



Division of Land / Environmental Review

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



FINAL ENVIRONMENTAL IMPACT REPORT ***Volume 10*** ***Appendix FEIR-1 (Continued)***

NBC Universal Evolution Plan ***ENV-2007-0254-EIR*** ***STATE CLEARINGHOUSE NO. 2007071036*** ***Council District 4***

THIS DOCUMENT COMPRISES THE SECOND AND FINAL PART OF THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROJECT DESCRIBED. THE DRAFT EIR (VOLUMES 1 THROUGH 27) WHICH WAS PREVIOUSLY CIRCULATED FOR PUBLIC REVIEW AND COMMENT, COMPRISES THE FIRST PART.

Project Address: 100 Universal City Plaza, Universal City, CA 91608

Project Description: Universal City Studios LLLP, L.P., proposes the NBC Universal Evolution Plan (the "Project"), which sets forth the framework to guide the development of an approximately 391-acre site located in the east San Fernando Valley near the north end of the Cahuenga Pass (the "Project Site"). The Project, as proposed, would involve a net increase of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total of 2,937 dwelling units would be developed. Implementation of the proposed Project would occur pursuant to the development standards set forth in two proposed Specific Plans. The proposed Universal City Specific Plan addresses development within the portion of the Project Site located within the City of Los Angeles, whereas the proposed Universal Studios Specific Plan addresses development within the portion of the Project Site located under the jurisdiction of the County of Los Angeles. Under the proposed Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. The proposed annexation/detachment reflects the Applicant's objective to establish jurisdictional boundaries that follow existing and planned on-site land use patterns.

APPLICANT:

Universal City Studios LLLP, L.P.

PREPARED BY:

**Environmental Review Section
Los Angeles City Planning Department**

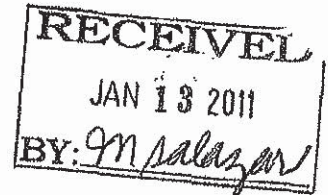
July 2012

Appendix FEIR-1 (Continued)

Draft EIR Comment Letters



Mr. Hanri Galoyan
1733 N. Alexandria Avenue, Apt 3
Los Angeles, CA 90027



January 10, 2011

Mr. Jon Foreman
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: NBC Universal Plan ENV-2007-0254-ENV

Dear Sir:

As a long time resident of Studio City, I am writing to support the NBC Universal project.

After all these years of planning and study, NBC Universal has come up with a project that will work for them, for the community, and for the region. I believe that we must do everything possible to create and sustain good-paying entertainment jobs, which in turn contribute to the success of local businesses. And when the theme park and City Walk are improved, tourists will stay longer and spend more while they're here.

NBC isn't looking for a bailout to stay in business. They're looking to make a huge investment in our community. We should say thank you, and let them get on with it.

Sincerely,

A handwritten signature in cursive script that reads "Hanri Galoyan".

Hanri Galoyan

cc: Mayor Antonio Villaraigosa
Councilmember Tom LaBonge
Councilmember Ed Reyes
Supervisor Zev Yaroslavsky
Michael LoGrande
Richard Bruckner
Darnell Tyler, NBC Universal

Letter No. 182

Jon Foreman <jon.foreman@lacity.org>

File number ENV-2007-0254-EIR

Tony Gama-Lobo <tondef72@aol.com>
To: jon.foreman@lacity.org

Thu, Feb 3, 2011 at 9:15 AM

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036 City of Los Angeles File No.: ENV-2007-0254-EIR County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTSTony & Rebecca Gama-Lobo
3161 Lindo St.
Los Angeles, CA 90068
323-252-8511

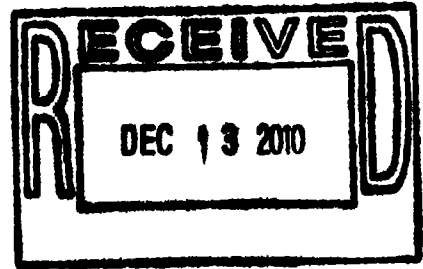
Mr. Foreman,

I am writing on behalf of myself and my wife. We have been residents of the Hollywood Knolls for the past eight years and love it here. The proposed Evolution Development Plans for the NBC Universal properties will have a hugely negative impact on our neighborhood. We are certainly in favor of development, especially development that would benefit the entertainment industry - which we both work in. However, this proposal looks to cause a lot more harm to our community than any benefit it could bring. Specifically:

- The massive increase in traffic to the Barham Pass and surrounding communities without a proper and well-thought out expansion of roadways and outlets.
- The noise, traffic, and air quality impact of the prolonged construction.
- The visual and audio impact on our quiet community of the huge new residential/commercial space and 3,000 new homes (blights, billboards, lights, noise).
- The loss of the historic Universal Studios backlot and the possible future film production that it could support.

The Hollywood Knolls is a unique and special pocket community in the heart of Los Angeles. It is so close to the urban and business centers of Hollywood, Universal City and Burbank, yet retains a quiet out-of-the-way feel. This is my wife's and my first home. We loved this area and have started a family here. It is a true neighborhood of young, old, families, couples. Please reconsider the NBC Universal Development as it currently exists and work with the community groups to find a reasonable compromise to the size and design of the development in order to preserve the Knolls and surrounding neighborhoods.

Thank you,
Tony & Rebecca Gama-Lobo



NBC UNIVERSAL "EVOLUTION PLAN" DEIR
COMMENTS BY J. PATRICK GARNER
DECEMBER 13, 2010

My name is John Patrick Garner. I live at 10211 Valley Spring Lane – just across the golf course from Universal City. I have been involved in noise issues at Universal since 1989 – as the founder of the Toluca Lake Residents Association during the last Universal Master Plan process and currently as Chairman of the Universal Noise Committee of the Toluca Lake Homeowners Association.

THE ISSUE

The DEIR is correct in mandating the establishment of a noise monitoring system for years of construction related noise if the current Master Plan is approved.

The DEIR is absolutely wrong that the majority of the other noise sources at Universal City do not impact the nearby community as they do not generate enough noise to be audible above ambient noise levels at the receptors in the project area. The issue is not decibels it is noise that disturbs Universal's neighbors in a major way.

THE REMEDY

NBC Universal (NBCU) has itself recognized that even existing noise from Universal City is a problem for the surrounding community and has therefore established a senior management level task force to deal with existing noise. This NBCU Core Response Team composed of two Senior Vice Presidents and two Director level NBCU management employees is in the process of setting up a very comprehensive program to deal with the current non-construction noise that the DEIR says will not be a problem in the surrounding community.

The remedy that should be mandated in the DEIR is to make the process now being developed by senior management at NBCU to deal with community complaints about noise from Universal City permanent as a condition of the approval of their Master Plan.

HISTORY

Residents living close to Universal City have been involved with NBCU on the issue of noise in our community for at least 30 years. The pattern has been – a problem develops and action is taken to solve that problem. What has been lacking is a sustainable on-going program at NBCU to effectively deal with noise issues.

Early on our community's efforts resulted in the Universal Amphitheater being covered. In the late 1990's local residents were very involved in Universal's proposed Master Plan. Many filings were made through our attorney at Sheppard Mullin Richter and Hampton on issues related to noise. Universal eventually ceased pursuing that Master Plan but as a result of the interaction with local residents during the process NBCU recognized that noise was a problem (even though the DEIR for that project stated that it was not) and many constructive changes were made to lessen the impact of noise on our community.

Several months ago noise from Universal City again reached a level that caused local residents to mobilize. The community established its own "noise hot line" and scores of noise problems were

documented. The result has been a process involving senior executives from NBCU and the leadership of Toluca Lake homeowner groups to once again deal with noise from Universal City in our community. Unfortunately, last Saturday the new process broke down entirely and we had one of the worst full days of noise in recent memory. The procedure to get on top of the noise quickly outlined below was not executed and the senior management team does not yet know why there was so much noise.

CURRENT MASTER PLAN

NBCU is again pursuing a new master plan for Universal City and will soon be taking direction from the SIXTH OWNER in the last 20 years. Local residents are very concerned that once the current NBCU noise initiative has run its course we will be dealing with years of new noise issues from construction and new venues without a process that NBCU and its latest owners are mandated to keep in place. We know from the noise issues that arose during the recent reconstruction of NBCU's back lot after the fire that there will absolutely be serious noise issues to deal with.

NBCU'S CURRENT SENIOR MANAGEMENT LEAD COMMUNITY NOISE INITIATIVE

The initiatives underway and in review by the senior level NBCU Core Response Team related to noise include:

- A Noise Hotline staffed 24/7 by a company representative will take calls and emails related to noise. Immediately following the complaint, an email will be sent to the NBCU Core Response Team (currently two Senior Vice Presidents and two Director level NBCU employees). Within 24 hours, the complainant will receive a call or email from the Core Team with a response to their complaint. This new response process has been reviewed and approved by top NBCU management and the Core Team will be held accountable for adhering to it. This process was recently put in place and the community has been notified but it must be made permanent.

- A monthly newsletter will be distributed to community residents which will include a report on the number and nature of calls related to noise and what has been done. This initiative was recently implemented but must be made permanent

- NBCU will create a computer mapping program to identify current and potential noise generators at Universal City and will use this program to identify and correct existing noise problems and in planning all future construction and venues. This initiative has begun but it must be completed, used during the proposed master plan construction period and be made permanent.

- NBCU will use the best available noise suppression technology to retrofit existing sources of noise and in all new construction and venues. This initiative has begun but must be completed for all existing sources of noise and all new construction and be made permanent.

- NBCU will establish allowable decibel levels for all sources of noise at Universal City. Noise levels will be measured on site. NBCU will insure that they are not exceeded. This initiative has not been agreed to by NBCU but is essential for dealing with noise now and in the future.

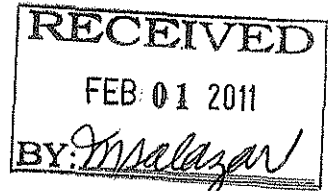
- NBCU will host regular meetings of community leaders to discuss noise issues. This initiative is underway. These meetings must be held monthly during any period of new construction or venue modification and must be made permanent.

SUMMARY

Over 30+ years of our community's dealings with NBCU on noise issues NBCU has eventually taken action to address current problems. What is required now is a permanent and effective on-going process that NBCU is required through this Master Plan to implement. This is especially critical now as our community is facing years of serious construction related and other noise if the current Master Plan is approved. History has proven that without this requirement our community has no option except waiting for the next noise problem and then prodding NBCU to take action.

J. Patrick Garner
10211 Valley Spring Lane
Toluca Lake, CA 91602
818-753-8331
jpgarner@sbcglobal.net

Letter No. 184



Robin Garner
4241 Forman Avenue
Toluca Lake, CA 91602-2907

January 28, 2011

Jon Foreman
Senior City Planner
200 North Spring Street
Los Angeles, CA 90012

Re: NBC UNIVERSAL EVOLUTION PLAN DEIR,
SCH No: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No: RENV 200700014
DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Dear Mr. Foreman,

Many speakers at the December 13th meeting argued that this expansion will bring jobs and therefore raise real estate values and improve the quality of life in the area. I ask you to consider that Toluca Lake is a gem of the San Fernando Valley...a neighborhood with a real neighborhood feel. Part of this can be attributed to the fact that efforts have been put in place in the past to mitigate traffic running through the neighborhood, with various barriers or traffic diverting methods along Pass and Olive Avenues to the east and on Moorpark Street to the west, as well as traffic bumps on Moorpark and Valley Spring Lane and an additional stop sign on Forman Avenue meant to slow traffic. All of these measures would be rendered ineffective if there were to be an extension of Forman Avenue through Lakeside Golf Course and up to the expanded Universal Development. Would it help mitigate some of the traffic on Lankershim and Barham? Possibly. Would it destroy the neighborhood of Toluca Lake? Absolutely. Would property values in the area rise? Absolutely not. The very reason I chose to buy where I did was that the location of the golf course insured that I would not end up with major traffic running through my neighborhood. Forman Avenue is not wide enough to turn into a four lane road without eliminating parking and/or taking away from existing residential properties. Not one person I heard speak at this meeting in support of this

project lives in a neighborhood directly impacted by it. And let's talk about quality of life. Toluca Lake is a neighborhood of walkers, and most of them take to the streets rather than the sidewalks, alone or in groups, often walking their dogs. Add a steady stream of cars cutting down Forman Avenue and filtering out across the other streets, and this would become a huge safety problem along with destroying this special feature of the neighborhood.

Furthermore, removal of the back lot to make way for new construction may mean more, temporary, construction jobs, but when these film environments need to be duplicated for films, it will likely result in fewer local film jobs as productions are forced into other areas for filming.

One of the great things about Los Angeles is the huge array of activities available...activities which, unfortunately, we often are unable to partake in because traffic makes participation incredibly laborious. This is a huge quality of life issue. The day I left the expansion meeting, at 5:30pm., it took me 25 minutes to arrive home...a distance that takes me only 20 minutes to walk.

More density results in lower quality of life, more frustration, and I believe it will lead to more crime as more people filter through the neighborhood, and incidents of road rage as there becomes no outlet for the additional traffic.

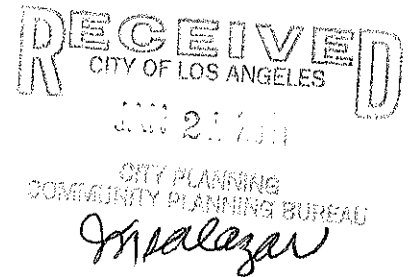
Sincerely,

A handwritten signature in black ink that reads "Robin Garner". The signature is written in a cursive style with a large, sweeping initial "R".

Robin Garner

Letter No. 185

Jeffrey Goddard
3950 Vantage Ave
Studio City, CA 91604



January 20, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Reference: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

There may be many reasons to like the Universal Evolution Plan such as the addition of new housing and office space or the transportation improvements, but none more so than the promise of new jobs.

The tens of thousands of jobs that will be created by the development of the proposed plan are desperately needed as unemployment remains high, the construction industry continues to lag and entertainment jobs seem to disappear. Needless to say, I was excited to read in the Draft EIR that the NBC Universal plan would result in 43,000 jobs. Providing quality jobs at a time when the city is experiencing a shortage is an opportunity that should not be missed.

Regards,

A handwritten signature in cursive script that reads "Jeffrey Goddard".

Jeffrey Goddard

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 186

Jon Foreman <jon.foreman@lacity.org>

ENV-2007-0254-EIR

donald3125@aol.com <donald3125@aol.com>

Fri, Feb 4, 2011 at 10:38 AM

To: jon.foreman@lacity.org

Dear Jon,

We are concerned, frankly alarmed, of the effects the Evolution Plan and Metro Universal Plan would have on our Island community. We have residents of the Island for twenty-nine years and potential impact of these plans would be devastating to our unique residential area.

At the present time there is only one street to bring us in and out to the main street, Lankershim. The traffic is already congested on Lankershim, especially during commute hours. The additional load of traffic would pose a serious situation for residents of the Island blocking movement to the main street. As we understand, Universal is seeking to rezone property from the City of Los Angeles to the County of Los Angeles in order to build taller buildings. Tall buildings could potentially cover the Island in shadows.

And with the scope of these proposed enormous projects, the thought of increased pollution factor becomes another major concern.

We encourage you, the City of LA Department of City Planning assign a team to actually spend time on our Island, experience the traffic flow on Lankershim as it is now, actually address these concerns of the residence and help us have a voice in this all too mega plan.

Sincerely,

Donald & Susan Gold
4017 Denny Ave.
Studio City, Ca 91604
(818)508-1109



Jon Foreman <jon.foreman@lacity.org>

Metro Universal Project

Rick Gombar <Rick@gombarinsurance.com>

Fri, Feb 4, 2011 at 2:10 PM

To: jon.foreman@lacity.org

Cc: MIRIAMPALACIO@aol.com, daniel@danielsavage.com, e.reyes@lacity.org, w.greuel@lacity.org, d.zine@lacity.org, juliette.durand@lacity.org, j.weiss@lacity.org, t.cardenas@lacity.org, r.alarcon@lacity.org, b.parks@lacity.org, j.perry@lacity.org, h.wesson@lacity.org, b.rosendahl@lacity.org, g.smith@lacity.org, e.garcetti@lacity.org, j.huizar@lacity.org, j.hahn@lacity.org, gloriamolina@bos.lacounty.gov, zevyaroslavsky@bos.lacounty.gov, donknabe@bos.lacounty.gov, mikeantonovich@lacbos.org, m.Feuer@assembly.ca.gov, a.padilla@senate.ca.gov, j.scott@senate.ca.gov, Gombar <GOMBARINSURANCE@gombarinsurance.com>, gail.goldberg@lacity.org, ken.berbstein@lacity.org, rita.robinson@lacity.org, edmond.yew@lacity.org, limszalay@planning.lacounty.gov, lindadishman@laconservancy.org, donnaadams@metro.net

Jon,

Attached are my comments and questions regarding the Universal build out.

Rick Gombar



Universal 2011.doc

44K

***Rick Gombar
3387 Blair Drive
Los Angeles, CA 90068
323 845-9719***

February 3, 2011

*Jon Foreman, Senior City Planner/Project Coordinator
Universal City Project Unit
200 North Spring Street, Room 601
Los Angeles, CA 90012*

jon.foreman@lacity.org

Re: Impacts of Back Lot Known as Falls Lake

My name is Rick Gombar. I live at 3387 Blair Drive in the hill known as the Hollywood Manor. I have resided here since 1978. The house is located on the ridge and directly overlooks the back lot of Universal Studios or, more specifically, Falls Lake. In fact, I share a common lot line with Universal.

By way of background, when I moved here thirty-three years ago my house overlooked a natural setting consisting of scores of California Oak trees and sage brush which overlooked the San Fernando Valley. Indeed, the price I paid for the house was reflective of the panoramic view and the privacy of my lot. And, while this natural setting was in fact part of Universal Studios property, filming anywhere near my house was virtually impossible as the natural topography eliminated any possibility of doing so. In short, even though my home was located above a movie studio, using the area in front of my house for film production was not an option for Universal.

Ever since I have lived here I have been active in community matters, especially those issues regarding Universal and its use of their property. To that end I have served on the Board of Directors of the Hollywood Knolls Community Club (HKCC) and have worked on and/or chaired various committees that interfaced with Universal staff members. More specifically, in 1980 I testified at the public hearings in front of the Board of Supervisors

regarding the negative impacts I felt our community would suffer should Universal be granted a grading permit to bulldoze a precious Santa Monica mountain and put an outdoor movie production area in front of my home. In preparation for my testimony, I spent two years working with scores of fellow homeowners, the HKCC, the City, the County, the Planning Commission, and various representatives of Universal Studios studying the proposed project and providing input with the hopes of mitigating at least some of the negative impacts anticipated by our community. Throughout this entire process, the HKCC and our community were assured by representatives of the City, the County and also by Universal representatives, that even though the proposed grading project would result in permanent changes to the area, the net result would be an enhanced quality of life for everyone who resided in our community. In fact, representatives of Universal testified in front of the Board of Supervisors and reiterated this same theme. With regard to the homes most impacted by the proposed development, Universal representatives testified, in part, as follows:

“Within the valley that will in part be filled by the grading project (referring to the area directly in front of my home) there will be two artificial lakes connected by a waterway. Houses along Blair Drive will have a clear view of the newly created lakes and the waterway, and MCA submits that this is a view that would be, will be aesthetically pleasing to those residents along Blair Drive.”

Universal representatives went to testify as follows:

“Regarding aesthetic impact, the EIR demonstrates and the Commission found in its findings No. 46 and No. 47 the completion of the grading project will enhance the view of the San Fernando Valley from residents along Blair Drive, and that such a view of the valley is a desire one. MCA submits that this view could increase property values along Blair Drive...”

Representatives of Universal further testified that the project would:

- 1. Have a covered and enclosed parking lot designed to eliminate noise created by car horns.*

2. *Have trees planted on top of the parking structure so as to help eliminate the negative visual impact of the building.*
3. *Plant trees in front of the parking structure so as to conceal the visual impact of the building.*
4. *Create a buffer of 400 feet between the homes and any filming area.*
5. *Remove sets after filming is completed so as to bring the area back to its natural appeal.*

In short, none of this ever happened. The lakes never made it into the current CUP, the parking structure was not enclosed, parking spaces rather than trees were put on top of the parking structure, the face of the parking garage was not concealed by trees, filming sets were permitted within a mere 20 feet of our homes, and some of the movie sets located with a few feet of my property line have been left abandoned for over ten years.

This is in addition to the fact that Universal is permitted to conduct filming activities within 20 feet of our homes, twenty-four hours per day, seven days per week with literally no conditions or limitations by the City or the County whatsoever. Certainly, allowing a movie set to be built within a stones throw of residential property is incompatible land usage at best and illegal at worst.

By way of example, most recently Universal distributed a flyer throughout our neighborhood announcing a plan to conduct filming in the Falls Lake area from Monday, January 24th through Friday, January 28th between the hours of 6:00 P.M. and 6:00 A.M. with the following filming activities planned:

1. *Production Lights (which light up our homes as if were daytime)*
2. *Gunshots*
3. *Explosions*
4. *Wind Machines*
5. *Fire Effects*
6. *Car Crashes*

The fact that our community has never received any assistance from the City or the County regarding these on-going disturbances, even after numerous meetings and written complaints, speaks volumes as to the concerns our community has regarding this new proposed project with its 29,000 plus page proposal.

With this background and history in mind, we remain very concerned about the activities permitted in the Falls Lake area. It is my suggestion that regardless of what happens in the future within the area known as “the back lot,” that limitations regarding times of production, and types of activities be curtailed so as to take into consideration the fact that Universal has been allowed to construct a filming studio and an amusement park directly below residential property resulting in incompatible land usage.

Finally, I want to bring up the fact that CUP No. 90074-(3), #42 states, in part, the following:

“Representatives of MCA, Inc. or its successors in interest and the Negotiating Committee of the Hollywood Knolls Community Club shall constitute the membership of a Monitoring Committee. The Monitoring Committee shall meet on a regular basis or within ten days of receipt of written notice from either party or the Department of Regional Planning to monitor the implementation of the Conditions imposed by Conditional Use Permit 90074-(3).”

Over the years, members of the HKCC Negotiating Committee have filed formal complaints regarding noise violations by Universal in regard to their filming activities and have received no assistance whatsoever from the City or the County to mitigate any nuisance generated by Universal's use of their property.

Questions:

- 1. Do you acknowledge that before 1980, the area now known as Falls Lake or The Back Lot was seldom, if ever, used for any activities whatsoever by Universal? If you do not agree, please provide a detail of prior usage including dates and activities performed.*
- 2. Do you acknowledge that in 1980, when Universal was permitted to bulldoze one of the Santa Monica Mountains and from that mountain fill in the valley area directly in front of the homes along Blair Drive, that Universal in essence was being given a permit to build an outdoor film studio and an amusement park adjacent to an existing residential community?*

3. *Do you acknowledge that permitting the usage of a property that includes, but is not limited to that of an outdoor movie production facility and/or an outdoor theme park that is directly adjacent to residential properties constitutes incompatible land usage? If it does not constitute incompatible land usage, were else in the City or the County of Los Angeles does this combination of land usage exist?*
4. *As previously stated, CUP No. 90074-(3) details the creation of the HKCC Negotiating Committee. This committee is essential and will help assure compliance of the new CUP. Is it your intention to keep the committee in place throughout the duration of the new development?*
5. *Universal was recently cited by the County of Los Angeles Public Health Department for noise infractions that took place during their Halloween Horror Nights. During the new development period, will there be any restrictions regarding the usage of Universal's back lot area so as to limit the intrusions of Universals activities on the neighboring the residential community?*
6. *A few years ago the HKCC Monitoring Committee met with representatives of Zev Yaraslavksy office. At the meeting the committee provided a detail of numerous violations of the CUP by Universal. And, while it was agreed that Universal indeed was probably in violation of the Los Angeles County Noise Ordinance, we were informed that any changes to the CUP would take at least three years. Will there be any procedures in place whereby complaints filed by the Monitoring Committee will be handled in a timely manner? And, if Universal is not immediately compliant, will there be penalties?*
7. *At the most recent public hearing various speakers professed their approval of the proposed expansion. Each speaker read from a prepared speech that was provided to them by others. And, each of them suggested that they had read the 29,000 page document, and that it was obvious to them that Universal had done a great job mitigating every aspect of the expansion. Oh, and none of the speakers lived within five miles of Universal. My question is, does the committee take into consideration the fact that the speakers did not live in the area, obviously could not have possibly read the 29,000 page proposal, all read from a prepared document which carried the same theme, and obviously were put up to speak by representatives of Universal?*

In closing and on behalf of myself, the Hollywood Knolls Community Club, and our fellow neighbors throughout the County of Los Angeles, I thank you for your time and your consideration and I trust that when reviewing this proposed expansion you will do your best to mitigate this project as if you would be personally impacted as we know we will be.

Sincerely,

Rick Gombar

Letter No. 188



Jon Foreman <jon.foreman@lacity.org>

RE: NBC Universal Evolution

Rick Gombar <Rick@gombarinsurance.com>

Fri, Feb 4, 2011 at 2:22 PM

To: jon.foreman@lacity.org

Cc: MIRIAMBPALACIO@aol.com, daniel@danielsavage.com, e.reyes@lacity.org, w.greuel@lacity.org, d.zine@lacity.org, juliette.durand@lacity.org, j.weiss@lacity.org, t.cardenas@lacity.org, r.alarcon@lacity.org, b.parks@lacity.org, j.perry@lacity.org, h.wesson@lacity.org, b.rosendahl@lacity.org, g.smith@lacity.org, e.garcetti@lacity.org, j.huizar@lacity.org, j.hahn@lacity.org, gloriamolina@bos.lacounty.gov, zevyaroslavsky@bos.lacounty.gov, donknabe@bos.lacounty.gov, mikeantonovich@lacbos.org, m.Feuer@assembly.ca.gov, a.padilla@senate.ca.gov, j.scott@senate.ca.gov, Gombar <GOMBARINSURANCE@gombarinsurance.com>, gail.goldberg@lacity.org, ken.berbstein@lacity.org, rita.robinson@lacity.org, edmond.yew@lacity.org, limszalay@planning.lacounty.gov, lindadishman@laconservancy.org, donnaadams@metro.net

Jon,

Correction. This is my response to the NBC Universal Evolution Plan. Thank you for your consideration.

Rick Gombar

From: Rick Gombar
Sent: Friday, February 04, 2011 2:11 PM**To:** 'jon.foreman@lacity.org'

Cc: 'MIRIAMBPALACIO@aol.com'; 'daniel@danielsavage.com'; 'e.reyes@lacity.org'; 'w.greuel@lacity.org'; 'd.zine@lacity.org'; 'juliette.durand@lacity.org'; 'j.weiss@lacity.org'; 't.cardenas@lacity.org'; 'r.alarcon@lacity.org'; 'b.parks@lacity.org'; 'j.perry@lacity.org'; 'h.wesson@lacity.org'; 'b.rosendahl@lacity.org'; 'g.smith@lacity.org'; 'e.garcetti@lacity.org'; 'j.huizar@lacity.org'; 'j.hahn@lacity.org'; 'gloriamolina@bos.lacounty.gov'; 'zevyaroslavsky@bos.lacounty.gov'; 'donknabe@bos.lacounty.gov'; 'mikeantonovich@lacbos.org'; 'm.Feuer@assembly.ca.gov'; 'a.padilla@senate.ca.gov'; 'j.scott@senate.ca.gov'; Gombar; 'gail.goldberg@lacity.org'; 'ken.berbstein@lacity.org'; 'rita.robinson@lacity.org'; 'edmond.yew@lacity.org'; 'limszalay@planning.lacounty.gov'; 'lindadishman@laconservancy.org'; 'donnaadams@metro.net'

Subject: Metro Universal Project

Jon,

Attached are my comments and questions regarding the Universal build out.

Rick Gombar



Universal 2011.doc

44K

Rick Gombar
3387 Blair Drive
Los Angeles, CA 90068
323 845-9719

February 4, 2011

Jon Foreman, Senior City Planner/Project Coordinator
Universal City Project Unit
200 North Spring Street, Room 601
Los Angeles, CA 90012

jon.foreman@lacity.org

Re: NBC Universal Evolution

My name is Rick Gombar. I live at 3387 Blair Drive in the hill known as the Hollywood Manor. I have resided here since 1978. The house is located on the ridge and directly overlooks the back lot of Universal Studios or, more specifically, Falls Lake. In fact, I share a common lot line with Universal.

By way of background, when I moved here thirty-three years ago my house overlooked a natural setting consisting of scores of California Oak trees and sage brush which overlooked the San Fernando Valley. Indeed, the price I paid for the house was reflective of the panoramic view and the privacy of my lot. And, while this natural setting was in fact part of Universal Studios property, filming anywhere near my house was virtually impossible as the natural topography eliminated any possibility of doing so. In short, even though my home was located above a movie studio, using the area in front of my house for film production was not an option for Universal.

Ever since I have lived here I have been active in community matters, especially those issues regarding Universal and its use of their property. To that end I have served on the Board of Directors of the Hollywood Knolls Community Club (HKCC) and have worked on and/or chaired various committees that interfaced with Universal staff members. More specifically, in 1980 I testified at the public hearings in front of the Board of Supervisors

regarding the negative impacts I felt our community would suffer should Universal be granted a grading permit to bulldoze a precious Santa Monica mountain and put an outdoor movie production area in front of my home. In preparation for my testimony, I spent two years working with scores of fellow homeowners, the HKCC, the City, the County, the Planning Commission, and various representatives of Universal Studios studying the proposed project and providing input with the hopes of mitigating at least some of the negative impacts anticipated by our community. Throughout this entire process, the HKCC and our community were assured by representatives of the City, the County and also by Universal representatives, that even though the proposed grading project would result in permanent changes to the area, the net result would be an enhanced quality of life for everyone who resided in our community. In fact, representatives of Universal testified in front of the Board of Supervisors and reiterated this same theme. With regard to the homes most impacted by the proposed development, Universal representatives testified, in part, as follows:

“Within the valley that will in part be filled by the grading project (referring to the area directly in front of my home) there will be two artificial lakes connected by a waterway. Houses along Blair Drive will have a clear view of the newly created lakes and the waterway, and MCA submits that this is a view that would be, will be aesthetically pleasing to those residents along Blair Drive.”

Universal representatives went to testify as follows:

“Regarding aesthetic impact, the EIR demonstrates and the Commission found in its findings No. 46 and No. 47 the completion of the grading project will enhance the view of the San Fernando Valley from residents along Blair Drive, and that such a view of the valley is a desire one. MCA submits that this view could increase property values along Blair Drive...”

Representatives of Universal further testified that the project would:

- 1. Have a covered and enclosed parking lot designed to eliminate noise created by car horns.*

2. *Have trees planted on top of the parking structure so as to help eliminate the negative visual impact of the building.*
3. *Plant trees in front of the parking structure so as to conceal the visual impact of the building.*
4. *Create a buffer of 400 feet between the homes and any filming area.*
5. *Remove sets after filming is completed so as to bring the area back to its natural appeal.*

In short, none of this ever happened. The lakes never made it into the current CUP, the parking structure was not enclosed, parking spaces rather than trees were put on top of the parking structure, the face of the parking garage was not concealed by trees, filming sets were permitted within a mere 20 feet of our homes, and some of the movie sets located with a few feet of my property line have been left abandoned for over ten years.

This is in addition to the fact that Universal is permitted to conduct filming activities within 20 feet of our homes, twenty-four hours per day, seven days per week with literally no conditions or limitations by the City or the County whatsoever. Certainly, allowing a movie set to be built within a stones throw of residential property is incompatible land usage at best and illegal at worst.

By way of example, most recently Universal distributed a flyer throughout our neighborhood announcing a plan to conduct filming in the Falls Lake area from Monday, January 24th through Friday, January 28th between the hours of 6:00 P.M. and 6:00 A.M. with the following filming activities planned:

1. *Production Lights (which light up our homes as if were daytime)*
2. *Gunshots*
3. *Explosions*
4. *Wind Machines*
5. *Fire Effects*
6. *Car Crashes*

The fact that our community has never received any assistance from the City or the County regarding these on-going disturbances, even after numerous meetings and written complaints, speaks volumes as to the concerns our community has regarding this new proposed project with its 29,000 plus page proposal.

With this background and history in mind, we remain very concerned about the activities permitted in the Falls Lake area. It is my suggestion that regardless of what happens in the future within the area known as "the back lot," that limitations regarding times of production, and types of activities be curtailed so as to take into consideration the fact that Universal has been allowed to construct a filming studio and an amusement park directly below residential property resulting in incompatible land usage.

Finally, I want to bring up the fact that CUP No. 90074-(3), #42 states, in part, the following:

"Representatives of MCA, Inc. or its successors in interest and the Negotiating Committee of the Hollywood Knolls Community Club shall constitute the membership of a Monitoring Committee. The Monitoring Committee shall meet on a regular basis or within ten days of receipt of written notice from either party or the Department of Regional Planning to monitor the implementation of the Conditions imposed by Conditional Use Permit 90074-(3)."

Over the years, members of the HKCC Negotiating Committee have filed formal complaints regarding noise violations by Universal in regard to their filming activities and have received no assistance whatsoever from the City or the County to mitigate any nuisance generated by Universals use of their property.

Questions:

- 1. Do you acknowledge that before 1980, the area now known as Falls Lake or The Back Lot was seldom, if ever, used for any activities whatsoever by Universal? If you do not agree, please provide a detail of prior usage including dates and activities performed.*
- 2. Do you acknowledge that in 1980, when Universal was permitted to bulldoze one of the Santa Monica Mountains and from that mountain fill in the valley area directly in front of the homes along Blair Drive, that Universal in essence was being given a permit to build an outdoor film studio and an amusement park adjacent to an existing residential community?*

3. *Do you acknowledge that permitting the usage of a property that includes, but is not limited to that of an outdoor movie production facility and/or an outdoor theme park that is directly adjacent to residential properties constitutes incompatible land usage? If it does not constitute incompatible land usage, were else in the City or the County of Los Angeles does this combination of land usage exist?*
4. *As previously stated, CUP No. 90074-(3) details the creation of the HKCC Negotiating Committee. This committee is essential and will help assure compliance of the new CUP. Is it your intention to keep the committee in place throughout the duration of the new development?*
5. *Universal was recently cited by the County of Los Angeles Public Health Department for noise infractions that took place during their Halloween Horror Nights. During the new development period, will there be any restrictions regarding the usage of Universal's back lot area so as to limit the intrusions of Universals activities on the neighboring the residential community?*
6. *A few years ago the HKCC Monitoring Committee met with representatives of Zev Yaraslavksy office. At the meeting the committee provided a detail of numerous violations of the CUP by Universal. And, while it was agreed that Universal indeed was probably in violation of the Los Angeles County Noise Ordinance, we were informed that any changes to the CUP would take at least three years. Will there be any procedures in place whereby complaints filed by the Monitoring Committee will be handled in a timely manner? And, if Universal is not immediately compliant, will there be penalties?*
7. *At the most recent public hearing various speakers professed their approval of the proposed expansion. Each speaker read from a prepared speech that was provided to them by others. And, each of them suggested that they had read the 29,000 page document, and that it was obvious to them that Universal had done a great job mitigating every aspect of the expansion. Oh, and none of the speakers lived within five miles of Universal. My question is, does the committee take into consideration the fact that the speakers did not live in the area, obviously could not have possibly read the 29,000 page proposal, all read from a prepared document which carried the same theme, and obviously were put up to speak by representatives of Universal?*

In closing and on behalf of myself, the Hollywood Knolls Community Club, and our fellow neighbors throughout the County of Los Angeles, I thank you for your time and your consideration and I trust that when reviewing this proposed expansion you will do your best to mitigate this project as if you would be personally impacted as we know we will be.

Sincerely,

Rick Gombar

Letter No. 189

Jon Foreman <jon.foreman@lacity.org>

4 lane highway through toluca lake

1 message

charles gonzalez <chuck_cjgcpa@yahoo.com>

Fri, Jan 28, 2011 at 11:01 AM

To: jon foreman <jon.foreman@lacity.org>

I faxed over my objection to "Alternative Project #9 The Forman Avenue Extension".

I am the Historian for Lakeside Golf Club and I was the editor of our 75th Anniversary Book. I tried to xerox an brief section from that book discussing such a road through Lakeside and the Toluca Lake neighborhood but it is too dark. Therefore, let me quaote from the book.

"The Road Through Lakeside" - Before the creation of our wonderful Lakeside Golf Club there existed a grant of property rights created through the dedication of a 50-foot-wide public road which extended from the present Foreman Avenue through the Lakeside property and across the Los Angeles River. The dedication occured on the Lankershim Ranch map filed in Book 31 Pages 39 thru 44 Miscellaneous Recors. The use of the dedicated street by public entry would have ruined the golf course and severly impacted Lakeside Golf Club. The dedication of this street existed until a group of Lakeside members decided to petition the City of Los Angeles to vacate the dedication of the street across Lakeside Golf Club.

In 1979 the members were able to obtain an Order of Vacation of Forman Avenue between Valley Spring Lane and the Los Angeles Flood Control Channel - Street Vacation Map-18516 recorded June 13, 1979 as Instrument No. 79641029. A special thanks and acknowledgement to Bob Selleck, Jim Irsfeld, and Bill Little, who contributed their time and effort to obtain the vacation of the street for all of the members of Lakeside Golf Club. (end of article)

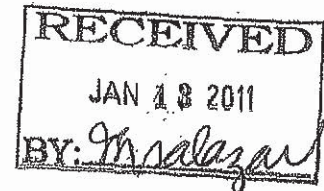
On a personal note and as a resident of Toluca Lake (4614 Talofa), I find it reprehensible that such a proposal can even find the light of day. To ruin a storied neighborhood like Toluca Lake would be a crime against the people who live in and around the area. Traffic on Riverside Drive is already extremely heavy. To add a significant amount of more traffic would make it a parking lot at some hours of the day. In my opinion this is not acceptable and frankly just wrong.

CjGCpA

Charles J. Gonzalez, CPA, MBA
333 N. Glenoaks Blvd. #201
Burbank, CA 91502
818-333-5560 Fax: 818-333-5570
chuck_cjgcpa@yahoo.com
chuck@cjgcpa.com

Letter No. 190

Roberto Gonzalez
917 Larrabee St Apt 18
West Hollywood, CA 90069



January 11, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Sub: File #ENV-2007-0254-EIR

Dear Mr. Foreman:

We are very pleased with the findings in the Draft Environmental Impact Report for Universal's Evolution Plan. The report has concluded that the project can be completed with very few significant impacts.

We who live close to Universal are not looking forward to construction noise or other irritations associated with a development this size. However, we recognize how important this project is to the health of our city and are willing to live with it. We know that a lot of work has gone into designing and planning this project and it has paid off. The benefits far outweigh any negative impacts. We welcome Universal's investment in our future and hope that you will quickly approve this important project.

Sincerely,

Handwritten signature "R.B." in cursive.

Roberto Gonzalez

- cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilmember, Fourth District
- Hon. Ed Reyes, City Councilmember, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

Letter No. 191



Jon Foreman <jon.foreman@lacity.org>

From Jason Graae and Glen Fretwell in Hollywood Manor

1 message

jaaegraae@aol.com <jaaegraae@aol.com>

Tue, Feb 1, 2011 at 6:11 PM

To: jon.foreman@lacity.org

Hello,

We have lived on Floyd Terrace for 3 1/2 years in our dream house that we have saved up for all our lives. The idea that we would be in the middle of a construction site for the next 20 years is a nightmare to us, and it would be to anyone.

