in Height above the building if affixed to a building; (iv) Signs shall not exceed 100 feet in Height above Finished Grade if free-standing, and shall not exceed the applicable Height Zone.
 - iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not be located more than 25 feet above the building if affixed to a building; (iv) Signs shall not exceed 40 feet in Height above Finished Grade if free-standing, and shall not exceed the applicable Height Zone.
 - v. Tenant Identification Signs: (i) A maximum of 1 Sign per tenant space shall be permitted; (ii) Individual Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Signs shall not be located more than 25 feet in Height above the building if affixed to a building; (iv) Signs shall not exceed 40 feet above Finished Grade if Freestanding, and shall not exceed the applicable Height Zone.

- vi. On-Site (Business) Signs - General: (i) A maximum of 10 On-Site Signs shall be permitted within the Lankershim Edge Sign District; (ii) Individual Signs shall not exceed 1,000 square feet in Sign Area.; (iii) Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building; (iv) Additional limitations on Electronic Message and Supergraphic Signs are contained in subsections (vii), (viii) and (xiv) below.
- vii. On-Site (Business) Signs – Electronic Message Signs: (i) Of the 10 On-Site Signs permitted in the Lankershim Edge Sign District, a maximum of 2 Electronic Message Signs shall be permitted within the Lankershim Edge Sign District; (ii) Individual Signs shall not exceed 1,000 square feet in Sign Area; (iii) Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if attached to a building an shall not exceed the applicable Height Zone; (iv) An Electronic Message Sign shall not be located within 200 lineal feet of any other Electronic Message Sign.
- viii. On-Site (Business) – Supergraphic Signs: (i) Of the 10 On-Site Signs permitted in the Lankershim Edge Sign District, a maximum of 3 Supergraphic Signs shall be permitted within the Lankershim Edge Sign District, (ii) The Commercial Message of a Supergraphic Sign shall be limited to a maximum of 500 square feet in Sign Area; (iii) Signs shall not exceed the Height of the building; (iv) Other than Building Identification and Tenant Identification Signs, no other types of Signs shall be permitted on a Building Face with a Supergraphic; and (v) Supergraphic Signs in the Lankershim Edge Sign District shall not be located north of the intersection of Lankershim Boulevard and James Stewart Avenue.
- ix. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Signs shall not exceed 25 square feet in Sign Area; (iii) Signs shall not exceed the maximum Height permitted within the applicable exceed Height Zone.
- x. Temporary Signs: (i) There shall be no limitation on the number of Temporary Signs; (ii) Individual Signs shall not exceed 125 square feet in Sign Area; (iii) Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

- xi. Construction / Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Signs per building shall be permitted; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.
- xii. Real Estate Signs: (i) A maximum of 1 Real Estate Sign per Building Face and a maximum of 4 Signs per building shall be permitted, however, multiple listings may be shown on 1 Sign; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not exceed the Height of the building; (iv) Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.
- xiii. Street Banners – Private: (i) A maximum of 2 double-sided Signs per private street light fixture shall be permitted; (ii) Individual Signs shall not exceed 24 square feet in Sign Area; (iii) Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes.
- xiv. Additional Limitations on Electronic Message Signs and Illuminated Animated Signs: (i) Electronic Message Signs and illuminated Animated Signs in the Lankershim Edge Sign District shall not be on a west or north facing Building Face located north of the intersection of Lankershim Boulevard and James Stewart Avenue; (ii) Electronic Message Signs and illuminated Animated Signs shall be limited to no more than three foot-candles from sunset to 10:00 p.m. and no more than two foot-candles from 10:00 p.m. to 2:00 a.m., as measured at the property line of the nearest residentially zoned property outside the combined boundaries of this Specific Plan and the Universal City Specific Plan, and shall be turned off from 2:00 a.m. to 7:00 a.m.

4. Sign District 2 – Northern Edge Sign District.

- a. Permitted Sign Categories: The following categories of Signs are permitted within the Northern Edge Sign District:
 - i. Internal Signs
 - ii. Building Identification Signs

- iii. Information (Directional) Signs
- b. Permitted Sign Types – Internal Signs: Any type of Sign is permitted for Internal Signs within the Northern Edge Sign District.
- c. Permitted Sign Types – Non-Internal Signs: For all Signs other than Internal Signs, the following types of Signs are permitted within the Northern Edge Sign District:
 - i. Architectural Ledge Signs
 - ii. Awning Signs
 - iii. Blade Signs
 - iv. Channel Letters Signs
 - v. Monument Signs
 - vi. Pillar (Pylon) Signs
 - vii. Projecting Signs
 - viii. Wall Signs
 - ix. Window Signs
- d. Prohibited Signs. The following Sign Types are prohibited:
 - i. Aerial View Signs
 - ii. Animated Signs
 - iii. Off-Site Signs
 - iv. Electronic Message Signs
 - v. Supergraphic Signs
- e. District Provisions for the Northern Edge Sign District:
 - i. General Provisions. Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs.
 - ii. Internal Signs: (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Signs shall not exceed 40 feet in Height above Finished Grade.
 - iii. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if attached to a building; (iv) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

- iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Signs shall not exceed 25 square feet in Sign Area; (iii) Signs shall not exceed the maximum Height permitted within the applicable Height Zone.
5. Sign District 3 – Studio and Entertainment Sign District.
- a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio and Entertainment Sign District:
 - i. Internal Signs
 - ii. Area Identification Signs
 - iii. Building Identification Signs
 - iv. Tenant Identification Signs
 - v. On-Site (Business) Signs
 - vi. Information (Directional) Signs
 - vii. Temporary Signs
 - viii. Construction Signs
 - ix. Real Estate Signs
 - b. Permitted Sign Types – Internal Signs: Any type of Sign is permitted as an Internal Signs within the Studio and Entertainment Sign District.
 - c. Permitted Sign Types – Non-Internal Signs: For all Signs other than Internal Signs, the following types of Signs are permitted within the Studio and Entertainment Sign District:
 - i. Animated Signs
 - ii. Architectural Ledge Signs
 - iii. Awning Signs
 - iv. Banner Signs
 - v. Blade Signs
 - vi. Channel Letters Signs
 - vii. Construction Fence/Wall Signs
 - viii. Electronic Message Signs
 - ix. Entertainment Signs
 - x. Monument Signs
 - xi. Pillar (Pylon) Signs
 - xii. Projected Image Signs
 - xiii. Projecting Signs
 - xiv. Roof Signs
 - xv. Supergraphic Signs
 - xvi. Wall Murals
 - xvii. Wall Signs