One of the FEW drawbacks of living here is the rush hour traffic- It just took me 1/2 hour to get from Warner Brothers Studio to Dewitt Drive. The thought of more traffic is unconscionable - it would be hellacious for all residents in our neighborhood, not to mention many other commuters.

I seriously hope you will reconsider this mega-development project.

Yours truly,
Jason Graae and Glen Fretwell

Letter No. 192



Jon Foreman <jon.foreman@lacity.org>

**ENV-2007-0254-EIR NBC Universal Evolution Plan STATE
CLEARINGHOUSE NO. 2007071036**

Steven Greene <sbgreene@mindspring.com>
Reply-To: Steven Greene <sbgreene@mindspring.com>
To: jon.foreman@lacity.org

Mon, Nov 15, 2010 at 8:09 PM

Attached is my comment letter on the Draft EIR for the NBC Universal Evolution Plan.

 Evolution_Letter.pdf
38K

November 15, 2010

Jon Foreman – Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: NBC Universal Evolution Plan ENV-2007-0254-EIR

Dear Mr. Foreman:

I am concerned about the potential impacts of the NBC Universal Evolution Plan on safe travel on Barham Boulevard for bicyclists, motorcyclists and automobiles.

Mitigation Measure B-5 in the NBC Universal Evolution Plan Draft EIR, as illustrated in Figure 78, which would add one more lane for cars to Barham Boulevard, would create an unacceptable safety hazard for cyclists traveling between Hollywood and Griffith Park. Many cyclists use Barham Boulevard in conjunction with local streets in Lake Hollywood and Cahuenga Boulevard East to travel between the Hollywood Hills and Griffith Park. The lanes on Barham Boulevard are now wide enough in many areas that cars and bicycles can share the lanes. The proposed mitigation measure would reduce the curb lanes to as little as 11 feet, creating an unsafe condition for cyclists.

While the proposed project would create bike lanes on its own internal "north-south" road, this road would not be accessible to cyclists coming from Hollywood unless they travel on unsafe portions of Cahuenga Boulevard, through the congested intersection of Cahuenga/Barham and then onto Buddy Holly Drive. No bicycle lanes exist on or are proposed for Buddy Holly Drive. Thus, with implementation of the project, there will be no safe travel route to Griffith Park for cyclists who come north on Cahuenga East or who cross the 101 freeway at Mulholland Drive.

In addition, the curb lanes that will be created on Barham Boulevard by Mitigation Measure B-5 will not be safe for cars or vehicles unless much of the the pavement is reconstructed on both sides of the street. Currently, in many places, the curb lanes are primarily asphalt pavement with a deteriorated and uneven seam connecting them to concrete several feet away from the curb. Under current conditions, vehicles and bicycles do not need to travel on the uneven seam, because of the width of the lanes. However, with the narrower lanes, this seam will create an uneven riding surface, which is a particular problem for motorcycles. Because the project is proposing to restripe the road and shift where vehicles will drive, the project should also be required to rebuild the pavement surface in both the northbound and southbound directions to have a standard curb and gutter, with a smooth travel surface for vehicles.

Currently, foliage along the west side of Barham Boulevard is severely overgrown, with branches literally extending several feet into the roadway. Again, currently, this is unsafe for cyclists, but less of a problem for cars because of the width of the lanes. With narrower lanes, cars will not be able to use the curb lane without being scraped by vegetation unless a plan is implemented to control its growth. This plan must apply not only to the project's frontage, but also to other private parcels on the west side of Barham Boulevard between Coyote Canyon Road and Lake Hollywood Drive.

In the striping plan in Figure 78, it appears that the existing on-street parking on the east side of Barham Boulevard between Lake Hollywood Drive and Coyote Canyon Road will be removed. If that is the case, then the Draft EIR fails to analyze the potential impact of removing this parking. On-street parking is currently permitted in that section without restriction. The parking analysis should be expanded to include the potential impact of removing this parking.

This project should not be approved unless safe bicycle facilities are retained on Barham Boulevard or suitable alternatives are provided by creating safe, new bicycle facilities on Cahuenga Boulevard and Buddy Holly Drive between Lakeridge Place and the new "north-south" road. In addition, the curb lanes must be improved as described above to create safer conditions for all vehicles on Barham Boulevard.

Sincerely,

Steven Greene <via e-mail>

January 18, 2011

Mr. John Foreman, Senior City Planner
Department of City Planning
200 N. Spring Street, Room 601
Los Angeles, CA 90012

RE: NBC Universal
ENV-2007-0254-EIR

Dear Mr. Foreman:

The most important thing in the Draft Environmental Impact Report is the estimate of new jobs which will result from this project: 43,000. With unemployment in this County at 12%, there shouldn't even be a question about going forward with it.

NBC Universal is investing many billions of dollars in our community. The resulting jobs and public improvements will benefit thousands of people - those who live in the neighborhood, those who travel through it, and those who will be hired throughout the County to provide goods and services during construction and afterward. This project will be an economic stimulus with regional effects, creating sustainable, high-level jobs and helping to anchor the entertainment industry in Los Angeles.

All of the public improvements outlined in the DEIR will be a tremendous benefit as well, and demonstrate that the plan was developed in a comprehensive way. But the real value will be putting Los Angeles residents back to work, creating the economic value we need for a healthy thriving community.

I hope the City does its job - please approve this plan.

Sincerely,

Scott Haddock
7307 Haskell Ave, Unit 15
Lake Balboa, CA 91405

cc: Mayor Antonio Villaraigosa
Supervisor Zev Yaroslavsky
Councilmember Tom LaBonge
Councilmember Ed Reyes
Michael LoGrande, Director of City Planning
Richard Bruckner, Director of County Planning
Darnell Tyler, NBC Universal



Letter No. 194

Jon Foreman <jon.foreman@lacity.org>

NBC Universal Evolution Plan DEIR -- Letter of Support

1 message

pamhannah@aol.com <pamhannah@aol.com>

Tue, Dec 21, 2010 at 3:41 PM

To: jon.foreman@lacity.org

Cc: mayor@lacity.org, zev@bos.lacounty.gov, councilmember.Labonge@lacity.org, councilmember.reyes@lacity.org, michael.logrande@lacity.org, rbruckner@planning.lacounty.gov, darnell.tyler@nbcuni.com

December 21, 2010

Dear Jon Foreman, Senior City Planner

Copy to: Mayor Villaraigosa, Supervisor Yaroslavsky, Councilmembers LaBonge and Reyes, Mr. LoGrande, Mr. Bruckner, and Mr. Tyler

Re: NBC Universal Evolution Plan DEIR

Attached is my letter of support for the NBC Universal Evolution Plan, to be included as a response to comments regarding the DEIR prepared for this project.

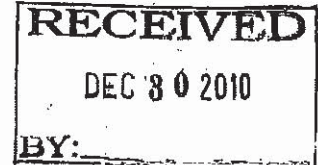
Thank you,
Pam Hannah
11143 Aqua Vista Street, #8
Studio City, California 91602

NBC_Universal_Evolution_Plan_DEIR_comments.pdf
40K

December 20, 2010

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: **Support for the NBC Universal Evolution Plan
Draft Environmental Impact Report**



Dear Mr. Foreman,

I am writing in support of NBC Universal's Evolution Plan and the responsible and thorough analysis conducted in the Draft Environmental Impact Report. I have lived in Studio City for over 20 years and have followed this important project very closely. This project is the right mix at the right time in the right place.

I applaud the City of Los Angeles as well as the County for their painstaking review and management of the process. The fact that there are only a limited number of areas of significant long-term impacts demonstrates that NBC Universal, the City and the County are strongly committed to addressing the project's impacts.

I was pleased to see that the Draft EIR prepared by the City showed that NBC Universal is investing in their studio with new sound stages and support facilities. We need the studios to continually reinvest here in Southern California. We are losing too much production to out of state. We need to help studios like Universal do business in California.

The environmental report analyzed over 160 intersections and is providing improvements to 139 of those. That is important, but equally important is the decision to link transit to the property. The Universal plan is exactly what we need: responsible mitigation of traffic impacts and the balanced mix of development and density at transit stations connected to transit. Further, I commend NBC Universal for considering alternative work schedules, flexible work and telecommuting programs. We need more opportunities like this to help ease transportation issues.

I was absolutely thrilled to learn from the DEIR that about 43,000 jobs would be created throughout Los Angeles as a result of the Evolution Plan—getting Los Angelenos back to work at this time is a blessing! Our elected officials should be moving heaven and earth to get this project started. I implore Councilman LaBonge and Supervisor Yaroslavsky to get this moving now!

Mr. Jon Foreman, Senior City Planning
NBC Universal Evolution Plan DEIR

December 20, 2010
Page 2

As a neighbor over the past 20 years and reviewing the Evolution Plan, I feel Universal is a critical part of our community and have confidence that they will continue to be a responsible neighbor.

Sincerely,

A handwritten signature in black ink that reads "Pamela Hannah". The signature is fluid and cursive, with a large, stylized initial "P".

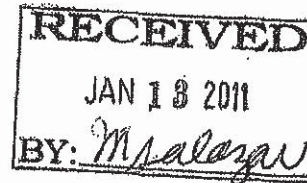
Pamela Hannah
11143 Aqua Vista Street, #8
Studio City, California 91602

Cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 195

Karen Hanson
1443 N. Alta Vista Blvd
Los Angeles, CA 90046

January 10, 2011



Jon Foreman, Senior City Planner
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: NBC Universal Plan (ENV-2007-0254-EIR)

Dear Mr. Foreman,

The NBC Universal Studios expansion plan sounds like just what we need at this point-- a shot in the arm for the region's economy, new jobs, and a commitment to maintaining and enhancing Los Angeles' role as the preeminent supplier of entertainment to the world.

The DEIR for this project shows extensive efforts to anticipate and address potential problems in terms of increased traffic on Barham Blvd., access to the 101 Freeway, and congestion on feeder roads and intersections in the area. These plans provide residents like myself with the confidence that the project can be successful and not leave us all mired in traffic.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karen Hanson".

Karen Hanson

Copies to:

Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 196

*Ann-Marie Harrington
1756 N Wilton Pl
Los Angeles, CA*

January 14, 2011

*Jon Foreman, Senior City Planner
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 601
Los Angeles, CA 90012*

RE: Universal City Plan (ENV-2007-0254-EIR)

Dear Mr. Foreman,

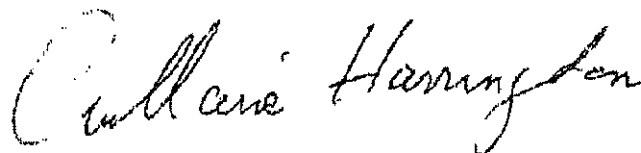
Congratulations to the City and County of Los Angeles for working together to produce the extensive Environmental Impact Report on the NBC/Universal Evolution Plan.

I moved to Los Angeles and I've always been fascinated with Los Angeles and believe that Hollywood is the capital of the movie world. This project is good news for the region in that it lays out a way to keep Los Angeles the entertainment industry capital of the world. More importantly, it will create thousands of new jobs in the industry for Angelenos.

Now that the Draft EIR has been released, I hope this project will move forward quickly.

We need to create jobs and get people back to work. This will be a boon for economic development in the region.

Sincerely,



Letter No. 197

Joyce Hart
P.O. Box 2564
Toluca Lake, CA 91610

February 2, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

It is encouraging to see a company like NBC Universal commit to such a large-scale green development. As you know, we were bought by Comcast and after listening to our new owners, I am convinced they care about people, our environment and our community.

I am in favor of the studio's proposal and especially appreciate two specific components of the plan. First, I like the incorporation of special building features into the design that will make the project environmentally responsible and conserve energy and water.

Secondly, the inclusion of 35 acres of public open space will be a big asset to the community. We need more accessible and usable park space in the city. The plan will provide just that - landscaped areas and hiking paths and trails, which will be designed to buffer the existing residential neighborhood.

I look forward to this project moving ahead.

Regards,


Joyce Hart

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavy, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 198

Jon Foreman <jon.foreman@lacity.org>

"evolution" at Universal

1 message

Jon Hartmann <jphartmann@sbcglobal.net>

Mon, Jan 31, 2011 at 12:33 PM

To: jon.foreman@lacity.org

Cc: hollywoodknolls@yahoo.com

Jan 31, 2011

Dear Mr. Foreman,

I joined the Musician's Union Local 47 in 1965, at the age of eighteen. As a member of the entertainment industry, I am well aware of the critical need for good-paying jobs. But as a resident of the neighborhood for over fifty years, I'm also well aware of the number of automobiles clogging the streets, and the impact of their use on our lives. There are times when Barham Boulevard is unusable, and the level of congestion is frequently a hazard to health and safety. Basic services are adversely affected by the inability of this artery to carry loads far beyond what it was designed to accommodate.

Two provisions of the statement made by Universal are false, and on their face defy explanation. The report fails to address the traffic impact on the area, and the audio tests for ambient background noise were falsified. Video tape of the recording set-up shows that all rides, activities, audio loops and concerts were suspended during the test.

Copies of these videos on DVD are available upon request. The facilities at Universal are not fully utilized, and increases in employment could easily be accommodated within the current buildings. Parking at the Universal Red Line station has always been insufficient, and the expansion does not address the loss of spaces.

The reason behind the Universal expansion is that the "War of the Worlds" tram ride brings in far less cash than thousands of people paying rent. To Comcast, this is just an investment. To me, these beautiful green hills are still sacred.

Jon Hartmann

323 850 0269

3/4

BYRON HAYES, JR.
Lawyer (Retired)
4256 Navajo Street
Toluca Lake, California 91602-2914
Telephone: (818) 752-4653
Telefax: (818) 752-9458
Email: bhayes@earthlink.net

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CITY OF LOS ANGELES
FEB 04 2011

CITY PLANNING
COMMUNITY PLANNING BUREAU

February 3, 2011

122

Jon Foreman, City Planner/Project Coordinator
Department of City Planning
Universal City Projects Unit
200 N Spring Street, Room 601
Los Angeles, California 90012

NBC UNIVERSAL EVOLUTION PLAN, DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

Dear Sir,

I am a resident of the Toluca Lake area and have reviewed the DEIR for this project ("Project"). I have the following questions, comments and opinions:

General opinion:

Planning and zoning are meant to be for the public good. That means for the public generally, not just for developers to make money. Developers can operate for the public good when they develop needed facilities in a way that is not harmful to the public. However, in this case the facilities proposed by the developer impose unfairly and unreasonably upon the surrounding public by creating undue noise, traffic, and congestion. We do not need or want another Century City or Warner Center at this place. We do not need or want a destination resort at this place. The location of Universal City is more in keeping with a less dense development that does not impinge upon its surroundings.

It is not fair and not good government to allow a developer to impose so much on the surrounding neighborhoods. The proposed development also require additional infrastructure that the developer is hoping public agencies will provide, which otherwise is unnecessary.

In my view, Universal currently impinges unreasonably on its neighbors. Government has not been diligent enough in requiring Universal to mitigate those impingements as employment and visitation in Universal have increased over the years. I have read Universal's press releases about what it has done for its neighbors, but its efforts are a drop in the bucket compared to the problems

Universal causes. Traffic and noise are the most obvious, but for those of us on the lowlands the view of Universal and the glare from its lights are not pleasing either. This will only get much worse with the contemplated expansion.

Specific Questions:

1. I read that Comcast Corporation has acquired as of Friday, January 28, 2011, a majority interest and control of NBC Universal, Inc. Has Comcast endorsed or agreed to the project reflected in the DEIR?

2. Will the project reflected in the DEIR change under Comcast's ownership? If so, what will be the status of this DEIR?

Comment to 1. and 2.: The public has a right to know Comcast's position on this Project, particularly if Comcast develops any plans to change the Project.

3. Is there any additional environmental study that must be done to implement Alternative 2?

Comment to 3.: Alternative 2 seems to be the best solution here. There is no need for additional hotels on the site. The area proposed for residential should be retained as a buffer between the studio and tourist uses and the surrounding residential. Alternative 2 seems to best preserve the studio uses of the site without imposing additional tourist activities on the surrounding neighborhoods. Alternative 2 is the product of prior study and consideration, and should be retained as the "blueprint" for further expansion of Universal Studios.

4. What are the environmental effects if both this project and the Metro Universal Project are constructed?

Comment to 4.: This DEIR appears to stand on its own, except for some joint mitigation discussion about the Metro Universal Project. What is not explained are several possible scenarios involving the two projects, the worst seeming to be that the Metro Universal Project and a significant portion of this project are constructed at the same time. Also there are some very optimistic projections about transit relieving some of the traffic impacts of this project, but if the Metro Universal Project is constructed, transit use of the Universal MTA Station will be severely impacted. Under current conditions there is not enough parking at the Universal Station, and the Metro Universal Project, as I read its DEIR, will not resolve that problem. On several occasions when I was going downtown for meetings, I have gone through the Universal MTA Station parking lot, intending to take the Red Line downtown. Finding no space to park, I have driven instead. I see other cars doing the same thing.

5. With all of us on water rationing now, and in view of the latest 2010 Urban Water Management Plan, where will the water to serve this project come from?

Comment to 5.: After a lot of "mumbo jumbo" about water infrastructure and demands, the DEIR sums up the available water supply as follows:

"The proposed Project and related projects will result in the increased consumption of water in the area. Based on the Urban Water Management Plan (2005), LADWP has indicated that LADWP has enough water supply sources to service the region. Therefore, additional water consumption will not affect water supplies." (Appendix N-1-1, Water Technical Report, Paragraph 6.3, Page 13).

Personally, I'd rather have enough water so my lawn and flowers don't turn brown in the summertime, and so we don't have to double up on flushes to save water.

The reliance on the Urban Water Management Plan 2005 is obsolete, in view of the release of the 2010 Urban Water Management Plan. While I don't understand all the details, one person commenting on the new Plan (David Coffin in CityWatch, Vol 9 issue 7, January 25, 2011) stated as follows:

"After decades of rosy water supply projections proclaiming a practically limitless supply, the new 2010 Urban Water Management Plan (UWMP) is coming to terms with a long overdue reality. Water supply has not grown as expected and isn't expected to grow substantially in the future";

"In recent years the UWMP was becoming an embarrassment. The absurdity of the previous UWMP's played out in almost comedic fashion when the projections did not meet real deliveries"; and

"Water supply has dropped to dangerously low levels when projects were approved and built within the scope of the previous UWMP projections. The margin of safety is gone".

The DEIR should be based on the current Urban Water Management Plan. Also the DEIR appears to be totally inadequate under California Water Code Section 10910 for a water assessment under that Act. Of course, California Government Code 66473.7 (the Assured Water Supply Law) requires findings that sufficient water will be available for the residential portion of this project. There does not appear to be sufficient support for such findings in the DEIR or otherwise, considering the 2010 Urban Water Management Plan.

6. How will the Project be affected if the proposed North-South Road through Lakeside Golf Club and an expanded Forman Avenue is abandoned?

Comment to 6.: There is no chance that this major road through Lakeside Golf Club and up Forman Avenue will be constructed. It would devastate the affluent community of Toluca Lake and ruin one of the City's best neighborhoods. There is too much political power in Toluca Lake and at Lakeside Golf Club for this to occur. The DEIR discusses this as Alternative 8, page 28.

7. Why can't the traffic mitigation measures be completed before the commencement of construction of the Project?

Comment to 7.: Reading the traffic mitigation measures, pages 53 to 85 of the DEIR, I am impressed at how comprehensive they are and how inadequate they are. I will comment on the inadequacy below. My question here is when will they be accomplished, and in particular, shouldn't the mitigation be accomplished before construction begins, because a significant amount of the traffic impact will be related to construction on the project.

8. Why can't there be greater mitigation of the traffic problems on Lankershim Boulevard and Barham Boulevard?

Comment to 8.: I have had a lot of experience commuting to Downtown from Toluca Lake. My routes have taken me down Cahuenga Boulevard to Lankershim Boulevard and then in front of Universal Studios to the Hollywood Freeway or alternatively down Olive Avenue to Barham Boulevard and up over Barham Pass to the Hollywood Freeway. These routes are seriously jammed up during rush hour under present conditions. If Universal would make a serious and substantial effort to solving the traffic problem around it, its neighbors would be more forgiving about the other problems it creates.

As I drive and walk the area, I see lots of traffic entering and exiting Universal, primarily at the entrances on Lankershim Boulevard and at Lakeside Plaza. The DEIR only confirms that those entrances will be more heavily used. Contrary to Universal's claims, the traffic is heavy at other times than the morning and evening rush hours. I have been stuck in serious traffic jams caused by crowds entering or exiting Universal for some event. This traffic exacerbates the already heavy traffic load on Lankershim Boulevard and Barham Boulevard. Universal is a substantial traffic generator, and it unfortunately happens to be located at the focus of a lot of non-Universal traffic converging on the Hollywood Freeway and the MTA station that just wants to get by and go elsewhere.

The fundamental problem is that four intersections and their connecting streets are heavily overloaded and totally inadequate for the traffic flow, with or without Universal. They are, in order of seriousness, Cahuenga-Lankershim-Ventura Boulevards and related Hollywood Freeway on and off ramps; Barham-Cahuenga

Boulevards and related Hollywood Freeway on and off ramps; Cahuenga-Lankershim at the L.A. River; and Olive-Barham-Forest Lawn-Lakeside Plaza. The slightest interference with traffic in these locations during the rush hour will cause a backup for miles and create serious delays.

My time was sold for over \$6 per minute. These traffic delays cost my firm, clients or me substantial amounts. While not everyone's time is that valuable, using a reasonable multiplier for the many thousands of cars passing through this area means that the cost to the public of the traffic delays in the intersections nearby Universal is many thousands of dollars per day. This is driving successful people and businesses out of the area.

It is clear that the Mitigation Measures set forth in the EIR are only "band aids" and will not mitigate the problems created in these intersections and related streets. They in general provide for widening of streets and additional lanes. In my opinion these changes will not alleviate the traffic problems in the Universal area. In my view, the only solutions that will work are those that separate the through traffic from the Universal and local traffic.

I may be presumptuous to offer solutions to these problems, but viable solutions are lacking in the Draft EIR. I believe the best solutions at this time are the following:

- a. Cahuenga-Lankershim-Ventura; related freeway on and off ramps; and the Cahuenga-Lankershim intersection at the L.A. River.

A new upper level onramp to the southbound Hollywood Freeway and offramp from the Northbound Hollywood Freeway should be constructed, in each case connecting the freeway by new upper deck roadways to the Lankershim-Cahuenga-L.A. River intersection and bypassing Universal. This would include constructing new bridges over existing roadways and, in the case of the new southbound on-ramp, over the freeway. The new upper deck should pick up the morning southbound traffic on Lankershim Boulevard and Cahuenga Boulevard and take it directly to the southbound freeway, and pick up the evening northbound freeway traffic and take it directly to northbound Lankershim Boulevard and Cahuenga Boulevard, in each case bypassing the existing signals and roadways.

The existing lower street level would be preserved as an alternate route to handle local, MTA, northbound freeway and Universal traffic with dedicated driveways to the MTA parking lot and to the northbound onramp to the freeway.

The new upper deck onramps and offramps over Lankershim would relieve much of the current pressure on the existing onramps and offramps at the Hollywood freeway and Lankershim-Ventura-Cahuenga West. That means, then, that in conjunction with constructing the proposed Station Access Road, the onramp that is currently from northbound Ventura Blvd., north of Lankershim, to the southbound freeway could be reconstructed with a bridge that would pick up southbound Ventura traffic and carry it over the northbound lanes to the southbound onramp. That way inbound Ventura traffic could go directly on the freeway, bypassing existing signals. Those steps would eliminate considerable congestion at the Lankershim-Ventura-Cahuenga Boulevard intersections.

b. Barham-Cahuenga and related freeway onramps and offramps; and Olive-Barham-Forest Lawn-Lakeside Plaza.

The Barham intersections at the Hollywood Freeway must be relieved. The best solution seems to be to double deck Barham with dedicated freeway onramps and offramps, so morning southbound traffic can go directly onto the Freeway and evening northbound traffic can come directly off the Freeway onto Barham, bypassing the existing onramps and offramps and associated signals. The existing roadway would be preserved under the second deck for local traffic and Universal traffic. The upper deck should probably start at the Los Angeles River, picking up and depositing the Olive Avenue and Forest Lawn traffic, avoiding the existing Barham-Forest Lawn-Lakeside Plaza signal. Again, this would permit local traffic to use the existing streets and intersection, but enable through traffic to bypass Universal entirely on the upper deck.

In the DEIR, Universal requests deletion of the "East-West Road" from Barham Boulevard to Lankerhim Boulevard. I have these observations: (1) We cannot expect many people east of Toluca Lake to use the MTA subway unless the "East-West" Road is constructed. Otherwise it would take too long to drive to the station by Universal; and (2) The L.A. River channel should be considered as a location for the road. I can understand Universal's not wanting to destroy existing buildings and operations to construct such a road, but it appears to me to be quite feasible to cantilever the street over the L.A. River channel for part of its way. Other parts can be built on Universal property, perhaps as a second level, as much of Universal's area next to the L.A. River is used for a interior road anyway.

9. Can't there be more mitigation of the noise from the Project?

Comment to No. 9.: As I write this, I have been hearing loud bursts of machine gun fire and other gun fire from Universal. It sounds like a war over there. This noise has been occurring off and on for a couple of days. Yes, they warned us in a flyer they were going to make this noise, but that does not excuse the fact that their noise is loud, obtrusive and annoying. What are we supposed to do, leave town when they tell us they are going to make a lot of noise? The proposed project will just exacerbate the situation.

Noise is listed as one of the "Significant and Unavoidable Impacts" of the Project. However, the summary fails to adequately describe the impact that the noise will have on neighbors. We know that the proposed mitigation is inadequate because it does not even consider the current impact of Universal's noise on us. The noise problem is further evidence that the project is too big, too ambitious and too intrusive into surrounding neighborhoods.

10. As there are Significant and Unavoidable Impacts as a result of this Project (DEIR, Section F, page 255), why should it be constructed?

Comment to 10.: The magnitude of the significant and unavoidable impacts demonstrates that this project is too big, too dense and too imposing on the surrounding neighborhoods. Accordingly, Universal should be sent back to the "drawing board" to design a project more in keeping with its surroundings. Alternative 2 (page 16) seems to be the right solution.

11. This DEIR encompasses such a lot of development over a long period of time, wouldn't it be better to do the environmental analysis as each separate project is proposed instead of trying to cover it all at once?

Comment to 11.: Things change, and this DEIR is attempting to predict the future of a lot of development that is slated to take many years. Both the Project and the surrounding conditions will change over the life of this EIR. It would seem better to take it project by project, or section by section, when the individual projects are ready to be constructed. This also ties into question 3, above, and if Alternative 2 is adopted, all of this environmental analysis will be unnecessary.

12. Why can't the DEIR be made to be understandable by an ordinary person?

Comment to 12.: The undersigned is an honors graduate of Harvard Law School who has practiced mainly real estate law for over 50 years. I find much of this DEIR incomprehensible. It is so long, so detailed and written in a technical language, that as a result it is impossible to understand, even for the undersigned. There are too many meaningless words. I have heard numerous complaints about this DEIR from people without my background. As such, it does not fulfill the objectives of CEQA. There is no way the decision makers who are supposed to rely on the EIR would have the time from their busy schedules to understand it. The DEIR needs to be reworked so that the project and the environmental impacts are clearly explained. The explanation should be

Jon Foreman, City Planner/Project Coordinator (*Continued*)

February 3, 2011

Page 8

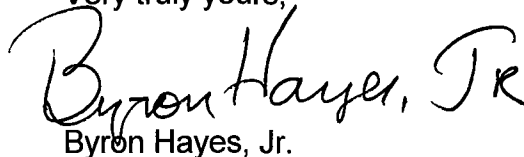
in laypersons' terms, so they can be understood by a busy person who does not have a legal or technical background.

* * *

For these reasons the DEIR is inadequate, and I respectfully request that you address my questions and comments and cause the DEIR to be revised.

I also support and incorporate by reference herein the response of the Toluca Lake Chamber of Commerce and Citizens United for Smart Growth, as if each was fully set forth herein.

Very truly yours,

A handwritten signature in black ink that reads "Byron Hayes, Jr." The signature is written in a cursive style with a large initial 'B'.

Byron Hayes, Jr.

Cc: By email:
Mayor Antonio Villaraigosa
Los Angeles City Council Members
County Supervisor Zev Yaroslavsky
Communities United for Smart Growth
By fax:
Councilmember Richard Alarcon, Fax No. 213.847.0707



Letter No. 200

Jon Foreman <jon.foreman@lacity.org>

Universal Project

Mary Hedley <mary90068@yahoo.com>

Wed, Feb 2, 2011 at 12:41 PM

To: jon.foreman@lacity.org

To Whom it May Concern:

We have all heard and seen the numbers: 80percent increase in traffic on Barham Blvd.

One can only imagine what impact that number alone will have on the health of the residents in our community. I trust that you have heard of Emphysema, heart disease and a host of other respiratory diseases.

I can't imagine anyone willing to be stuck in two miles per hour traffic on the way to and from work or school or shopping....Not I.

Thank you for considering the opinion of a long time resident.

Respectfully,

Mary Hedley
3272 Craig Drive

01x

Letter No. 201

Miriam Heiman
4188 Greenbush Avenue, Apt. 5
Sherman Oaks, CA 91423-4363

January 25, 2011

Jon Foreman, Senior City Planner
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: NBC Universal ENV-2007-0254-EIR

Dear Mr. Foreman:

I don't often comment on city matters but this is a time I feel compelled to because I believe the NBC Universal master plan will benefit the community. I am excited that the project will bring new revenue and employment to Los Angeles, both of which are greatly needed.

This project will bring diverse employment opportunities giving direct hope to my family as we have been financially struggling since 2009. Having vast and dependable career choices so close to home is - quite literally - thrilling.

Equally vital to our community is the proposal for new housing. The mix of housing described in the draft environmental impact report will serve a variety of residents and help address L.A.'s housing shortage in a significant way. It is also in sync with planning goals of creating commercial and residential uses along major transit corridors.

Thank you for considering my opinion.

Sincerely,

Miriam Heiman

Miriam Heiman

cc: Mayor Antonio Villaraigosa
Councilmember Tom LaBonge
Councilman Ed Reyes
Supervisor Zev Yaroslavsky
Michael LoGrande
Richard Bruckner
Darnell Tyler, NBC Universal

Letter No. 202

January 25, 2011

Mr. Jon Forman, Senior City Planner
Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: File#ENV-2007-0254-EIR

Dear Mr. Forman,

As someone who works in the tourism industry, I applaud projects like the NBC Universal Evolution Plan. To me it marks a major investment in one of the most important tourist destinations in Los Angeles.

Tourism is good for all of us. It keeps thousands of people employed in Los Angeles, and this type of investment will go a long way to keep our tourist destinations fresh and vibrant. Tourist dollars invested in Universal City also support surrounding businesses and benefit the entire community.

I hope that this project is allowed to move forward in a timely manner.

Sincerely,

James Henderson
13407 Riverside Dr., Apt. C
Sherman Oaks, CA 91423-2522

Cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 203

February 1, 2011

Mr. Jon Foreman
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

Regarding: File #ENV-2007-0254-EIR

Dear Mr. Foreman:

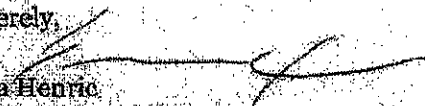
I live near Universal City, and I'm primarily concerned with how the new proposed development there is going to fit in with our existing community. While I realize that Universal is already substantially built up, and that its studio and tourist attractions are important parts of our local economy, it is equally important to make sure that any additions are compatible with the surrounding neighborhoods.

The portions of the Draft EIR that deal with this issue make clear that thought has been given to both creating new view corridors and protecting the existing ones. Similarly, we will not be overrun with new signage that dwarfs its surroundings. This kind of sensitivity is critical to the success of infill projects, and I am happy to see that Universal has designed the project accordingly.

We need this kind of major investment in our community to provide jobs and housing, and we especially need this kind of quality in project design to make sure that it will be a success for all of us.

Thank you for your consideration.

Sincerely,



Paola Henric
3650 Barham Blvd., Apt. T-319
Los Angeles, CA 90068-1147

cc: Mayor Antonio Villaraigosa
Supervisor Zev Yaroslavsky
Councilmember Tom LaBonge
Councilmember Ed Reyes
Michael LoGrande, Planning Director, City of Los Angeles
Richard Bruckner, Planning Director, County of Los Angeles
Darnell Tyler, NBC Universal

2/1

Letter No. 204

Jon Foreman, Senior City Planner
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 601
Los Angeles, CA 90012

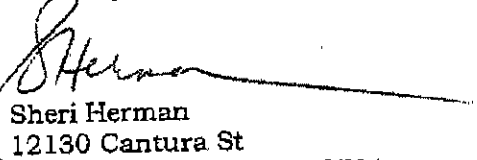
RE: Universal City Plan (ENV-2007-0254-EIR)

Dear Mr. Foreman,

Despite our recent rains, we have to remain vigilant about water resources. The fact that the Universal project will use reclaimed water for irrigation uses shows a dedication to smartly recycling an important, but ever more scarce resource.

Also important is the control of runoff. It is to be commended that there will not be an increase in the peak flow rate of storm water runoff from the project site. It seems as though Universal is doing everything they can to ensure a responsible development.

Sincerely,



Sheri Herman
12130 Cantura St
Studio City, CA 91604-2501

Copies to:

Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 205



Jon Foreman <jon.foreman@lacity.org>

NBC Universal Plan

1 message

Anne Herwick <astedman@sbcglobal.net>

Mon, Jan 31, 2011 at 2:00 PM

To: jon.foreman@lacity.org

Hi,

I'm Anne and my family lives on Forman Ave in Toluca Lake. We are definitely opposed to the NBC Universal Evolution Plan and faxed over our signatures for your Comment sheet. Please keep us posted about this.

Thanks so much,
Anne Herwick

2/1

Letter No. 206



Jon Foreman <jon.foreman@lacity.org>

re: ENV-2007-0254-EIR

1 message

Stephanie Hodge <stephanie@stephaniehodge.com>

Tue, Feb 1, 2011 at 5:18 PM

To: jon.foreman@lacity.org

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036 City of Los Angeles File No.: ENV-2007-0254-EIR County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

name: stephanie anna hodge

address: 3253 benda street los angeles ca 90068

phone: 646 379 0662

comments

WE DO NOT WANT THIS DEVELOPMENT IN OUR AREA.

as a resident of one of the streets in hollywood knolls, just off the barham exit on cahuenga east, we are already well aware of how cut through traffic affects our neighborhood, but how do they expect to dissuade the additional 36,000 drivers that this project will add to our streets who are frustrated by traffic not to drive up in to our neighborhood? how do we insure that our streets, cars, pets, and children will be safe from anxious drivers speeding, trying to get home through an unfamiliar neighborhood?

adding 36,000 drivers to an already jammed roadway will cause problems for residents of the knolls who already suffer when trying to get to work each day. it takes me at least 5 mins to turn on to cahuenga east due to the amount of traffic i face turning on to barham. how do they expect the small roads which have no room for expansion to handle an additional 36,000 drivers each day?

traffic concerns aside, i would like to say that destroying a historic backlot to build another park la brea makes me sick. i'm sure if you took a poll, 90% of the people who live in the hollywood knolls and lake hollywood work in film and television production (our household does). they should be ashamed that they are disregarding the history of the business and the surrounding community which makes it possible for a giant like nbc universal exist in the first place!

Arthur Howard

February 1, 2011

ENV-2007-0254-EIR

Jon Foreman – Senior City Planner

City of Los Angeles Department of City Planning

200 North Spring Street, Room 601

Los Angeles, CA 90012

Dear Mr. Foreman,

RECEIVED
FEB 04 2011
BY: *Imalazar*

The NBC Universal Evolution Plan development is completely inappropriate and too large for this location. Normally, proposed projects are for land that is served by a series of streets in north/south and east/west directions. This land has no such infrastructure of streets to support travel to and from the site. The main route to this property is the 101 Freeway, which is already overcrowded, especially at peak traffic hours. There is no way the developers can provide adequate access to their site without overloading the already inadequate existing infrastructure. The DEIR says some traffic blockages are unmitigateable.

What is mitigateable is allowing the proposed massive additions to the property and to destroy neighborhoods, traffic and travel throughout the San Fernando Valley. To achieve this end, a reduced size project would be a major necessity. A first step would be to eliminate the 2,937 dwelling units and concentrate on the film, studio and television business additions.

The required traffic mitigation measures must be entirely in place before any construction starts. There is a very real chance that some of the promised measures will never be completed. For instance, in the developer's brochures it states, "Assist in unlocking more than \$200 million in potential transportation funding for the Valley." In our current economic time is this a realistic statement? Furthermore, although the effects on local traffic were estimated by professionals, I feel they are grossly underestimating the effects this massive development will have on the neighboring communities.

If all the traffic mitigations are not in place prior to construction, a bond equal to the amount of the entire mitigation costs, must be provided to ensure that the work will, and can be completed.

Another concern is the 20 year request for this project. If they are granted this time frame, and thus have the rights to build the entire requested project, what happens if there are serious changes, in the future, and it is realized that the community will be greatly harmed by the requested construction.

Yours truly,

Arthur Howard
Arthur Howard



Letter No. 208



Jon Foreman <jon.foreman@lacity.org>

ENV-2007-0254-EIR

1 message

Tim Hyde <timhyde1@me.com>
To: jon.foreman@lacity.org

Mon, Dec 6, 2010 at 5:40 AM

Dear Sir,

I am writing to support the Universal expansion plan set forth in the above mentioned Draft EIR. Coming from NY and San Francisco I can easily attest to the success of Transit Oriented Development. The offramp coming from the 101 while driving South is crucial and needs to be built.

If you really want to see development around the Universal Metro station why not upzone the area immediately adjacent that is currently single family homes. Next to the freeway I might add. Wouldn't those homeowners be happy for a large check from developers? Condo and apartment owners could then walk to the Metro.

Tim Hyde
3927 Goodland Ave
Studio City, CA 91604

Letter No. 209

Ms. Robyn Jackson
6250 Fulton Avenue, Apt. 205
Van Nuys, CA 91401

January 28, 2011

Mr. Jon Forman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

In reference to: File#ENV-2007-0254-EIR

Dear Mr. Forman,

I was pleased to see that the Draft Environmental impact Report proves that the plan includes great steps to mitigate as many of the project impacts as is possible. I think it is very telling that such a large project has so few long-term significant and unavoidable impacts.

The major investment which this project represents is really a testament to NBC Universal's commitment to Los Angeles and I hope that this project will move through the process quickly.

I commend the incredible work by the City of Los Angeles and NBC Universal.

Sincerely,



Robyn Jackson

Cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

2/1



Letter No. 210

Jon Foreman <jon.foreman@lacity.org>

Universal Draft EIR

Cjaneke@aol.com <Cjaneke@aol.com>
To: jon.foreman@lacity.org

Wed, Nov 10, 2010 at 10:09 AM

I do not see an online EIR. Please explain.

Point #2 will the CITY of LA OR the developer OR its Partners OR agents be seeking a NEGATIVE DECLARATION?? This is really the heart of the matter.

Sincerely,

Charl E Janeke (PE)
3478 N Floyd Ter
LA/CA 90068

213-880-1454

Letter No. 211



Jon Foreman <jon.foreman@lacity.org>

Re: Universal Draft EIR

Cjaneke@aol.com <Cjaneke@aol.com>
To: jon.foreman@lacity.org

Fri, Nov 19, 2010 at 2:54 PM

In a message dated 11/10/2010 1:39:54 P.M. Pacific Standard Time, jon.foreman@lacity.org writes:

You are correct. What was just released was the Draft EIR (DEIR). We are currently in the review and comment period. The comment period is being extended until February 4, 2011. Notice will be sent shortly and our website updated. After the comment period, a Final EIR (FEIR) will be prepared with responses to comments that we receive.

Jon, I received the notice dated Nov/18 yesterday. With respect I do not understand the sentence "With implementation of the proposed mitigation measures, no significant OR unavoidable project OR cumulative impacts other than those identified "above" are expected with regard to construction OR operation of the proposed Project".

The rational conclusion is lip service as to a SEVERE air quality (MEANING DUST/NOISE), SEVERE transportation (MEANING CRANKING DUMPER TRUCKS), SEVERE neighborhood intrusion (MEANING CRANKING DUMPER TRUCKS EVERYWHERE) and SEVERE solid waste (MEANING THE EXPORT OF ZILLION OF TONS OF DIRT VIA CRANKING DUMPER TRUCKS EVERYWHERE) as a consequence of the proposed (maxed-out) Universal development that will not be mitigated in any way. The residents will obviously not buy this one if they are properly and truthfully informed. The City therefore has the burden to inform the residents truthfully as to what will really be going on, viz that severe noise/dust/trucks/congestion/illness will make life a misery over an extended period of time without any meaningful consideration in return. The meaning of the "CITY" obviously is that of the Los Angeles City Planning Department as custodian of the "life/liberty/property" interests of the Knolls subdivision.

Please advice.

Sincerely, Charl E Janeke (PE)

2478 N/Floyd Terrace, LA/CA 90068



Letter No. 212

Jon Foreman <jon.foreman@lacity.org>

Fw: NBC/UNIVERSAL EVOLUTION PLAN

1 message

D Jewell <djjewell@ymail.com>

Fri, Jan 28, 2011 at 2:02 PM

To: jon.foreman@lacity.org

In regard to the above subject, please be advised that the owners and family members residing at 4016 Riverton Avenue, Studio City, CA 91604 are not in favor of the Plan proposed due to the following reasons:

First and foremost is the severe traffic situation. My home was purchased for the tranquility and all around peacefulness of the Studio City Island Neighborhood. However, it is very difficult to get out of the neighborhood due to the very heavy traffic that is now prevalent since The City Lofts were built at Valleyheart and Lankershim. Since the building of the lofts has created a traffic situation that did not exist prior to being built, we know what big corporate buildings, housing and other plans will create due to multiple additional building in this area. It will be catastrophic to all residents of my neighborhood, as well as other neighborhoods.

Second is the noise factor that will be created by the thousands of people, cars and equipment required for building, and after. Building will take years.

Third, we are in a neighborhood with one way in, one way out. We have no alternate route to take.

Fourth, we live in Los Angeles, Los Angeles County, California. We do not want to be LA County only, we are residents of LA in LA County. We find the ploy of changing to LA County to be just that, a ploy to get what is wanted by all involved in the NBC/Universal Evolution Plan.

Fifth, we do not want more large buildings in our area causing wind shifts, blocking sun, as well as views we currently enjoy away from the current large buildings.

Please consider our request to squash the Plan that will create so much disruption in an already very busy section of Studio City.

Your time and consideration is greatly appreciated.

Best regards,

Renee Pezzotta

Alex Bram

Dorothy Jewell

Letter No. 213

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

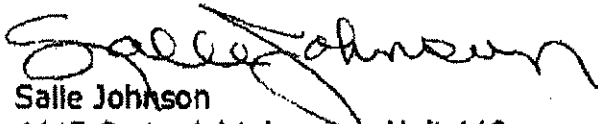
Regarding: File #ENV02007-0254-EIR

Dear Mr. Foreman:

We are so lucky to live in Southern California -- the entertainment capital of the world. However, to keep that title we must invest in updating the world's largest working studio. To keep production right here in our city and to remain competitive, NBC Universal must provide new sound stages and improve its existing facilities.

The NBC Universal Evolution Plan is a win-win situation both for the developer and the City. I'm urging you to move forward quickly in the approval process so that we can all begin to enjoy the benefits that this project will bring.

Thank you.


Salle Johnson
4445 Cartwright Avenue, Unit 110
Toluca, Lake, CA 91602-2332

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Fourth District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal



Letter No. 214

Jon Foreman <jon.foreman@lacity.org>

NBC Universal plan

Rory Johnston <rory7@sbcglobal.net>
To: jon.foreman@lacity.org

Wed, Feb 2, 2011 at 11:33 PM

I am a homeowner and occupier at 3434 Troy Drive. I am very much opposed to the NBC Universal plan. The increased crowding, congestion and pressure on limited resources in this already busy part of town would cause serious deterioration to the quality of our lives.

Roderick Johnston

Letter No. 215

RECEIVED
JAN 19 2011
BY: *M. Malozan*

Peter Juel
430 Alandele Avenue
Los Angeles, CA 90036

Jon Foreman
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

REF: #ENV-2007-0254-EIR

Dear Mr. Foreman,

I am very impressed with the Transportation impacts analysis in the Draft Environmental Impact Report on the NBC Universal Studios Master Plan. Obviously, much detailed planning has been done in the area of traffic enhancements and transit options so as to minimize the impacts of this project on the surrounding communities.

The fact that the draft EIR shows so few long-term significant impacts shows the care and effort that has been exercised in the planning. With this attention to anticipating and addressing traffic congestion, I believe that this project should be approved.

Respectfully submitted,



Peter Juel

cc:

- Mayor Antonio Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilmember, Fourth District
- Hon. Ed Reyes, City Councilmember, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

Letter No. 216

David S. Kaplan
8626 Franklin Avenue, #305
Hollywood, CA 90028

RECEIVED
JAN 18 2011
BY: *M. Salazar*

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: File #ENV-2007-0254-EIR

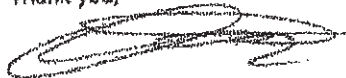
Dear Mr. Foreman,

This correspondence is concerning the NBC Universal plan and the residential component described in the draft environmental impact report.

The addition of apartments and condos to the eastern portion of the studio's property makes sense. The housing will be located near public transit and will be compatible with the surrounding residential neighborhood. Project residents will be able to walk to nearby shops and restaurants located on the property and travel by public transportation to work, school and other locations. Los Angeles needs more and all types of housing for the city's growing population. The NBC Universal residential plan does that while placing as minimal an impact to the environment as possible.

Believe once you have reviewed all relevant documents and taken all considerations into account you will find the NBC Universal residential plan is a great opportunity and addition to Los Angeles. Your support of the project is greatly appreciated.

Thank you,



David S. Kaplan

- cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilman, Fourth District
- Hon. Ed Reyes, City Councilman, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

**Letter No. 217**

Jon Foreman <jon.foreman@lacity.org>

ENV-2007-0254-EIR

David Karp <dave.karp@sbcglobal.net>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 4:23 PM

Hello,

I am a long-time homeowner living in the area known as "the Island." I am writing regarding the NBC/Universal Evolution Plan.

I understand that the proposed development will have substantial impacts on the traffic in our area, and that Lankershim Boulevard will be one of, if not the most, impacted street. This is very concerning, since our only way to exit our neighborhood is onto Lankershim. In addition, it is clear that over time, there will be significant additional development in the area. Lankershim will be even more impacted. It is very important that this be considered when making decisions relating to this development. There are already times when there are activities at Universal, and when traffic is already otherwise heavy, when it is difficult to get onto Lankershim from our neighborhood. This could be regular occurrence in our neighborhood. This could have a very negative impact on public safety. What if an ambulance, fire truck, or police car needs to get into our neighborhood. Lankershim provides the only access. A traffic-snarled Lankershim could result in the death of an Island resident because an ambulance could get into the neighborhood, or the loss of one or more homes in the event of fire. Any development should be sized so that it does not unfairly and unduly the traffic infrastructure.

In addition, I understand that Universal would like to have a portion of its property moved from the jurisdiction of L.A. City to L.A. County. If only other, less powerful businesses could change their "location" like this so they can change the laws that apply to them, such as building requirements or limitations, business license taxes, etc. Their desire to do this would allow them to construct buildings taller than allowed under L.A. City rules. This is not right and should not be allowed. Additionally, there have been concerns about other proposed tall building construction in this area causing perpetual shading over the Island area, as well as create wind issues that would impact us too. Construction of taller buildings than allowed under L.A. City rules if the property is switched to L.A. County will exacerbate that problem.

I am not against development. I just want any development to be reasonable, and not unfairly burden existing residents and businesses in favor of one large and powerful entity. The proposed development should not be allowed to overburden the residents and the transportation infrastructure.

Thank you for your time.

Sincerely,

David C. Karp

4026 Cartwright Avenue
Studio City, CA 91604

Letter No. 218

January 26, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

It is encouraging to see that part of NBC Universal's development plan is paying fees to the Los Angeles Unified School District. These fees will help our cash strapped district. They will also make sure that the needs of the people who come into the area are not met at the expense of the people already here.

Thank you.

Sincerely,

Ranier Kenny
11255 Carrillo St., Apt. 108
W. Toluca Lake, CA 91602-3510

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

2/1

January 26, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Reference: ENV-2007-0254-EIR

Dear Mr. Foreman,

Los Angeles is crowded, and we know it is going to continue to grow. So it's great to see examples of it growing in the right way. Universal Studios' plan to build new housing and commercial buildings on its property is that kind of good growth. The buildings are designed to be energy efficient, and even the appliances installed will be energy saving. Plumbing and landscaping will be designed to use less water. And the overall project makes heavy use of reclaimed water.

All of this is situated pretty much next to the subway, one of the least impactful ways possible to move people around our already crowded city. I think this project is a big step in the right direction.

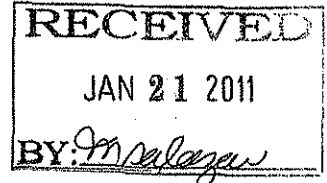
Regards,

Ripsime Khatcherian

Ripsime Khatcherian
13608 Bassett St,
Van Nuys, CA 91405-4231

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Hilda Klutzke
7259 Franklin Ave, Unit 1109
Los Angeles, CA 90046



Jon Foreman, Senior City Planner
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: Universal City Plan (ENV-2007-0254-EIR)

Dear Mr. Foreman,

I am writing to express my support for the Universal Studios expansion project that is the subject of your extensive Draft Environmental Impact Report.

This project is good news for the City and County in that it lays out a way to keep our region the entertainment industry capital of the world. More importantly, it will create thousands of new jobs in the industry.

Now that the DEIR is completed, I hope that the construction will soon get underway. We need to create jobs and get people back to work. This will be a boon for economic development in the region.

Sincerely, *Hilda Klutzke*

Hilda Klutzke

Copies to:

Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

January 30, 2011

Mr. Jon Foreman – Senior City Planner
Department of City Planning
Universal City Projects Unit
200 North Spring Street Room 273-A
Los Angeles, CA

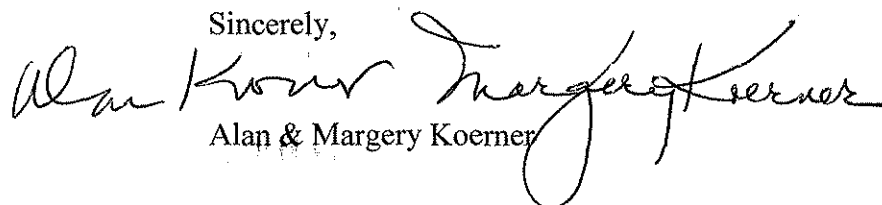
Dear Mr. Foreman:

The Draft Environmental Impact Report for the NBC Universal Evolution Plan concedes that in spite of the mitigations proposed in the Plan, there will remain significant, “unmitigatable impacts” from such sources as traffic congestion, traffic intrusion into neighborhoods, noise, noxious emissions, the effect of signage on sightlines and construction related issues during the extended build out period. This reflects the reality that trying to add 36,000 daily car trips and shoehorn some 3,000 residential units and 2 million square feet of commercial, industrial and retail space into an already developed and gridlocked area is not feasible without causing significant environmental harm to that area. The difficulty of adequately mitigating the impact of the proposed development is compounded by the proximate build out and the cumulative effect of the Metro Universal Project.

Neither is it helpful that the Plan calls for the residential units to be built on the eastern verge of the NBC Universal property, some 2 miles from the Universal City metro station. Even with the proposed shuttle to the station, this lack of proximity is likely to discourage ridership and limit the aggregate benefit of increased public transportation usage touted by the Plan applicant.

As the Draft EIR has found that the impact of various aspects of the Plan are significant and unmitigatable, it is vital to seek out an alternative that is more amenable to remedy and that still retains a majority of the proposed social and economic benefits of the project. A reduced intensity alternative, specifically one that curtails the scope of the residential arm of the project would fit that bill. This alternative is an acknowledgment that the outsized scale of the proposed development is simply incompatible with the reality of its location in the middle of an area of mature communities with existing environmental challenges. At the same time, the portion of the project given over to expanding the entertainment business and which is responsible for providing most of the projected employment gains related to the undertaking could be preserved with limited adverse effects on the surrounding communities. Such land that might go unused from a reduction in the scale of the residential development could be banked to provide for future expansion of entertainment facilities.

Sincerely,


Alan & Margery Koerner

3420 La Falda Place
Los Angeles, CA 90068
E mail: amkoerner@sbcglobal.net

Letter No. 222

Ken Kwan
5951 Carlton Way
Los Angeles, CA 90028

December 6, 2010

Mr. John Foreman, Senior City Planner
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: ENV-2007-0254-EIR

Dear Mr. Foreman:

My comments on the NBC Universal Draft EIR are pretty simple. This project will jumpstart the economy in the Valley, and probably in the whole region. And while it's creating jobs, and putting construction workers back on payrolls, it will also fix some of the oldest and thorniest traffic bottlenecks anywhere in the City. I live in the area, and I can tell you that there's been talk about 'fixing' Barham Boulevard, and the access to the Hollywood Freeway practically since it was built. Finally, there will be enough resources to actually do something.

You're going to hear a lot of complaining about how big the project is, how much traffic there will be, and all the usual bellyaching from people who never want any change no matter what. But I hope you ignore the few who oppose everything and focus on the many that will benefit from this very well thought out project.

Please let NBC Universal get going on this plan as soon as possible. The City needs the economic boost, and the example it will set for others considering an investment in Los Angeles.

Sincerely,



Ken Kwan

cc: Mayor Antonio Villaraigosa
Supervisor Zev Yaroslavsky
Councilmember Tom LaBonge
Councilmember Ed Royes
Michael LoGrande, Director of City Planning
Richard Bruckner, Director of County Planning
Darnell Tyler, NBC Universal

Letter No. 223

Lily Kwan
2201 Canyon Dr
Los Angeles, CA 90068

December 6, 2010

Mr. Jon Foreman, Senior City Planner
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: ENV-2007-0254-EIR

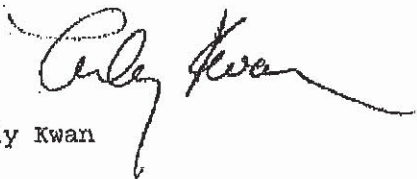
Dear Mr. Foreman:

I want to make some brief comments on the NBC Universal Plan. The Draft Environmental Impact Report is comprehensive, to say the least. However, there are some issues which seem to me to be more important than others. One of them is the economic investment which NBC Universal is willing to make, and which will create more than 40,000 badly needed jobs in the region.

Let's not forget that the Universal Studios Tour and City Walk are huge tourist attractions, and they will only get better with this new investment. Tourist dollars are a key element of our economy, and the City should do everything possible to encourage growth in that sector. Let NBC Universal create an even better destination for visitors, where they will stay long enough to make a substantial contribution to our economy.

Thank you for your consideration.

Sincerely,



Lily Kwan

cc: Mayor Antonio Villaraigosa
Supervisor Zev Yaroslavsky
Councilmember Tom LaBonge
Councilmember Ed Reyes
Michael LoGrande, Director of City Planning
Richard Bruckner, Director of County Planning
Darnell Tyler, NBC Universal



Jon Foreman <jon.foreman@lacity.org>

NBC Universal "Evolution Plan" Draft Environmental Impact Report (DEIR)

Nick Lamer <Nlamer@image-entertainment.com>
To: "jon.foreman@lacity.org" <jon.foreman@lacity.org>

Fri, Feb 4, 2011 at 4:52 PM

I'm writing in regards to the possible Universal City expansion plan. I live in the Hollywood Manor adjacent to Universal City and am against the expansion. I would like the following questions answered:

1. Will the expansion require any public funds or bonds?
2. If public funds or bond funds are needed who approves those?
3. If Universal City is expanded how will the entrance to the South 101 be expanded, so it can handle all the additional traffic? It is currently bottle necked when you are headed South on Cahuenga, as there is only one lane for entering.
4. Will traffic police be hired on days and nights when there are functions at the Hollywood Bowl to help with the traffic jams?
5. Will traffic police be hired to help with the morning and evening traffic to help with the congestion? If so, what hours will they be at the main intersections?
6. Previously when the city provided traffic police for the intersections they were there too early and not during the peak hours of 8am-10am and 6pm-8pm, so will you analyze what are the busiest hours?
7. Who will be paying for additional police needed for patrols?
8. Where will the funding for additional police come from? Who does the additional police funding need to be approved by?
9. Will there be a dog park on the new Universal City?
10. Will there be an additional library added to Universal City? The current North Hollywood library is at peak capacity at most hours, so a new one will be needed.
11. If there will be an additional library where will the funding come from?
12. Will there be a new U.S. Post Office added? If so, where will those funds come from and who approves?
13. Where will the wildlife that is currently on the back lot be relocated to?
14. Will there be an additional on-ramp added to the 101 South to help alleviate traffic jams?
15. Cahuenga Blvd and Barham Blvd are filled with pot holes, so will those streets be repaved?
16. Who will pay for repaving area streets?

Nick Lamer

3318 Troy Dr.

Los Angeles, CA 90068

#323-630-1113

NICK LAMER

IMAGE ENTERTAINMENT

Vice President, Marketing

20525 Nordhoff Street, Suite 200

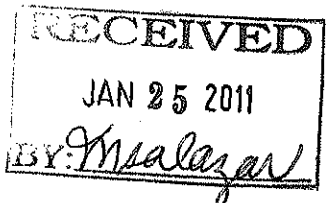
Chatsworth, CA 91311

Tel: 818-534-9285

Fax: 818-678-5023



Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012



Reference: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

I like many things about the NBC Universal Evolution Plan, including the transportation infrastructure they promise to build. As someone who makes an effort to use public transit, and who has an interest in walkable, sustainable communities, the Universal Evolution Plan seems to me a great example of what cities must strive for in the future (what with rising fuel costs and traffic congestion).

Also, as an actor, how can I not be excited about the renewed investment in the entertainment industry? For the past few years, the city has seen entertainment jobs and production move out of state and it's time to bring them back and keep them here, where they belong. The new soundstages and post-production facilities will go a long way toward increasing film and television production (and the jobs that come with them), in Los Angeles, the entertainment capital of the world!

I urge you to please do your part in helping this project come to fruition.

Thank you for your time.

Kind regards,

Matthew Lange
10621 Valley Spring Lane Apt 207
Toluca Lake, CA 91602

- cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilmember, Fourth District
- Hon. Ed Reyes, City Councilmember, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

Letter No. 226

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: File #ENV-2007-0254-EIR

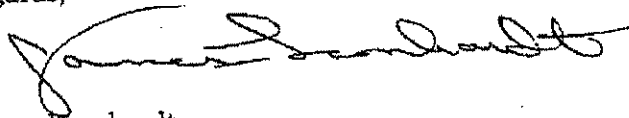
Dear Mr. Foreman,

It is encouraging to see a company like NBC Universal commit to such a large-scale green development. I am in favor of the studio's proposal and especially appreciate two specific components of the plan. First, I like the incorporation of special building features into the design that will make the project environmentally responsible and conserve energy and water.

Secondly, the inclusion of 35 acres of public open space will be a big asset to the community. We need more accessible and usable park space in the city. The plan will provide just that - landscaped areas and hiking paths and trails, which will be designed to buffer the existing residential neighborhood.

I look forward to this project moving ahead.

Regards,



James Leonhardt
10800 Peach Grove St Apt 4
North Hollywood, CA 91601-4676

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 227



Jon Foreman <jon.foreman@lacity.org>

ENV-2007-0254-EIR

hkcc4tree@aol.com <hkcc4tree@aol.com>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 8:04 PM

I am writing to ask questions about the Universal Evolution Plan DEIR referenced above.

First - Why are the two Universal DEIR's separated? The Evolution Plan and The Metro Plan impact the same communities. Does this mean we will be living with 15 or 20 years of construction after each Plan gets reviewed and approved in some form?

Second - What type of infrastructure is being planned for this massive development? Will there be a supplemental water plant to mitigate any additional water pressure or water use coming from our already strained water delivery system in our communities?

Will there be a new electrical sub station to facilitate all the additional power use in the development?

Will there be funding in place to act on the \$100 million plans for traffic mitigation? Will that even be enough?

Was the Hollywood & Highland complex' new construction for "Cirque de Soleil" considered for new, increased traffic or the ever expanding Hollywood Bowl season and their special events?

Will there be special roads built for the construction trucks to avoid going through the communities? LA DWP did this during their two 60 million gallon water tanks building process recently.

As a native Angeleno and lifelong resident, I am not opposed to intelligent urban development, This is not intelligent. This is greedy, arrogant and abusive. Is there any City or County planner who actually believes these two projects are appropriate for the area? Do they believe this will not strain or break our existing local infrastructure?

I look forward to an informative response,

Respectfully,

Tree Lockie
3311 Charleston Way
Hollywood 90068

2/A

Letter No. 228

Benjamin Lopez
647 Oakford Dr
Los Angeles, CA 90012

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Reference File #ENV-2007-0254-EIR

Mr. Foreman,

In this tough economy, I can't imagine there are very many projects like the NBC Universal Master Plan that come along-- one that promises thousands of jobs, reinvestment in the community, renewed commitment to the entertainment industry, and more housing.

I hope this opportunity to reap significant benefits for our community will not be lost.

I hope you and the others responsible for City Planning see the benefits of NBC Universal's Evolution Plan and quickly approve it.

Thanks for your time and consideration.

Sincerely,

Benjamin Lopez

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 229



Jon Foreman <jon.foreman@lacity.org>

The Island of Studio City and Evolution Plan

1 message

Beth Arnold <barnold99@sbcglobal.net>
To: jon.foreman@lacity.org
Cc: Connie Elliot <biffconnie@earthlink.net>

Sat, Jan 29, 2011 at 7:50 AM

Dear Jon,

My husband and I have lived on the "Island" of Studio City for over 7 years and enjoy the peaceful, close-knit community very much. So, you can imagine our concerns regarding the proposed changes to S. Weddington Park and to the surrounding area that will undoubtedly impact our quality of life. We are not opposed to growth but we want our quality of live preserved. We request that there be no changes to our park and that there not be a bus-turnaround and loading docs facing Bluffside.

Regards,

Tony G & Mary E Lopez



Letter No. 230

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: File #ENV-2007-0254-EIR

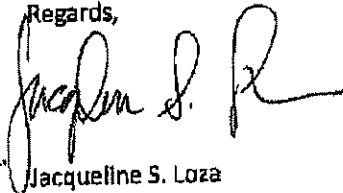
Dear Mr. Foreman,

I like the NBC Universal Evolution Plan for two reasons: It will provide much needed jobs and revenues for the City of Los Angeles and the County, and it will add new housing near businesses and public transportation.

Please do whatever you can to ensure the project becomes a reality.

Thank you for your time.

Regards,



Jacqueline S. Loza
4955 Biloxi Ave
North Hollywood, CA 91601

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 231



Jon Foreman <jon.foreman@lacity.org>

Universal Evolution Plan DEIR

Pamela Lundquist <pamelalundquist@sbcglobal.net>
To: Jon Foreman <jon.foreman@lacity.org>

Wed, Dec 22, 2010 at 2:49 PM

Hi Jon,

It was a pleasure meeting you last week and thanks again for keeping me updated on the DEIR over the past several months. Thank you also for introducing me to Tom Smith. I talked to him briefly about the project and the historical value of the Blanchard estates and requested a visit to the property. He didn't give me a definitive answer but said he would need to discuss it with you first. So, I'm following up with you to find out when a visit might be possible. I would also like to order copies of the CD and wondered if they are available yet.

Our family was very excited and pleased that the DEIR provided so much detail, including photos, about the Blanchard property and Frederick's many contributions to Los Angeles. Fred's legacy is very important to us and we were relieved that it was acknowledged in the DEIR. In addition to providing a response to the DEIR at last week's meeting, we will also be submitting a written response by the February 4th deadline.

I look forward to hearing from you regarding a visit to the property and ordering copies of the CD.

Happy Holidays!

Pam

Pamela Lundquist
pamelalundquist@sbcglobal.net
818/880-1285

|

Letter No. 232



Jon Foreman <jon.foreman@lacity.org>

Re: NBC Universal Evolution Plan

Pamela Lundquist <pamelalundquist@sbcglobal.net>
To: Jon Foreman <jon.foreman@lacity.org>

Thu, Feb 3, 2011 at 4:05 AM

Hi Jon,

After many months of corresponding via email it was nice to finally meet you in person at the Community Forum held in December. Again, I appreciate the regular updates you have provided and hope you don't mind if I continue to email you regarding the progress of the NBC Universal project. As previously mentioned I would like to purchase copies of the DEIR CD. Do you know if it's available yet?

I just faxed our response letter to your attention and have also mailed a hard copy. Just to make sure I've covered all bases, I've attached a copy to this email as well.

If you have any questions, please let me know.

Thanks.

Pam

Pamela Lundquist
pamelalundquist@sbcglobal.net
818/880-1285

--- On Wed, 12/22/10, Jon Foreman <jon.foreman@lacity.org> wrote:

> From: Jon Foreman <jon.foreman@lacity.org>
> Subject: Out of Office Re: Universal Evolution Plan DEIR
> To: pamelalundquist@sbcglobal.net
> Date: Wednesday, December 22, 2010, 2:49 PM
> I will be out of the office through
> Tuesday, December 28, 2010. If
> your email is urgent and involves a case in Universal City
> contact
> Mariana Salazar at mariana.salazar@lacity.org
> or by calling
> 213-978-1882. If your email is urgent, and involves
> case scheduling
> contact Nancy Scrivner at "nancy.scrivner@lacity.org"
> or by calling
> 213-978-1218. Otherwise I will return your email upon
> my return.
>
> --
> Jon Foreman, Senior City Planner
> City of Los Angeles, Department of City Planning
> 200 N. Spring St., City Hall, Room 273
> Los Angeles, CA 90012
> Tel: 213-978-1888
> Fax: 213-978-6566
> jon.foreman@lacity.org

>

 **NBCUniversalDIERltr2:2:11.doc**
58K

February 1, 2011

Mr. Jon Foreman - Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: NBC Universal Evolution Plan
Case No. ENV-2007-0254-EIR
State Clearinghouse No. 2007071036

Dear Jon:

It was a pleasure meeting you at the Community Forum held on December 14, 2010 and I'd like to again thank you for responding to my many requests for information and providing updates regarding the NBC Universal Evolution Plans during the past year.

I'm providing my address below so it can be added to the notification list again. As previously mentioned, I didn't receive a copy of the DEIR notice in the mail so I'm concerned I may not receive future notices.

In follow up to the comments I made at the meeting, this letter represents the Blanchard family's more detailed response to the NBC Universal Evolution Plan draft EIR.

As you know, our interest and concerns are related to the SR-1 site located at the Southeastern corner of the project. We are specifically concerned about the following issues; 1) adequate preservation of the remaining elements on the SR-1 site and 2) preservation of the Historical and Cultural importance of SR-1 due to the prominence of our late relative, Frederick Woodward Blanchard and the significant role he played in the development of Los Angeles in the early 1900s.

We are very pleased with the considerable amount of work that has gone into the research of SR-1 and the recognition of its Historical and Cultural significance, and particularly the references in the DEIR that address the eligibility of SR-1 for listing in the CRHR under Criterion numbers 2, 3 and 4 as outlined below:

L-2 NBCU Evolution Plan Cultural Resources Report w Paleo, page 78

“the features in Locus B at SR-1 are historical-period resources that retain a high degree of integrity. They can contribute significantly to our understanding of the earliest residential development in the Hollywood Hills and Cahuenga Pass area, a period of significance between 1915 and 1925. As such, SR-1 is eligible for listing in the CRHR under Criterion 4”.

Mr. Jon Foreman - Senior City Planner
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“Additionally, the Blanchard-Hartwell estate is also eligible under Criterion 2, its association with the life of a person important in our past; in this case, Frederick W. Blanchard, Blanchard, who built the estate with his wife and sister, was clearly a person of local historical importance.”

“The “fantasy” landscape features may also be historically significant under Criterion 3, as they may embody the distinctive characteristics of a type, period, region, or method of construction, or represent the works of an important creative individual, or possess high artistic values

In addition to the research that has already been completed, we are requesting the following actions:

1. SITE VISIT(S) TO SR-1

As the surviving members of Frederick W. Blanchard's family, we are likely the only “witnesses” to the original condition of the Blanchard estate before the homes were demolished by MCA. Due to the historical significance of the SR-1 site and our unique knowledge and perspective regarding the site and its remains, we are requesting a visit to the property as soon as possible. We further request that the archeologists from Statistical Research, Inc. accompany us so we can provide additional information and insights with respect to the remains of the Blanchard estate.

During the preparation of the DEIR, we made several requests to visit the SR-1 site however; we were not permitted access at that time. If the purpose of the DEIR, as stated in the document (see paragraph below) is accurate, then a site visit request from witnesses who possess a unique and exclusive knowledge of the Blanchard estate should not only be granted without hesitation, it should be welcome as part of a transparent assessment process.

A. NBCU Evolution Plan Introduction, page 6

“As described in Section 15121(a) and 15362 of the CEQA Guidelines,1 an EIR is an informational document which will inform public agency decision-makers and the public of the significant environmental effects of a project, identify possible ways to minimize any significant effects,

Mr. Jon Foreman - Senior City Planner
NBC Universal Evolution Plan
Case No. ENV-2007-0254-EIR
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and describe reasonable project alternatives. Therefore, the purpose of this Draft EIR is to focus the discussion on the proposed Project's potential environment effects which the Lead Agency has determined to be, or potentially may be significant. In addition, feasible mitigation measures are recommended, when applicable, that could reduce or avoid the Project's significant environmental impacts."

2. INADEQUATE PRESERVATION OPTIONS

We are very concerned about the Historical and Cultural elements from the Blanchard estate that remain on the SR-1 site. At this point, we are not convinced that all preservation options have been explored and considered. Furthermore, we disagree with the statement that "preservation in place" is not a viable option. Preservation efforts far more complicated than the remains on the SR-1 site have been successfully implemented at other project sites. Restoration of LA's City Hall after the Northridge earthquake is a prime example of extremely challenging, yet successful preservation of important Historical Resources.

We believe that creative solutions do exist and that many of the elements from the Blanchard Estate could be preserved in place. For example, some of the remaining rock formations or the "man-made cave" could potentially be restored and encased in a protected structure/building or incorporated into the landscape design of the project.

Another option - one that would be compatible with the recommendations made in the January 24, 2011 comment letter submitted to the City by the Santa Monica Mountains Conservancy - is to expand the open space area in District 2 and restrict the overly permissive uses. In their response to the DEIR, under the heading "Inadequate Preservation of Open Space on Site", the SMMC states:

"In particular, Open Space District 2 would allow for signage, cell phone towers, maintenance sheds, public service facilities up to 20,000 square feet, utility infrastructure, and exotic plants. All of these uses detract from the character and benefit of the proposed open space".

An opportunity exists to work with SMMC to preserve the open space with limited uses and incorporate the remaining Historical Resources within the SR-1 site. This option potentially offers a creative approach to open space conservation while also preserving significant Historical Resources.

Mr. Jon Foreman - Senior City Planner
NBC Universal Evolution Plan
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3. SR-1 MITIGATION/SITE MONITORING

If in a worst-case scenario, some of the remaining elements cannot be preserved in place, we urge the City to require the highest standards of preservation including the HABS, HAER, HALS and CFGIS Heritage Documentation Programs. Additionally, we are requesting participation and consultation with the archeologists throughout the mitigation and monitoring process.

As previously mentioned, the Blanchard-Hartwell estate is eligible for listing in the CRHR under Criterion 2 because of its association with the life of a person important in our past; in this case, Frederick W. Blanchard. To further illustrate Mr. Blanchard's place in our local history, I am providing a partial list of his many contributions to the City and County of Los Angeles (attached as "Exhibit A"); and the text from his graveside Eulogy below:

Frederick W. Blanchard Eulogy - October 3, 1928

"Today at the Hollywood Memorial Park, honors will be paid to one of the most gifted and best loved of Los Angeles citizens, Frederick Woodward Blanchard. The beautiful plot of consecrated ground, hallowed to the memory of so many of those most intimately connected with the progress of the Southwest, has been the scene of many sad and impressive ceremonies, but few of these have been so fraught with feeling as to touch the hearts of so great a multitude of admirers.

The monument to this unselfish worker for higher civic ideals will not be confined to the burial ground where other Los Angeles pioneers sleep the sleep eternal. Nor will the flowers laid above a cypress-covered grave be the last tribute his memory will receive. Flowers that never perish are growing in the homes and institutions of the city he served for forty-two years devoted to its artistic betterment, and these are as immortal as the spirit that sowed the seed.

Names pass away in the rush of the years hurrying along newer areas under the direction of younger hands and brains. Obelisks and gravestones tell little to a coming generation of the one that these loving devices would save from oblivion. It will not be long before those gathered here today, will like the leader they mourn, solve the last long problem of human destiny.

But the efforts of such lovers of their race and city as the man who was but yesterday a leading force in our civic and artistic life are beyond the touch of death or the taint of mortality. The work of Fred W. Blanchard will live as long as the Civic center he took so large a part in planning. Not in the

Mr. Jon Foreman - Senior City Planner
NBC Universal Evolution Plan
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Page 5

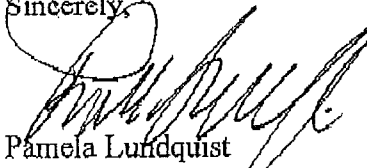
Hollywood Cemetery, but in America's noblest City Hall he has reared his most lasting monument. When the Hollywood Bowl vibrates with its starlight symphonies, his spirit is there. Whenever the Municipal Art Commission devises new means for beautifying our city, a seed he planted flowers again.

Though his name, save in the hearts of the survivors who knew him and valued him through personal contact, may in time be only a name to the curious seeking memorials of the past in a city's valhalla, from Windsor Square to Dana Point, from Hollywoodland to Arrowhead, all through the Southwest beauty spots he devised and music and art into which he breathed the breath of life will testify to his unselfish citizenship and be an everlasting tribute to his uplifting labors. Names, indeed may disappear in the swift changes of an age on wings, but the work of such men as him to whom today a city pays the last earthly honors, are flowers of immortality."

In summary, we are respectfully asking for cooperation from the Applicant and the City of Los Angeles regarding our requests as outlined in this letter. The SR-1 site is a very significant part of the legacy Mr. Blanchard left to Los Angeles and it should be protected to the greatest extent possible.

If you have any questions or would like additional information from us, please let me know. We look forward to your response and cooperation.

Sincerely,



Pamela Lundquist
O/B/O the Frederick W. Blanchard Family
26611 Mont Calabasas Drive
Calabasas, CA 91302
pamelalundquist@sbcglobal.net
818/880-1285

'EXHIBIT A'**FREDERICK WOODWARD BLANCHARD
ACHIEVEMENTS—ACTIVITIES—MEMBERSHIPS****Cultural Activities**

- Planned and managed the Blanchard Music and Art Building, also known as Blanchard Hall. The building contained offices and studios for musicians and artists and it housed the first art gallery in Los Angeles. It was the first building west of Chicago devoted exclusively to music and art.
- Helped found and financially support the Hollywood Bowl. Served as the first president of the Hollywood Bowl Association and was instrumental in gaining financial backing for the project.
- Founded and directed the famous Brahms Quintet.
- Served as president of the American Opera Association.
- Brought innumerable international musical celebrities to Los Angeles.
- Served as president of the Los Angeles Symphony Orchestra.
- Served as president of the Hollywood Art Association.
- Served as president of the Gamut Club and assisted with its reorganization.
- Composed "Cosita," a three-act opera performed by the San Francisco Opera Company in 1898.
- Composed a fiesta march titled "Our Italy."

Civic Activities

- Served as president of the Broadway Improvement Association. In this capacity, initiated the movement that resulted in giving Los Angeles the first cluster street lights—a system widely adopted around the country.
- Served as president of the Central Development Association. In this capacity, advanced many applications that compelled the railroads to build Union Plaza Station.
- Served as chairman of the Union Plaza Station Commission.
- Served as county chairman and vice president of the first Good Roads Commission in Los Angeles. Initiated legislation that resulted in the development of California's magnificent highway system—one of the first comprehensive systems of paved highways.
- Founded and organized the Municipal Art Commission, 1906 and served as its first secretary. After charter was granted in 1911, served for eleven years as president.
- Secured paintings for the new Los Angeles City Hall and helped in the selection of the inscriptions and bronze doors for the building.
- Served as member of the City Planning Commission.
- Served as chairman of the budget committee and member of the executive committee of the first Community Chest.
- Served as head of the Police and Fireman's Relief Fund.
- Served as chairman of the reception committee for the visit of the King of Belgium. Appointed by King Albert as Officer of the Order of Leopold II, October, 1919.
- Served as member of the Hollywood Chamber of Commerce.

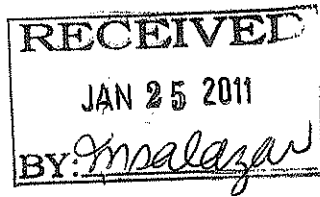
- _ Served as member of the Los Angeles Chamber of Commerce.
- _ Served as director /member of the Ventura Boulevard Chamber of Commerce.
- _ Served as member of the Hollywood Foothill Association.
- _ Served as head of the architectural Board for Windsor Square.
- _ Participated in the Arrowhead, Dana Point and Hollywoodland developments.
- _ Served as Treasurer of the Businessmen's Cooperative Association.

Memberships

- _ Member of the Newport, California, and Catalina Yacht Clubs.
- _ Member of the City Club.
- _ Member of the Los Angeles Athletic Club.
- _ Member of the California Club.
- _ Charter member of the Los Angeles County Club.

Betania L. Luques
5635 Auckland Ave # 1
North Hollywood, CA 91601

Letter No. 233



Planning Dept.
Attn: Jon Foreman
City of Los Angeles
200 North Spring Street,
Room 601
Los Angeles, CA 90012

Re: ENV-2007-0254-EIR

Dear Mr. Foreman:

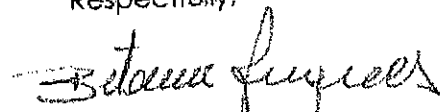
I am impressed that the NBC Universal environmental impact report contains an extensive analysis of the traffic issues, and more importantly, proposes the means to mitigate them.

The new neighborhood that is part of the Universal plan is connected to transit in a way that is needed in Los Angeles, putting jobs, housing and offices in close proximity. We cannot keep spreading out and building further and further out. The Universal plan is exactly what we need: increasing density where there is access to transit.

This emphasis on making use of mass transit, and providing shuttles and buses to integrate with existing transit options, has the potential to change the way that residents live and commute in Los Angeles.