- xviii. Window Signs
- d. Prohibited Signs. The following types of Signs are prohibited in the Studio and Entertainment Sign District:
 - i. Aerial View Signs
 - ii. Off-Site Signs
- e. District Provisions for the Studio and Entertainment Sign District:
 - i. General Provisions. Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Roof, Wall, Wall Mural or Window Signs.
 - ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Signs shall not exceed 40 feet in Height above Finished Grade.
 - iii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Studio and Entertainment Sign District and a maximum of 4 Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not exceed 30 feet in Height above the building if affixed to a building; (iv) Signs shall not exceed 100 feet in Height above Finished Grade if free-standing, and shall not exceed the applicable Height Zone.
 - iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not be located more than 30 feet above the building if affixed to a building; (iv) Signs shall not exceed 40 feet in Height above Finished Grade if free-standing, and shall not exceed the applicable Height Zone.
 - v. Tenant Identification Signs: (i) A maximum of 1 Sign per tenant space shall be permitted; (ii) Individual Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to building or 25 square feet maximum if free-standing; (iii) Signs shall not be located more than 30 feet in Height above the building if affixed to a building; (iv) Signs shall not exceed 40 feet in Height above Finished Grade if free-standing, and shall not

exceed the applicable Height Zone.

- vi. On-Site (Business) Signs - General: (i) A maximum 17 On-Site Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Individual Signs shall not exceed 1,000 square feet in Sign Area; (iii) Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) Signs shall not exceed 40 feet in Height above Finished Grade if free-standing; (v) Additional limitations on Electronic Message and Supergraphic Signs are contained in subsections (vii), (viii) and (xiii) below.
- vii. On-Site (Business) – Electronic Message Signs: (i) Of the 17 On-Site Signs permitted in the Studio and Entertainment Sign District, a maximum of 2 Electronic Message Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Individual Signs shall not exceed 1,000 square feet in Sign Area; (iii) Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building; (iv) An Electronic Message Sign shall not be located within 200 lineal feet of any other Electronic Message Sign.
- viii. On-Site (Business) – Supergraphic Signs: (i) Of the 17 On-Site Signs permitted in the Studio and Entertainment Sign District, a maximum of 2 Supergraphic Signs shall be permitted within the Studio and Entertainment Sign District; (ii) The Commercial Message of a Supergraphic Sign shall be limited to a maximum of 500 square feet in Sign Area; (iii) Signs shall not exceed the Height of the building; (iv) Other than Building Identification and Tenant Identification Signs, no other types of Signs shall be permitted on a Building Face with a Supergraphic Sign.
- ix. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Signs shall not exceed 25 square feet in Sign Area; (iii) Signs shall not exceed the maximum Height permitted within the applicable Height Zone.
- x. Temporary Signs: (i) There shall be no limitation on the number of Temporary Signs; (ii) Individual Signs shall not exceed 125 square feet in Sign Area; (iii) Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

- xi. Construction / Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Signs per building shall be permitted; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.
- xii. Real Estate Signs: (i) A maximum of 1 Real Estate Sign per Building Face and a maximum of 4 Signs per building shall be permitted, however, multiple listings may be shown on 1 Sign; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not exceed the Height of the building; (iv) Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.
- xiii. Additional Limitations on Electronic Message Signs and Illuminated Animated Signs: (i) Electronic Message Signs and illuminated Animated Signs shall be limited to no more than three foot-candles from sunset to 10:00 p.m. and no more than two foot-candles from 10:00 p.m. to 2:00 a.m., as measured at the property line of the nearest residentially zoned property outside the combined boundaries of this Specific Plan and the Universal City Specific Plan, and shall be turned off from 2:00 a.m. to 7:00 a.m.

6. Sign District 4 – Visitor Gateway Sign District.

- a. Permitted Sign Categories: The following categories of Signs are permitted within the Visitor Gateway Sign District:
 - i. Internal Signs
 - ii. Area Identification Signs
 - iii. Building Identification Signs
 - iv. Tenant Identification Signs
 - v. On-Site (Business) Signs
 - vi. Information (Directional) Signs
 - vii. Temporary Signs
 - viii. Construction Signs
- b. Permitted Sign Types – Internal Signs: Any type of Sign is permitted as an Internal Signs within the Visitor Gateway Sign District.

- c. Permitted Sign Types: The following types of Signs are permitted within the Visitor Gateway Sign District:
 - i. Animated Signs
 - ii. Architectural Ledge Signs
 - iii. Awning Signs
 - iv. Banner Signs
 - v. Blade Signs
 - vi. Channel Letters Signs
 - vii. Construction Fence/Wall Signs
 - viii. Electronic Message Signs
 - ix. Entertainment Signs
 - x. Monument Signs
 - xi. Pillar (Pylon) Signs
 - xii. Projected Image Signs
 - xiii. Projecting Signs
 - xiv. Roof Signs
 - xv. Street Banner Signs – Private
 - xvi. Supergraphic Signs
 - xvii. Wall Murals
 - xviii. Wall Signs
 - xix. Window Signs

- d. Prohibited Signs. The following Sign types are prohibited in the Visitor Gateway Sign District:
 - i. Aerial View Signs
 - ii. Off-Site Signs

- e. District Provisions for the Visitor Gateway Sign District:
 - i. General Provisions. Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Roof, Wall, Wall Mural or Window Signs.
 - ii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Visitor Gateway Sign District and a maximum of 4 Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not exceed 50 feet in Height above the building if affixed to a building; (iv) Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

- iii. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not be located more than 30 feet above the building if affixed to a building; (iv) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.
- iv. Tenant Identification Signs: (i) A maximum of 1 Sign per tenant space shall be permitted; (ii) Individual Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Signs shall not be located more than 30 feet in Height above the building if affixed to a building; (iv) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.
- v. On-Site (Business) Signs - General: (i) A maximum of 22 On-Site Signs shall be permitted within the Visitor Gateway Sign District; (ii) Individual Signs shall not exceed 1,000 square feet in Sign Area; (iii) Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) Signs shall not exceed 40 feet in Height above Finished Grade; (v) Additional limitations on Electronic Message and Supergraphic Signs are contained in subsections (vi), (vii) and (xii) below.
- vi. On-Site (Business) Signs – Electronic Message Signs: (i) Of the 22 On-Site Signs permitted in the Visitor Gateway Sign District, a maximum of 1 Electronic Message Sign shall be permitted within the Visitor Gateway Sign District; (ii) the Sign shall not exceed 1,000 square feet in Sign Area; (iii) the Sign shall be located below the edge of the highest roof, parapet or similar architectural feature of the building; (iv) An Electronic Message Sign shall not be located within 200 lineal feet of any other Electronic Message Sign.
- vii. On-Site (Business) Signs – Supergraphic Signs: (i) Of the 36 On-Site Signs permitted in the Specific Plan area, there shall be a maximum of 1 Supergraphic Sign within the Visitor Gateway Sign District; (ii) The Commercial Message of a Supergraphic Sign shall be limited to a maximum of 500 square feet in Sign Area; (iii) Signs shall not exceed the Height of the building; (iv) Other than Building Identification

and Tenant Identification Signs, no other types of Signs shall be permitted on a Building Face with a Supergraphic Sign.

- viii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Signs shall not exceed 25 square feet in Sign Area; (iii) Signs shall not exceed the maximum Height permitted within the applicable Height Zone.
- ix. Temporary Signs: (i) There shall be no limitation on the number of Temporary Signs; (ii) Individual Signs shall not exceed 125 square feet in Sign Area; (ii) Signs shall not exceed the maximum Height permitted within the applicable Height Zone.
- x. Construction / Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Signs per building shall be permitted; (ii) Individual Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.
- xi. Street Banners – Private: (i) A maximum of 2 double-sided Signs per private street light fixture shall be permitted; (ii) Individual Signs shall not exceed 24 square feet in Sign Area; (iii) Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes.
- xii. Additional Limitations on Electronic Message Signs and Illuminated Animated Signs: (i) Electronic Message Signs and illuminated Animated Signs in the Visitor Gateway Sign District that face south shall not exceed 40 feet in Height above Finished Grade ; (ii) Electronic Message Signs and illuminated Animated Signs shall be limited to no more than three foot-candles from sunset to 10:00 p.m. and no more than two foot-candles from 10:00 p.m. to 2:00 a.m., as measured at the property line of the nearest residentially zoned property outside the combined boundaries of this Specific Plan and the Universal City Specific Plan, and shall be turned off from 2:00 a.m. to 7:00 a.m..

D. Sign Review Procedures.

1. Review procedures. The Director shall establish the appropriate forms and fee required for the Sign Conformance Review application. The Sign Conformance Review application shall be deemed complete within ten (10) calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the reason therefore. Within thirty (30) calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the application or indicate how the application is not in compliance with this Specific Plan or any applicable LACC regulations, unless the time limit is extended by mutual consent of the Applicant and the Director. Upon any approval, the Director shall stamp, sign, and date an approved Sign plan to be given to the Department of Public Works. The Department of Public Works shall issue any applicable Sign permit upon receipt of the Director's approval and verification of compliance with this Specific Plan.
2. Applications. The Applicant shall submit three copies of the Sign plan drawn to scale, indicating the Sign Area, Sign type, Sign Height, placement, lettering styles, materials, colors and lighting methods for the proposed Sign(s). The application shall also identify the location graphically on a map similar to Sign District Map Exhibit 11, the proposed location of the Sign and indicate conformance with the requirements of this Specific Plan. An Applicant may apply for Sign approvals for individual Signs or for a more comprehensive Sign program through the Sign Conformance Review procedure.
3. Decision. The Director shall approve the Sign Conformance Review application if the application is in compliance with the requirements of this Specific Plan and any applicable LACC regulations. If the application fails to comply with the applicable requirements of this Specific Plan, the Sign Conformance Review shall be denied. If denied, the Director shall set forth the specific reasons for denial in the decision letter.
4. Re-application. If the Director denies an application for a Sign Conformance Review, the Applicant may file without prejudice at any time a new application with a revised sign plan addressing the Director's reasons for denial. Review of the new application shall be in accordance with subsections 18.D.1 through 18.D.3 above.

Section 19. Communication Facilities

- A. Existing Communication Facilities. All Communication Facilities that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be subject to this Specific Plan. Any alteration or replacement of such existing Communication Facilities that does not enlarge the area occupied and/or the Height of the Communication Facility by more than 10 percent shall not be subject to Substantial Conformance Review as outlined in Section 22.
- B. New Communication Facilities.
1. New Communication Facilities three (3) meters or less in diameter shall be permitted anywhere within the Specific Plan area. No more than eight (8) Communication Facilities shall be permitted on any individual building rooftop.
 2. New Communication Facilities greater than three (3) meters in diameter shall be subject to Substantial Conformance Review pursuant to the procedures set forth in Section 22. In addition to the Substantial Conformance Review application requirements set forth in Section 22, each application for a Communication Facility shall contain the following information:
 - a. Type of Communication Facility and other related equipment and necessary support infrastructure;
 - b. The site plan shall include an elevation showing in sufficient detail the location and materials of the proposed Communication Facility and any related equipment; including distance from edge of roof and/or nearest walkway, if applicable; type of screening material, if applicable; and nearest pedestrian public location within 500 feet of the boundaries of this Specific Plan and the Universal City Specific Plan, if applicable.
- C. Design Standards for New Communication Facilities.
1. Communication Facilities shall not occupy more than 50 percent of a building rooftop.
 2. Communication Facilities shall be set back a minimum of 20 feet from the edge of the building rooftop on which it is located.
 3. Screening. Communication Facilities shall be screened by landscaping or fencing, in order to minimize visibility of the Communication Facilities from the view of pedestrian public locations within 500 feet of the boundaries of this Specific Plan and the Universal City Specific Plan. "Minimizing visibility" means that not more than 50 percent of the antenna, exclusive of any structural supports, shall be visible from pedestrian public locations.