We need to welcome this project to our community.

Respectfully,


Betania L. Luques

cc: Michael LoGrande, City Planning Director
Richard Bruckner, County Planning Director
Los Angeles Mayor Antonio Villaraigosa
LA County Supervisor Zev Yaroslavsky
City Councilmen Tom LaBonge and Ed Reyes
Darnell Tyler, NBC Universal

January 21, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: File ENV-2007-0254-EIR

Dear Mr. Foreman,

With the down economy, it's nice to see that Universal Studios is pushing to create jobs. The City's report on the studio plan states 43,000 jobs will be created as result of the project, including construction and permanent full and part-time work. That's amazing. With so many people out of work and losing their benefits, I'm persuaded that the economic benefits of this plan far outweigh any negatives.

I appreciate Universal's investment in Los Angeles. Please let's not waste this opportunity.

Sincerely,

Raquel Macias

Raquel Macias
10947 Otsego Street
North Hollywood, CA 91601-3935

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 235

Dan Malin
13512 Moorpark Street, Apt. 108
Sherman Oaks, CA 91423-3682

January 12, 2011

Jon Foreman, Senior City Planner
Los Angeles City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subj: ENV-2007-0254

Dear Mr. Foreman:

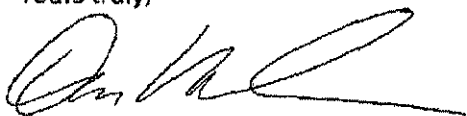
I don't usually pay attention to what's going on at City Hall, but I am making an exception on behalf of the NBC Universal Master Plan.

I am impressed with the project and its many benefits, and I am also impressed with the efforts which NBC Universal has made to communicate with neighbors and listen to our concerns.

It's easy to support thousands of new jobs if you don't live next door to them. But, in this case, even next door neighbors believe that there will be benefits for everyone when this project is built. I am certain that the traffic improvements we desperately need will finally help with local congestion. And, Universal's willingness to control noise from existing and future operations will also help us.

So I hope you will help too, by approving the project so it can finally go forward.

Yours truly,



Dan Malin

cc: Mayor Antonio Villaraigosa
Councilmember Tom LaBonge
Councilmember Ed Reyes
Supervisor Zev Yaroslavsky
Michael LoGrande
Richard Bruckner
Darnell Tyler, NBC Universal

Letter No. 236

RECEIVED
CITY OF LOS ANGELES
JAN 21 2011
CITY PLANNING
COMMUNITY PLANNING BUREAU
M. Salazar

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: File ENV-2007-0254-EIR

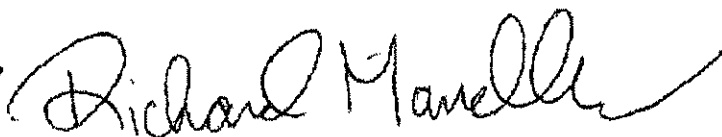
Dear Mr. Foreman:

The Environmental EIR report that was prepared for NBC's Evolution plan shows that Universal is making a major investment in the entertainment industry in Los Angeles. I'm sure it makes business sense for them or they wouldn't be doing it, but it seems to be a good thing for LA in general. At a time when more and more production jobs are leaving the state due to the incentives provided elsewhere, it's time we do something to incentivize producers to stay right here in LA. And what better incentive than new soundstages and post-production facilities right in the middle of an existing entertainment district?

I appreciate the consideration for neighbors that went into this plan. The EIR report indicated that Universal will be respectful with regard to new signage. We all know that studios need to advertise their upcoming films and I was pleased to see that neighbors were taken into consideration in the report.

Universal is one of the largest working studio in the world. These are great high-paying jobs for the region. This is a key industry and I cannot imagine that anyone would not support this project.

Sincerely,



Richard Mandler
10657 Bloomfield Street
Toluca Lake, CA 91602-2792

- cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilman, Fourth District
- Hon. Ed Reyes, City Councilman, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

Letter No. 237



Jon Foreman <jon.foreman@lacity.org>

NBC Evolution plan DEIR

Marianne Manes <marhoegl@yahoo.com>

Wed, Feb 2, 2011 at 12:38 PM

To: jon.foreman@lacity.org

Dear Mr Foreman,

As a Hollywood Knolls resident I am greatly concerned about the NBC Evolution plan.

- Traffic is already horrendous especially between Warner Brothers and the 101 on Barham. And as a consequence the air is terrible. What do you intend to do to mitigate air deterioration? The planned traffic mitigation will maybe correct the current volume but certainly traffic will be a lot worse than now which is unacceptable.

-I believe we need to expand rather and make smaller the production zone. This is Hollywood where movies are supposed to be made. It's not only this city heritage, it's jobs. Where will these jobs be lost to?

-The insane increase of inhabitants will increase noise which is tremendous from Barham already, and light pollution which in turn together with the noise will disturb Griffith Park's wild life. How will you mitigate noise and light pollution?

-The residential development is far from public transport making it unlikely for the residents to use MTA. Why don't you move the residential development close to the MTA?

-Already City Walk brings in a lot of people with criminal intentions and an increase in it's size will not only bring in even more people, hence cars, pollution and noise, but also crime. Will our property value decrease? How will you keep our neighborhood safe at the current level?

This project of this size is untenable and unacceptable for our area and will deteriorate the quality of life in our old and beautiful neighborhood substantially. It must be radically reduced in size and reconfigured into a smarter way that promotes film/TV production on the lot. Some residential development (within reason!) by MTA on Lankershim. We need to preserve the quality of life in our city

Questions in a list:

What do you intend to do to mitigate air deterioration?

Where will these jobs be lost to?

How will you mitigate noise and light pollution?

Why don't you move the residential development close to the MTA?

Will our property value decrease?

How will you keep our neighborhood safe at the current level?

Thank you for answering my questions and taking to heart and mind my points of opposition to the project.

With kind regards,

Marianne Hoegl Manes
310 993 9950
marhoegl@yahoo.com

Letter No. 238



Jon Foreman <jon.foreman@lacity.org>

DEIR comment

Emily Martin <emsterem@gmail.com>
To: jon.foreman@lacity.org

Thu, Feb 3, 2011 at 7:54 PM

February 3, 2011

Jon Foreman, Senior City Planner/Project Coordinator
Department of City Planning
Universal City Projects Unit
200 N Spring Street, Room 601
Los Angeles, California 90012

RE:

NBC UNIVERSAL EVOLUTION PLAN DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

Dear Mr. Foreman:

I am writing to comment on the Draft EIR for the development proposed by Universal. I am very strongly opposed to this development because of my concerns regarding traffic and degradation of our neighborhood, where I have lived with my family for 17 years.

TRAFFIC

The Draft EIR shows a projected additional 36,000+ vehicle trips daily in are surrounding Universal, and 28,000+ after TDM trip reductions. In spite of remediation efforts outlined in the plan, I know the additional traffic will have *adevastating* effect on Barham Blvd. traffic. How do I know? Because it is already awful. Not only is Barham the primary access to get into Lake Hollywood-Hollywood Knolls and the only access for Hollywood Manor, but it is one of the major thoroughfares for traffic from the LA Basin to Burbank and to Glendale and Pasadena via Forest Lawn and the 134 East. It is one of the primary ways for employees to commute to Warner Brothers and Disney. I invite you to stop by one workday at 6 pm and watch the traffic streaming out of the studios and up Barham at a snail's pace.

On a good day, traffic on Barham during rush hour moves at a crawl. If anything goes wrong at either end of the Barham corridor, the cascade effect is horrendous and traffic stops. I recently waited in a long, snaking line of traffic on Barham for 25 minutes to turn right onto Forest Lawn (a trip that normally takes 2-3 minutes), all because a city construction contractor had closed 1 lane at the intersection of Forest Lawn and Barham to do some work - and this was in the middle of the day, not during rush hour.

If the traffic is often unmanageable now and already has a seriously negative impact on people who live in the neighborhood and commute to the studios, **could you please explain how adding 28,000-36,000+ vehicle trips in the vicinity won't make things much, much worse?**

POLLUTION

An additional concern I have is the amount of pollution the additional traffic and the construction will add to our neighborhood. I have 3 children in my house, located in Lake Hollywood, right off of Barham Blvd. Already, studies show that lung capacity of children living in Los Angeles is very negatively effected by pollution in our city:

<http://www.nih.gov/news/pr/sep2004/niehs-08a.htm>

Children who live in polluted communities are five times more likely to have clinically low lung function — less than 80 percent of the lung function expected for their age. New data from the Children's Health Study suggests that pollutants from vehicle emissions and fossil fuels hinder lung development and limit breathing capacity for a lifetime...Each year, pulmonary function data were collected from 1,759 children as they progressed from 4th grade to 12th grade. The researchers also tracked levels of air pollutants like nitrogen dioxide, acid vapor, elemental carbon, and particulate matter in the 12 Southern California communities where the children lived. The study encompassed some of the most polluted areas in the greater Los Angeles basin, as well as several less-polluted communities outside the Los Angeles area...The study was funded by the National Institute of Environmental Health Sciences (NIEHS), one of the National Institutes of Health, the California Air Resources Board and the Hastings Foundation.

Could you please address how additional pollution levels from vehicle emissions resulting from this project will not have adverse health effects on my family?

MTA ACCESS, UNIVERSAL RED LINE STOP

The Draft EIR shows the majority of the housing for this development along the Barham corridor. The MTA subway stop is on Lankershim, over 2 miles away by road. It is clear

that the placement of the almost 3,000 additional housing units and thousands of square-foot of mixed-use office space are not situated to make easy use of the Red Line Station.

Could you please address how residents and employees are expected to access the Red Line Station? Are they expected to walk? Drive? How realistic is it to expect residents to take shuttles? If the city believes it is realistic, what data is that assessment based on?

Finally, why would the city consider allowing a huge development so far from a major public transportation stop in the first place?

I look forward to your response on these very serious issues. I understand Universal's desire to do some development of their property, but this plan is out of control. I love my neighborhood and don't want to see it ruined by an overreaching and poorly planned development.

Sincerely,

Emily Martin
3541 N. Knoll Drive
Los Angeles, CA 90068
323-876-0705

cc. Tom LaBonge

Letter No. 239



Jon Foreman <jon.foreman@lacity.org>

Questions Regarding the NBC-Universal DEIR, ENV-2007-0254-EIR

William Martin <thewilliammartin@aol.com>

Thu, Feb 3, 2011 at 6:35 PM

To: jon.foreman@lacity.org

Cc: councilmember.labonge@lacity.org

To:

Jon Foreman

Senior City Planner/Project Coordinator

Universal City Projects Unit

200 N. Spring St., Room 601

Los Angeles, CA 90012

Regarding:

NBC-Universal DEIR

ENV-2007-0254-EIR

Dear Mr. Foreman,

I am very concerned about the impact that the NBC Universal Plan will have on our community. I would like to make sure that our city officials fully understand how detrimental this plan will be to the quality of life of those who live nearby and those who have to drive through the badly congested Cahuenga Pass. I would appreciate it if you would require NBC Universal to answer my questions before any development is approved.

1) The draft EIR acknowledges that the development will add 38,000 car trips to Barham Blvd. every day. Barham Blvd. is already a congested nightmare, with horrendous traffic delays. I would encourage all the parties involved to attempt to drive on Barham during either the morning or evening rush hours. The additional traffic will make an already terrible situation unbearable. Those of us who live in the Hollywood Knolls have no other way out of our neighborhood, and dangerous cut-through drivers will become an even bigger problem than they already are. When traffic is backed up, as it is almost every day, the residents of the Knolls are unable to even get into the clogged intersection of Barham and Lake Hollywood Drive. The traffic that backs up onto Forest Lawn as people try to wedge into the traffic going south on Barham leads people to attempt dangerous driving maneuvers and I have witnessed numerous road rage incidents at this intersection. On Barham, the traffic snarls all the way past Warner Bros', literally, every afternoon. NBC Universal want to add 38,000 car trips to this nightmare. The draft EIR offers fixes that will do virtually nothing to help. How does NBC Universal plan to mitigate this impending disaster?

2) The street improvements proposed by NBC Universal are negligible. They propose an entrance to their massive development at Forest Lawn and Barham -- already a traffic choke-point -- and an entrance on Buddy Holly Drive, which is a one-way street. Unless NBC Universal is willing to improve freeway access and do major improvements to the intersection of Barham and the 101, the effect will be to dump a ton of new traffic onto Cahuenga and Barham. How does the City of L.A. intend to handle the necessary infrastructure improvements to avoid making traffic in the Cahuenga pass much, much worse?

3) With runaway production already hurting L.A.'s entertainment industry, why sacrifice more

production jobs by turning the Universal Backlot into a residential development?

4) Why does the plan ignore the prevailing wisdom among urban planners that new city residential projects be built with easy access to mass transit? The Red Line station is over two miles away from residences, and I don't see how we can realistically expect it to be a significant traffic mitigator.

5) The construction of this development will be massive and take years. Our neighborhood is already choked with vehicle exhaust. How does NBC Universal plan to stage project of this scale without a huge increase in noise and pollution in a residential neighborhood?

6) Is NBC Universal going to offset the new strains on the neighborhood's resources and utilities? Schools, water, emergency services, sewer, etc.?

We understand that NBC Universal has the right as a property owner to make use of its land. However, there's no escaping the fact that this is a residential neighborhood that has already suffered hugely because of the increased traffic and density of modern Los Angeles. We ask your department to please require that this massive corporation offset their plans with real improvements to the surrounding streets and infrastructure, and ensure that the scale of the development won't result in significant damage to residents' quality of life.

Thank you,

William M. Martin
3541 N. Knoll Dr.
Los Angeles, CA 90068

Letter No. 240

John H. Mattingly
11565 Dilling St.
Studio City, CA Studio City

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Attention: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

I am writing to express my support for the NBC-Universal Studios expansion plan. This plan will be a boon to our local economy with the creation of an estimated 43,000 jobs. At the same time the planned new soundstages and post-production facilities will help maintain our region's position as the premiere entertainment production capital of the world.

New development and job creation are needed to pull us out of the recession. I encourage you to approve this project.

Sincerely,



John H. Mattingly

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

alx

Letter No. 241

SCNC BOARD

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Studio City, CA 91604
tel. (818) 655-5400
www.scnc.info

STAKEHOLDER COMMENTS & QUESTIONS

NBC UNIVERSAL EVOLUTION PLAN

Name: John and Linda Mattingly

Address: 11565 Dilling St Studio City
91604

Yes _____
May we use it?

Email
Address: lcmattingly@earthlink.net

The comments and questions will be submitted to the City
Planning Department and be included in the SCNC response to the
Draft Environmental Impact Report:

We are fully supportive of the Universal development.
Thank you.

2/1x

Letter No. 242

Betty Matzinger
11560 Moorpark St Apt 104
Studio City, CA 91602-1958

January 24, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

I am writing to express my comments about the development planned at Universal Studios.

This is one of the biggest, single developments in the history of Los Angeles and the very green nature of the project makes it one of the City's greenest projects ever.

What's great is that it is like a giant demonstration project for a ground-up green community. The housing and commercial elements will have high-efficiency toilets, low-flow faucets and water-conserving appliances. In addition to these features, NBC Universal will expand its already considerable use of recycled water. I was also glad to see in the draft EIR that the project will use reclaimed water for irrigation uses.

If for no other reason than the environmental responsibility of this project, I would support it.

Sincerely,

Betty Matzinger

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal



Letter No. 243

Jon Foreman <jon.foreman@lacity.org>

NBC UNIVERSAL EVOLUTION PLAN DEIR

1 message

LMcBluebird <lmcbbluebird@aol.com>

Thu, Jan 27, 2011 at 4:59 PM

To: jon.foreman@lacity.org

Mr. Foreman,

Our household is vehemently against the Evolution plan due to traffic, noise, and pollution. It's irresponsible for our community to allow any further expansion of this corporation in our small neighborhood. We are on Valley Spring Lane.

Laura McCorkindale

Letter No. 244

Michele McRae

Jon Foreman
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

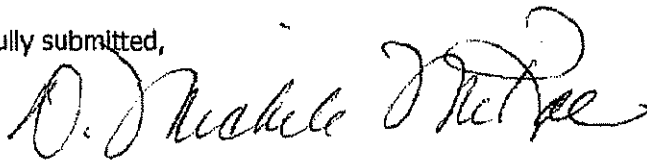
REF: #ENV-2007-0254-EIR

Dear Mr. Foreman,

I am very impressed with the Transportation Impacts analysis in the environmental impact report on the NBC Universal Studios. Obviously, much detailed planning has been done in the area of traffic enhancements and transit options so as to minimize the impacts of this project on the surrounding communities.

The fact that the draft EIR shows so few long-term significant impacts shows the care and effort that has been exercised in the planning. With this attention to anticipating and addressing traffic congestion, I believe that this project should be approved.

Respectfully submitted,



Michele McRae
4424 Tujunga Ave # 5
North Hollywood, CA 91602

cc:

Mayor Antonio Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

RECEIVED
JAN 27 2011
BY *J. Salazar*

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

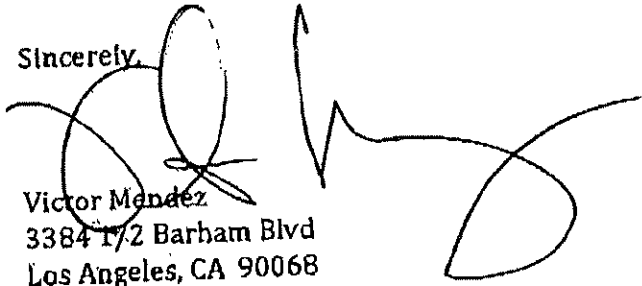
Attention: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

Did I hear correctly that the NBC Universal Evolution Plan is expected to create 43,000 jobs? And that new soundstages and post-production facilities will be constructed? If so, these would represent a major coup for the City of Los Angeles.

New development and job creation are desperately needed to pull us out of the recession and help the local economy. Please make sure the NBC Universal project doesn't slip out of our hands -- take action to approve this project now.

Sincerely,


Victor Mendez
3384 1/2 Barham Blvd
Los Angeles, CA 90068

- cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilmember, Fourth District
- Hon. Ed Reyes, City Councilmember, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

Letter No. 246



Jon Foreman <jon.foreman@lacity.org>

ENV-2007-0254-EIR paul merritt

Merritt Paul <merrittmaster@yahoo.com>
To: jon.foreman@lacity.org

Wed, Feb 2, 2011 at 9:18 AM

greetings,

in REVIEW OF THE NBC" EIR...

THE TRAFFIC CIRCULATION ELEMENT IS NOT COMPATIBLE WITH ADJACENT
NEIGHBORHOODS.

The, impact has not been mitigated to control excess over flow of traffic on BARHAM,
ALTERNATIVES such as direct 101 n. entry have not been put upon the developer.

the LA RIVER route has not been explored as an 'exit"to the project...to solve mitigation need s of the PROJECT.

second, setback landscaping is not put far enough from the existing area neighbors.

third, bicycle ACCESS routes are not sufficient with the COUNCILS mandate on bike trails and availability
linkage to outside area ground routes...

what public park is inside the PROJECT.

THANKS for taking this timely filed REPLY....

PLEASE COPY the legal response to our BOX 9145 LAGUNA,CAL 92652

PAUL M.C.

paul merritt c

Letter No. 247

Ryan Milano
7351 Woodman Avenue # 12
Van Nuys, CA 91405-2714

January 14, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

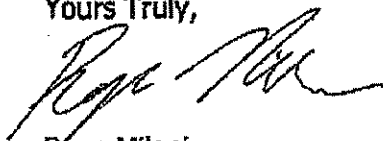
Re: File #ENV-2007-0254-EIR

Dear Mr. Foreman:

After looking at the City's environmental impact report, the Universal Plan seems to be the right project at the right time. Given the current economic climate and widespread government budget cuts, this opportunity to build a major project in the City and County of Los Angeles shouldn't be squandered. The city needs more housing, more jobs, and more production facilities, near public transit.

People can see cities change over 10, 20 and even 30 years. Los Angeles is a little packed and I want to see the Evolution Project grow and change the landscape. I believe in this investment for the future of our city and its residents.

Yours Truly,



Ryan Milano

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Damell Tyler, NBC Universal

Letter No. 248



Jon Foreman <jon.foreman@lacity.org>

**NBC UNIVERSAL EVOLUTION PLAN DEIR; SCH NO:
2007Jon Foremena071036; City Of Los Angeles File No.:
ENV-2007-0254-EIR; County of Los Angeles File No.: RENV
200700014**

1 message

Donald Miller <drmdcb@roadrunner.com>

Mon, Jan 31, 2011 at 3:27 PM

To: jon.foreman@lacity.org

Cc: Janice <jse06@sbcglobal.net>, berges@mindspring.com

Jon Foreman, Senior City Planner/Project Coordinator

Department of City Planning

Universal City Projects Unit

200 North Spring Street, Room 273-A

Los Angeles, CA 90012

Dear Mr. Foreman:

We have had the great joy of living in Toluca Lake for almost 11 years, years that have provided us a respite from long commutes and demanding jobs in the busy city of Los Angeles. It is a real neighborhood with an extremely strong sense of community – a place where you can safely walk, meet and greet your neighbors, exercise your canine friends, or ride your bike anytime of the day. And now Universal has a grand scheme to drastically change all that. It has been bothersome enough to have to monitor the noise level that emanates from Universal City Walk. Now they wish to lay a permanent blight upon one of the most beautiful neighborhoods in the city. Where does the madness of “engulf and devour” stop? Why after all does Universal have this pressing need to encroach on our neighborhood? I realize that they do not see a moral compass as a luxury they can’t afford, but really, do they expect this vision at the expense of the quality of our lives? Their rosy picture of the outcome mind a Yiddish expression, “Don’t pee up my back and tell me it’s rain.” Please do not pee up my back and the back of your department.

Sincerely,

Donald R. Miller

David C. Bright, OD

10453 Woodbridge Street

Toluca Lake CA 91602

Letter No. 249



Jon Foreman <jon.foreman@lacity.org>

NBC Universal "Evolution Plan" Draft Environmental Impact Report

Aminasian@aol.com <Aminasian@aol.com>
To: jon.foreman@lacity.org

Wed, Feb 2, 2011 at 11:50 AM

Dear Mr. Foreman,

As a Los Angeles city resident, I want to communicate my concerns with the existing NBC Universal Evolution Plan. The plan calls for 3,000 new homes and that will add even more congestion to an area that is already severally congested during rush hour. The plan's approach to addressing the traffic problem is completely insufficient. I urge you to work with councilmember Tom LaBonge who has provided a reasonable approach to this development where both the Los Angeles community and NBC Universal will be well served.

Ari Minasian
3177 Lake Hollywood Drive
Los Angeles, CA 90068

Letter No. 250



Jon Foreman <jon.foreman@lacity.org>

ENV-2007-0254-EIR

Chris Monte <chris@magichairstudios.com>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 9:53 PM

To whom it may concern:

Is Barham Blvd not gridlocked enough? "Significant and unavoidable impacts to ... air quality ... noise ... transportation ... solid waste." Do you live here? Would you want this to happen to your neighborhood?

What traffic mitigations are planned? How will you avoid the jammed cars at the Barham bridge over the 101?

How will the traffic spill out onto Barham Blvd.

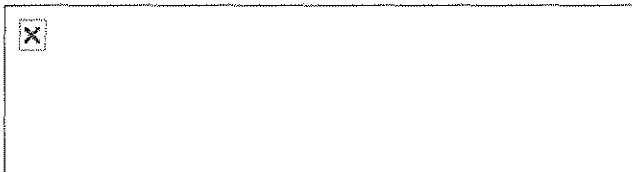
How will the traffic spill out onto Lankershim and Cahuenga Blvds?

What precautions will be taken for the decrease in the air quality for the complete duration of the construction?

How will you protect the wildlife that will be displaced with the new construction?

I own commercial and residential property on Barham Blvd and in the Hollywood Manor. I get complaints from my customers every day. What kind of compensation will be offered to the business owners that will lose revenue because of the perpetual gridlock?

Chris Monte
Producer / editor / owner



3365 Barham Blvd.
Los Angeles, CA 90068
(t):323.851.2404
(f):323.851.2402
(c):213.712.1085
(e): Chris@MagicHairStudios.com
<http://magichairstudios.com/>



pastedGraphic.tiff
80K

Letter No. 251

Jon Foreman <jon.foreman@lacity.org>

NBC/Universal's Evolution Plan

1 message

p.m.iii@sbcglobal.net <p.m.iii@sbcglobal.net>

Fri, Jan 28, 2011 at 1:48 PM

To: jon.foreman@lacity.org

Cc: Connie & Biff Elliot <biffconnie@earthlink.net>

Hi Jon. We hear from Connie Elliot that your plan is moving forward, with an eye to traffic problems. Please be sure that the plan is sufficient to mitigate the new traffic. Remember that Barham and Cahuenga/Lankershim are the only North-South routes for all that traffic between Hollywood and the East Valley. Barham is gridlocked every evening. Lankershim/Cahuenga is already grid-locked at rush hour. More so on weekend nights with events at the Amphitheater and City Walk. Remember that there already is a severe pedestrian hazard where they cross from the subway station, and the promised underground walkway has been omitted. These people who are planning this development are liars and care only for the bottom line. Their new owners are in Philadelphia, very far away. They will screw the city and county if they can, as well as their neighbors. Time is money and huge traffic tie ups cost us dearly. It has taken as much as forty minutes to get from the freeway off ramp to the Island neighborhood. If this development is not done properly, there will be enormous problems for everyone. As a City employee and presumably a good civil servant, you must be mindful of the citizens needs as much as thinking about the tax revenue from this development.

Thank you,
Paul Moser
Island Resident

**Letter No. 252**

Jon Foreman <jon.foreman@lacity.org>

Draft EIR

1 message

p.m.iii@sbcglobal.net <p.m.iii@sbcglobal.net>**Tue, Jan 18, 2011 at 9:59 PM**

To: jon.foreman@lacity.org

Dear Jon,

As a neighbor of Universal, a long time resident, and someone who has taken an interest in the development here since the beginning of the subway station, I feel it's most important to point out that if Universal plans to create a Disney Resort type and size development, they must take responsibility for the order of magnitude increase in traffic that will result. Before the Universal development is begun, take a look at Disneyland and the surrounding resort. We're going to need a ten lane Cahuenga Blvd., a ten lane Lankershim Blvd., and a ten lane Barham Blvd. We're going to need ten lanes over the freeway at Barham, and ten lanes under the freeway at Lankershim. If Universal and the City of Los Angeles are not prepared to build out the infrastructure like that, then there can be no Universal expansion as planned. Do it right, or leave it alone. If you botch it, you will own it. Universal has reneged on the under-Lankershim walkway, and in doing so has created a hazard at Universal place. They have already shown their true colors. The developer shows every indication that it intends to build, sell and walk away. We'll still be here, and if it's not done right, Universal and the City will bear the brunt of the wrath of the neighborhood. There's money here and passionate activism. Don't underestimate us. If you ruin Toluca Lake, Lake Hollywood, and The Island, you will regret it.

Sincerely,

Paul Moser III

DEAR Jon Foreman

2-7-11

Letter No. 253

File# env 2007 0254 EIR

I am opposed to your ~~entire~~ hole
NBL universal project.

Toluc Lake is already too
congested

MRS. Mueller

also the noise level is
already beyond acceptable

HERBERT MUREZ, ATTORNEY AT LAW

Letter No. 254

3255 Tareco Drive
Los Angeles, California 90068-1525
Telephone: (323) 851-5804
Facsimile: (323) 851-1879
E-mail: fredaherb@aol.com

January 25, 2011

RECEIVED
JAN 27 2011
BY: *M. Sabau*

Mr. Jon Foreman, Sr. City Planner
Department of City Planning
Universal City Project Unit
200 North Spring Street, Room 273-A
Los Angeles, California 90012

Re: Universal City EIR

Dear Mr. Foreman:

I write this letter to express my concern, indeed dismay, over the Universal City EIR. Unfortunately I was unable to attend the public meeting, due to a very serious health problem of my wife. I will not comment on every point I could make; it would extend this letter unduly. I will limit myself to the points on which I would have touched, had I been able to speak for the short time allotted to each citizen.

The conclusion that the impact of the proposed development on the Hollywood Knolls would not be overly deleterious is plain wrong in my view. The Knolls are unique in many ways. There are but two ways to get into or out of the Knolls without a helicopter. One is from Barham Boulevard up Lake Hollywood Drive. The other is the so-called "back road," which is not even a city street except for the bottom 300 feet or thereabouts. It leads either to Cahuenga Boulevard East (a one-way freeway on-ramp typed of street) or the Mulholland Bridge across the freeway.

Barham Boulevard already carries far more traffic than it was ever designed to handle; indeed, it is one of the worst choke points for traffic between the San Fernando Valley and the Westside. The additional traffic surely to be generated by the proposed development would seriously worsen an already very bad situation and would seriously interfere with ingress to and egress from the Hollywood Knolls. I have had the experience of trying to drive home from Toluca Lake or Burbank between approximately 5:30 and 7:30 o'clock p.m., and being stuck in traffic on Barham Boulevard. It was tempting to leave the car and just walk -- I would have gotten home earlier! (I have walked the same distance uphill, in less time!) My friends and neighbors tell me that my experience is not unique at all.

Widening Barham Boulevard would not provide any meaningful mitigation, in my view. Experience teaches that the traffic volume simply expands, and no improvement is achieved. To add the traffic load certain to be generated by the proposed huge residential and commercial development, not to speak of the proposed hotel, is a sure prescription for gridlock. It would substantially worsen the already bad access situation in the Knolls and the Manor.

A similar situation exists with respect to the back road. Getting into or out of the Knolls would become substantially more difficult and time consuming. No matter how beautiful and attractive a neighborhood may be, if access is being impaired the neighborhood is being degraded.

Traffic is not the only harmful impact. Air pollution, light pollution and noise pollution also loom large. Barham Boulevard is no protective barrier against any of them, contrary to what is suggested. Indeed, Barham Boulevard is at the bottom of a valley, with the grade rising on each side of it. The forms of pollution mentioned travel and spread from hilltop to hilltop, well above the grade of Barham Boulevard. Many are the summer nights when I wanted to keep my windows open but could not, owing to the noise emanating from the Universal lot. Similarly, lights emanating from that source will distort the natural night sky. And, given the right wind conditions, we have to keep our windows closed to keep out the dust, in what is otherwise a remarkably dust free location. It is totally predictable that all these forms of pollution will get much worse, not only during construction but permanently. I realize that we live in an urban area and I do not expect the peace and quiet of a night in the midst of a desert. However, Universal has a long history of having pushed the bounds of the acceptable. Enough is enough, particularly when design options exist that would allow sensible development on Universal's property while avoiding further assaults on adjacent residents' quality of life.

Looking beyond the bounds of the Hollywood Knolls, there are important flaws in the proposed development. The obvious approach should be to relieve the traffic load on Barham Boulevard and not to increase it to the state of solid gridlock. To that end, a street starting near the present western terminus of Forest Lawn Drive and roughly paralleling Barham Boulevard could serve. This street should terminate at Cahuenga Boulevard West and provide access to the Hollywood Freeway in both directions. The drawing I have seen contemplates such a street, but it terminates within the boundaries of Universal's property, and provides no Freeway access nor even access from or to Cahuenga Boulevard West. It is, in short, a street to nowhere.

Obviously, an essential participant in the design process has been left out and sadly is missing, namely Cal Trans. How the Applicant expected to present a sensible, viable traffic management plan for a proposed project of this magnitude, one that surely demands good freeway access for the many thousands of additional car, truck and bus trips that the project will generate daily, without bringing Cal Trans into the process, is something I do not understand. I hope that this omission is not due to an intent to let the

necessary offsite improvements be constructed later, at taxpayers' expense. It has happened before, but the review and approval process is supposed to guard against such practices. In my view, this proposed project should not be approved unless adequate, efficient access to the freeway and to Cahuenga Boulevard West is provided, at the expense of the Applicant and not the taxpayers.

A further, grievous flaw is in the location of the residential areas, in relation to the Red Line station. Some time ago, we have come to the collective realization that alternatives to the individual automobile have to be fostered. We will all choke in gridlock around the clock, unless enough people will use public transportation when feasible, and we will obstruct the national efforts to reduce greenhouse gas emissions and to reduce or energy dependence on Mideast and other foreign sources.

People will walk to the Red Line station if the walk is reasonably short, and over level ground. The residential areas should have been located accordingly. The Applicant should have been sensitive to this consideration. It is fair to predict that many of the people who are prospective occupants of the planned residential units will commute to work somewhere between downtown Los Angeles and the Warner Center, both included, that is to say, somewhere along the Red Line or its extensions. Available parking at the Red Line station is already at or near the saturation point. I see no provision for additional parking. Again, if the purpose is that additional, multi-level parking structures be built later, at taxpayers' expense, then this again is a practice against which the review and approval process should guard. Besides, once a person gets into his or her car, that person is prone to just drive all the way to work and save time and hassle. Likewise, a shuttle bus service would not substantially mitigate the problem. It, too adds time, expense and complication to the commute.

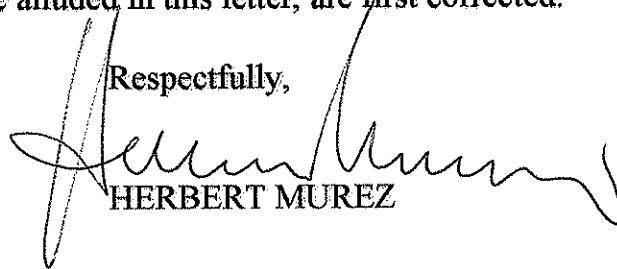
In sum, the plan presented by the Applicant is deeply flawed. The Applicant is entitled to make reasonable uses of its property; this is a given. However, all zoning and land use regulation ultimately finds its constitutional justification in the venerable legal maxim that a person shall so use his [or her or its] property as not to injure that of his [or her or its] neighbor. It is an incident of the basic right of property itself. The Applicant could have done better, much better, by its neighbors. With a project of this magnitude, the entire community is really the Applicant's neighbor.

Lastly, I add a few words about myself, for what help it may provide in evaluating my observations. I have lived in Los Angeles since 1939, and in the Hollywood Knolls since 1980. I have practiced law in this community for half a century, more or less, and am now retired. I have represented builders and developers, among others, and am not totally unfamiliar with the development process. For over twenty years, I was a board member and officer of the Hollywood Knolls Community Club, our neighborhood association, and for a time served as its president. What is written in this letter is expressed on my own behalf, only, and not for any other person or association. However, I have reason to believe that my views are widely shared amongst residents of

the Hollywood Knolls and other neighborhoods close to the Applicant's property.

Los Angeles is one of our country's great cities; and for the sake of those who come after me, I would like it to remain great and be even greater. What makes a city great, ultimately, is the quality of life it affords its citizens. History also teaches, and I strongly believe, that any community that does not look to its future does not have one, and will decline. For our governing institutions to permit the degrading of neighborhoods where people live their lives, to permit the severe exacerbation of vehicular congestion, all for the expectation of some rise in property tax receipts, is a Faustian bargain. We, and those who come after us, will soon and long regret it. I respectfully urge that the Applicant's plan of development be approved only if the major flaws in that plan, including the ones to which I have alluded in this letter, are first corrected.

Respectfully,



HERBERT MUREZ

HBM:dom

cc: Honorable Antonio Villaraigosa
Honorable Tom LaBonge
Honorable Zev Yaroslavsky

Letter No. 255

Deborah Neathery

4820 Cleon Avenue
North Hollywood
CA 91601-4645

818 / 506 5524

February 1, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: File # ENV-2007-0254-EIR

Dear Mr. Foreman:

I appreciate the city's review of the Universal Plan and its confirmation that the studio will continue to invest in and improve its theme park.

Tourism is one of the most important industries in Los Angeles and generates significant revenue for the City and County. For this reason, the Universal Studios Tour needs to be continually upgraded to remain a vibrant and successful attraction that is known worldwide. It is nice to have one of the city's best tourist destinations right here in the valley. I think this is a responsible investment that will be good for the tourism business, the studio and Los Angeles.

Sincerely,



Deborah Neathery

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 256



Jon Foreman <jon.foreman@lacity.org>

Comments on NBC Universal DEIR

Jim Nelson <Motherco@aol.com>
To: jon.foreman@lacity.org

Thu, Feb 3, 2011 at 6:42 PM

Jim Nelson

Phone: 323-650-6906 Fax: 323-650-6207

E-mail: motherco@aol.com

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 **Universal Master Plan Letter_Jim's Version.DOC**
110K

Jim Nelson

February 4, 2011

Jon Foreman, Senior City Planner

Department of City Planning
City of Los Angeles
City Hall, Room 601
200 N. Spring Street
Los Angeles, CA 90012

REF: ENV-2007-0254-EIR

Dear Jon,

This is my formal response to the EIR and proposed plans for the entire Universal/MTA/Forest Lawn area.

I have numerous concerns regarding the NBC Universal Evolution Plan (the Project). However, my overriding problem is with the proposal to change land use from studio to residential for almost 3,000 valley view condominium units.

Myself and the other neighbors in the area have long tolerated the traffic, noise, glare and urbanization of Universal and the other studios in both the eastern valley and the City of Hollywood. We have tolerated those problems because of the benefits of employment and entertainment that the studios have bestowed upon us and the City for over a hundred years. In turn, the studios have respected us as neighbors with operational guidelines, infrastructure improvements and world class architecture that makes our mutual existence in this crowded urban area acceptable.

It is this basic balance of costs and benefits that the Evolution Plan upsets. There is no long term benefit from the development of housing at Universal. It is a cynical real estate strategy to maximize short term profit. It will create a situation of tension between the future homeowners and the semi – industrial uses of Universal and visa versa. It will dump thousands of new cars into the already congested area without any compensating benefit to the City, community or Universal's long term future.

It is a wrong headed land use decision that I oppose in general and in the specifics. This massive Project requires 17 discretionary approvals plus "any additional actions that may be determined necessary." And will cause "significant and unavoidable impacts" on air quality, transportation, and solid waste. How many long term jobs will it create? How many

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E-MAIL: MOTHERCO@AOL.COM

entertainment experiences will it create? How will it contribute to Tourism and clean economic growth? It won't. It will just create long term problems.

Given the basic conflict between our needs as a community and the ramifications of the proposal, I humbly suggest that Universal abandon this plan of selling off the studio backlot for Condos and go back to the drawing board and present us with a new plan that is in keeping with the basic balance of land uses and the capability of the infrastructure to support it.

If Universal's strategy will improve our lives, we will work with them and support them. All of us believe in the community Plan Approved concept of an entertainment city center. Entertainment is a workable land use and we believe that by taking a regional and long term approach to the issues of traffic and transit Universal can help solve some of the problems that we both suffer in this area. Take a bold step for the future and Universal will find us with them every step of the way.

In any event, the following are some specific concerns and comments from my/our review of the plan that deserve point by point consideration:

It's time for the next phase of traffic mitigation.

Many of the elements of Universal's traffic mitigation plan are innovative and forward thinking, others are weak and inadequate. We encourage Universal to emphasize the use of mass transit subsidies as a method of direct trip reduction – it will provide Universal's neighbors with alternative ways of getting around as well. (I would suggest that Universal bring Laurel Canyon Blvd into Universal's mitigation plans as it has developed into a major bypass for the Cahuenga Pass traffic. At the same time, the linkage to the Chandler bus line didn't seem to be direct enough and the deletion of the east west link road between Lankershim and Barham is totally unacceptable).