Section 20. Subdivision Regulations

- A. Applicability. Subdivisions within the Specific Plan area shall comply with the applicable provisions of Title 21 Chapter 21.24 of the LACC, except as provided below.
- B. Exemptions. Projects permitted by this Specific Plan shall not be subject to the exhibit map requirements of Section 21.16.015 of Title 21 of the LACC or the following design standards of Title 21 Chapter 21.24 of the LACC:
 - 1. Section 21.16.015 (Exhibit Map) – No exhibit maps shall be required.
 - 2. Section 21.24.210 (Pedestrian Ways) – No transverse pedestrian ways shall be required.
 - 3. Sections 21.24.240 (Lot Area and Width), 21.24.250 (Lot Area and Width – Sloping Terrain), and 21.24.260 (Lot Area and Width – Reduced Lots);– No minimum lot area or widths shall be required.
 - 4. Sections 21.24.290 (Frontage for Lots) and 21.24.300 (Minimum Frontage) – No street frontage or minimum frontage shall be required.
- C. Modifications. Projects permitted by this Specific Plan shall be subject to modified regulations established in this Specific Plan for the following design standards of Title 21 Chapter 21.24 of the LACC:
 - 1. Section 21.24.330 (Additional Parking Area for Commercial Use) – Projects shall be subject to the Parking Regulations set forth in Section 15 of this Specific Plan.
 - 2. Section 21.24.420 (Low Impact Development) – Projects shall be subject to the Low Impact Development regulations set forth in Subsection 6.H of this Specific Plan.
 - 3. Section 21.24.430 (Drought-tolerant Landscaping) – Projects shall be subject to the Landscaping regulations set forth in Subsection 6.G of this Specific Plan.
 - 4. Section 21.24.440 (Green Building) – Projects shall be subject to the Green Building regulations set forth in Subsection 6.F of this Specific Plan.

Section 21. Administration

- A. Implementation. The Director is responsible for the overall administration and enforcement of the provisions of this Specific Plan.
- B. Enforcement. The regulatory portions of this Specific Plan have been adopted by Ordinance and therefore are subject to the penalty provisions of the LACC.

- C. Annual Report. An annual report for the prior calendar year prepared by each property owner within the Specific Plan area shall be submitted by March 31st of each year to the Director for review. The annual report shall contain the following:
1. Identification of the property;
 2. Name, address and contact information of the property owner;
 3. Summary of Projects that occurred during the prior calendar year and the current Conceptual Site Plan as described in ___
 4. Identification of the location and quantity of associated parking, if applicable and a copy of the current parking table as described in ____; and
 5. A summary of any demolition, relocation, alteration, and/or new construction within the Universal Studios Historic District and verification of compliance with the Historic Preservation Plan during the course of the year.

Section 22. Substantial Conformance Review

- A. General. Except for the activities exempted under subsection 5.C, no grading permit, foundation permit, building permit, or land use permit, including a change of use, shall be issued for a Project until a Substantial Conformance Review application has been approved pursuant to the procedures set forth in this Section.
- B. Director's Authority. The Director shall have the authority to review each Project for substantial compliance with the applicable requirements of this Specific Plan and applicable provisions of LACC Title 21 and Title 22 not addressed by this Specific Plan. The Director may consult with other County Departments as necessary, including the Los Angeles County Department of Public Works and the Los Angeles County Fire Department. If the Project is in substantial compliance with the applicable requirements of this Specific Plan, the Director shall grant a Substantial Conformance Review determination conditioned upon the applicable requirements of this Specific Plan and the applicable provisions of LACC Title 21 and 22 not addressed in this Specific Plan. If the Project fails to be in substantial compliance with the applicable requirements of this Specific Plan, the Director shall deny the application for a Substantial Conformance Review determination.

- C. Procedures. The Director shall establish the appropriate forms and fee required for the Substantial Conformance Review application. The Substantial Conformance Review application shall be deemed complete within thirty (30) calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within thirty (30) calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the Substantial Conformance Review application or indicate how the Substantial Conformance Review application is not in substantial compliance with this Specific Plan or any applicable LACC Title 21 and 22 regulations not addressed in this Specific Plan, unless the time limit is extended by the mutual consent of the Applicant and the Director. The decision of the Director shall be final and not appealable.
- D. Applications. In addition to the forms that may be required under subsection 22.C above, the following information and documents shall be submitted with an application for Substantial Conformance Review:
1. All applications for Substantial Conformance Review shall contain the following information: name, signature and address of the Applicant and of all persons owning any or all of the property included in the application; evidence that the Applicant is the owner of the property involved or has written permission of the owner(s) to make such application; location of subject property; legal description of property; and description of the proposed facility or use.
 2. Three copies of a site plan illustrating the proposed use, type of operation, and construction boundaries of the Project. Site plans must be drawn to a scale satisfactory to the Director;
 3. An updated Conceptual Site Plan that identifies the Project to be constructed as well as existing structures and uses for informational purposes only. Other conceptual development will be shown on the Conceptual Site Plan and distinguished from existing uses and the Project. Each Conceptual Site Plan submitted to the Director shall be numbered sequentially and dated.
 4. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing an inventory of existing Floor Area for each Land Use Category, including the Floor Area of demolished land uses, as applicable, and proposed Floor Area of the Project for which the Substantial Conformance Review application is being submitted. The Director shall use said report to compare with the current inventory on file with the Department of Regional Planning to monitor compliance with the Total Permitted Floor Area provisions of this Specific Plan. The Director shall advise the Department of Public Works, Building and Safety Division, in writing, whether the proposed Project would be in compliance with the Total Permitted Floor Area provisions of this Specific Plan.