Please remember, Universal can not continue to grow their businesses in a traffic bottleneck. Hemmed in by the Santa Monica Mountains, historic Campo de Cahuenga, the Los Angeles River, and Griffith Park, there are simply no convenient and easy traffic solutions.

NBC/Universal must work with Caltrans and DOT to come up with the type of major improvements that are needed for the next 100 years. We have seen what Disney and the State did with the 5 Freeway to improve flow and ease congestion in Orange County. If Disney can do it – so can Universal. Let's see some innovation and imagination from NBC/Universal.

Respect the Mulholland Scenic Parkway Specific Plan.

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Particularly unacceptable is Universal's proposal to remove "a small portion of the Project Site from the Mulholland Scenic Parkway Specific Plan" (MSPSP) (p. 33 & 37). Although the DEIR claims that the project is consistent with the MSPSP, pages 331-332 clearly describe Sign District 2C and 2D with an array electronic and animated signs thirty feet high. This is not at all consistent with the MSPSP; there should be no billboards.

Retain open space.

The statement that the new residential area will provide 35 acres of open space is an insult to our intelligence. The site currently has 120 acres of open space. The only open space that will be remaining in the current plan is that which is too steep to develop economically – and that "open space" will be between condominium towers.

Similarly, the promise of hiking trails open to the public in the area is a hollow one. The new North-South Road through the residential development will not be dedicated to the City of Los Angeles so there is no assurance that it will remain open to the public for access to the open space.

I have seen, in previous plans from Universal, studio post production and producer's space developed into the hillsides that Universal are currently proposing for condos. Those proposed buildings were sensitively integrated into the hillsides and featured land formed roofs and terraced gardens that allowed the whole area to retain its current vistas of open space while being part of the development of the property. Let's see some of that thinking again.

Do not widen Forest Lawn Drive through Griffith Park.

The Forest Lawn expansion will destroy a large open space. And have a devastating impact on wildlife in the eastern section of the Santa Monica Mountains. with Griffith Park, its wildlife and tranquility.

Pay for the cost of improved and expanded fire protection.

The continued and future development of high-rise buildings at Universal requires that the Los Angeles City and County Fire Departments acquire specialized equipment to protect those buildings. The existing fire station is not able to accommodate the equipment, nor does it have the land necessary to build an addition to accommodate it. Therefore NBC Universal should be required to provide the land and pay for a new fire station to meet their needs. It should not be a burden on the tax payers of Los Angeles.

Consider the real cumulative impact of all projects at Universal.

When evaluating the Project, one must consider the cumulative impacts of the proposed MTA development across Lankershim as well as the proposed expansion of Forest Lawn Cemetery on Forest Lawn Drive. The MTA project in particular can not be separated out

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from the evolution plan as though it was being built in Burbank. It is de facto part of the Universal development and needs to be included into one overall EIR for the developments as a whole. To do otherwise is to defeat the purpose of CEQA. The current separate structure of the two EIRs means the total impacts and need for mitigations can not be easily determined.

I believe the two EIRs should be combined and then re - evaluated and hereby formally request that they be so.

Open the planning process up to community again.

In the late 1980s and early 90s, Universal welcomed the community into the heart of it's planning process. Concepts were openly discussed and plans were reviewed at the very earliest stages. As a result, there was open and lively feed back through the entire process. The success of CityWalk and the parking infrastructure of that era owes much to that dialogue.

The current Evolution plan, like the preceding master plan that called for a second gated attraction on the property have been literally developed in secret with no community input. The result? Two defective and unacceptable master plans in a row. Universal's money has been wasted and it's political capital with it's neighbors has been squandered. It's time to go back to the way it was - we are Universal's neighbors and ultimately Universal's friends. We are not against development - we are for smart development and feel we can be a viable part of Universal's planning process. We would like to work with Universal to re-plan and analyze the future to build a "real" evolutionary plan that we can all be proud of.

Sincerely,



Jim Nelson
Grandview Drive
Laurel Canyon, USA

cc: Mayor Villaraigosa
Councilmember LaBonge

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Councilmember Koretz
Supervisor Yaroslavsky
Governor Jerry Brown
Ron Meyer – President NBC Universal
COMCAST – Chairman of the Board
Alan Kishbaugh - Mulholland Design Review Board
Miriam Dodge – Hillside Federation
Cassandra Barrere – Laurel Canyon Association
Spike Stewart – Laurel Canyon
Jerry Daniel – SMMC
Ben Saltsman of Zev's office
Paul Koretz Chief of Staff Joan Pelico
Robert Ringler – President, Bel Air Beverly Crest Neighborhood Council
Orrin Feldman – Vice President, Hollywood Hills West Neighborhood Council
DOT
CALTRANS
LAFCO

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**ADDITIONAL UNIVERSAL EVOLUTION MASTER PLAN DEIR QUESTIONS
FROM JIM NELSON**

1. What is the "Real Story" about the Amphitheater Closure – Why is it going to be closed? What will be done with it?
2. What is the parking plan for the Universal Evolution Master Plan?
For example how many garages in what areas of the property and what size would those garages or parking lots be? In the EIR a land use of entertainment uses is identified. What specifically would that entertainment use eventually be? For example retail shops, restaurants, nightclubs and movie theaters similar to the existing CityWalk project or would it be a new theme park attraction?
3. In some trade publications the attraction or entertainment use has been described as being a theme park similar to the ones existing or planned for Florida, was this the case? and if so please describe that potential use in detail. If the attraction/entertainment use that is proposed for the new component of the EIR is potentially an attraction use, please define the parameters of it's operation; when would it open, when would it close, what the expected curve of arrival and departures of guests?
4. What will the average and peak operating volumes of visitors would be and the mode of transportation for those visitors i.e. car , tour bus and rapid transit with the demographic composition of each component and trip origin.
5. As attractions tend to be in the forum of outdoor parks with the queuing for the various rides in the open air and only the actual ride experience inside the built structure along with ancillary eases such as food and retail, the ratio of square foot development to visitor capacity is fairly high. For example, the existing Universal Studios Hollywood attraction reportedly reaches peak days in the approximate range of 35,000 people. If (as is defined in the EIR)the Universal Studio Hollywood attraction has approximately 350,000 square feet of buildings, the ratio of buildings to visitors would be 10 people per square feet of buildings. Accordingly, the proposed new entertainment phase if it were to be built as an attraction how much would be it's capacity (75,000 people per day - again extrapolating the published reports of Universal Studios Hollywood attendance of between 3.5 and 6 million visitors per year assuming 5 million as a reasonable peak year) the proposed square footage for entertainment/attraction use has a potential capacity of how many people per year?
6. Given the ramifications relative to all the environmental impacts of traffic, parking exhaust, crowds, if that scale of attraction development were to be developed, I

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believe it would be a disaster in the Caheugha Pass. What are Universal going to do to prevent this from happening?.

7. While recognizing Universal's need for some element of confidentiality especially in terms of the exact nature of future attractions and so forth the scale of potential operations and the various alternative plans that have been or are currently being examined by Universal are of particular relevance in terms of understanding and being able to analyze the potential impacts of the potential buildouts under the proposed envelope approach being sought in the Master Plan and reviewed in the EIR. Therefore, could Universal provide information on those various alternatives that have been and are currently being examined for all of the various land uses and the different combinations of land uses and alternatives that have been examined?
8. We would like Universal to provide detailed information and copies of current plans being prepared by any consultants for specific projects on the property. We would like a list with the land use type, size , height and nature of all projects currently being examined , studied, planned , designed or engineered at Universal. Secrecy is an unacceptable land use policy – regardless. There are obvious safeguards for trade secrets but the whole planning process should be made transparent.
9. Universal's plans indicate a set of very big garages located in the Coral Drive area by the north edge facing the Cahuenga Pass. We would like details , drawings and illustrations of this potential project regardless of the stage of consideration that it is in. We would also like to see the various alternatives that are being examined for parking structures and parking lots in other areas of Universal.
10. What are the attendance patterns for the past five years at the various land uses and venues at Universal City i.e., studios, Hollywood (the studio tour) the Amphitheater, cinemas, CityWalk and the hotels?
11. What are the hour by hour traffic counts in and out of Universal City for each use and what is the cumulative total?
12. Please document the traffic volumes for average weekdays and Saturday nights as well as the peak volumes weekday and both holiday and non-holiday weekend Saturday nights including nights that the Amphitheater is at a peak performance in terms of attendance(i.e. all land uses at peak usage concurrently).
13. Provide a breakdown for the projected new employment figures by job category, salary ranges and seasonal versus permanent, clerical versus executive , technical

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versus manual etc.. Please provide a current breakdown of zip codes of employee's homes for each planned use category..

14. Please provide vehicle counts and internal traffic analysis prepared over the last five years. Please provide copies of all traffic related information and correspondence submitted to any and all Public Agencies by Universal over the last five years.
15. Please provide similar information relative to the new proposed entertainment/attraction facility for the proposed expansion of the existing Universal Studio's Hollywood, specifically what are the implications of new attractions space. How big is a typical attractions such as E.T. Jurassic Park, Earthquake and what is the typical attendance on a daily basis through such a facility and what has been the annual increase in attendance in the years that attractions have been added such as Back to the Future, Earthquake and Jurassic Park.
16. Given the traffic impacts of the potential levels of development and various mixes of potential land uses what are the specific street improvements that DOT, MTA and CALTRANS are proposing and funded to make to the local streets and Freeways in order to mitigate the impact of the increased traffic on the local streets particularly during the non-rush hours period of late on weekend nights when visitors to Universal City use local streets to access and park from Universal City creating both congestion and noise in the neighborhood when they are trying to relax or sleep.
17. Given the exiting patterns of visitors to Universal, particularly the attraction elements of Universal Studio's Hollywood, how does Universal plan to mitigate the incremental impact on the notorious rush hour congestion in the Cahuenga Pass \Barham Boulevard corridor?
18. What is the overall impact to the Cahuenga/Barham corridor. from the various Universal development scenarios as well as the current development plans of Burbank, Glendale and other areas of the eastern San Fernando Valley as well as Hollywood. What is the whole area going to look like when all the currently planned projects are done. i.e. What will the cumulative look like to us as the neighbors?
19. What are the differences in various development/project alternatives with regard to long term job creation and quality of life improvements?

I look forward to your responses.



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JIM NELSON – Qualifications and Background

8306 Grandview Drive, Hollywood California 90046 – 323 650 6906 Motherco@aol.com

EXPERIENCE

Mother Company - - Hollywood, California 1995 to Present – Principle and Planner
Universal Studios - Universal City, California. 10 Years – VP, Director of Planning and Development for Universal City
Portman Properties –Atlanta and Los Angeles, 3 Years – Associate,
Bank of America - San Francisco and London 5 Years - Group Vice President, Construction Finance and Development
Citibank - New York; and the Middle East. 4 Years - Resident Vice President, Construction Finance and Bonding
Riani Nelson Architecture - New York, New York. 4 Years – Partner

ACHIEVEMENTS

- Conceived and Built CityWalk at Universal City in Hollywood California, ICSC design award winner
 - Set creative direction, assembled team of Architects, engineers, designers, consultants, etc.
 - Directed Research, Planning and Design, Coordinated Community Participation, and Management Presentations
 - Directed all the planning, construction and start up – duties included project management, schedule and budget control.
- Designed Rehab of Trump Plaza Hotel and Casino in Atlantic City, New Jersey
- Led pre-development of Trump Hotel and Tower in the Bunker Hill area of Los Angeles
- Master planned a bridge retail complex linking San Diego and Tijuana for the City of San Diego and Landmark
- Master planed the 1,000 acres surrounding Magic Mountain as the commercial core for Newhall Ranch, Valencia, CA
- Member of Bank of America's General Loan Committee with 50,000,000 personal credit authority
- Built a 1.7 billion dollar portfolio of bonds relating to 8 billion dollars worth of international construction
- Organized both Citibank and Bank of America's international construction banking operations
- Helped to develop original Life Cycle Cost model for HEW – ultimately GSA basis for value engineering and LEED concepts
- Designed and Built Hampton Country Club in Springfield, Massachusetts , Published in Architectural Record
- Automated development of cost information for Means Construction Cost Guide
- Spoken to and been published in development, banking and construction forums all over the world
- Designed and Built Laurel Canyon home, which won Metropolitan Magazine "Home of the Year" prize in 1988

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SKILLS

Project Management and Development

Project and Program Manager for a wide variety of mixed use projects
Experienced in to public policy creation and implementation
Expert in capital planning, risk analysis, cash flow control, banking and finance
Prepared Proposals, conducted market research, done public relations, environmental reviews and programming
Multi national experience with personnel selection, training, performance reviews, problem resolution and training

Technical

Urban and development planning, appraisals, financial analysis, marketing material production
Strategic and business plans, establishment of operating, financial and management policy.
International Banking Expertise (FX, L/Cs, Cash Mgt, Export Credits)
Excellent writing and speaking skills – extensive experience with customer proposals and public speaking
Proficient w/Excel, Word, PhotoDraw, PowerPoint, Quicken and Google – familiar with AutoCAD and PhotoShop

EDUCATION

- * Marketing – **Stanford University**
- * Masters in Business (MBA) - Real Estate Major - **Columbia University**
- * Graduate Degree in Architecture - **Columbia University**

COMMUNITY

Member of City of Los Angeles – Bel Air / Beverly Crest Neighborhood Council, served or serving on the board of the Laurel Canyon Association, Hillside Federation, and Hollywood Heritage. 30 years experience with the L.A. City Council, the Departments of Planning, Building and Safety, Public Works, Power and Water, Police, Fire and Transportation. Headed numerous project review panels and have testified at hundreds of hearings and reviews at all levels of Government in all areas of California.

**Letter No. 257**

Jon Foreman <jon.foreman@lacity.org>

Homeowner in the Cahuenga Pass

1 message

michael nissman <michaelian@mac.com>**Tue, Jan 18, 2011 at 11:10 PM**

To: jon.foreman@lacity.org

As an inhabitant of this area for 34 years I have seen the infrastructure of this interesting and somewhat pristine area decline. Specifically the traffic, the structures and the overall demise of an area that is drowning in its own success. Growth in a moderate fashion can be a healthy manifestation of a neighborhood, that shares and desires such growth. However, when the growth ONLY favors one in what should be a twosome, then this form of development does not foster health in the environs. By seeing only the goal and not understanding that the road to this goal will bring with it harm, i.e. too much additional traffic and no way of contending with it then.. metastatic ill begotten backward movement should be and must be reconfigured in a mutually beneficial plan. Regards, Michael Nissman

Letter No. 258

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Regarding: File #ENV-2007-0254-EIR

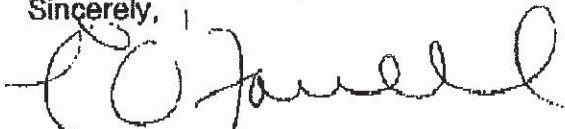
Dear Mr. Foreman,

I recently learned from the Draft EIR for NBC Universal's Evolution Plan that more than 160 intersections surrounding the project were reviewed and that improvements are being made to 139 of them. That's great news. The City hasn't been able to make needed changes in many years, so it will be great for local neighborhoods as well as commuters if these improvements are finally done.

I was also pleased to learn that offices and housing will be in close proximity to transit. I hope this will finally get people out of their cars.

The NBC plan is a terrific example of the type of project that Los Angeles needs.

Sincerely,



Eileen O'Farrell
11653 Blix Street, Apt. #5
North Hollywood, CA 91602-1051

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

RECEIVED
 JAN 13 2011
 BY: *M. Salazar*

Letter No. 259

Marcello Orozco
 11104 Weddington St Apt 25
 No. Hollywood, CA 91605

January 12, 2011

Mr. Jon Foreman
 Senior City Planner
 City of Los Angeles Department of City Planning
 200 North Spring Street, Room 601
 Los Angeles, CA 90012

Subject: File ENV-2007-0254-EIR

Dear Mr. Foreman:

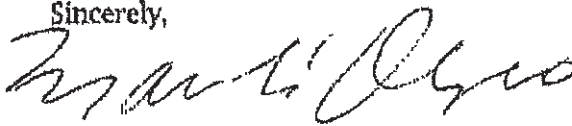
I was interested to learn from the city's environmental report that the plans for NBC Universal will result in few significant long-term impacts while also generating a boon to the job market. I appreciate the amount of work that has gone into the planning for this project and the significant steps that are being taken to address traffic concerns.

Additionally, the investments in the library system, new fire safety services, and a sheriff station at CityWalk, as well as the new parks and trails will be a great for the community.

This plan shows that in the planning process, careful consideration has been given to the location and character of the surrounding community ensuring that future operations at Universal City will result in minimal long-term impacts and maximum long-term benefits.

I hope this plan moves forward quickly.

Sincerely,



Marcello Orozco

- cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilman, Fourth District
- Hon. Ed Reyes, City Councilman, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Daniel Tyler, NBC Universal

Letter No. 260



Jon Foreman <jon.foreman@lacity.org>

concerns on NBC-Universal Plan, file number ENV-2007-0254-EIR

David Palmer <dcp030164@mac.com>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 1:53 AM

Regarding: NBC-Universal DEIR, ENV-2007-0254-EIR

Dear Mr. Foreman,

I've been hearing about NBC-Universal's development plan for some time now and I'm worried about the impact that it will have on the surrounding neighborhoods, including my own. I hope this letter (and others like it) help to make our city officials fully understand how detrimental this plan will be to the quality of life for everyone living around Universal as well as those who have to drive the few necessary but congested routes that surround the studio. I would appreciate it if you would require NBC-Universal to answer my questions before any development is approved.

- 1) Could anyone have chosen a worse bottleneck zone to basically create a perfect storm of gridlock? Largely a result of the 134-101 interchange lacking proper connections, rush hour traffic has always been bad on Barham Blvd, backing far up Olive Ave. and Forest Lawn Drive on the Burbank side, and the 101 and Cahuenga East & West on the Hollywood side. This situation only became worse when Warner Bros. built its parking garages on Olive and Forest Lawn. Bad as that was, it pales in comparison to the NBC-Universal proposal. What new route does NBC-Univ plan to use to funnel its residents in and out of their new development? Barham is out of the question; and Lankershim and Cahuenga West are ridiculous options, considering how crowded they get now and knowing they won't be getting any less congested in the future.
- 2) Has NBC-Universal honestly considered that all the roads that surround their property are already maxed out? Barham, Cahuenga East & West, Lankershim, and the 101 Freeway physically cannot be widened anymore without majorly compromising the land that borders them, not to mention damaging the very quality of the neighborhoods that help keep Universal Studios a desirable place to work and visit.
- 3) The Dreamworks Playa Vista project was stopped for good reason – it would have destroyed land that served a purpose in its undeveloped state, it would have added congestion to an area that was already congested, and it ultimately wasn't needed. How is this Universal development project any different?
- 4) From the start of Universal Studios' "modern growth cycle" over the past 25 years -- from the building of the (then) Cineplex Odeon Theater complex through the expanding of the park on the lower lot and the addition of City Walk on the upper lot -- each change has come about seemingly with little regard for what came before it and what might come next, resulting in a loud, garish hodge-podge of shops, attractions, and parking garages that make for, at best, a quantity-over-quality park, not to mention a questionable skyline for surrounding residents. And the scale of the growth thus far pales in comparison to this new proposal. How are any of us to believe that the new project won't just be more of the same hodge-podge? And if things turn out worse than they promised, will there be any accountability? Any exit strategy?
- 5) On peak days at the Universal Park, attendance goes way over 30,000 people. It always makes news largely because it backs up traffic far onto the 101 as well as Lankershim, Cahuenga West, and everything that feeds onto them, affecting thousands of people well beyond the immediate neighborhoods. The Gibson Amphitheater holds 6,000 people and creates similar traffic conditions anytime it holds a concert or awards show. Either of these examples happens just once in a while. With this new development plan, this kind of thing will likely be happening EVERY DAY! The impact study says that there will be an additional 36,000 car

2/4

trips EVERY DAY just on Barham alone. Knowing this, how can this project be allowed to continue? How is this not akin to a company holding a whole community hostage? Short of Universal refusing to let its new residents drive in or out, there is no way this can be "fixed" or realistically eased to any appreciable degree.

6) If the thousands of residents of the new Universal actually choose to use the Metro Red Line, what plans does NBC-Universal have to improve the flow of commuters through the station? Increase in ridership over the past decade has already shown up shortcomings. The amount of day-pass vending machines is already inadequate to handle the amount of users at peak hours. Likewise, trains are also already packed at peak hours. Will NBC-Univ be responsible to make improvements, or will they simply leave this up to Los Angeles County?

Yes, of course, Universal has the right to do what it wants to with its property. But a land owner, a company, whoever, also has an obligation to respect its neighbors and exercise at least a small dose of common sense. Hopefully, your department will require this newly-conglomerated corporation to offset its plans with real improvements to the surrounding streets and infrastructure, and ensure that the scale of the development won't result in significant damage to residents' quality of life.

Sincerely,
David Palmer
4218 W. McFarlane Ave.
Burbank, CA 91505-4018

Letter No. 261

Allyson Pastor
4242 Stansbury Avenue, PH 7
Sherman Oaks, CA 91423-4265

January 12, 2011

Jon Foreman, Senior City Planner
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: NBC Universal ENV-2007-0254-EIR

Dear Sir:

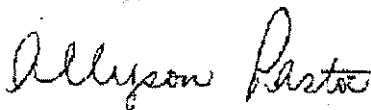
The NBC Universal Master Plan is a well-thought-out approach to envisioning the next 20 years in Universal City.

The DEIR demonstrates that each element of the plan has received extensive study, and more than that, each element works with all the others, and with the surrounding community. The enhanced studio lot will produce good jobs, the improved theme park will draw and keep more tourists, the new housing will reduce car trips, and it will all be tied to public transportation, transit management programs and traffic improvements.

It isn't often that such extensive planning and study is done, and that the result is such a comprehensive plan. It's hard to imagine that the City would do anything other than approve it.

Thank you for considering my opinion.

Sincerely,



Allyson Pastor

cc: Mayor Antonio Villaraigosa
Councilmember Tom LaBonge
Councilman Ed Reyes
Supervisor Zev Yaroslavsky
Michael LoGrande
Richard Bruckner
Darnell Tyler, NBC Universal

Letter No. 262

Jon Foreman, Senior City Planner
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: Universal City Plan (ENV-2007-0254-EIR)

Dear Mr. Foreman,

Congratulations to the City and County of Los Angeles for working together to produce the extensive Environmental Impact Report for the expansion of the NBC/Universal Studios complex.

I fully support this project as a local resident and only request that the vintage street lights on Magnolia Blvd from Vineland Ave to Cahuenga Blvd be preserved and reinstalled when Magnolia Blvd is eventually widened.

Now that the EIR is completed, I request you to quickly move this project forward. We need to create jobs and get people back to work. This will be a boon for economic development in the region.

Sincerely,

James-Michael Peace
10703 Collins St
North Hollywood, CA 91601

Copies to:

Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Jerry Pollock
2097 Outpost Drive
Los Angeles, CA 90068-3725

RECEIVED
JAN 19 2011
BY: *M. Palazon*

January 14, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: File#ENV-2007-0254-EIR

Dear Mr. Forman,

I would like to thank the City of Los Angeles for the Draft Environmental Impact Report on the Evolution Plan, and for its thorough analysis of the traffic issues. Having read the report, I really believe this plan has the potential to change the way that we all live and commute in Los Angeles.

The truth is that we are stretched about as far as we can be. Our freeways are overcrowded and we need new models for how we live and work. With the Evolution Plan's investment in transit, including its impressive shuttle offering, it will be possible to get to work without having to use your car, which currently is a major challenge in Los Angeles.

I believe this is the way we should go, and am glad to see projects like the Evolution Plan take the lead.

Sincerely,


Jerry Pollock

- Cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilmember, Fourth District
- Hon. Ed Reyes, City Councilmember, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

Letter No. 264

Jon Foreman – Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: NBC Universal Evolution Plan ENV-2007-0254-EIR

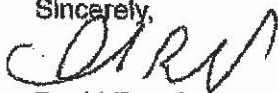
Dear Mr. Foreman:

Mitigation Measure B-5 in the NBC Universal Evolution Plan EIR, as illustrated in Figure 78, which would add one more lane for cars to Barham Boulevard, would create an unacceptable safety hazard for cyclists traveling between Hollywood and Griffith Park. Many cyclists use Barham Boulevard in conjunction with local streets in Lake Hollywood and Cahuenga Boulevard East to travel between the Hollywood Hills and Griffith Park. The lanes on Barham Boulevard are now wide enough in many areas that cars and bicycles can share the lanes. The proposed mitigation measure would reduce the curb lanes to as little as 11 feet, creating an unsafe condition for cyclists.

While the proposed project would create bike lanes on its own internal "north-south" road, this road would not be accessible to cyclists coming from Hollywood unless they travel on unsafe portions of Cahuenga Boulevard, through the congested intersection of Cahuenga/Barham and then onto Buddy Holly Drive. No bicycle lanes exist on or are proposed for Buddy Holly Drive.

This project should not be approved unless safe bicycle facilities are retained on Barham Boulevard or suitable alternatives are provided by creating safe, new bicycle facilities on Cahuenga Boulevard and Buddy Holly Drive between Lakeridge Place and the new "north-south" road.

Sincerely,



David Ponak
3461 Waverly Dr. # 306
Los Angeles, CA 90027

Letter No. 265



Jon Foreman <jon.foreman@lacity.org>

Metro Universal and Evolution Plans

Mark & Laura Price <priceml@roadrunner.com>

Wed, Feb 2, 2011 at 10:12 PM

To: jon.foreman@lacity.org

Cc: councilmember.labonge@lacity.org, renee.weitzer@lacity.org, isaac.burks@lacity.org, Connie Elliot <biffconnie@earthlink.net>

Mr. Foreman,

I am a home owner in the Island neighborhood adjacent to South Weddington Park. I have written you a couple of times in the past to express my opposition to the development of the parcel of land that is bounded by Lankershim Blvd, Bluffside Dr, and the Hollywood Freeway. I am writing to continue my opposition and to provide additional details for the record:

1. A LARGE SCALE DEVELOPMENT WITH BIG BUILDINGS WILL CHANGE THE CHARACTER OF THE ISLAND NEIGHBORHOOD. I grew up on The Island and I can say without a doubt that the independence I developed as a child was due predominantly to my Mom's ability to let me play outside both on our cul de sac on Cartwright Ave and down at the park. She worked at Universal and walked to work. Having a quiet little neighborhood park at the end of a street was a powerful force in her child's development. This independence I developed while learning lessons like standing up for your friends in the face of bullies and leading adventures to the far reaches of the park boundaries made me who I am today. I am a retired Marine. I fought for our country in Kosovo, Iraq, and Afghanistan. I attribute much of my ability to deal with adversity and danger with my upbringing on The Island, and my early childhood experiences in South Weddington Park. Big buildings and commercial development adjacent to the park will change it from a little quiet neighborhood park to a big city park full of the detritus of Universal.

2. WE ALREADY PAID. I see it as hypocrisy that the City of Los Angeles displaced dozens of families that lived in the affordable housing on Bluffside Dr. and the 3900 block of Willowcrest Ave and now plans to give that land away to commercial interests. I myself spent my early life (1967-1971) in an apartment at 3920 Willowcrest Ave, a block that no longer exists and was replaced by a parking lot. The Metro Universal plan to give the property to commercial interests represents the worst kind of government abuse of eminent domain. The city took dozens of affordable housing units and leveled them in the name of a parking lot labeled as "progress" in public transportation. Now, without any memory of what was done to our neighborhood back then, the city plans to give it away to the highest bidder. Some progress. Ironically the Metro parking lot on Ventura Blvd just across the freeway from what used to be my old neighborhood still exists in its current function as it did 30 years ago. I bet my old landlords wish they still owned that building at 3920 Willowcrest, they would probably have gotten a lot of money for it now. I wish I could show my son where I lived when I was his age, but I can't because it's gone forever.

3. THE CAMPO DE CAHUENGA IS SACRED GROUND. Putting tall buildings around the Campo de Cahuenga will destroy the historical prominence of this site almost entirely. It will be impossible to imagine Fremont and Pico at the signing of the Treaty of Cahuenga in a little ranch house that is surrounded by commercial glitz and modern architecture. When I lived in the apartments right across the alley from the back gate of the Campo, we used to hear parties with Mariachi music and see people dressed up in period costumes. I even wandered into a couple of the parties with my friends and enjoyed the festive atmosphere while we were sneaking treats from the tables inside. The people of this city deserve an historic site where reenactments take place every January and that gives any visitor the opportunity to see that little ranch house surrounded with native plants and artifacts and a place to ponder the fact that we went to war with our neighbors and the very land we stand on was at stake.

I thank you for the opportunity to express myself in your inbox. I look forward to the day when this project is canceled. I might be a dreamer, but I was raised an optimist by the folks on The Island.

Respectfully,

Lieutenant Colonel Mark C. Price USMC(ret)

4050 Cartwright Ave.

Studio City, CA 91604

Letter No. 266



Jon Foreman <jon.foreman@lacity.org>

NBC Universal Evolution Plan DEIR

Kathleen Rabas <kathleenrabas@yahoo.com>

Thu, Jan 20, 2011 at 6:16 PM

To: jon.foreman@lacity.org

Hi Jon,

I am contacting you in regards the NBC Universal Evolution Plan Deir. As a resident of Toluca Lake for over ten years living on Valley Spring Lane, I cannot express how much of a disaster this NBC Universal Evolution Plan would mean for our city. Universal's lack of accountability on the following issues increased noise level, traffic, etc is outrageous. I know I am not the only individual with the same concerns. It is the consensus neighborhood wide that this is not in the best interest of our community.

With that being said I would appreciate you adding this complaint letter, to the no doubt numerous stack of others you must have received from my Toluca Lake neighbors.

Best,

Kathleen Rabas
818-333-6667

Letter No. 267

Henry Rackin
5020 Tujunga Ave Apt 114
No. Hollywood, CA 91601-5020

January 26, 2011

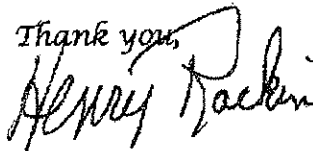
Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subj: File #ENV02007-0254-EIR

Dear Mr. Foreman:

I have just finished reviewing the Draft Environmental Impact Report for NBC Universal's Evolution Plan and see nothing but positives. This project will revitalize Universal's property and bring vitally important new tax revenues to the City.

Not only is this project good for the economy - it's also a winner environmentally. Adding 3,000 homes is great. It will allow people to live close to work and to easily get around our city using connecting public transit. I especially like the idea of a shuttle system to Hollywood and Burbank. All of these amenities will help us cut down on pollution. It's time to move this project forward.

Thank you,


Henry Rackin

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 268

Ethan Rains
13450 Huston Street, Apt. D
Sherman Oaks, CA 91423-2012

January 28, 2011

Jon Foreman, Senior City Planner
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: ENV-2007-2054-ENV

Dear Mr. Foreman:

I'm writing to make positive comments on the NBC Universal project. Since I live in the area, you may find that unusual. But this project is so different from the ones we usually see that it deserves support.

NBC Universal has been working on the project for years, and has talked to neighbors every step of the way. As a result, they understand the community's issues and they have responded.

The only way the community is going to get meaningful relief from traffic congestion is if this project goes forward. The only way this city is going to get such a massive and lasting economic investment is if this project goes forward.

If anyone in City government has a better plan to achieve these results, I'd like to hear it. If not, please approve this project, which will deliver the benefits we need.

Yours truly,
Ethan Rains

cc: Mayor Antonio Villaraigosa
Councilman Tom LaBonge
Councilman Ed Reyes
Supervisor Zev Yaroslavsky
Michael LoGrande
Richard Bruckner
Darnell Tyler, NBC Universal

✓/K

RECEIVED
FEB 04 2011
BY: M. Salazar

3322, Charleston Way
Los Angeles CA 90068

Attention: Jon Foreman – Senior City Planner 01/30/2010
NBC UNIVERSAL EVOLUTION PLAN DEIR.
SCH # 2007071036 City of L.A. File# Env-2007-0254-EIR
City of L.A. File#RENV 200700014

I can understand a Corporation wanting to expand, I also understand a City wanting to create jobs no matter what the cost to a large number of their constituents health and homes (their investments) which the City garner very substantial taxes from with virtually no up-keep to the said areas. However what really makes me amazed is the EXTRA TRAFFIC situation, not just whilst construction but probably more so after the proposed development. We have seen in the past what happens when there has been a terrible wrecks on the HOLLYWOOD FWY, not only the Hollywood/101/405/170/134 Freeways get affected also all the canyons/side streets/Hollywood itself! This is a huge area to add the amount of excess traffic to end up where "A THEME PARK?"

This place is so dirty from the FWY already what you are going to do is going to be seriously dangerous and should be legally addressed further NOW before it's too late.

The INTENTION to START any construction (which hasn't been totally approved) without further investigation by offices such as Safety & Health Administration OSA is dangerous to all of us here and those who use the FWY's and L.A. the tourists who we are all dependant on. You are all aware of our reputation of the worst FWY's & unhealthiest air in the U.S. I imagine you think that is something to be proud of?

I would suggest that there are DEEP POCKETS going on regarding the City and Universal in comparison to the shallow ones we the homeowners have not to mention the WILDLIFE you have left so far to survive, they have no right to life. In 20 years the City employee or an Attorney working downtown, who has to live out in Agoura for cost and schooling purposes is going to be on the FWY for about 1 1/2 – 2 hours min. every day, more unhealthy air, danger to drivers maybe resulting in injury that the ambulance takes a further 30 mins. to get to which could result in deaths for an example (which will end up being fact.)

We have all seen what 10 years of ignoring upkeep in the City have done in recent years why isn't something being done about that first in urgency before starting another onslaught of less needed construction?

copies: OSA - PETA

David & Elizabeth Rosenthal

Letter No. 270



Jon Foreman <jon.foreman@lacity.org>

NBC/UNIVERSAL EVOLUTION PLAN

Peyton Reed <peytrontreed@gmail.com>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 11:22 AM

Dear Mr. Foreman:

With regard to the NBC/Universal Evolution Plan (file ENV-2007-0254-EIR), I am a resident of the neighborhood immediately surrounding Universal Studios (Oakley Drive), and have been since 2005. In reviewing the proposed plans for this property, I have concerns and questions about the impact to our neighborhood and the surrounding streets and freeways.

My first and biggest concern is the flow of traffic in the surrounding area. I enter and exit my street from Broadlawn, which intersects with Cahuenga West. The traffic increase in just the last five years has been staggering, even before the plan to expand Universal. Broadlawn is between Barham and Lankershim, and the gridlock that already occurs during rush hours and on weekends is out of control. The entry and exit ramps to the 101 cause major backups on Cahuenga West. This is particularly acute during the Spring and Summer seasons when there is increased flow to Universal Studios, the Hollywood Bowl and the John Anson Ford Amphitheater.

In addition, the safety of the surrounding neighborhoods is threatened. There should be clear data to support this with the LAPD who have increasingly been setting up sobriety check points on Cahuenga West, primarily between the Universal Studios exit ramp and the 101 entry ramp. This is a grave problem in our neighborhood.

My neighbors and I have seen a substantial increase in the number of cars that park on our street on weekend (and some weekday) nights to drink and litter their beer and liquor bottles in the street and in our yards. There have been cars parked for drug transactions and, in one case, sexual activity. When questioned by our neighborhood watch group, a very high percentage of them state that they are on their way to or from Universal City Walk.

We have a very nice neighborhood and won't stand for this kind of activity. We cherish both our safety and our property values.

My other biggest area of concern is the noise. The pounding music and frequent amplified voices and crowd cheering that comes from Universal late at night is hugely problematic. This occurs not only every single weekend of the year, but increasingly on weeknights. The studio is clearly pushing the limits in terms of noise ordinances and nighttime curfews. As this is already an area of major concern, and the studio has been uncooperative with regards to it, how are they possibly selling the idea to their neighbors that this won't be an increased problem with the new plan? It is already a nuisance. The neighbors need some REAL reassurances that we are being listened to and that Universal is making some adjustments based on our input. It's hard to trust that this will occur when it's not occurring now.

I am certainly not against improvements to the Universal property and the possible increase of employment opportunities. But not at the expense of

this area and the people in it.

Thank you very much for your time and consideration.

Sincerely,

Peyton Reed
3201 Oakley Drive
Los Angeles, CA 90068



Letter No. 271

Jon Foreman <jon.foreman@lacity.org>

NBC Universal DEIR response

James Richman <jimmyrichman@yahoo.com>

Fri, Feb 4, 2011 at 3:20 PM

To: jon.foreman@lacity.org

Cc: Paul Ramsey <paulramsey@sbcglobal.net>

Mr. Foreman,

I am sending you my response to NBC/Universal's Evolution Plan Draft Environmental Impact Report. Please see attached.

Jim Richman

 **DEIR_response_Ver00.doc**
28K

February 4, 2011

Jon Foreman
Senior City Planner/Project Coordinator
Universal City Projects Unit
200 N. Spring St., Room 601
Los Angeles, CA 90012

Mr. Foreman:

Attached is my response to the NBC Universal Evolution Plan's Draft Environmental Impact Report (DEIR). Thank you for the opportunity to submit a response. If designed well and managed properly, I believe this project could create substantial value for not just NBC/ Universal, but also the City and County of Los Angeles, its residents and local businesses. The tricky issue is how to limit the significant negative externalities of this development. The negative externality I am most worried about is how this development will affect traffic on local streets, particularly Ventura Boulevard and most particularly Barham Boulevard.

We moved into the Hollywood Knolls on my 8th birthday, in the early 1960's. I attended Valley View Elementary School, Le Conte Junior High School and Hollywood High School. I grew up in the Hollywood Knolls. After graduating Hollywood High School, I attended Stanford University. I graduated from Stanford with a B.A. in Asian Languages and an M.S. in Civil Engineering. I started my career with the Bechtel Group in Saudi Arabia, working as a Cost Engineer on the Jubail Industrial City project. Later I completed an M.B.A. at UC Berkeley and worked for three more years in Saudi Arabia with Bechtel on two more multi-billion dollar community development projects. I then traveled to Japan and completed graduate study in international relations at a Japanese university. After working as a Senior Financial Analyst with the Los Angeles Philharmonic Association, I joined the Finance Department of the City of Richmond, CA. Most recently I have undertaken the study of system dynamics, or how and why solutions to problems often generate unintended, negative consequences. My entire career I have worked on how to improve the quality of life at the local community level.

I find myself in the residence I grew up due to the passing of my father, Lionel Richman, and his request in his Will that I act as Executor of his estate. About ten or so years ago, Universal put forward an earlier development plan. My dad and I reviewed the details of that proposed plan and worked together to submit a response. For whatever reasons, that development plan did not move forward. Now NBC Universal has come up with another development plan. I applaud their efforts at preparing a detailed plan with a 20-year time horizon. The DEIR is comprehensive and thorough. A number of the dimensions of the proposed development have both positive and negative aspects. With one exception, I find it hard to persuade myself that the negative consequences overwhelm the positive on these dimensions. That one exception is, of course, the dimension of traffic and the traffic consequences on the local streets of NBC/ Universal's proposed development.

My primary concern is: Will the streets NBC/ Universal proposes building be adequate to handle the increases in traffic without forcing a huge traffic congestion problem on we residents who live in the neighborhoods surrounding NBC/ Universal's property? NBC/ Universal have gone some way towards addressing this negative externality by proposing to build a street parallel to Barham Boulevard, the so-called "North-South Road". I was glad to see that NBC/ Universal has recognized the need for this. This is a great first step, something the earlier Universal plan did not acknowledge, if I recall correctly. But I believe the street plan included in the current DEIR does not adequately address how the increase in traffic as a consequence of the proposed development will make the public streets surrounding the property even more congested and irksome to use. Why should we residents living around NBC/ Universal's property have to endure even more difficult traffic?