5. Pursuant to the following sections of this Specific Plan, additional procedures and/or information may be required as applicable:
 - a. Landscape design plan for Projects directly facing Lankershim Boulevard: Section 6.G.1.c;
 - b. Land Use Equivalency: Section 7.B;
 - c. Historic Resources: Section 8;
 - d. Oak Tree removal: Section 12.C;
 - e. Parking: Section 15.A.2;
 - f. Shared Parking: Section 15.I;
 - g. Alcohol Use Approval: Section 11.B;
 - h. Sign Conformance Review: Section 18.D; and
 - i. New Communication Facility: Section 19.B
- E. Ministerial Review. The Substantial Conformance Review shall be a ministerial review of the applicable provisions of this Specific Plan and the applicable provisions of LACC Title 21 and 22 not addressed in this Specific Plan and determination whether a Project is in substantial compliance with the applicable provisions of this Specific Plan and applicable provisions of LACC Title 21 and 22 not addressed in this Specific Plan.
- F. Decision and Re-application. If the Director denies an application for a Substantial Conformance Review, the Director shall set forth the specific reasons for denial in the determination letter. Following a denial, the Applicant may file without prejudice at any time a new application for a Substantial Conformance Review with a revised Project addressing the Director's reasons for denial. Review of the new Substantial Conformance Review application shall be in accordance with subsections 22.A through 22.F.

Section 23. Interpretations

Whenever any ambiguity or uncertainty exists related to the uses permitted by this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by the Applicant, issue written interpretations of this Specific Plan requirements consistent with the purpose and intent of this Specific Plan. The Director may consult with County Counsel and other County Departments as necessary in evaluating and issuing such interpretations.

Section 24. Severability

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

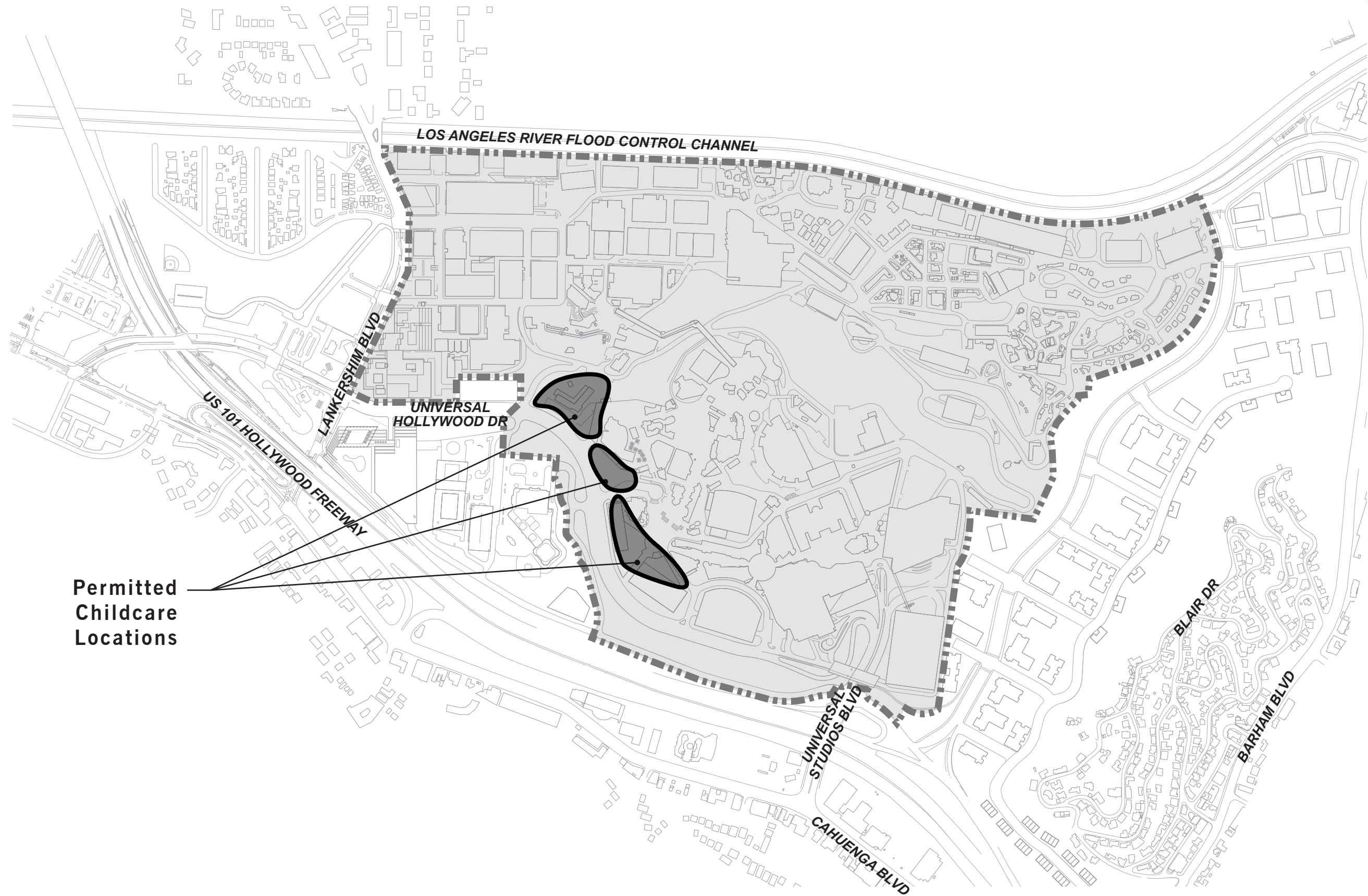
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EXHIBIT 5

Conditions for Child Care Center

1. A Child Care Center shall be for the sole use of employees of NBC Universal or its successor in interest.
2. Enrollment capacity is limited to a maximum of 150 children at any one time.
3. The Child Care Center operator, if other than the owner of the subject property, shall file at the office of the Department of Regional Planning an affidavit stating that the Child Care Center operator is aware of and agrees to accept all of the conditions herein.
4. Hours of operation: A Child Care Center may operate between the hours of 7 am to 7 pm. The Child Care Center may hold special events on weekend days and weeknights not open to the public and not to attract a significantly larger number of participants than the number of enrolled children, parents and family members, and staff.
5. Operation of the Child Care Center shall comply with all staffing, rules, regulations and facility requirements established and regulated by the State of California. All required state licenses shall be posted in a prominent publicly accessible location within the facility and a copy of the licenses shall be provided to the Department of Regional Planning.
6. A Child Care Center shall provide an off-public-street pick-up/drop-off queuing area for the site. The Child Care Center operator shall post signs in the pick up and drop off area and along the driveway indicating a maximum speed of 5 miles per hour.
7. The use of a bell system, outdoor public address system, or similar acoustical devices, other than an emergency address system, is expressly prohibited.
8. The subject property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services and the Los Angeles County Fire Department.
9. The Department of Regional Planning shall inspect the Child Care Center on an annual basis to determine compliance with these conditions.

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Permitted
Childcare
Locations

EXHIBIT 6 - UNIVERSAL STUDIOS SPECIFIC PLAN CHILD CARE CENTER - PERMITTED LOCATIONS MAP



EXHIBIT 7

Conditions for Hotel Use

1. The Hotel operator, if other than the owner of the subject property, shall file at the office of the Department of Regional Planning an affidavit stating that the Hotel operator is aware of and agrees to comply with all of the Hotel regulations and conditions of this Specific Plan.
2. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the Hotel shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
3. The Hotel shall be maintained in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal or litter, fertilizing and replacement of plants when necessary.
4. The Hotel use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood.
5. Amplified sound equipment, music or public address systems intended to be audible outside the Hotel boundaries are prohibited, except an emergency address system.
6. Security lighting shall be low intensity, shielded, at low height, and directed downward.
7. The Hotel shall be operated in manner such that guest rooms and suites will be occupied and rented on a temporary basis and no commercial apartments shall be permitted on the Hotel site.
8. Hotel guest rooms shall not be rented for a period of less than one night's stay, and rent for each guest room shall not be collected more frequently than once daily.
9. The Hotel operator shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.
10. The Department of Regional Planning shall inspect the Hotel on an annual basis to determine compliance with these conditions and Hotel regulations of this Specific Plan.

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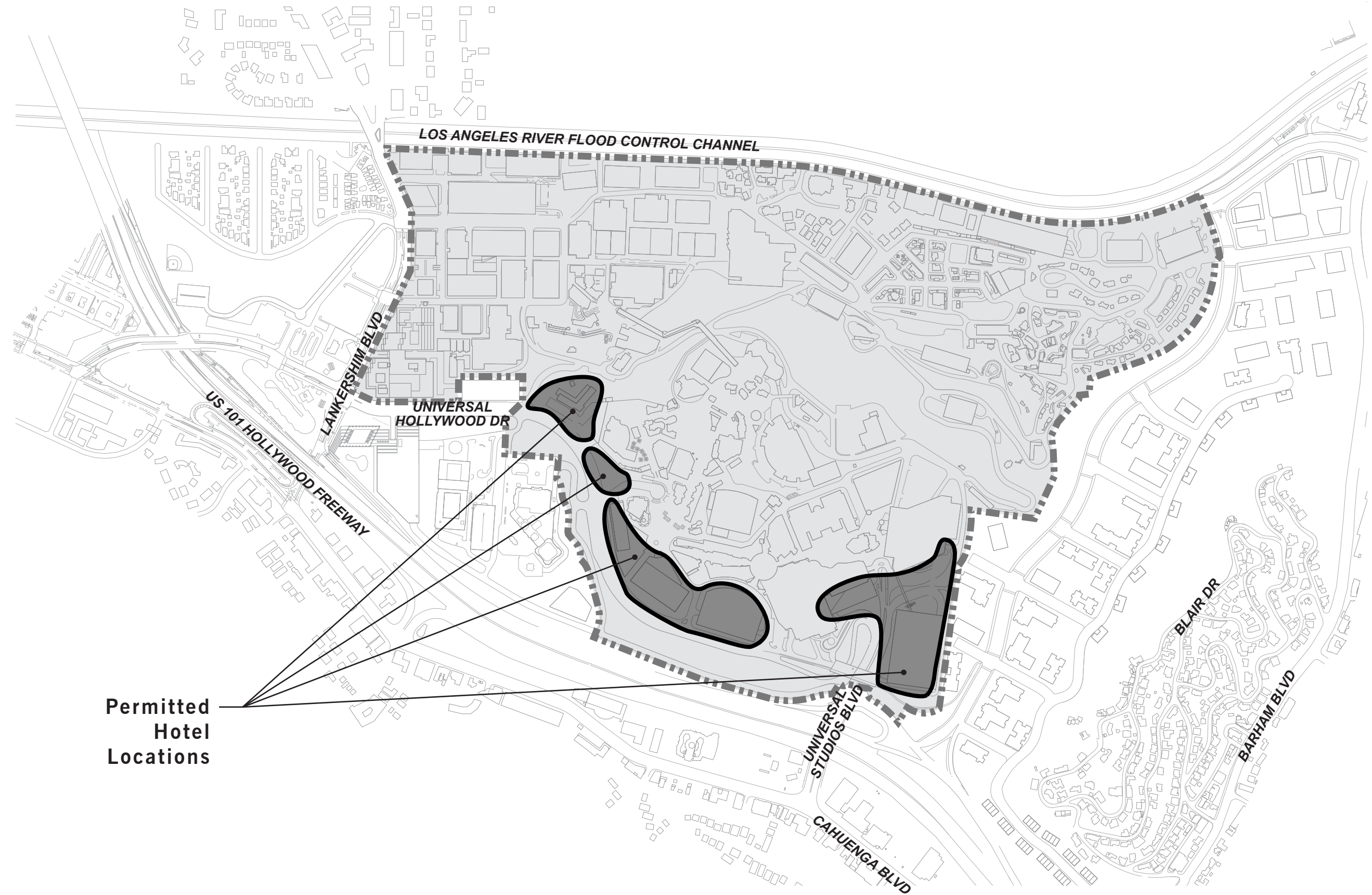