I believe traffic on the public streets surrounding NBC/ Universal's property will become significantly more congested if the development moves forward as currently planned. Local residents will have to endure the consequences of this negative externality of NBC/ Universal's proposed development. I believe NBC/ Universal needs to do more to reduce this negative externality. My response to this DEIR focuses on how I believe NBC/ Universal, working in cooperation with the City and County of Los Angeles and the Department of Transportation of the State of California (CalTrans), can do this.

Question 1: Can NBC/ Universal work with the City and County of Los Angeles and CalTrans to design and build the on- and off-ramps from Northbound US 101 to NBC/ Universal's proposed "North-South Road"?

Question 2: Can NBC/ Universal work with the City and County of Los Angeles and CalTrans to design and build the on- and off-ramps from Southbound US 101 to NBC/ Universal's proposed "North-South Road"?

The on- and off-ramps from the Northbound US 101 should not be a problem, as on- and off-ramps currently exist directly onto NBC/ Universal's property from the Northbound US 101. However, such on- and off-ramps do not currently exist for the Southbound US 101. Drivers who exit NBC/ Universal's property wanting to get on the Southbound US 101 must use public surface streets –Lankershim, Ventura and/or Barham – to access the existing on-ramps. And drivers wishing to exit the Southbound US 101 must also use those same existing surface streets to enter NBC/ Universal's property. NBC/ Universal's proposed development will significantly increase the use of these surface streets, resulting in even more congestion than they currently suffer from. To reduce this negative externality, NBC/ Universal needs to provide a route for drivers exiting and entering NBC/ Universal's property to do so without having to use Lankershim or Ventura or Barham Boulevards.

Question 3. Can NBC/ Universal work with the City and County of Los Angeles and CalTrans to close ALL the Barham Boulevard on- and off-ramps of the Northbound AND Southbound 101?

If all these on- and off-ramps are closed, then there will be no reason for the legion of drivers who currently congest Barham Boulevard daily to use it any longer. The overwhelming majority of these drivers are not local residents. But we local residents have to suffer through the congestion they cause. As currently planned, NBC/ Universal's proposed development will only cause this congestion to worsen significantly. When all the Barham on- and off-ramps are gone, Barham will be useful to only the local residents and those relatively few drivers wanting to get from Burbank to Hollywood.

Closing all the Barham on- and off-ramps of US 101 and channeling this traffic directly onto NBC/ Universal's proposed "North-South Road" will accomplish several worthy objectives. First, it will provide NBC/ Universal with an ideal opportunity to benefit commercially from this traffic. More importantly to me as a local resident, it will reduce the congestion on Ventura and Barham

Boulevards and significantly improve the driving experience on the surface streets surrounding NBC/ Universal's property.

Again, I thank you for the opportunity to respond to NBC/ Universal's Evolution Plan DEIR. I am confident that NBC/ Universal can work with the City and County of Los Angeles and CalTrans to ensure that the streets surround this development do not suffer from further traffic congestion as a result to the huge influx of additional drivers the development will attract.

Sincerely,

James Richman
3160 La Suvida Drive
Los Angeles, CA 90068

Letter No. 272

Alan Rodrigues
11124 Burbank Boulevard # 305
North Hollywood, CA 91601

February 1, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

RE: File # ENV-2007-0254-EIR

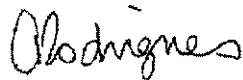
Dear Mr. Foreman:

I've been hearing about NBC Universal's project for sometime. Now that the Draft Environmental Impact report is out I'm very enthused about the commitment they have made to transit.

This project has the potential to change the way we live and commute to work. What a great opportunity to have neighborhood that is connected to public transportation. It's about time we start thinking about ways to get people out of their cars and this project does just that way.

Talk about smart development! This is very exciting for Los Angeles.

Sincerely,



Alan Rodrigues

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Richard Bruckner, Planning Director, Los Angeles County
Mr. Damell Tyler, NBC Universal

January 20, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

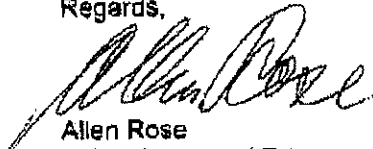
Re: File ENV-2007-0254-EIR

Dear Mr. Foreman:

Since I am concerned about traffic related to the Universal Plan, I was glad to read in the Draft Environmental Impact Report that these issues were being addressed. Among the improvements important to me are the changes to Barham and Lankershim boulevards which are desperately needed to improve traffic flow. Also, the proposed shuttle system that will link the MTA station, the studio and businesses in Burbank, Hollywood and West Hollywood will help in getting people out of their cars. Promoting alternative forms of transportation and encouraging employees and residents to walk and use public transit is what we need in the community.

Traffic in Los Angeles is difficult but what will happen if the plan does not go forward and the investment in these traffic solutions is not made? We'll lose the jobs and watch traffic continue to get worse. I don't believe that is good for our city.

Regards,



Allen Rose
7581 Mulholland Drive
Los Angeles, CA 90046-1238

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 274



Jon Foreman <jon.foreman@lacity.org>

Reference : file number, ENV-2007-0254-EIR

1 message

andy rosen <andyrosen@getreel.net>

Tue, Feb 1, 2011 at 4:26 PM

To: jon.foreman@lacity.org

Reference : file number, ENV-2007-0254-EIR

Jon Foreman
Senior City Planner/Project Coordinator
Universal City Projects Unit
200 N. Spring St., Room 601
Los Angeles, CA 90012

Dear Sir,

I am a resident on 3460 Blair Drive, 90068. I am vigorously opposed to the Universal planned expansion. It would negatively impact my life , the environment and wildlife greatly. Universal already has impacted this area and created many problems for residents especially in increased crime. The planned expansion would destroy many families way of life and destroy a great number of local business who are already having a tough time

Sincerely,

Andrew Rosen

NA

Letter No. 275

Jon Foreman <jon.foreman@lacity.org>

Universal

Richard Rosene <rgrosene@earthlink.net>**Thu, Feb 3, 2011 at 12:57 PM**

To: jon.foreman@lacity.org, Bob Nelson <rbnelson@webtv.net>, Tom LaBonge <councilmember.labonge@lacity.org>

I have lived in the Hollywood Knoll off Barham Blvd for 38 years and have seen many expansion projects on the Universal City property. Each new expansion resulted in more traffic. The latest proposed addition is by far the greatest land development in the history of Universal City. I know that this is a very tempting idea for the City of Los Angeles as the tax revenue would be in the millions.

Unless the traffic generated by these new facilities and private housing has a solution, the home owners in my neighborhood will face unbearable traffic delays. The traffic on Barham Blvd during a.m. & p.m. commuting hours is currently bumper to bumper. If Barham Blvd and the bridge over the free way could be widened we may have a chance to keep traffic moving at current speeds.

My only objection to the proposed project is the complete failure of the streets to handle the very significant increase in vehicles coming and going from the new homes and facilities .

Richard Rosene
3219 Tareco Dr.
Los Angeles, Ca. 90068

AK

Letter No. 276



Jon Foreman <jon.foreman@lacity.org>

Universal Expansion

Richard Rosene <rgrosene@earthlink.net>

Thu, Feb 3, 2011 at 7:06 AM

To: jon.foreman@lacity.org

I would like to know if there is an official form for comments regarding the Universal's expansion project. I live in the Hollywood Knolls next to Barham blvd.

Thanks for any info: Richard Rosene
3219 Tareco Dr.
Los Angeles, Ca. 90068



Letter No. 277

Jon Foreman <jon.foreman@lacity.org>

DEIR Project: File No.: ENV-2007-0254-EIR

Roth Sheldon <sheldonroth@me.com>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 7:18 PM

■ Dear Mr. Foreman,

Our comments below are in reference to the following:

- **NBC UNIVERSAL EVOLUTION PLAN DEIR**
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

We are Sheldon and Cora Roth of 3316 Tareco Drive, Los Angeles, CA 90068 (Hollywood Knolls). We rented our house until April 2010, which we then purchased and now own and occupy. Telephone: 323-882-8242

We strongly object to the DEIR project for the following reasons, which also contain questions for DEIR to answer.

Traffic: Consideration of counts, cut-through impacts, mitigations, parking, circulation, and neighborhood impacts, all would be negative. During AM/PM rush hour traffic backs up Barham Blvd for close to a mile and also blocks Forest Lawn Drive as people attempt to reach the 101 and in the other direction to Burbank. If there is the slightest accident or delay there is additional backup in both directions for almost 2 miles, it could take 30--45 minutes to traverse this traffic. How can additional residences/traffic not avoid complicating this already maddening dilemma that has an impact not only on time/energy/money hours but also induces psychological damage to those trapped in the traffic? Have the planners of this project attempted to personally drive these routes at these

times? Or have they merely used statistics to bolster their reassurances. As Mark Twain said, "there are three kinds of lies ---- lies, damnable lies and statistics."

- Air quality impacts during construction: Los Angeles has spent many years clearing its air, how can many years of construction
- not avoid the vast additional dust into the environment, especially spread over a large, long area through residential dwellings.
-
- Construction Assumptions and Prerogatives: DEIR wishes to build on empty/available spaces while continuing to use their old facilities.
- Why should this basically double allotment of space be granted while the surrounding neighborhood is inconvenienced and compromised? Most companies in America continue to make due with what they have in current space, double up, reassign space.

Technological Assumptions: DEIR states that a good part of their need is technological, that they are building for the future and need design to meet those needs. How can they demonstrate that this so-called technological advance is actually going to be anywhere near the required state of the art in several years? The cinema world has been shocked off its financial feet by the lightening speed changes in film production and distribution. This world changes from month-to-month in recent times, how can they be so naive as to think they "know" what technology they are building for? And with this degree of uncertainty they are sacrificing our neighborhood.

-
- Visual impacts (blight, billboards, lights): The increased number of visual impacts threatens to turn a quiet neighborhood into a seedy
- arcade of cheap ads and ugly lights, lights that will be on all night and visible from all windows.
-
- Noise during and after construction: How can they assure neighbors of peace and quiet over so many years of construction (the 101 sound of traffic
- is bad enough)?
-
- Environmental changes/adverse effects: Areas of green are going to be replaced with buildings and building materials, the beauty of life will be continue to be replaced with

concrete and synthetics.

-
- Population impacts: We moved here two years ago from Boston (after 40 years). I can guarantee you that if we had known of this
- DEIR project we would not have moved into this neighborhood. You will change the character of this neighborhood and the people who live here with DEIR, you will have more transient, less community oriented citizens, all of which contributes to a lowering of quality of community life, including interest in public schooling.
-
- Impacts to resources and utilities – water, public services, emergency services, schools and the burdens of infrastructure: These issues are no-brainers, how can one depend on the arrival of an emergency vehicle when traffic is impassable? How much more garbage will collect in the streets, the parks?

We repeat: We are against the DEIR project, especially the construction of new residences.

Sincerely,
Sheldon Roth, MD
Cora H. Roth
3316 Tareco Drive
Los Angeles, CA 90068

■

Letter No. 278

Elisa Rothstein
4235 Colfax Ave Unit J
Studio City, CA 91604

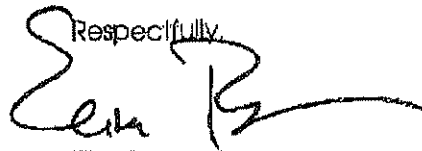
Planning Dept.
Attn: Jon Foreman
City of Los Angeles
200 North Spring Street,
Room 601
Los Angeles, CA 90012

Re: ENV-2007-0254-EIR

Dear Mr. Foreman:

Though I had great concerns about the potential impact of the NBC Universal Studios plans on traffic and congestion, I am impressed by the analysis of traffic issues in the draft environmental impact report and the multitude of mitigation strategies proposed.

In terms of the new workspace and residential development, the plans provide the means to change the way significant numbers of people can live and commute with at least some reliance on mass transit. This is a welcome strategy. The new neighborhood that is part of the Universal plan is connected to transit in a way that is needed in Los Angeles, putting jobs, housing and offices in close proximity. It will provide infill development that is exactly what we need: greater density at transit hubs.

Respectfully,

Elisa Rothstein

cc: Michael LoGrande, City Planning Director
Richard Bruckner, County Planning Director
Los Angeles Mayor Antonio Villaraigosa
LA County Supervisor Zev Yaroslavsky
City Councilmen Tom LaBonge and Ed Reyes
Darnell Tyler, NBC Universal

Letter No. 279

RECEIVED
JAN 18 2011
BY: *M. Salazar*

Randall Rumage
1910 Mount Olympus Drive
Los Angeles, CA 90046

January 11, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Reference: File #ENV-2007-0254-EIR

Dear Mr. Foreman:

According to the Draft Environmental Impact Report for the Evolution Plan, NBC Universal is planning to make a major investment in its property. This investment is coming at just the right time. Of all the elements in the DEIR, I think transit management improvements stand out as a major benefit to our community.

Linking transit to housing is the key to success. It will bring us into the 21st Century and dramatically change the way people live and work. Improving the intersections surrounding the property will help alleviate traffic congestion. Let's help NBC Universal make this investment by approving the project.

Sincerely,

Randall Rumage
Randall Rumage

- cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilmember, Fourth District
- Hon. Ed Reyes, City Councilmember, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

Letter No. 280



Jon Foreman <jon.foreman@lacity.org>

Response to NBC Universal Evolution Plan Draft Environmental Impact Report (DEIR)

Samuels, Joel G. <jsamuels@sidley.com>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 3:11 PM

Mr. Foreman:

Please see attached correspondence, in response to the NBC Universal Evolution Plan Draft Environmental Impact Report ("DEIR"). Thank you.

Joel Samuels
3269 N. Knoll Drive
Los Angeles, CA 90068
(213) 896-6030 (day)
(323) 845-0722 (work)
jsamuels@sidley.com (e-mail).

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This e-mail is sent by a law firm and may contain information that is privileged or confidential. If you are not the intended recipient, please delete the e-mail and any attachments and notify us immediately.

2 attachments

JGS Response to Universal DEIR.pdf
223K

Hollywood Knolls Community Club Evolution Plan DEIR Response.pdf
138K

2/A

February 4, 2011

VIA E-MAIL (WITH RETURN RECEIPT)

Jon Foreman (jon.foreman@lacity.org)
Senior City Planner
City of Los Angeles Department of City Planning
200 N. Spring Street, Room 601
Los Angeles, CA 90012

RE: Comments on the NBC Universal Evolution Plan
Draft Environmental Impact Report ("DEIR")
EIR Case No. ENV-2007-0254-EIR

Dear Mr. Foreman:

I write in response to the above DEIR, to express my strong concerns about the proposed NBC Universal Evolution Plan (the "Project"). All comments should be considered as questions, and I respectfully request responses to each issue examined.

Introduction and Background

My wife and I have been residents of the Hollywood Knolls neighborhood (the neighborhood immediately east of Barham Blvd., and immediately north of Cahuenga East on the south) since September 2000. We have a young child, who is almost 7 years old. We look forward to spending the rest of our lives in this community, which we love.

We are extremely fearful that approval and construction of the Project will irremediably and adversely affect the quality of life in our neighborhood and adjacent communities, including Hollywood Manor, Lakeridge, Toluca Lake, and Cahuenga Pass. All of these communities are bucolic suburban areas, and are not part of some "urban" core as the DEIR seems to assume. Our neighborhood and surrounding areas are hillside communities comprised largely of single-family residences, which are lush with ample trees and vegetation, a vast profusion of wildlife and other flora and fauna, relatively clean air (at least for Los Angeles). They are quiet communities, with the occasional exception of late-night noise from Universal Studios (particularly in Hollywood Manor, and particularly during the Hollywood Horror Nights promotion in the fall). There are thousands and thousands of families who live in this area, in what they thought were suburban bedroom communities.

The DEIR promises a 20-year long assault on our communities, and then, after construction is completed, a substantial alteration in the character of our neighborhoods. Traffic will unquestionably proliferate substantially, as the hoped-for additional throngs of tourists come to the expanded Universal Studios, as the thousands and thousands of new residents get in their cars to go to work every morning and return home in the evening, and as patrons come for lunch and

dinner to the new restaurants and shops attended to by low-wage workers (whose jobs will pale in economic significance to the studio jobs that otherwise could be created by utilization of the historic backlot for studio expansion). During the very lengthy construction period, we are promised massive noise, dust, pollution, gridlocked traffic, and a concerted assault on our neighborhoods' trees and wildlife.

Process Issues and Problems

A few words at the outset regarding the unfairness of the DEIR process. First, the massive DEIR is the product of years and years of work by Universal's paid consultants and lawyers, who dictated how lengthy it would be, and how it would be organized so as to make it difficult for readers to follow (with charts and tables requiring a reader to literally go back and forth from volume to volume just to follow the detail). Universal elected to release the DEIR just prior to the holiday season, including Thanksgiving, Christmas, and the New Year's holiday. We were given only 90 days to respond to this massive tome, at the most inconvenient time of the year. Universal did this on purpose, so as to make it as difficult as possible for ordinary citizens to review the DEIR and prepare cogent responses.

Further, we object to the deliberate bifurcation of the Evolution Plan and the MTA Project with separate DEIRs, as these are and should be considered to be a single project. They are related to one another physically, economically, by unity of ownership and economic interest on the part of Universal, and by the combined effect of these projects on our communities in terms of traffic, noise, pollution, impact on wildlife and the environment, impact on utilities and other infrastructure, and a myriad of other combined effects. Both the MTA Project DEIR and the Evolution Plan DEIR refer to one another on multiple occasions, and the Evolution Plan DEIR makes a variety of assumptions that are based upon and presume the approval and construction of the MTA Project.

Adoption and Incorporation of HKCC and CUSG Comment Letters

I am in receipt of a copy of the attached comment letter, dated February 4, 2011, delivered on behalf of the Hollywood Knolls Community Club ("HKCC"). I am a member of the Board of Directors of the HKCC. I adopt and incorporate by reference all of the comments, questions and analysis set forth in the HKCC comment letter.

In addition, I am advised that the Communities United for Smart Growth ("CUSG") has prepared and is delivering to you a separate comment letter, in excess of 100 pages long, setting forth a myriad of comments, questions and analysis regarding the numerous shortcomings with the Project and the DEIR. I also adopt and incorporate by reference all of the comments, questions and analysis set forth in the CUSG comment letter.

I am a private resident who does not have the time, or the means, to hire my own lawyers and consultants to rebut the numerous assumptions and logical fallacies set forth in the DEIR. I nonetheless remain concerned that approval of the Project as proposed in the DEIR would have a deleterious impact on the quality of life for my family, our neighbors and our community. I know that there are supporters of the Project other than Universal, including a number of labor

unions who hope to obtain construction jobs related to the Project, and real estate interests who hope to profit on the leasing of commercial space and the sale of residential units within the Project. My interest is in having a livable community, that is not choked with traffic, made unhealthy from smog, made unlivable by noise, denuded of trees and wildlife. The construction jobs will be temporary, and most will go to people who do not live in our community and who are only interested in the short-term paychecks they will earn. While the project is under construction, they will cash their paychecks as they live in whatever communities they live in, while our community will suffer. After construction, they will move on to the next job site. We, on the other hand, will be left to deal with the choking increases in traffic, visual blight from construction and electronic billboards, additional noise adversely affecting the quality of life in our bedroom communities, increases in air and water pollution, overloading of our electrical grid and other creaking infrastructure, competition for scarce water resources, production of additional solid waste putting increasing pressure on our sewer system and landfills, overcrowding of our local schools, and a myriad of other dislocations that will adversely affect our quality of life. As currently proposed, this Project is way too intense, way too broad in size and scale given the surrounding communities, and an unwelcome alteration to our overall quality of life.

Very truly yours,



Joel G. Samuels

JGS/j

Joel G. Samuels
3269 N. Knoll Drive
Los Angeles, California 90068
(213) 896-6030 (day)
(323) 845-0722 (night)
jsamuels@sidley.com (e-mail)

**Letter No. 281**

Jon Foreman <jon.foreman@lacity.org>

RE: NBC Universal "Evolution Plan" ENV-2007-0254-EIR

Newse825@aol.com <Newse825@aol.com>

Wed, Feb 2, 2011 at 10:57 PM

To: jon.foreman@lacity.org

I vehemently protest NBC Universal's "Evolution Plan." The traffic congestion, air pollution, and nightmare it presents is unthinkable. It's bad enough now to try and get around that area during weekday drive time and weekends....especially Friday and Saturday nights...not to mention the morning drive and evening drive during normal work hours. Then add the summer tourists and you've already got a gargantuan mess.

Try driving on Cahuenga any time of day between Barham and Lankershim. Universal can't even get that small stretch of road paved decently. I know, that's the city's responsibility but Universal supposedly makes sure it works now....it DOESN'T!

Please add my name to the list of residents that are against this nightmare expansion. I look forward to change and expansion in our infrastructure, but this is NOT THE TIME....AND ESPECIALLY NOT THE RIGHT PLACE!

Cindy Sanders
4225 Mary Ellen Avenue
Studio City, CA 91604
newse825@aol.com

Letter No. 282



Jon Foreman <jon.foreman@lacity.org>

NBC Universal Evolution Plan DEIR

Lisa Sarkin <lsarkin@scnc.info>

Thu, Feb 3, 2011 at 6:59 AM

Reply-To: lsarkin@scnc.info

To: jon.foreman@lacity.org, mariana.salazar@lacity.org

Good Morning -

We will have our response ready to deliver to you tomorrow. What is a good time to see you?

Best regards,

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
SCNC (818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

2/3

Letter No. 283



Jon Foreman <jon.foreman@lacity.org>

PRB - Evolution

Lisa Sarkin <lsarkin@scnc.info>

Tue, Jan 18, 2011 at 3:17 PM

Reply-To: lsarkin@scnc.info

To: jon.foreman@lacity.org

Hi Jon - Please forward this question to the appropriate department. Thanks, Lisa

----- Original Message -----

Subject: Re: PRB - Evolution

From: "Jennifer Driver" <jennifer.driver@lacity.org>

Date: Tue, January 18, 2011 3:05 pm

To: lsarkin@scnc.info

Cc: kadedo@earthlink.net

Hi Lisa,

Unfortunately, I don't think you can add another point to the motion without it going before the full board.

Thank you,
Jennifer

On Sat, Jan 15, 2011 at 2:13 PM, Lisa Sarkin <lsarkin@scnc.info> wrote:

- > Hi Ladies - I just found this part of the DEIR and want to know if it can
- > be added into the PRB's letter:
- >
- > "The US 101 Interchange Improvements at Universal Terrace Parkway (Campo de
- > Cahuenga Way) would require the use of Metropolitan Transportation Authority
- > and Caltrans Park and Ride Facility overflow lot ("Caltrans Overflow Lot")
- > along Ventura Boulevard; and the Metro Transportation Authority and County
- > Park and Ride Facility overflow lot, also along Ventura Boulevard ("County
- > Overflow Lot") for construction staging. If Phase 1 of the proposed Metro
- > Universal project is constructed prior to the construction of the US 101
- > Interchange Improvements, the temporary loss of parking in both of these
- > overflow parking lots would be accommodated in the proposed Phase 1 Metro
- > Universal parking facility. If the Metro Universal project is delayed or
- > does not go forward, the temporary loss of parking in the overflow parking
- > lots would be addressed by the Applicant providing substitute parking in the
- > vicinity and shuttle service from the substitute parking to the Universal
- > City Metro Red Line Station during the hours of operation of the Red Line."
- >
- > This would significantly affect Ventura Blvd. in Studio City, plus where
- > would they put the overflow parking?
- >
- >
- >
- >
- >
- > Lisa Sarkin
- > Studio City Neighborhood Council Board Member
- > Chair - Land Use Committee
- > SCNC (818) 655-5400 home office (818) 980-1010
- > fax (818) 980-1011 cell (818) 439-1674

--

Jennifer Driver
Los Angeles City Planning Department
6262 Van Nuys Blvd., 351
Van Nuys, CA 91401
Phone: (818) 374-5034 | Fax: (818) 374-5070

Schedule: M-F 8:30 am - 6:00 pm
Regular Day off every other Friday (11/5, 11/19, 12/3,
12/17, 12/24)

P Please consider the environment before printing this e-mail.

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
SCNC (818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

 **untitled-[2]**
3K

Letter No. 284



Jon Foreman <jon.foreman@lacity.org>

Evolution Plan

Lisa Sarkin <lsarkin@scnc.info>
Reply-To: lsarkin@scnc.info
To: Jon Foreman <jon.foreman@lacity.org>

Fri, Jan 7, 2011 at 6:37 AM

Hi Jon - Please explain to us what the city's jurisdiction is as the lead agency? Thanks, Lisa

[Quoted text hidden]

Letter No. 285



Jon Foreman <jon.foreman@lacity.org>

Evolution Plan

Lisa Sarkin <lsarkin@scnc.info>

Wed, Jan 5, 2011 at 4:36 PM

Reply-To: lsarkin@scnc.info

To: jon.foreman@lacity.org

Cc: bendiben@earthlink.net, BSaltsman@bos.lacounty.gov

Dear Jon:

I've just driven around the Universal property looking for the required county east/west road. On the ZIMAS map for this area, it shows the east/west road along the river from Barham to Lankershim, but there are buildings already built in that right-away. Why were buildings allowed to be built in that area? The proposed east/west road on Buddy Holly Drive does nothing to reduce the traffic at Universal Hollywood Drive and Lankershim Blvd. away from the freeway and freeway underpass. Why would this be the proposed road?

Best regards,

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
SCNC (818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

Letter No. 286



Jon Foreman <jon.foreman@lacity.org>

Evolution

1 message

Lisa Sarkin <lsarkin@scnc.info>

Fri, Dec 24, 2010 at 2:52 PM

Reply-To: lsarkin@scnc.info

To: mariana.salazar@lacity.org

Cc: jon.foreman@lacity.org, renee.weitzer@lacity.org, BSaltsman@bos.lacounty.gov

Hi Mariana - I think when you read this email it will be after Christmas, so I hope you had a great holiday.

Many people at the community meeting spoke of a new road. I believe that is the north/south road within the residential area.

The DEIR requests relief of the east/west road along the river. What would replace that east/west road? I am unable to find any alternate east/west street in the DEIR. Will Buddy Holly Drive connect Barham and Lankershim? Please tell me where to find this information.

Thanks so much,

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
SCNC (818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

Letter No. 287



Jon Foreman <jon.foreman@lacity.org>

Extension of Comment Period

Lisa Sarkin <lsarkin@scnc.info>
Reply-To: lsarkin@scnc.info
To: michael.logrande@lacity.org
Cc: jon.foreman@lacity.org, mariana.salazar@lacity.org

Mon, Dec 20, 2010 at 1:00 PM

Hi Michael:

I've recently been told that Zev has requested a further extension of time for the comment period on Evolution. Has that been granted? I hope so.

Happy Holidays,

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
SCNC (818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

Letter No. 288



Jon Foreman <jon.foreman@lacity.org>

Complete Comments: NBC Universal Evolution Plan

1 message

hippolady@roadrunner.com <hippolady@roadrunner.com>

Mon, Dec 20, 2010 at 10:46 AM

To: jon.foreman@lacity.org

Cc: mariana.salazar@lacity.org

Name: Lisa Sarkin (speaking personally)
 Organization: Studio City Neighborhood Council
 Address: 11603 Kelsey Street, Studio City 91604
 Phone: (818) 980-1010 home (818) 439-1674 cell

My comments are simple with respect to Studio City, please consider them to be questions:

The current proposed project, NBC Universal Evolution Plan, is too large for the southeast valley and the proposed City Specific Plan takes away too many checks and balances from the local communities.

Unfortunately, the city and county did not take the advice of the Studio City Neighborhood Council to combine the two projects on both sides of Lankershim Blvd. and on Barham Blvd. into one EIR. BUT the Evolution DEIR mentions the Metro/Universal Project with combined mitigations that do not satisfy the communities for Metro alone. Shared parking is proposed in an area that already has major parking problems. There is no circulation in the area, but removing the required East/West street is being requested. The consideration that the residential community on the east side of the lot is Metro adjacent is not mitigated by a shuttle service through the lot or onto Barham Blvd., Ventura Blvd., Cahuenga Blvd., Moorpark Street or Riverside Drive.

Numerous places in the Metro DEIR unavoidable impacts are listed, so adding the Evolution to these mitigations will make those unavoidable impacts even more pronounced. Plus, the Metro mitigations do not reduce the level of significance for Studio City, because Studio City is listed as only a hillside community. Studio City's boundaries are: (from the SCNC Bylaws)

NORTH: Coldwater Canyon Boulevard where it intersects US-101 (Ventura Freeway); Ventura Freeway; US-101 / CA-134 / CA-170 freeway interchange.

EAST: US-101 / CA-134 / CA-170 freeway interchange; US-101 (Hollywood Freeway); Vineland Avenue; Whipple Street; Lankershim Boulevard to Fredonia Drive (excluding the two-acre parcel on the west side of Lankershim owned by Universal Studios, described as Lots 1, 2 and 3 of Tract 25507 and portion of lot 279 of Lankershim Ranch and Water Company, also know as the "Hotel / Post Office parcel"); the border between zip codes 91604 and 90068; border between zip codes 91604 and 90068 where it intersects Mulholland Drive (just west of Torryson Place at approximately 7700 Mulholland Drive).

SOUTH: Border between zip codes 91604 and 90068 where it intersects Mulholland Drive (just west of Torryson Place at approximately 7700 Mulholland Drive); Mulholland Drive; intersection of Mulholland Drive and Split Rock Road.

WEST: Intersection of Mulholland Drive and Split Rock Road; sightline to the southern terminus of Longridge Avenue; Longridge Avenue; (all following descriptions are the border between zip codes 91604 and 91423 until it reaches the intersection of Kling Street and Coldwater Canyon Boulevard) Ventura Boulevard; Fulton Avenue; Valleyheart Drive north of the Los Angeles River; Ethyl Avenue; Sarah Street; Van Noord Avenue; Kling Street; Coldwater Canyon Boulevard; Coldwater Canyon Boulevard where it intersects US-101 (Ventura Freeway).

The errors and omissions related to Studio City were outlined in the responses from the SCNC, Studio City stakeholders, including myself, during the Metro DEIR process. I am disappointed that these changes were not made in the Evolution DEIR. Many of the documents provided by the Evolution DEIR are outdated and need to be updated. The city is currently rationing water, brown outs have occurred at times and schools are no longer year round, to name a few.

The current DEIR puts all of the services required by a residential community to be placed in the City of Los Angeles at a time when the current residents are receiving little to no services. All of the southeast valley schools are filled over capacity. The current residents are being bombarded with increasing fees but streets, sewer capacity, water, power and all other services are being reduced. The infrastructure of the southeast valley cannot absorb any further development without a restructuring and improvement to the infrastructure. The current capacity of the 101, 134 and 170 freeways and Lankershim Blvd, Ventura Blvd, Cahuenga Blvd. and Barham Blvd. must be improved if the proposed Metro and/or Evolution developments are to go forward in any form.

How do the southeast valley communities absorb any more density with the currently proposed mitigations? What types of jobs are really being proposed? Where are the community safeguards and involvement in the decisions? When are the current residents considered in the project compliance? How can unavoidable impacts be reduced to a level of insignificance, instead of being proposed at all?

I request that a combined EIR is for both the Metro/Universal Project and the NBC Universal Evolution Plan be required for these two developments and that no shared mitigations be considered.

Letter No. 289



Jon Foreman <jon.foreman@lacity.org>

Personal comments on the DEIR ENV-2007-0254-EIR

1 message

hippolady@roadrunner.com <hippolady@roadrunner.com>

Mon, Dec 20, 2010 at 10:43 AM

To: jon.foreman@lacity.org

Cc: mariana.salazar@lacity.org

Name: Lisa Sarkin (speaking personally)
Organization: Studio City Neighborhood Council
Address: 11603 Kelsey Street, Studio City 91604
Phone: (818) 980-1010 home (818) 439-1674 cell

My comments are simple - the current proposed project, NBC Universal Evolution Plan, is too large for the southeast valley and the proposed City Specific Plan takes away too many checks and balances from the local communities.

Unfortunately, the city and county did not take the advise of the SCNC to combind the two projects across Lankershim Blvd. in one EIR. BUT the Evolution DEIR mentions the Metro project with combined mitigations that do not satisfy the communities for Metro alone. Numerous places in the Metro DEIR unavoidable impacts are listed, so adding the Evolution to these mitigations will make those unavoidable impacts even more pronounced, plus the Metro mitigations do not reduce the level of significance for Studio City, because Studio City is considered only a hillside community.

Letter No. 290



Jon Foreman <jon.foreman@lacity.org>

Evolution

1 message

Lisa Sarkin <lsarkin@scnc.info>

Wed, Dec 15, 2010 at 2:24 PM

Reply-To: lsarkin@scnc.info

To: jon.foreman@lacity.org

Hi Jon - I hope you are over Monday's meeting. Are you able to reply to this email I send on Monday now? Please also email me the City Master Land Use Application. Thanks so much and Happy Holidays, Lisa

Hi Jon - I am unable to attend the meeting tonight. Good luck!

I've tried to locate within the DEIR, letters from the DWP and Public Works Department related to their part in water and infrastructure availability for this project. If I've missed it, please let me know where it is. If it isn't there, can you supply them to me? Thanks so much and Happy Holidays,

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
(818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

 **untitled-[2]**
1K

Letter No. 291



Jon Foreman <jon.foreman@lacity.org>

Evolution

1 message

Lisa Sarkin <lsarkin@scnc.info>

Sun, Dec 12, 2010 at 1:23 PM

Reply-To: lsarkin@scnc.info

To: jon.foreman@lacity.org

Hi Jon - I am unable to attend the meeting tonight. Good luck!!

I've tried to locate within the DEIR, letters from the DWP and Public Works Department related to their part in water and infrastructure availability for this project. If I've missed it, please let me know where it is. If it isn't there, can you supply them to me?

Thanks so much and Happy Holidays,

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
SCNC (818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

Letter No. 292



Jon Foreman <jon.foreman@lacity.org>

DEIR - checklist

Lisa Sarkin <lsarkin@scnc.info>

Mon, Nov 15, 2010 at 11:19 AM

Reply-To: lsarkin@scnc.info

To: jon.foreman@lacity.org

Cc: bendiben@yahoo.com, ritav@earthlink.net

Hi again - sorry but I noticed that the DEIR is dated 2007, things have changed since then, so how is the DEIR updated three years later?

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
SCNC (818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

Letter No. 293



Jon Foreman <jon.foreman@lacity.org>

Evolution Checklist

Lisa Sarkin <lsarkin@scnc.info>

Mon, Nov 15, 2010 at 11:16 AM

Reply-To: lsarkin@scnc.info

To: jon.foreman@lacity.org

Cc: bendiben@earthlink.net, ritav@earthlink.net

Hi Jon - I'm reviewing the checklist and find that Vision Plan is still used throughout. Am I correct that the Evolution Plan is different from Vision, so should that be corrected? May I ask specifically why 100 Universal City Plaza was used for the address? Should there be an address in the City of Los Angeles too? Also, the zip code 91608 is fully in the county, will there be another zip code for the new city portion of the lot?

Best regards,

Lisa Sarkin
Studio City Neighborhood Council Board Member
Chair - Land Use Committee
SCNC (818) 655-5400 home office (818) 980-1010
fax (818) 980-1011 cell (818) 439-1674

Letter No. 294



Jon Foreman <jon.foreman@lacity.org>

Evolution DEIR

Lisa Sarkin <lsarkin@scnc.info>
Reply-To: lsarkin@scnc.info
To: jon.foreman@lacity.org

Wed, Nov 3, 2010 at 4:39 PM

Jon - please use this address for Ben. So sorry. Lisa

- > Actually, my address is 3621 Buena Park Dr. Studio City Ca 91604
- > Thanks,
- > Ben Di Benedetto
- >
- >
- >
- > This is a confidential communication. If you are not the intended
- > recipient,
- > please email back to advise us and delete the email without reading or
- > opening any attachments. Nothing contained in this e-mail shall be
- > considered a legally binding agreement, amendment or modification of any
- > agreement, each of which requires a fully executed agreement to be
- > received
- > and mutually signed. This email (including any information herein and any
- > attachments hereto) is covered by the Electronic Communications Privacy
- > Act,
- > 18 U.S.C. Sections 2510-2521 and is legally privileged. This information
- > is
- > confidential information and is intended only for the use of the
- > individual
- > or entity named above.
- >
- > -----Original Message-----
- > From: Lisa Sarkin [mailto:lsarkin@scnc.info]
- > Sent: Wednesday, November 03, 2010 4:33 PM
- > To: ritav@earthlink.net; bendiben@earthlink.net
- > Subject: [Fwd: Re: Evolution DEIR]
- >
- > FYI

[Quoted text hidden]

Letter No. 295



Jon Foreman <jon.foreman@lacity.org>

Evolution DEIR

Lisa Sarkin <lsarkin@scnc.info>
Reply-To: lsarkin@scnc.info
To: Jon Foreman <jon.foreman@lacity.org>

Wed, Nov 3, 2010 at 4:32 PM

Hi Jon - I received the notice today at my home address. The addresses for Rita and Ben are:

Rita Villa 4117 Farmdale Avenue, Studio City, 91604

Ben Di Benedetto 321 Buena Park Drive, Studio City, 91604

Thank you for notifying us of anything going on and for the hard copy.

Talk to you soon, Lisa

[Quoted text hidden]



Letter No. 296

Jon Foreman <jon.foreman@lacity.org>

opposition to NBC/ Universal plan.

Diana Schmedeman <diana.schmedeman@yahoo.com>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 5:58 PM

Dear Mr. Foreman,

I am writing to express to you my strong opposition to the proposed project for 5 MILLION square feet of new residential and commercial space in this area. Anyone who has spent a fraction of time on Barham Blvd. knows this already congested thoroughfare cannot possible facilitate an 80% increase in traffic. Nor do we wish to sustain significant impacts to our air quality, noise and solid waste.

We live in the Hollywood Dell and are affected daily by the congestions. Thousands of people use these roads daily to get to Burbank, Warner Brothers, Universal Studios and Toluca Lake. Even if there is a separate entrance for the Evolution Plan project (as I have been told has been proposed) the additional population of the area will certainly have an adverse affect - regardless of the additional jobs and revenue it may create.

In all honesty, I am not even sure how a project like this can even be considered, since it is so obviously in violation of the California Environmental Quality Act. Which, as I'm sure you know, basically states the following: "under the principle of CEQA, a proponent cannot create an impact without mitigating for it. In other words, a project must not contribute individually or cummulatively to the degradation of the California environment."

Please consider my voice and the voices of all my neighbors who feel the same way. WE DO NOT want this proposed project to become a reality.

Sincerely,

Diana and Patrick Schmedeman
2225 Holly Drive
Hollywood 9068

Letter No. 297

William Schmidt
4262 N Clybourn Ave
Burbank, CA 91505

Planning Dept.
Attn: Jon Foreman
City of Los Angeles
200 North Spring Street,
Room 601
Los Angeles, CA 90012

Re: ENV-2007-0254-EIR

Dear Mr. Foreman:

I am writing in support of the NBC Universal plans.

I live in Toluca Lake/Burbank, an area that will certainly be impacted by the upcoming construction (we can hear the sounds of the shows up at Universal if the wind is right). But that doesn't matter to my family because what we will hear is the sound of jobs being created and excitement coming to our neighborhood.