EXHIBIT 8 - UNIVERSAL STUDIOS SPECIFIC PLAN HOTEL - PERMITTED LOCATIONS MAP

DRAFT - October 15, 2010

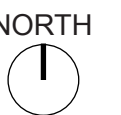


EXHIBIT 9

Conditions for Establishments That Sell and/or Serve Alcoholic Beverages for On-Site Consumption

1. The sale of alcoholic beverages shall be limited to on-site consumption within the establishment boundaries only.
2. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
3. The Applicant shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of this Specific Plan in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.
4. The permittee shall maintain the property in a neat and orderly fashion.
5. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
7. Each employee of said establishment/permit who sells or serves alcoholic beverages shall attend training classes in the sale and service of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Applicant, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to Planning Staff upon request.
8. Posted signs shall include the following information:
 - a. No alcohol beyond establishment boundaries;
 - b. Contact information for the Sheriff's Substation and Department of Regional Planning;
 - c. Complimentary non-alcoholic beverages available to designated drivers;

- d. Hours of alcohol service.
9. The permittee shall provide adequate lighting above the entrance of the premises. The lighting shall be of sufficient power to illuminate and make easily discernible persons entering or exiting the premises.
 10. The permittee shall participate in a minimum of two (2), or if requested by the Department of Regional Planning up to four (4), community outreach meetings per year with representatives of local community associations regarding the subject establishment's operation. Said community organizations shall be determined in conjunction with the Department of Regional Planning and the Supervisor of the District. The permittee shall submit the minutes of all such meetings to the Department of Regional Planning on an annual basis.
 11. A copy of these conditions shall be retained on the premises in each establishment which serves alcoholic beverages and shall be made available upon request by the Director of Planning or County Sheriff.
 12. Restaurants/Cafes/Dinner Theaters.
 - a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease thirty (30) minutes prior to closing of the restaurant.
 - b. The premises shall be maintained as a bonafide restaurant and shall provide a menu containing an assortment of foods. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and non-alcoholic beverages during the same period.
 - c. The perimeter of outdoor eating areas shall be defined by physical barriers and shall be designed to prevent the unrestricted flow of persons to and from the establishment boundaries.
 13. Night Club Establishments/Comedy Clubs/Music Clubs:
 - a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease thirty (30) minutes prior to closing of the night club.

14. Cinemas:
- a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m.
 - b. Food items shall also be offered for sale where alcoholic beverages are sold.
 - c. Restricted areas for sale and dispensing. Alcoholic beverages may be sold and dispensed only within a restricted area located within concession areas of the cinema, as determined by the Alcohol Use Approval review. Said area shall be physically separated (via ropes or similar devices) from other circulation areas of the cinema/theater. A uniformed cinema/theater employee shall be stationed at the entrance to any restricted areas.
 - d. Theater auditorium use.
 - i. At all times that alcoholic beverage sales, dispensing, and consumption is available to the general public, all access to the designated theaters and balconies shall be restricted to patrons who have purchased a reserved and designated seat. Patrons shall provide staff with sufficient identification to confirm that patrons with alcoholic beverages are 21 years of age or older at the entry locations to each theater.
 - ii. No sales or dispensing of alcoholic beverages shall take place within any theaters, except that patrons may carry their alcoholic beverages from the restricted areas to the designated theaters and balconies, and for patrons requiring or requesting assistance, servers may transport patrons' alcoholic beverages from the restricted areas to the designated theaters and balconies for them.
 - iii. During the period from the initiation of seating until the commencement of the feature presentation (which interval shall not be shorter than 10 minutes), ambient light in the designated theaters shall remain at a level sufficient to allow a reasonable person to observe patrons who may be consuming alcoholic beverages.
 - e. There shall be no requirement for an admission charge or a cover charge, nor shall there be a requirement to purchase a minimum number of drinks.
 - f. All servers providing alcoholic beverage service within the restricted areas shall be at least 21 years of age.

- g. At such times as a theater is utilized for a private function, alcoholic beverages may be sold, dispensed and consumed in the presence of persons under 21 years of age.
 - h. The sale of distilled spirits by the bottle for same day or future consumption is prohibited.
- 15. Hotel:
 - a. Hours of sales. Alcoholic beverages may be sold as part of banquet or meeting room activities, within lobby, pool and similar guest areas, within restaurants/cafes or night clubs which are physically located within the Hotel or are physically/operationally connected to the Hotel; during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. Mini-bars located within hotel guest rooms and room service shall not be limited in the hours of alcohol service.
- 16. Theme Park:
 - a. The Theme Park shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages at various locations within the boundaries of the Theme Park.
 - b. Hours of sales. Alcoholic beverages may be sold during Theme Park operational hours, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.
 - c. Venues that sell and/or serve alcoholic beverages within the Theme Park shall be subject to conditions outlined in this Exhibit.
 - d. Alcoholic beverages sold within the Theme Park shall be consumed on-site and shall not be taken or consumed outside the boundaries of the Theme Park.
- 17. Amphitheater/Performance Venue
 - a. An Amphitheater/performance venue shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages.
 - b. Hours of sales. Alcoholic beverages may be sold during operational hours of the Amphitheater or performance venue, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

- c. Alcoholic beverages sold within the Amphitheater/performance venue shall be consumed on-site and shall not be taken or consumed outside the boundaries of the establishment.