We will also happily undergo the inconvenience of the Barham/Cahuenga corridor construction for the same reasons.

This plan will provide a needed boost to the region's economy and I can tell you that my family hopes to take advantage of the permanent jobs that will be created.

Respectfully,

William Schmidt

William Schmidt

cc: Michael LoGrande, City Planning Director
Richard Bruckner, County Planning Director
Los Angeles Mayor Antonio Villaraigosa
LA County Supervisor Zev Yaroslavsky
City Councilmen Tom LaBonge and Ed Reyes
Darnell Tyler, NBC Universal

Letter No. 298

January 28, 2011

Mr. Jon Foreman
Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: NBC Universal Plan (ENV-2007-0254-EIR)

Dear Mr. Foreman:

I did not realize the extent of the new housing proposed as part of this NBC Universal plan, but I think this will provide a good opportunity to build infill housing in a location that is served by the Red Line, buses and planned shuttles.

Although there are constraints in the housing market now, we can surely expect it to rebound in the future. Since this is a 20 year plan, it will be poised to create new residential housing as demand rebounds. And, when that happens, it will be ideal to have that new housing served by mass transit.

Sincerely,



Sol Schor
11985 Wood Ranch Road
Granada Hills, CA 91344

CC: Mayor Villaraigosa
Councilmember LaBonge
Councilmember Reyes
County Supervisor Yaroslavsky
Director of City Planning LoGrande
Director of County Planning Bruckner
Darnell Tyler, NBC Universal

Carson Schreiber
3624 Coldwater Canyon Ave.
Studio City, CA 91604

January 11, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Reference #: File ENV-2007-0254-EIR

Dear Mr. Foreman:

As a Studio City homeowner since 1964, Chairman of the Dean's advisory board of directors for the College of Arts, Media and Communication at California State University Northridge and President of the Kiwanis Entertainment Industry Group – Studio City, I believe the NBC Universal Plan will help spur economic activity in the entertainment sector.

I appreciate the City of Los Angeles' thorough analysis of the Universal project and am genuinely thankful to see in the environmental impact report that the studio plans to invest in its production facilities with new sound stages. Many in the entertainment business have voiced concerns about movie and television work moving out of Los Angeles. The entertainment industry is vulnerable, and we need the studios to reinvest here in Southern California to ensure that good, high paying jobs stay. Companies like Universal need the city's help to do business here and make sure Los Angeles remains the leader in film and television.

Regards,



Carson Schreiber

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 300

Jon Foreman <jon.foreman@lacity.org>

Universal Project

1 message

Gary Schroeder <54geschroeder@sbcglobal.net>**Wed, Jan 19, 2011 at 4:52 PM**

To: Jon.Foreman@lacity.org

Hi Jon I have lived in the Hollywood Knolls for the 55 years and have seen the growth grow dramatically without any improvements to the roads to handle more traffic. The traffic on Barham and Cahuenga is already gridlock for several hours in the morning and in the evening. Universal has the right to develop the property but the density should be comparable to the surrounding neighborhoods. The should be required to put in a road parallel to Barham and extend Forest Lawn Dr to access it. This would help access to the universal property from both sides. I realize big money comes in and the rules get changed but they should be treated like everyone else. If this goes through as planned it will decrease the property values of all of us who own property in the area. If you don't live in the area think of all the people who do when you make the plans.

Regards Gary Schroeder

Letter No. 301



Jon Foreman <jon.foreman@lacity.org>

NBC Universal Plan

Karen Schroeder <kschroeder01@sbcglobal.net>

Wed, Feb 2, 2011 at 8:23 AM

To: jon.foreman@lacity.org

Hello Mr. Foreman, I would like to express my concerns about the proposed NBC/ Universal expansion (ENV-2007-0254-EIR). The plan, as proposed, looks like it only benefits NBC Universal. The density of housing, retail and office space is too high. The traffic plan is dreadful. It does not create a new traffic lane to the Metro line train; it simply dumps more traffic on an already over-burdened Barham Blvd. and Lankershim Blvd. Please consider the requirement of an extension of Forest Lawn through to Lankershim and a parallel street to Barham to access the 101 and Cahuenga.

Thank you,
Karen Schroeder

Letter No. 302



Jon Foreman <jon.foreman@lacity.org>

NBC UNIVERSAL EVOLUTION PLAN DEIR

John Schultz <jjslindo@yahoo.com>

Fri, Feb 4, 2011 at 8:40 AM

To: jon.foreman@lacity.org

Mr. Foreman,

I understand you are the Senior City Planner and Project Coordinator for the above plan, file no. ENV-2007-0254-EIR.

I am a resident neighbor of Universal, and have been for nearly 20 years. Naturally I have concerns to share and questions to ask which I look forward to seeing answered in the FEIR.

My Comments/Questions:

What steps are guaranteed with-in each phase of construction to avoid any further degradation of the California environment? Will you be using non-biased outside entities to monitor such potential impacts? If so, what entity do you plan on contracting, and if not, why not?

Wildlife Displacement -- What is the plan for wildlife displacement? The land you are planning to develop is currently home to coyotes, deer, rabbits, and several species of birds, as well as sundry smaller life forms. When will you move them? To where? How will you assure that all have been displaced? Who will do this work for you?

Construction Noise Impact - The noise from Universal is already so disruptive that Universal has a program offering free parking, etc, to surrounding neighbors. How can you guarantee, and what steps exactly will you take, to insure that noise levels do not increase during the lengthy construction phase, as well as after it?

Traffic Flow - Both ends of the Barham Blvd. corridor (Cahuenga West to Forest Lawn) currently face rush hour gridlock. I need to turn left off of Cahuenga West onto Barham to return home from work in the evening. Currently, the wait to turn left onto Barham goes back more than twice the length of the turning lane. Cars line up far past the 101 on/off ramp and beyond, shutting down one of the southbound lanes on Cahuenga West and creating unsafe gridlock. An increase in traffic flow to this area is inconceivable to anyone who has to live with the current levels of traffic. What are the exact plans for traffic flow improvements? How will such improvements be paid for? Are they guaranteed as part of the project? What is the plan for traffic flow during the disruption caused when creating the improvements?

Neighborhood Safety: Given the above gridlock, it is far faster for me, when returning home from work, to go up Mulholland, cross the 101, and enter my neighborhood, Hollywood Knolls, via the "back", heading up Wonderview and cutting through the narrow windy streets to my house. As a parent of a young child, and knowing how very many children there are in this neighborhood, I drive carefully. But unfortunately, each week we see more and more cars using our neighborhood as a 'cut through' to avoid the gridlock on Barham. These are frustrated people in a hurry, and tend to speed through our neighborhood at excessive and dangerous speeds. The increase in cut throughs in the 15 years I have lived in this neighborhood is unbelievable. "No right turns" signs, such as those posted along Cahuenga East into Hollywood Knolls, are a meaningless deterrent. What steps are planned to stop neighborhood cut-throughs? How can you ensure their effectiveness? Will they allow residents to enter their own neighborhoods - the idea should be to stop cut-throughs, not residents. What plans are in place to help alleviate the constant speeding that takes place on our roads?

Emergency Reponse - What measures will be taken to guarantee that Emergency Response Time from fire and EMS and police responding to surrounding neighborhoods will not be diminished by the increased traffic flow the project will create? It is already very difficult for fire engines to get from Cahuenga West to Barham given the gridlock -- there is literally no where for the cars to move out of the way sometimes. If people in Lake Hollywood area need EMS or Fire, their lives could be in danger with these delays. What studies are planned to make sure the delays do not get worse?

Economic Impact - Given the generous rebates offered in other states and countries to film production and post

production, what is the plan to lure productions to stay in Los Angeles and use the new production facilities? Does this plan include an economic feasibility section that shows how, at the bottom line, the rates at Universal will compete and beat the reduced rates of New Zealand or Canada? If not, why not? If so, has an outside neutral party vetted your figures?

Budget - What is the plan to pay for the development's overages? How are these estimated? By whom?

After Construction: Who will be responsible for the project after it is complete? Have long term environmental, noise, and traffic studies been completed? How far into the future?

I look forward to your response and hope this project will move forward only if it is certain there will be no negative impacts. My final question is: Is this project necessary?

Thank you for your attention,

John Schultz
3130 Lindo St.
L.A. CA 90068

Letter No. 303



Jon Foreman <jon.foreman@lacity.org>

Comment on DEIR Universal Expansion Project

Jackie Sharp <jaxoh@aol.com>
To: jon.foreman@lacity.org

Thu, Feb 3, 2011 at 8:24 PM

February 4, 2011

Jon Foreman

Senior City Planner/Project Coordinator

Department of City Planning Universal City Projects Unit

200 N Spring Street, Room 273-A

Los Angeles, California 90012

RE: Universal Expansion Project

Dear Mr. Foreman:

My grandfather moved to Toluca Lake in 1927. My parents moved to Toluca Lake in 1956. I have lived her most of my life. I know a thing or two about the area and how it's developed historically. I've seen what works and what doesn't. The proposed Universal Expansion Project is just a very, very bad idea for the area.

The current Universal/GE Expansion project is completely unsuitable for the area. While the DEIR is a cumbersome, yet convenient source of boatloads of data, some very basic points are never addressed: Should this be built? Does this belong here?

Instead, the data hopes to shore up a rationale as to how it could happen. The DEIR backs into the premise that everyone wants this built and here's some paper to make it do-able. Except that it's not do-able. It's not do-able from a traffic perspective. It's not do-able from a pollution (air, solid waste, water) perspective. It's definitely not do-able from a public safety perspective.

The property's history of crime, noise and fires is unknown in the DEIR. Nothing is said about the 2008 Universal fire. The fire required 400 firemen, units from throughout Southern California and tens of hours to control. The DEIR does not address what the community endured in air pollution and debris as a result of the fire. The Universal fire of 2008 is a perfect example of the type of situation a DEIR tries to address, but results in "Oops, we were wrong! Sorry!" when truly tested in real life events. When the fire erupted it was a strain on regional fire services. When the fire raged, there was no water pressure and the DWP could not improve it. How will this change?

The DEIR gives various cross-referencing explanations about what will be built, but frankly, it's not to be believed. In fact, there is no detailed explanation of how the failures realized in the 2008 fire will not occur again. In the DEIR, the fire simply has no mention, as if it was never a problem.

The DEIR states rather clearly that the fire services of both the City and County must expand. Universal offers to pay for the 2 additional full time inspectors that will be needed. The DEIR states that the local fire stations are inadequate and must be improved, more equipment purchased and more staff hired. A reference is made to bond funds raised by Prop. F passed in 2000 as a solution. The Prop F funds have been allocated to specific projects throughout Los Angeles for years. Most of the projects are completed now. Any pending projects have budgets and allocations already. There is no Prop. F money for fire stations near the Universal Expansion Project. Citing Prop. F as a mitigation is a FALSE statement.

The local community fire stations are small, single engine stations with 6 or fewer employees. The Universal Expansion Project proposes 2900 new "residences" as well as numerous high-rise buildings and millions of square feet of commercial space. NONE of the fire stations in the area are equipped or trained for high-rise building fires.

The State of California and especially the City and County of Los Angeles do not have the money to hire additional fire services staff, nor to equip them. The current economic climate is projected to continue for a decade. Where will the money come from to buy fire trucks and hire staff that this project will require?

Who will pay for what's needed, the taxpayer? The DEIR is fatally flawed as it does not address realistic solutions to the fire services deficiencies in the project. There is no money for new facilities, equipment, staffing and training that will be necessary to provide for the public's safety. The DEIR is fatally flawed because the issue is not addressed realistically nor truthfully and therefore is "un-

mitigatable.” As an un-mitigatable, it should have been listed as such in the DEIR. It was not.

The local community cannot absorb the deficiencies perpetuated in the flawed DEIR document. Nor can the community absorb un-mitigatable traffic, noise and air pollution.

The answer to the basic question of whether this project should be build is a glaringly obvious, “NO.” The city, county elected and appointed officials violate their fiduciary duty to the citizens of the city and county by approving this project.

The area is already fully maxed out with the noise, traffic and other pressures of the site’s current activities. Adding more gasoline to a raging, pressured situation is simply a crime.

Sincerely,

Jacqueline Sharp

4624 Placidia Ave.

Toluca Lake, CA 91602

jaxoh@aol.com



DEIRUNIVERSALLETTERFEB32011.DOC
122K

February 4, 2011

Jon Foreman
Senior City Planner/Project Coordinator □
Department of City Planning □ Universal City Projects Unit □
200 N Spring Street, Room 273-A □
Los Angeles, California 90012

RE: Universal Expansion Project

Dear Mr. Foreman:

My grandfather moved to Toluca Lake in 1927. My parents moved to Toluca Lake in 1956. I have lived her most of my life. I know a thing or two about the area and how it's developed historically. I've seen what works and what doesn't. The proposed Universal Expansion Project is just a very, very bad idea for the area.

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The DEIR gives various cross-referencing explanations about what will be built, but frankly, it's not to be believed. In fact, there is no detailed explanation of how the failures realized in the 2008 fire will not occur again. In the DEIR, the fire simply has no mention, as if it was never a problem.

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The answer to the basic question of whether this project should be build is a glaringly obvious, "NO." The city, county elected and appointed officials violate their fiduciary duty to the citizens of the city and county by approving this project.

The area is already fully maxed out with the noise, traffic and other pressures of the site's current activities. Adding more gasoline to a raging, pressured situation is simply a crime.

Sincerely,

Jacqueline Sharp
4624 Placidia Ave.
Toluca Lake, CA 91602
jaxoh@aol.com

Letter No. 304

Stuart Shear
3742 Fredonia Drive
Los Angeles, CA 90068

January 12, 2011

Mr. Jon Forman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

In regard to: File#ENV-2007-0254-EIR

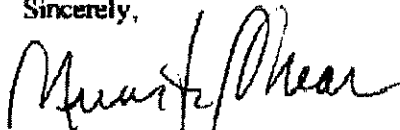
Dear Mr. Forman,

With the unemployment numbers still more than 10% in California, it's important to remember that no one is immune to this economic downturn. Los Angeles has been hit hard, and at the end of the day, we need jobs.

I'm not suggesting we take whatever jobs without consideration of the implications of the projects that produce them, but in The Evolution Plan we have a thoughtful project that is good for Los Angeles and produces 43,000 jobs that do not exist today.

I hope the City and County do everything they can to move this project forward.

Sincerely,



Stuart Shear

- Cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilmember, Fourth District
- Hon. Ed Reyes, City Councilmember, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darnell Tyler, NBC Universal

Letter No. 305



Jon Foreman <jon.foreman@lacity.org>

NBC Universal expansion - neighborhood impact

Sandy Skeeter <sandy@soundcityent.com>
To: jon.foreman@lacity.org

Thu, Feb 3, 2011 at 3:46 PM

Dear Mr. Foreman,

I am all for progress and development. However, I am quite sure that no one has thoroughly thought through the impact of Alternative Project #9 which would expand a narrow, historical, residential road, Forman Avenue, into a 4-lane North South thoroughfare.

Toluca Lake is one of Los Angeles' oldest, historical neighborhoods --home to Amelia Earhart, Bing Crosby and Bob Hope, WC Fields, Ruby Keeler and Al Jolson just to name a few golden oldies. Please do not change the existential quality of our beautiful, tree-lined family neighborhood by including the proposed Forman Avenue extension and in any way carving any roads through Lakeside Golf Course.

Best regards,
Sandy Skeeter
(310) 567-8553

Handwritten initials in the bottom right corner of the page.

Letter No. 306

THOMAS R. SOULÉ
CERTIFIED PUBLIC ACCOUNTANT
12520 MAGNOLIA BOULEVARD, SUITE 212
NORTH HOLLYWOOD, CALIFORNIA 91607-2350
FACSIMILE (818) 980-0106
TELEPHONE (818) 980-7867

MEMBER
AMERICAN INSTITUTE OF
CERTIFIED PUBLIC ACCOUNTANTS

MEMBER
CALIFORNIA SOCIETY OF
CERTIFIED PUBLIC ACCOUNTANTS

February 1, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Reference #: File ENV-2007-0254-EIR

Dear Mr. Foreman:

I was pleased to see that the City's Draft Environmental Impact Report for the NBC Universal plan concludes that there will be few significant long-term impacts created by the proposed development. It shows that the studio has taken, and is willing to implement, the proper steps to address as many of the negative impacts as possible.

I appreciate Universal's work in developing a thoughtful and well-conceived plan for the future growth of its property and likewise commend the City and County planning departments for their thorough review of the project.

With all of the benefits this plan promises to bring to Los Angeles, and jobs are a key component, I hope that this project will move forward.

Regards,

Tom Soule
12520 Magnolia Blvd., Suite 212
North Hollywood, CA 91607-2350

- cc: Mayor Antonio R. Villaraigosa
- Hon. Zev Yaroslavsky, County Supervisor, Third District
- Hon. Tom LaBonge, City Councilman, Fourth District
- Hon. Ed Reyes, City Councilman, First District
- Mr. Michael LoGrande, Director of Planning, City of Los Angeles
- Mr. Richard Bruckner, Planning Director, Los Angeles County
- Mr. Darrell Tyler, NBC Universal

HA

Letter No. 307



Jon Foreman <jon.foreman@lacity.org>

NBC Universal DEIR

Jane Spigarelli <jspigarelli@earthlink.net>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 9:20 PM

Dear Mr. Foreman,

As a long-time resident and home owner in the Hollywood Manor, I am gravely concerned about the "Evolution Plan" being proposed by NBC Universal. As the report clearly indicates, our neighborhood cannot support the increase in traffic that would ensue from such a project. No viable traffic mitigation solution has been provided. I urge you, please, don't let this plan go through.

Thank you,
Jane Spigarelli

Letter No. 308



Jon Foreman <jon.foreman@lacity.org>

ENV-2007-0254-EIR questions

Rafal Staros <rstaros26@yahoo.com>
To: jon.foreman@lacity.org

Wed, Feb 2, 2011 at 9:46 AM

Jon Foreman
Senior City Planner/Project Coordinator
Universal City Projects Unit
200 N. Spring St., Room 601
Los Angeles, CA 90012

RE: ENV-2007-0254-EIR

Dear Jon

I am a resident of the Hollywood Manor and have concerns regarding Universal's Evolution and Metro Project plans. Please find my questions below in regards to ENV-2007-0254-EIR. I look forward to receiving a response to these concerns.

Why were separate DEIRs created for the Metro Universal Project and the Evolution Plan? Are these plans not related to each other? If both plans are implemented, what are the cumulative impacts to traffic for the surrounding neighborhoods as well as impacts to quality of life for the Hollywood Manor and the surrounding environment?

What will the \$100 million in funding by Universal cover in terms of traffic mitigation? Will Universal fund and oversee physical implementation of traffic mitigations?

Will residents of the Hollywood Manor lose any protective entitlements that they currently possess if the Evolution Plan is implemented?

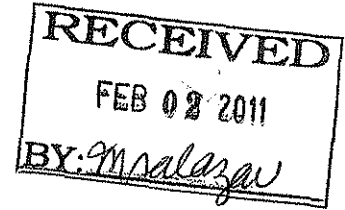
What is the potential impact to property values to residents of the Hollywood Manor if the Evolution Plan is implemented?

Kind regards,
Rafal Staros
rstaros26@yahoo.com
3363 Charleston Way
Los Angeles, CA 90068

Letter No. 309

NBC UNIVERSAL EVOLUTION PLAN DEIR

Attention: Jon Foreman



CEQA calls for feasible alternatives to be considered. Alternative 9 is NOT a feasible alternative.

1. Is not plotting a Secondary Highway through an historic golf course and single family neighborhood pure folly?
2. The County Highway Plan may show a road but I would ask when was the Plan updated to reflect current land uses? Such Plans need to be updated to be consistent with existing land use and existing transportation circulation patterns.
3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?

John Starr

4426 Sancola Ave

Toluca Lake 91602

Letter No. 310



Jon Foreman <jon.foreman@lacity.org>

NBC UNIVERSAL EVOLUTION PLAN DEIR

2 messages

Peggy L Starr <peggystarr@sbcglobal.net>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 10:33 AM

URGENT

 **NBC UNIVERSAL EVOLUTION PLAN DEIR.doc**
23K

Peggy L Starr <peggystarr@sbcglobal.net>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 10:38 AM

Must read immediately

Peggy Starr

 **NBC UNIVERSAL EVOLUTION PLAN DEIR.doc**
23K

NBC UNIVERSAL EVOLUTION PLAN DEIR

Attention: Jon Foreman

CEQA calls for feasible alternatives to be considered. Alternative 9 is NOT a feasible alternative.

1. Is not plotting a Secondary Highway through an historic golf course and single family neighborhood pure folly?
2. The County Highway Plan may show a road but I would ask when was the Plan updated to reflect current land uses? Such Plans need to be updated to be consistent with existing land use and existing transportation circulation patterns.
3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?

Peggy Starr

4426 Sancola Ave

Toluca Lake 91602

Letter No. 311

February 3, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

Looking at the environmental impact report for NBC Universal's proposal made me appreciate the significant investment being made in the city and county. It is an ambitious plan but one that makes economic sense and considers the future of the city.

L.A. is in need of new investment to spur growth and create employment opportunities. There are few, if any, projects of this scale being proposed in the city that also will contribute in a positive way to the community. The report details how the project will result in thousands of jobs in the film industry, as well as in the construction trades and the ongoing operation of the businesses, hotels and amusement park.

I also think the addition of housing that will be located near public transit is a blueprint for future growth in Los Angeles. A mixed-use project such as Universal's will provide balanced growth and address traffic concerns in the surrounding area. This seems like good planning to me. Please support what I believe is a worthwhile investment for all of Los Angeles.

Sincerely,

Joel Stein

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

11642 Kling Street * North Hollywood, CA 91602-1018

2/4



Letter No. 312

Jon Foreman <jon.foreman@lacity.org>

Universal City Development Project

Carl Stensel <cstensel@yahoo.com>

Fri, Feb 4, 2011 at 2:55 PM

To: jon.foreman@lacity.org

Reference the file number, ENV-2007-0254-EIR and send your comments to:

Jon Foreman
Senior City Planner/Project Coordinator
Universal City Projects Unit
200 N. Spring St., Room 601
Los Angeles, CA 90012

Sir:

I am a resident of the Hollywood Knolls area. I hold a graduate degree in architecture from Harvard, and had the opportunity to study urban traffic planning with Marcial Echenique at the University of Cambridge.

I want to make it clear to you that I am not anti-development. I believe continued development is vital for large cities like Los Angeles, and particularly for lower income people, who disproportionately suffer from shortage-induced real estate price inflation.

Still, it is clear that the amelioration steps proposed by the developers are grossly inadequate to deal with the traffic situation on Barham Boulevard. Due to the long-past failure of planners to provide for a connector from the northbound Hollywood freeway to the eastbound Ventura freeway, the traffic situation on Barham Boulevard is already dreadful, and the addition of one lane of traffic would hardly make the current situation tenable, let alone accommodate the tens of thousands of new trips daily resulting from the proposed development. The backup is already so severe that no plan to route traffic from Forest Lawn Drive and Olive Street onto River Road will suffice, as I am sure you are aware.

In fact, the only solution I can see would be a new exit from the Ventura freeway, through Toluca Lake and the Toluca Lake golf course. We know that will never happen; yet this suggestion is no more disruptive than what is now proposed.

I am not opposed to a sizable development of the land at Universal; but it must be accompanied with real alterations to deal with the increased traffic, not the inadequate gestures now proposed.

Thank you for allowing me to express my opinion

Carl Stensel
3475 North Knoll Drive
Los Angeles CA 90068

Letter No. 313



Jon Foreman <jon.foreman@lacity.org>

Question regarding submittal of comments on the DEIR for the NBC Universal Evolution Plan

david storer <storerdas@comcast.net>
To: jon.foreman@lacity.org

Mon, Jan 17, 2011 at 12:43 PM

Jon:

I would like to confirm from you that it is acceptable to email comments to you on or before February 4, 2011 regarding the above DEIR....

Thanks,

David A. Storer AICP

Letter No. 314

Michael Tacci
5714 Calhoun Avenue
Sherman Oaks, CA 91401

January 12, 2011

Jon Foreman
City Planning Department
200 North Spring Street, Room 801
Los Angeles, CA 90012

Subject: ENV-2007-2054-EIR

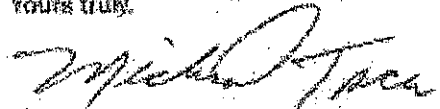
Dear Mr. Foreman:

As you review the NBC Universal Plan I hope you will keep some basic facts in mind. Jobs. We need them. Traffic. We need relief. Transit alternatives. We need them, too.

I live not far from Universal Studios, and will be directly affected by this project. It has been planned in a way that will minimize any impacts, but maximize its benefits. If NBC Universal is willing to make such a massive investment in our community, and in our economic future, then the City should help them do it.

Please move forward with this project without delay.

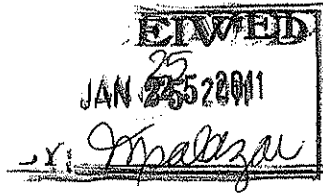
Yours truly,



Michael Tacci

cc: Mayor Antonio Villaraigosa
Supervisor Zev Yaroslavsky
Councilmember Tom LaBonge
Councilmember Ed Reyes
Michael LoGrande
Richard Bruckner
Darnell Tyler, NBC Universal

Letter No. 315



Gregg Tarakjian
4841 Fulton Avenue, Apt. C
Sherman Oaks, CA 91423-2518

Jon Foreman
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012

Re: ENV-2007-0254-EIR

Dear Mr. Foreman:

I am writing to make brief comments on the NBC Universal project Draft Environmental Impact Report. To me, the most important element is the investment which the proposed project represents in sustaining the entertainment industry in Los Angeles. For too long we have permitted entertainment productions and jobs to slip away to places which welcome them. We lose tax revenue, and people lose the means to support their families.

NBC Universal's plan will go a long way toward reversing that terrible trend by providing the facilities which production companies need, and upgrading what is there now. It might not solve the whole problem, but it will send a powerful signal that our City understands the value of its homegrown industry, and will support efforts to keep it here.

Thank you for your consideration.

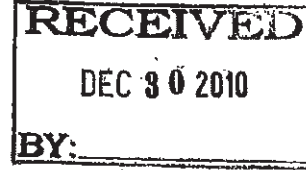
Sincerely,

Gregg Tarakjian

Gregg Tarakjian

cc: Mayor Antonio Villaraigosa
Councilman Tom LaBonge
Councilman Ed Reyes
Supervisor Zev Yaroslavsky
Michael LoGrande, City Planning Director
Richard Bruckner, County Planning Director
Darnell Tyler, NBC Universal

December 12, 2010



To Whom It May Concern,

I would like to state my objection to the mass project proposed by NBC Universal. The impact of more traffic on the already over crowded roads of Barham and the 101 Freeway in the Cahuenga Pass would have devastating effects on the small neighborhoods that surround the area. The film industry, already damaged by runaway production, would suffer a huge loss, if one of the few remaining back lot spaces in Southern California is destroyed by this project.

The introduction of more unused housing and office space in this time of economic downturn will drive property values down in the surrounding areas and through out the city. Please do not let historic Universal Studios become just one more giant high-rise development, fueled by corporate greed.

The film industry needs your help, the neighborhoods of the Cahuenga Pass need your help, and all who drive the Hollywood Freeway need your help in shrinking this expansion plan. I am unable to attend this meeting but I would like to add my voice to the Communities United for Smart Growth.

Sincerely,

A handwritten signature in cursive script that reads "Joy Taylor". The signature is written in black ink and extends to the right with a long horizontal flourish.

Joy Taylor

Hollywood Manor Resident

3381 Blair Drive

Hollywood, CA 90068

Letter No. 317



Jon Foreman <jon.foreman@lacity.org>

Re: Objection to the NBC Universal project

Joy Taylor <tataylor@earthlink.net>
To: jon.foreman@lacity.org

Thu, Feb 3, 2011 at 9:37 AM

February 3, 2011

Dear Mr. Foreman,

I would like to state my objection to the mass project proposed by NBC Universal. The impact of more traffic on the already over crowded roads of Barham and the 101 Freeway in the Cahuenga Pass would have devastating effects on the small neighborhoods that surround the area. The film industry, already damaged by runaway production, would suffer a huge loss, if one of the few remaining back lot spaces in Southern California is destroyed by this project.

The introduction of more unused housing and office space in this time of economic downturn will drive property values down in the surrounding areas and through out the city. Please do not let historic Universal Studios become just one more giant high-rise development, fueled by corporate greed.

The film industry needs your help, the neighborhoods of the Cahuenga Pass need your help, and all who drive the Hollywood Freeway need your help in shrinking this expansion plan.

I would like to add my voice to the Communities United for Smart Growth.

Sincerely,

Joy Taylor

Hollywood Manor Resident

3381 Blair Drive

Letter No. 318



Jon Foreman <jon.foreman@lacity.org>

NBC Universal "Evolution" Plan

Mtinsbkr1@aol.com <Mtinsbkr1@aol.com>

Thu, Feb 3, 2011 at 1:20 PM

To: jon.foreman@lacity.org

Cc: hollywoodknolls@yahoo.com, mtinsbkr@aol.com

Good Afternoon:

I am a resident and homeowner on Floyd Terrace for over 16 years. I have a multitude of concerns as it relate to the Planned Universal Expansion.

My largest concern is the traffic impact. Over the years the increase volume of traffic on Barham has become critical. The Studio(s) have expanded, built new buildings, increase personnel and yet there has been no thought to the Traffic impact on the residents.

When there is an emergency, Barham Blvd. shuts down. This stretch of a mile or less is the Residents only way in and out of their homes. As demonstrated last year with the fires and mudslide, when we are attempting to flee from disaster or enter with discretion, it is impossible to circumvent the massive congestion from the studio traffic and surrounding office traffic.

For years we were promised that the studios would not dump their vehicles off on Barham, the parking lot gates that exited on Barham would be closed to employees. As time went by, this promise was broken and long forgotten.

Unlike Lake Hollywood, those of us on the Universal side have little or no option to get out. If there is to be expansion there has to be consideration to the traffic trappings for the Hollywood Knolls/Manor residents.

Additionally and ideally, there should be no new construction until the current traffic issues are resolved.

Other concerns are with crime, price reduction in property and noise.

Thank you for taking a moment to read my concerns.

Maurice Taylor
Resident
3378 Floyd Terrace, L.A., Ca. 90068

Letter No. 319



Jon Foreman <jon.foreman@lacity.org>

Universal Evolution

1 message

Ronald Taylor <hargitaylor@yahoo.com>
To: jon.foreman@lacity.org

Wed, Dec 22, 2010 at 9:32 PM

Jon Foreman – Senior City Planner
City of Los Angeles Dept. of City Planning
200 No. Spring St., Room 601
Los Angeles, CA 90012

Dear Mr. Foreman:

I am writing in OPPOSITION to the massive size and scope of the Universal Evolution Plan, File No. ENV-2007-0254-EIR.

It is the sincere hope of many residents, employees and business owners in the adjacent area that LA City Planning and the LA City Council will not take lightly the dozens and dozens of unavoidable, negative impacts that the project will inflict on surrounding communities. Sadly, government often seems to take corporate agendas more seriously than the legitimate concerns of average citizens. But, it is our sincere hope that will not occur in the case of Evolution and the related and equally bloated Metro Project.

I'd make two brief points, out of respect for your department's time. Please note that the EIR calls for mitigation measures on many other negative impacts to be a shared cost between Universal and city, county and state governments. You are no doubt aware of the dire fiscal circumstances confronting government at all levels, making it unlikely or even impossible that Universal can enjoy the benefit of public financing for its private venture without the loss of vital public services.

Second, please do what you can to shed light on Universal's exaggerated, misleading and possibly duplicitous claims that Evolution will bring tens of thousands of jobs to Southern California. Yes, the construction phase will employ many construction tradesmen for a couple of years, but how does that balance many years or even many generations of negative impact on surrounding communities? The construction of new studios will not bring a single additional film production job to Los Angeles. I'm a 37 year television executive and I've seen runaway production from the inside. TV and Film productions leave LA for reasons that have NOTHING to do with the availability of studio production space.

Finally, the new retail, restaurant and condominium structures will bring lasting jobs to the area... almost entirely of the minimum wage variety. Minimum wage jobs may be the best that American can do at this point, but they're nothing to get excited about. And they're certainly not worth compromising the character, safety and quality-of-life that we've been able to maintain beneath the shadow of Universal Studios.

While we can support the studio's efforts to update and expand its business operations, we see no reason for a film studio to divert from its actual business so that it can engage in real estate speculation to the tune of several thousand condos and apartments.

We hope that you and the politicians you advise will not forget your citizen constituents while considering the appropriate size and scope of this project.

Thanks for your time.

Ronald W. Taylor
Resident homeowner, Studio City, CA

Letter No. 320

Paula Theard
4335 Vineland Ave Apt 308
No. Hollywood, CA 91602

Planning Department
Attn: Jon Foreman
City of Los Angeles
200 North Spring Street,
Room 601
Los Angeles, CA 90012

Re: ENV-2007-0254-EIR

Dear Mr. Foreman:

I am writing to express my support for the NBC Universal Evolution Plan that is the subject of the above-cited environmental impact report.

Universal City has been an economic boon to the region and a major tourism draw for decades now. But for it to remain so, and for it to continue to provide thousands of jobs, it has to keep making itself over with new theme park attractions and enhancements to CityWalk. This draft EIR shows that NBC Universal is committed to making those investments, and to doing so in a way that is sensitive to community concerns.

Respectfully,



Paula Theard

cc: Michael LoGrande, City Planning Director
Richard Bruckner, County Planning Director
Los Angeles Mayor Antonio Villaraigosa
LA County Supervisor Zev Yaroslavsky
City Councilmen Tom LaBonge and Ed Reyes
Darnell Tyler, NBC Universal

Letter No. 321



Jon Foreman <jon.foreman@lacity.org>

Impact On Island

1 message

theresa@psiland.com <theresa@psiland.com>
To: jon.foreman@lacity.org

Fri, Jan 28, 2011 at 2:02 PM

Dear Jon,

I am one of the Island residents who will be affected by proposals being made. I am making reference to the file:ENV_2007_0254-EIR. I am living in the house in which I grew up. It's located at 10673 Valleyheart Drive, Studio City, CA 91604. My father purchased the house in the late 1940s, and we have been the only family to live there. I inherited it after my father passed away. I grew up in a nice quiet environment. Although I have seen many changes to the area and expected some of them, I abhor the idea of our wonderful Island becoming a neighbor to more horrendous noise and traffic. Please do not ruin the peace we have left. How would you like your neighborhood to change into one in which you could not find solace?

Walk In Balance--impossible if this plan goes through,
Theresa

Letter No. 322



Jon Foreman <jon.foreman@lacity.org>

universal development

1 message

Mike Tikriti <tikritim@yahoo.com>
To: jon.foreman@lacity.org

Fri, Dec 17, 2010 at 12:48 PM

Dear sir

I am in support of the project for the following reasons

1. Creat jobs for so many people that need it.
2. Universal have the right to expand its business ,they been in the area more than i.
3. Their will be more demand for the Immedate neighborhood ,in turn increase property value.

Thank you
M. Tikriti
10524 woodbridge st
Toluca lake, ca 91602

Letter No. 323

Jon Foreman <jon.foreman@lacity.org>

RE: NBC Universal DEIR Reference: ENV-2007-0254-EIR

Mark Tindle <tindlemg@yahoo.com>

Wed, Feb 2, 2011 at 8:41 AM

To: jon.foreman@lacity.org

Cc: Janene Tindle <janene@hotestates.us>

Dear Mr. Foreman,

As residents of the Hollywood Manor, we want to express to you our opposition to the proposed "Evolution Plan" that NBC Universal has submitted.

The current development plan will undoubtedly impact the area in a severe and negative way. Traffic along Barham Blvd, which is already overcapacity, will result in gridlock most of the day, creating a dangerous situation in the event emergency vehicles need to get to citizens in the adjacent neighborhoods. Noise and air pollution will certainly worsen in an already crowded environment.

The addition of their currently proposed residential and commercial expansion will not bring a positive benefit to the community. There will certainly be higher crime, undisputed and unmitigated congestion and a negative environmental impact.

While we do not oppose ANY expansion and growth for NBC Universal, we feel the current plans as written are with blatant disregard to the safety and welfare of the surrounding neighborhoods and homeowners who will be negatively impacted.

They need to present a more realistic and responsible plan that would enhance the area, not detract and destroy.

We strongly urge Los Angeles City and County officials to listen to the community and reject this proposal as submitted.

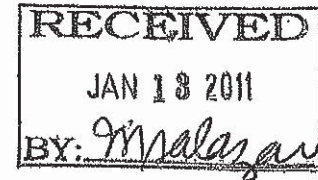
Thank you for your consideration.

Sincerely,

Mark & Janene Tindle
3347 Floyd Terrace
Los Angeles, CA 90068
818-825-5757

Letter No. 324

Lisa Turchan
622 N. Beachwood Drive
Los Angeles, CA 90004-1419



January 12, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Reference: File #ENV-2007-0254-EIR

Dear Mr. Foreman:

As we all know, nothing stays the same. In order to maintain its title as the world's largest working studio, NBC Universal must continually upgrade its motion picture and television production facilities to meet the current needs of the entertainment industry.

I'm in favor of the Evolution Plan being proposed by the company and think the Draft Environmental Impact Report demonstrates that the Plan is one that will work for all involved. Not only will it allow NBC Universal to upgrade its production facilities, but it also allows the company to make maximum use of its property with the inclusion of a residential community.

I'm grateful that Universal Studios is located in Los Angeles. We should do everything we can to help them maintain their role as a great attraction and economic engine for our region.

Thank you.

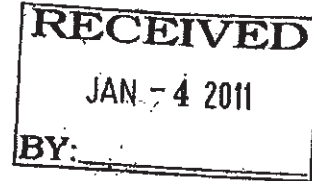
A handwritten signature in cursive script, appearing to read "Lisa Turchan".

Lisa Turchan

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

December 18, 2010

Attention: Jon Foreman – Senior City Planner
City of Los Angeles Department of City Planning
Subject: NBC Universal Evolution Plan



I believe that the City of Los Angeles must continue to expand its economic base. This is a city of entertainment, sports and cultural events that must continue to look to the future for all types of revenue.

The other side of this discussion is potential employment (long or short term) and income levels (minimal or standard of living). I think the majority of the long term jobs will be minimal wage (service jobs) and this must be reviewed to increase the higher and higher standard of living in Los Angeles

Transportation is major topic that most local residence are very concerned about. With the massive tie-up of today's transportation, residence do not believe with this massive expansion will resolve the transportation issues that face all areas in the surrounding residential neighborhoods.

In closing, I have to believe that this NBC Universal Plan will increase the future and economic success to the City of Los Angeles and its surrounding area.

A handwritten signature in cursive script, appearing to read "Raymond Tyler".

Raymond Tyler
5243 Lemp Ave
Valley Village, Ca. 91601
818-634-6342
raymondtyler@roadrunner.com

Letter No. 326



Jon Foreman <jon.foreman@lacity.org>

NBC Universal Evolution Plan DEIR

Beverly Ventriss <bventris@pacbell.net>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 2:20 PM

NBC Universal Evolution Plan DEIR

SCH: No. 2007071036

City of Los Angeles File No. ENV-2007-0254-EIR

County of Los Angeles File No. RENV200700014

Dear Mr. Foreman:

I have been a resident of Toluca Lake (10515 Valley Spring Lane) since 1985. Since that time I have seen changes to this community that do not reflect thoughtful choices concerning growth. As a result, we have become active in supporting smart, balanced growth to preserve our community.