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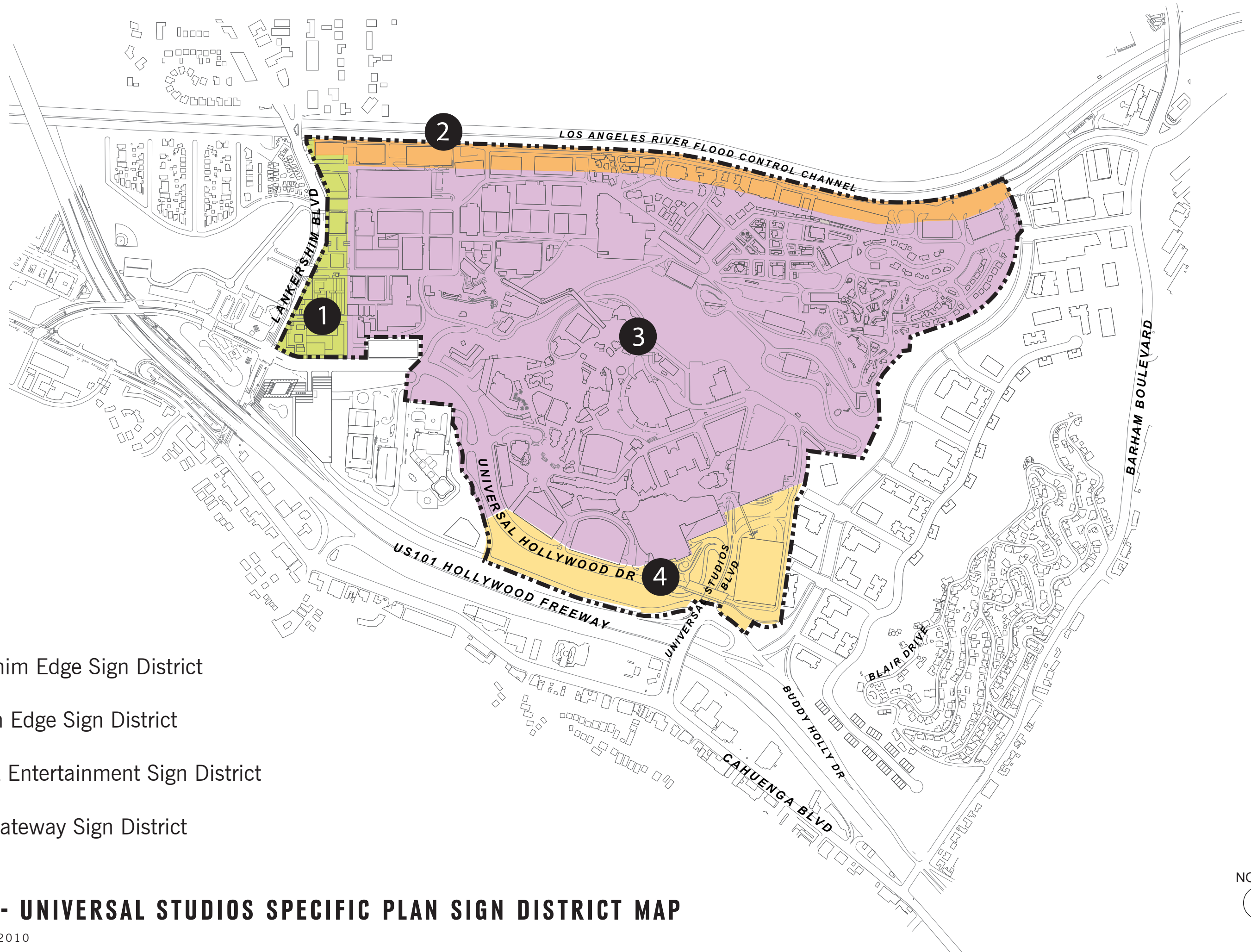
EXHIBIT 10

Conditions for Establishments That Sell Alcoholic Beverages for Off-Site Consumption

1. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
2. Consumption on the premises of alcoholic beverages sold for off-site consumption is prohibited unless same establishment also has a license for on-site consumption.
3. The Applicant shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of this Specific Plan in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.
4. The permittee shall maintain the property in a neat and orderly fashion.
5. The permittee shall maintain free of litter all areas of the premises over which permittee has control.
6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces
7. Each employee of said establishment/permit who sells alcoholic beverages shall attend training classes in the sale of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Applicant, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to Planning Staff upon request.
8. Sale of alcoholic beverages from drive-up or walk-up windows is prohibited.
9. Hours of sales. Alcoholic beverages may be sold 7 days a week between the hours of 9:00 a.m. and 2:00 a.m.
10. The permittee shall participate in a minimum of two (2), or if requested by the Department of Regional Planning up to four (4), community outreach meetings per year with representatives of local community associations

regarding the subject establishment's operation. Said community organizations shall be determined in conjunction with the Department of Regional Planning and the Supervisor of the District. The permittee shall submit the minutes of all such meetings to the Department of Regional Planning on an annual basis.

11. A copy of these conditions shall be retained on the premises in each establishment which sells alcoholic beverages and shall be made available upon request by the Director or County Sheriff.



- 1** Lankershim Edge Sign District
- 2** Northern Edge Sign District
- 3** Studio & Entertainment Sign District
- 4** Visitor Gateway Sign District

EXHIBIT 11 - UNIVERSAL STUDIOS SPECIFIC PLAN SIGN DISTRICT MAP

DRAFT - October 15, 2010