I am, today, alarmed at the largesse of the Universal Evolution Plan as proposed. In conjunction with the proposed Metro Plan, if not modified, will make living in this area untenable through an assault of unmitigated traffic, noise and pollution. Let me reiterate as others have, as a member of the Toluca Lake community, and the greater community at-large, I want only the best for Los Angeles and its residents. I support growth, jobs, and prosperity for the Comcast/NBC/Universal complexes - but not at the expense of what the proposed present changes would render. I am for **smart growth, balanced growth** that is beneficial to all, not just one entity.

Traffic: The streets surrounding Universal are clogged now. No matter how many different spokes there are to come into the area, they will all converge onto several existing main arteries: Lankershim, Cahuenga, Barham (not mentioned in the report) and Riverside - these streets are now in virtual gridlock during morning/evening rush hour. Subjecting tranquil neighborhoods to thousands of additional cars as they use our streets as cut-through is simply unacceptable. (We are burdened by employees now who do that on their way to work -, blowing through stop signs as they do.) The idea of making historic Forman Avenue a cut-through for Universal would provoke protests outside NBC/Universal gates, I am sure.)

Noise: Universal has not been a good neighbor in this area for many years. We are routinely impacted by noise from Citywalk and the theme park. Surely, from existing parks across the country and worldwide, the technology should be so advanced that there is a decibel level already established and in use by others that Universal could utilize. They have not done so. Coupled with proposed construction noise for years that would emanate from

Universal--and the adjoining streets as trucks roll by--will severely compromise quality of living.

Pollution: Apart from intensified noise pollution, deteriorating quality of air as a result of construction, on site, and from roadways which border residential communities, will present liability issues for NBC Universal and trigger innumerable future lawsuits. It is foreseeable that even new residents of the condos Universal is planning would at some point turn and initiate their own protests/lawsuits over issues now being raised by me and others. In closing, please see the below area I have directly lifted from the DEIR. We are already subjected from carcinogenic fumes from Technicolor as is - and they are to build an even larger facility!!

Summary of Significant and Unavoidable Impacts (DEIR – Page 2439)

b. Operations

The Project would generate mass daily emissions of nitrogen oxides, carbon monoxide, and volatile organic compounds that exceed the South Coast Air Quality Management District thresholds of significance. Even with implementation of the project design features and mitigation measures, impacts associated with these criteria pollutants could be significant and unavoidable. Operational emissions would result in maximum ambient air concentrations that would exceed South Coast Air Quality Management District localized emissions thresholds for nitrogen dioxide (annual). The above conclusions also apply to cumulative conditions and the Project's No Annexation scenario.

..
And in closing, this IS NOT AN URBAN AREA as so described in the DEIR!

Sincerely,

Beverly Ventriss & Hal Shafer

Letter No. 327

January 28, 2011

Jon Foreman, Senior City Planner/Project Coordinator
Department of City Planning
Universal City Projects Unit
200 N Spring Street, Room 601
Los Angeles, California 90012

Re: **NBC UNIVERSAL EVOLUTION PLAN DEIR**
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

Dear Mr. Foreman:

I live in Sherman Oaks, but use Ventura Blvd., Barham Blvd., and Cahuenga frequently. I do not use the freeway as it is already overcrowded. This project will cause these roads to be backed up as well as the freeways. It will make it impossible for me to travel to my destinations by way of any of these streets. With the number of additional car trips being generated by this proposed project, I don't feel the mitigations will sufficiently handle the traffic.

I also feel the air pollution created by this project is more than the community should have to handle.

For these reasons, I oppose the size and scope of this project.



Claudia Veltoro

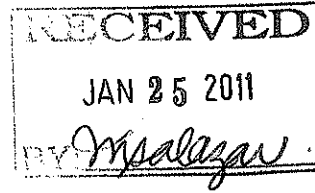
14017 Valley Vista Blvd.
Sherman Oaks, CA 91423

Sheila Warren
4343 Noble Avenue
Sherman Oaks, CA 91403-4015

Letter No. 328

January, 2011

Jon Foreman
City Planning Department
200 North Spring Street, Room 601
Los Angeles, CA 90012



Subject: ENV-2007-0254-EIR

Dear Mr. Foreman:

The Draft Environmental Impact Report for the NBC Universal Evolution Plan documents that the project will create approximately 43,000 new jobs. I'm not sure anyone has to read any further.

Not a day goes by that we don't hear about struggling families, bankrupt businesses, and government budgets with yawning deficits. This project will help to address all of these things by employing construction workers, entertainment professionals, and theme park workers, while supporting local businesses, and generating new revenue for critical City and County services.

I'm sure there will be the usual complaints about the usual things. The answer to those complainers is that just about every possible negative project impact has been addressed, and the positive impacts are overwhelmingly necessary for the greater good.

Thank you,

Sheila Warren

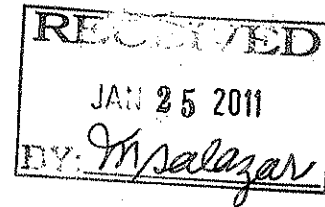
Sheila Warren

cc: Mayor Antonio Villaraigosa
Supervisor Zev Yaroslavsky
Councilmember Tom LaBonge
Councilmember Ed Reyes
Michael LoGrande, City Planning Director
Richard Bruckner, County Planning Director
Darnell Tyler, NBC Universal

Letter No. 329

January 25, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012



Subj: File ENV-2007-0254-EIR -- NBC Universal Project

Dear Mr. Foreman:

I am writing in support of NBC plan although I am concerned about short-term impacts on air quality during construction.

However, NBC Universal does outline comprehensive construction mitigation and monitoring program in the Draft EIR. Limiting idling time for trucks, controlling dust through watering, requiring proper maintenance of vehicles and equipment and other management tools can go a long way in improving air quality during construction periods.

Yours truly,

Celia Weiner

Celia Weiner
5030 Riverton Ave Apt 4
North Hollywood, CA 91601

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Paul Weinstein
4334 Laurel Canyon Blvd. Apt. #6
Studio City, CA 91604

February 3, 2011

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Attention: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

Did I hear correctly that the NBC Universal Evolution Plan is expected to create 43,000 jobs? And that new soundstages and post-production facilities will be constructed? If so, these would represent a major coup for the City of Los Angeles.

New development and job creation are desperately needed to pull us out of the recession and help the local economy. Please make sure the NBC Universal project doesn't slip out of our hands -- take action to approve this project now.

Sincerely,

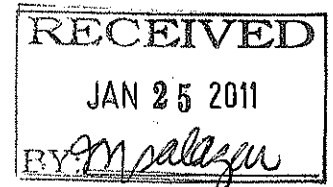


Paul Weinstein

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilmember, Fourth District
Hon. Ed Reyes, City Councilmember, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

2/4

Andrew D. Weyman
4326 Forman Avenue
Toluca Lake, CA 91602



January 21, 2011

Jon Foreman, Senior City Planner
Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012

Re: NBC Universal Evolution Plan DEIR
SCH NO.: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

Dear Mr. Forman:

Thank you for inviting comments regarding the NBC Universal Evolution Plan. As a stakeholder, I have found the DEIR process daunting, to say the least. I am not an attorney, I have no background in city planning and I am not an expert in the areas of specialty cited in the DEIR. I am, however, a homeowner who is concerned about the proposal, as it has been presented.

This process is very unusual in that the very entity that has the most financial interest in the project winning approval is the very entity that prepared the DEIR. How objective could it possibly be? This DEIR is clearly biased toward the developers and their goal of financial gain, some of which is at the expense of the people of Los Angeles.

The complete 39,000-page document is overwhelming. Time and availability prevent me, and most everyone I know, from examining it in its entirety. Reading through the summary was about all I could do. Based on that, I am very concerned about the significant negative impacts the project presents in the areas of traffic/circulation, noise, air quality and solid waste. They are unacceptable. I also find the proposed mitigations in many other categories to be less than realistic with no clear timeframe as to their implementation. Why is there no timetable? Why am I to accept that these mitigations will happen at all? Who will be paying for them? Why should it be accepted that significant negative impacts will be imposed and not be mitigated?

When current back-lot production space is slated for residential development, how does that benefit the television and film industry? By removing exterior production facilities, Universal is forcing production budgets skyward. Filming will likely be moved off the lot and into neighborhoods causing more traffic congestion, noise,

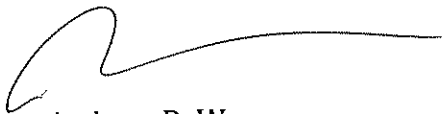
pollution and increased production costs. Also, production has been fleeing Los Angeles to take advantage of incentives and facilities in other states. Losing back-lot space is going to give producers one more reason to leave our city. The result could mean a loss of production jobs. If "Hollywood is the entertainment capitol of the world," let's keep affordable production here. The plan to lose back-lot facilities to allow for residential development is just one example of the faulty reasoning used in the DEIR. How is the residential component of benefit to film and television production? How will it protect current and future production jobs?

In this DEIR, granting entitlements and transferring land to and from the City and County is a bad idea. There are no guarantees that the developer will complete the plan as proposed within a specific timeframe. Don't these requested changes present a wonderful opportunity for the developer to hold-off on their proposed plan and instead, sell these privileges to another developer at great financial gain? What is to prevent them from doing so? How exactly is this of benefit to the City Of Los Angeles? When and where was the public invited to comment on the transfer of lands between the City and County? Did an official body already approve this transfer of land? If so, when and by whom?

The people in the surrounding communities, living and working in proximity to this project, are being asked to accept "significantly unmitigateable" worsening of traffic, noise and air pollution for the next 20+ years. How is that an improvement to the quality of life in Los Angeles?

Please don't mistake my comments as a "NIMBY" response. They are not. I love this city very much and I am in full support of development. In this case, a scaled-down project that would have less significant, negative impacts on traffic, noise, air quality and solid waste would be a better choice. This project DEIR needs to include specific timetables and guarantees that entitlements and changes in land boundaries cannot be sold or transferred to other developers. Shouldn't a project like the NBC Universal Evolution Plan conform to the needs of our city and not demand that we conform to it?

Sincerely,



Andrew D. Weyman

Letter No. 332



Jon Foreman <jon.foreman@lacity.org>

**NBC UNIVERSAL EVOLUTION PLAN DEIR; SCH NO:
2007071036; City Of Los Angeles File No.: ENV-2007-0254-EIR;
County of Los Angeles File No.: RENV 200700014**

Charles Whaley <charleswhaley@sbcglobal.net>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 4:49 PM

February 4, 2011

Jon Foreman, Senior City Planner/Project Coordinator

Department of City Planning

Universal City Projects Unit

200 North Spring Street, Room 601

Los Angeles, CA 90012

Dear Mr. Foreman:

We have cherished living in Toluca Lake for over 25 years, and as a native to Los Angeles this area is an peaceful island inside this mass major market. It is a neighborhood with an extremely strong sense of community and a small town feel. We can safely walk, meet and greet your neighbors, walk our four legged friends, or ride your bike anytime of the day. Now Universal has a grand proposal that will drastically change all this.

Come join us for walk around this neighborhood, or a dinner on our backyard patio and you will realize that Toluca Lake is a special gem inside this concrete jungle. Don't let Universal ruin our lives and this charming, quiet community.

Charles Whaley

10452 Bloomfield Street

Toluca Lake, CA 91602

W/A



To: Jon Foreman
Fax: 213-978-6566

Page 1 of 2

Letter No. 333

NBC UNIVERSAL; EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Name: Paul A Wieselmann
Organization:
Address: 3483 N Knoll Dr
City, State, Zip: Los Angeles, CA 90068
Phone (optional): 323-851-9913

Comments

I have lived in the Hollywood Hills above Braham Blvd since 1984 and our neighborhood retains many of the features that still make it an attractive residential community. We have seen escalating growth in the area over the past 26 years much of which is due to the popularity of the Universal Studios entertainment complex. I feel that the proposed expansion of new buildings and activities at Universal Studios will further degrade the quality of our residential community and its property values.

The DEIR states that there will be an 80% increase in traffic to the area. I have a daily commute that takes me off the 101 freeway south at Barham exit, left onto Cahuenga, left at Barham and up the hill to Lake Hollywood drive. This part of my commute during the 5:00 PM to 7:00 PM period now takes at least 10 min for about 1 mile of travel. This has increased from 2 or 3 minutes just 5 years ago. This stretch of travel on the Barham corridor is essential for people living in the Barham corridor as well as commuting further to Forrest Lawn drive and onto the 134. What is the mitigation plan such that the increased traffic will not cause this to become completely grid locked?

I believe that the planned access road on Universal property to the 134 will not mitigate the increased traffic from the new jobs such that commuting along Cahuenga and Barham will get worse from the already serious delays in the area. The plan does not state when this road will be built relative to the addition of people at the new jobs nor does it state how many of these additional trips will be diverted off the Barham corridor onto the new road. It is essential to get these issues answered and reviewed.

The use of Lake Hollywood drive to skirt around the Barham / Cahuenga intersection has increased substantially over the past five years. I use Lake Hollywood Drive 10 to 15 times per week because it is the main route in and out of my residential area. The likely backup on Lake Hollywood Drive making turns onto Barham is at least 5 cars and many times 8 to 10 or more cars which are too many to make the turn during a single cycle of the light. This is particularly true when the backup on Barham during the morning and

Page 2 of 2

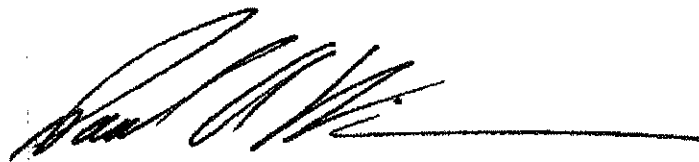
afternoon rush hours and fills the intersection. What is the mitigation plan for reducing Barham traffic such that these turns can be made and what is the mitigation plan to prevent non-residents from flooding the residential streets in an effort to avoid the Barham and Cahuenga congestion?

The plan is especially deficient in that it does not address the added impact to traffic in the Highland / Cahuenga / Barham / 101 freeway area due to the Cirque du Soleil theater performances at Hollywood and Highland. These performances are expected to bring a few thousand customers per day into the area. The DEIR must address this issue because of its impact.

Increase traffic bring noise and air pollution. The Hollywood Hills residential area lies above the 101 freeway and the Cahuenga intersections with Barham, the Universal property entrance and the Universal Metro station. What are the increase noise levels and air pollution levels to our residential areas? Noise is a nuisance whereas pollution will cause long term health problems. Both of these will have a very negative effect on the desirability of this area as a place to live and hence a negative impact on property values.

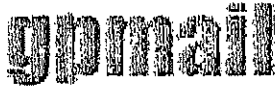
Overall I am opposed to the sheer scale of the NBC Universal project in that it is inconsistent and insensitive to the predominantly residential neighborhoods that surround it. The attraction of new jobs, investment, green buildings etc is not good on its own because the price that our residential neighborhoods will be too high. We the residents will bear the burden of traffic congestion, noise, increased air pollution, crime and reduced property values by this enormous project. The quality of our lives will simply be relegated to secondary status if NBC Universal is allowed to proceed with this project at the scale they have proposed.

In addition, I think the DEIR is inadequate in addressing the real negative impact to the long-standing quality of the surrounding residential neighborhoods.



Paul A Wieselmann

Letter No. 334



Tom Wilhelm <tom@gpcolor.com>

NBC UNIVERSAL REVOLUTION PLAN

Tom Wilhelm <tom@gpcolor.com>

Fri, Jan 28, 2011 at 9:22 AM

To: joniforeman@lacity.com, Steve Hampar <steve@hamparproperties.com>

Dear Mr. Foreman,

I find this expansion plan for NBC/Universal ill conceived, irresponsible and completely over the top. I thought it was a bad idea earlier on when they proposed another theme park, convention and hotel center on the back of their property near Barham Blvd., however destroying Lakeside Country Club and dividing the heart of Toluca Lake with an access road from Universal to Riverside Drive is insane.

The local traffic on Cahuenga Blvd., Riverside Drive, Pass, Lankershim Blvd. and Barham is at a standstill now during rush hour. The cut through traffic in Toluca Lake is dangerous as the commuters run stop signs and speed on the local residential streets. This is a quiet community with pedestrians, joggers and pets traversing the streets all of the time as some streets do not have sidewalks.

I moved to this tranquil neighborhood 25 years ago. My property faces NBC/Universal and I am constantly bombarded with music, bombs, screams, PA announcers and this week machine gun fire every evening. NBC needs to stay on their side of the river and out of Toluca Lake. They already have Muddy Waters Drive which connects Barham and Lankershim Blvds. I suggest they widen it and open it to the public instead of coming through the Lakeside Country Club and Toluca Lake.

I have been tolerant of their growth because I don't want to see business leave L.A., however this expansion is way over the top.

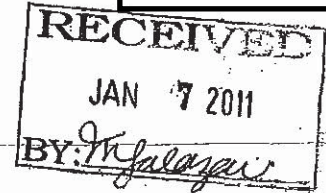
Regards,

--

Tom Wilhelm

10241 Valley Spring Lane
Toluca Lake, CA 91802

Bret E. Williams
1726 N. Kenmore Ave. #101
Los Feliz, CA 90027



Jan. 05, 2011

Jon Foreman
City of Los Angeles

RE: ENV-2007-0254-EIR

Universal Studios is one of many components that make Los Angeles County a unique, inviting and dynamic destination for visitors and their pocketbooks from around the world. Let's face it: it is not our empty lots nor our dirt fields that attract and welcome people. Tourists want ^{and} expect a world-class entertainment experience. Residents want housing, jobs and improved traffic conditions. I was reassured to learn that Universal's Evolution Plan will directly meet these needs through continued investment in their theme park, job and housing development, extensive traffic mitigation strategies and improved car-pooling and rideshare programs. With respect to public transit, I think that the community needs to be better connected to the transportation options currently available. Everyone wants to spend less time and hassle getting to their destination. The Evolution Plan will ~~also~~ also tackle this issue by making nearby public transit more efficient. A development of this magnitude calls for careful consideration of its potential impact on the community and responsible administration of its implementation. The Plan is both responsible and sensitive to the needs of the surrounding neighborhood and will provide long-term benefits to the entire community. Will there be some temporary inconveniences associated with the plan? Absolutely. But at the end of the day, the Plan is good for the local economy and for all of Los Angeles.

Sincerely,
Bret E. Williams
(323-963-4529)

Letter No. 336



Jon Foreman <jon.foreman@lacity.org>

Opposition to NBC Evolution Plan

1 message

sheilawolf3@aol.com <sheilawolf3@aol.com>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 4:58 PM

Dear Mr. Foreman and the City of Los Angeles,

As a long time resident of the Hollywood Knolls I am HIGHLY opposed to the proposed NBC Evolution Plan - (ENV-2007-0254-EIR). Honestly, when is enough enough? The traffic on Barham and Cahuenga is already so crazy and congested there are days when it takes me longer to get up Barham than it does to get across town. Please don't allow this huge corporation to further ruin our lovely neighborhood - PLEASE! The traffic from Universal City Walk Amphitheater, and theme park, The Hollywood Bowl and the John Anson Theater already has so much impact on our neighborhood. I've seen firetrucks and ambulances blocked by traffic on Cahuenga East/West and on Barham barely able to make it through the gridlock.

One of the best things about this city is the few remaining patches of green space. The reservoir is in this neighborhood - it still has a modicum of peaceful tranquility left - please don't allow it to be further spoiled!

Thank you very much for your consideration of this very crucial matter.

Best,

Sheila Wolf
213-324-7014

Letter No. 337



Jon Foreman <jon.foreman@lacity.org>

Draft EIR COMMENTS

1 message

brigitte wright <brigitte@brigittewrightmanagement.com>

Mon, Jan 31, 2011 at 10:02 AM

To: jon.foreman@lacity.org

Hello Jon –

My name is Brigitte Wright and I live at 3308 Troy Drive LA CA 90068.

I am concerned about the negative impacts the NBC Evolution Plan and below are some of my concerns –

- Traffic – Barham is already congested with over 36K vehicles per day. No construction can begin till you have new roads already built so not to make matters worse.
- No detours or closed lanes to increase traffic and bring it to a stop!
- Absolutely no cut thru on my streets or our neighborhood! I want no access from my neighborhood to this new venture.
- I am concerned about the noise and air quality – all this construction will cause dust and create health risks for our residents! What about the noise for those of us who work from home? Construction all day – there needs to be limits.
- This will destroy the wildlife in the area. What is being done regarding this? any parks part of this plan?
- Why are we destroying the historic backlot? What about the loss of those jobs?
- I do not want negative impact on my neighborhood – decreased water pressure and supply/longer emergency response times/increased fire and security risks.
- I do not want our view destroyed.
- I do not want a negative effect on our property values.
- NO MORE BILLBOARDS!
- I am not a fan of Universal Studios and the customers it attracts – I do not want access from this site to my neighborhood at all.

Overall – how are the above being handled to secure our home values and quality of life including noise and air pollution, security, traffic and overall environment.

Best

Brigitte Wright

Please note contact information:

Brigitte Wright

Phone 323 850 0848

Cell 323 899 3704

Brigitte@brigittewrightmanagement.com

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Letter No. 338



Jon Foreman <jon.foreman@lacity.org>

ENV-2007-0254-EIR

1 message

brigitte wright <brigitte@brigittewrightmanagement.com>

Tue, Feb 1, 2011 at 4:06 PM

To: jon.foreman@lacity.org

Hello Jon –

My name is Brigitte Wright and I live at 3308 Troy Drive LA CA 90068.

I am concerned about the negative impacts the NBC Evolution Plan and am not okay with the purposed plan - below are some of my concerns –

- Traffic – Barham is already congested with over 36K vehicles per day. What is being done about this? For certain no construction can begin till they have new roads already built so not to make matters worse.
- No detours or closed lanes to increase traffic and bring it to a stop!
- Absolutely no cut thru on my streets or our neighborhoods! I want no access from my neighborhood to this new venture.
- I am concerned about the noise and air quality – all this construction will cause dust and create health risks for our residents! What about the noise for those of us who work from home? Construction all day – there needs to be limits.
- This will destroy the wildlife in the area. What is being done regarding this? Any parks part of this plan?
- Why are we destroying the historic back lot? What about the loss of those jobs?
- I do not want negative impact on my neighborhood – decreased water pressure and supply/longer emergency response times/increased fire and security risks.
- I do not want our view destroyed.
- I do not want a negative effect on our property values.
- NO MORE BILLBOARDS!
- I am not a fan of Universal Studios and the customers it attracts – I do not want access from this site to my neighborhood at all.
- I am very concerned about the security of neighborhoods and who this plan will attract!

2/1

Overall – this plan is going to have negative impact on our home values and quality of life – traffic, noise and air pollution, security concerns. The plan as is CANNOT GO thru as is....no Park LaBrea! Not another version of Universal Studios clientale...and NO more traffic!

Best

Brigitte Wright

Please note contact information:

Brigitte Wright

Phone 323 850 0848

Cell 323 899 3704

Brigitte@brigittewrightmanagement.com

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Letter No. 339



Jon Foreman <jon.foreman@lacity.org>

Mitigation Measure B-5 i - NBC Universal Evolution Plan EIR

Dave Wyman <davewyman@imountainman.com>
To: jon.foreman@lacity.org

Mon, Nov 15, 2010 at 8:22 PM

Jon Foreman – Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring St, Room 601
Los Angeles, California 90012

Re: NBC Universal Evolution Plan ENV-2007-0254-EIR

Dear Mr. Foreman:

Mitigation Measure B-5 in the NBC Universal Evolution Plan EIR, while adding one more lane for cars to Barham Boulevard, creates an safety hazard for cyclists traveling between Griffith Park and Hollywood. Cyclists use Barham Boulevard with local streets in Lake Hollywood and Cahuenga Boulevard East to travel between Griffith Park and the Hollywood Hills. The lanes on Barham Boulevard are nwide enough in many areas for cars and bicycles to share lanes. The proposed mitigation measure will reduce the curb lanes to 11 feet; that makes it tough for cyclists to ride safely

Please do not approve this project unles safe bicycle facilities are retained on Barham Boulevard or if suitable alternatives are provided with the addition of safe, new bicycle facilities on Cahuenga Boulevard and Buddy Holly Drive, between Lakeridge Place and the proposed new, internal “north-south” road.

Thanks,

Dave Wyman

--
<http://www.davewyman.com>

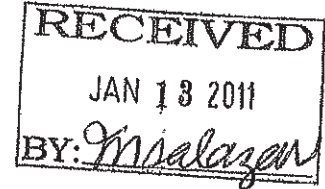
<http://www.icyclist.blogspot.com> (cycling through the meaning of life with bikes, cameras and computers)

<http://www.pbase.com/davewyman> (my photography galleries)

This mail is a natural product. The slight variations in spelling and grammar enhance its individual character and beauty and in no way are to be considered flaws or defects.

Letter No. 340

Alexander Wysocki
5704 Hazeltine Avenue
Sherman Oaks, CA 91401



January 10, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: File #ENV-2007-0254-EIR

Dear Mr. Foreman,

I wanted to add my comments about the NBC Universal Evolution Plan described in the draft environmental impact report.

I really appreciate the investment that Universal is making in this project, and believe that it will be a very good boost for the City and County.

Specifically, I like that the draft report confirmed that this project will create thousands of new jobs, with many of them in the entertainment industry. I work in TV production and making sure that entertainment stays in Los Angeles is very important to me. Universal's major investment in the entertainment industry is good planning and it's the type of financial stimulus that's needed to ensure a vibrant L.A. economy.

Sincerely,

Alexander Wysocki

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

Letter No. 341

Louis M. Young
6454 Denny Avenue
N. Hollywood, CA 91606

February 1, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

File #ENV-2007-0254-ETR

Dear Mr. Foreman:

When I first learned of Universal's Evolution Plan project I was very excited at the prospect of new housing in the area. I had been picturing it in a completely different location. So I was pleased to learn from the Draft EIR that Universal will build the new housing next to the existing residential community. That makes sense.

The report also let us know that the Evolution Plan does not have a significant impact on visual resources. Maintaining existing views for neighbors seems like a very nice gesture, that most developers wouldn't even consider.

This project is the kind of infill development we need and it seems like it has been designed in a way that is compatible with the surrounding properties and concern for neighboring communities.

Best,



Louis M. Young

- cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor
Hon. Tom LaBonge, City Councilman
Hon. Ed Reyes, City Councilman
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

2/2

Letter No. 342

Robert Zilliox
18339 Ludlow Street
Northridge, CA 91326

February 1, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

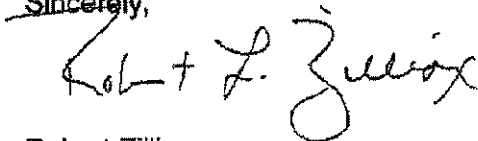
FILE: # ENV-2007-0254-EIR

Dear Mr. Foreman:

NBC Universal should be able to do whatever they need to do to maintain and increase tourism which is a major industry in Los Angeles. Having said that, it was nice to read that the Draft Environment Report confirms there would be no significant impact caused by light or glare as a result of the Evolution Plan.

I was also happy to learn from the DER that no proposed project structure will be allowed to have a shading impact on the Campo de Cahuenga. I realize that the Campo sits in the middle of an urban area, but it's nice to know that the Evolution Plan won't cast any shadows on that historic treasure.

Sincerely,



Robert Zilliox

cc: Mayor Antonio R. Villaraigosa
Hon. Zev Yaroslavsky, County Supervisor, Third District
Hon. Tom LaBonge, City Councilman, Fourth District
Hon. Ed Reyes, City Councilman, First District
Mr. Michael LoGrande, Director of Planning, City of Los Angeles
Mr. Richard Bruckner, Planning Director, Los Angeles County
Mr. Darnell Tyler, NBC Universal

NA

Letter No. 343

Bhan
Consulting
Services

BHANCONSULTING.COM

Planning Dept.
Attn: Jon Foreman
City of Los Angeles
200 North Spring Street,
Room 601
Los Angeles, CA 90012

Re: ENV-2007-0254-EIR

Dear Mr. Foreman:

I am impressed that the NBC Universal environmental impact report contains an extensive analysis of the traffic issues, and more importantly, proposes the means to mitigate them.

The new neighborhood that is part of the Universal plan is connected to transit in a way that is needed in Los Angeles, putting jobs, housing and offices in close proximity. We cannot keep spreading out and building further and further out. The Universal plan is exactly what we need: increasing density where there is access to transit.

This emphasis on making use of mass transit, and providing shuttles and buses to integrate with existing transit options, has the potential to change the way that residents live and commute in Los Angeles.

We need to welcome this project to our community.

Respectfully,

Ken Bhan

cc: Michael LoGrande, City Planning Director
Richard Bruckner, County Planning Director
Los Angeles Mayor Antonio Villaraigosa
LA County Supervisor Zev Yaroslavsky
City Councilmen Tom LaBonge and Ed Reyes
Darnell Tyler, NBC Universal



Letter No. 344

Mr. Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Subject: File #ENV-2007-0254-EIR

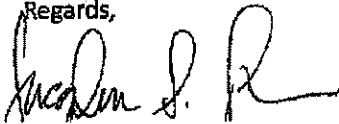
Dear Mr. Foreman,

I like the NBC Universal Evolution Plan for two reasons: It will provide much needed jobs and revenues for the City of Los Angeles and the County, and it will add new housing near businesses and public transportation.

Please do whatever you can to ensure the project becomes a reality.

Thank you for your time.

Regards,



Letter No. 345

Feb 2, 2011

Hon. Foreman:-

Dear Sir:

Alternative 9 is
not a feasible bill. I
strongly oppose alternative 9
bill.

Yours truly,
Clemente Gonzalez
4416 Sonoma Ave
Tuluca, Fresno, CA
91602

Department of Water and Power



the City of Los Angeles

ANTONIO R. VILLARAIGOSA
Mayor

Commission
THOMAS S. SAYLES, *President*
ERIC HOLOMAN, *Vice-President*
CHRISTINA E. NOONAN
JONATHAN PARFREY
BARBARA E. MOSCHOS, *Secretary*

RONALD O. NICHOLS
General Manager

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MAR 01 2011
BY: *M. Salazar*

February 16, 2011

Mr. Jon Foreman
Senior City Planner
Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Dear Mr. Foreman:

Subject: Draft Environmental Impact Report (EIR) Review –
NBC Universal Evolution Plan, Draft EIR
Case No. ENV-2007-0254-EIR

Thank you for including the Los Angeles Department of Water and Power (LADWP) in the environmental review process for the NBC Universal Evolution Plan (the Project).

After reviewing the Draft EIR for the NBC Universal Evolution Plan, some of the LADWP's comments and input, with regard to the technical aspects of construction of the new Distribution Station that will service the Project, and the impacts of the Project's water and power needs on LADWP utilities have been incorporated into the Draft EIR.

However, it appears that comments in LADWP's previous comment letter, sent on September 29, 2008, were not incorporated into the document. Consequently, we are resubmitting the excerpted comments from that letter as "Attachment 1". An additional set of comments, referred to as "Attachment 2", are included for your consideration as well.

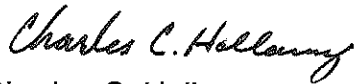
Water and Power Conservation ... a way of life

111 North Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles 90051-5700
Telephone: (213) 367-4211 Cable address: DBWAPOLA

Mr. Jon Foreman
Page 2
February 16, 2011

We appreciate having had the opportunity to review and comment on the Draft EIR, and look forward to reviewing the final EIR when it is available. Please continue to include LADWP in your mailing list and address it to the undersigned in Room 1044. If there are any questions, please contact Mr. Michael Mercado of my staff at 213-367-0395.

Sincerely,



Charles C. Holloway
Manager of Environmental Planning and Assessment

MM:aq
Enclosures
c: Mr. Michael Mercado

Attachment 1: Excerpts from comment letter on September 28, 2008

Dear Mr. Foreman

Re: Metro Universal Project Notice of Completion and Availability of
Draft Environmental Impact Report No. ENV-2007-933 EIR
State Clearinghouse No. 2007061078

This letter is in response to the August 25, 2008 Notice of Completion and Availability of Draft Environmental Impact Report (DEIR) for the Metro Universal Project.

The Los Angeles Department of Water and Power (DWP) provided electric service information regarding this project to Thomas Properties Group, Inc on July 11, 2007. (See attached letter.) Several of DWP's statements in that letter have not been correctly stated in the DEIR. To correct those erroneous statements, DWP requests several changes to the DEIR and DEIR Appendix regarding Electricity Supply.

Required Amendments:

1. Remove the following statement: found in DEIR, Section IV. Environmental Impact Analysis, J. Utilities, 4. Electricity Supply, Section 3. d.) (page IV.J-86) which incorrectly states:

DWP has indicated that the Project's demand for electricity could be served via current supply capacities, and no improvements or additions to DWP's off-site distribution system would be needed.

Replace the above removed statement with LADWP's previous and correct statement in the July 11, 2007 letter as follows:

The cumulative effects of this project will require the DWP to construct additional distribution facilities in the future. The project will require on-site transformation facilities.

2. Remove the following incorrect statement found in DEIR Appendix IV.J-4, Section 5.2 – Metro Universal Project Technical Report, Utilities, Electricity which incorrectly states:

LADWP can supply the Project with existing infrastructure; therefore, no improvements are required.

Replace the above removed statement with LADWP's previous and correct statement in the July 11, 2007 letter as follows:

The cumulative effects of this project will require the Department to construct additional distribution facilities in the future. The project will require on-site transformation facilities.

3. Remove the following statement: also found in DEIR, Section IV. Environmental Impact Analysis, J. Utilities, 4. Electricity Supply, Section 3. d.) (page IV.J-86) which incorrectly states:

Also, each of the proposed buildings would have individual service from DWP and additional electrical conduits, wiring, and associated infrastructure would be installed. Individual customer pad-mount transformers and individual outdoor customer stations would be provided.

Replace the above removed statement with:

This development will be supplied by one or more on-site padmount, indoor or outdoor transformer stations. The developer will be charged for the additional cost of a requested installation(s) that exceeds the cost of DWP's least-cost installation.

Additional Comments or Corrections:

1. DEIR Table IV.J-13, (Page IV J-86) Estimated Electrical Demand of the Proposed Project, has the third column titled "Existing Connected Load". This load is not "Existing" so the title should be "Proposed Connected Load".
2. On page IV.J-87, 4. Cumulative Impacts, the first sentence states "Development of the Project in combination with the some of the ..." is unclear with the word "some" appearing to be intended as "sum."
3. Also, further on in this same paragraph 4 is the following sentence that should be removed:

Thus, it is possible that with implementation of some of the related projects and other development, the resulting demand for electricity supply could be the same or less than the existing system.

This sentence is incorrect because while newer developments that replace older ones may be more efficient in their "per square foot" use of electricity, the higher density and additional floor space of new Los Angeles developments that replace old developments is almost always far greater than the efficiency savings and virtually always results in higher energy demands than existed with the older and smaller developments. Because of this almost certain increase in energy demand that results

from redevelopment to higher overall density, the above noted sentence is misleading and should be removed.

Closing Comments and points of Emphasis

DWP would like to emphasize that this project will require significant additional distribution facilities to be installed including additional supply circuit capacity from the supplying receiving station to this area. The timing of the addition of capacity is dependent on the system loads at the time this project is implemented which is why the DWP uses the phrase "cumulative effect of this and other projects..." The added load of the Universal/MTA project **will** result in the need for additional distribution facilities.

DWP would also like to make sure the project developers understand the Project Applicant may be financially responsible for some of these improvements (e.g., installation of electric power facilities or service connections) necessary to serve the proposed project.

As an additional clarification, DWP would supply the premises based on the least cost to LADWP (i.e., to minimize the number of pad mount transformers and customer stations while supplying from a single secondary service voltage.) and as such would aim to supply most, if not all of the project from the 34.5kV system. This is not a determination, however, that this is in fact feasible and as the July 11, 2007 stated, "any additional facilities added to accommodate customer requirements would be charged to the customer."

As the project proceeds further, please contact one of our Engineering Offices, as listed on page 1-4 of the Electric Service Requirements (available on-line at www.ladwp.com) for dealing with power services and infrastructure needs.

Attachment 2:

LADWP comments to the Draft Environmental Impact Report – NBC
Universal Evolution Plan, Case No. ENV-2007-0254-EIR

1. Section I.E.12.(b)(1)(ii), p. 216, and
Section I.E.12.(b)(3), p. 218:
 - *Suggest changing to “Applicant” that would enter into an agreement with the DWP, not the Project*
2. Section I.E.12.(b)(4)(i), p. 219,
Section I.E.15.(d)(1), pp. 253-254,
Section IV.L.2.3.c(2)(a), pp. 1871-1872,
Section IV.L.2.5.a, pp. 1881-1882,
Section IV.O.3.d(2)(b), pp. 2127-2128, and
Section IV.O.5, p. 2136-2137
 - *Match the water conservation measures identified by the Applicant in the Water Conservation Commitment Letter dated October 30, 2009 (Appendix E of the Water Supply Assessment, Water Supply Assessment is Appendix N-1-2 of the DEIR)*
3. Section I.E.12.(b)(4)(i), p. 220:
 - *Project Design Feature L.2-4 should state “...by acquiring for the Department of Water and Power water rights in the Central and/or West Coast Basins...”*
4. Section III.A.12.b, p. 369
 - *An acronym MWD may be assigned to Metropolitan Water District of Southern California, and be used throughout the DEIR.*
5. Section III.A.12.b, p. 369
 - *DWP operates the Los Angeles Aqueduct, not the Los Angeles Owens River Aqueduct.*
6. Section IV.A.1.3.c(2), p. 449
 - *The acronym “City” is already assigned to City of Los Angeles. Please assign a different acronym for Universal City.*

7. Section IV.G.2.2.b(1)(a), p. 1408, etc.

- *There are numerous statements made regarding the possibility of the project requiring temporary and/or permanent dewatering. There are also numerous statements made that “the majority of the Project Site is in the eastern Santa Monica Mountains which is not part of the Basin or considered to be non-water bearing”. These statements imply that the Project Site does not contribute groundwater flows to the San Fernando Basin. The Los Angeles Department of Water and Power (LADWP) does not agree with these statements and strongly believes that any groundwater under the Project Site does indeed ultimately end up in the San Fernando Basin. As per the 1979 San Fernando Judgment, Los Angeles has a prior and paramount right to all of the surface waters of the Los Angeles River and native groundwater in the San Fernando Basin. As such, any dewatering that takes place on the Project Site must be metered, quantities reported to the Upper Los Angeles River Area Water Master and LADWP, and LADWP must be financially compensated for any consumptive use associated with the dewatering and subsequent discharge to the sanitary sewer or storm drain system.*

8. Section IV.L.2.1, p. 1853

- *Delete the word “Technical” in front of Appendix N-1-1.*
- *Paragraph 2 – “In case of water, there are two kinds of supply sources: natural resources and reclamation (or recycled water).” – This statement is true for City of LA. Either specify that the supply of sources are for the City of LA, or include desalination as a third possible source of supply if the statement is a general statement for any location.*
- *Paragraph 2 – “Recycled water is non-potable, and must be conveyed in a separate system from potable water to avoid the possibility of direct human consumption” – This statement is currently true for the City of LA. If the statement is a general statement for any location, include another possible use of recycled water, which is to send the advanced treated recycled water to spreading basins to percolate underground for later use.*

9. Section IV.L.2.2.b(1), p. 1855
 - *LADWP has “one of the” rather than “the” major allocations or entitlements of the water imported by the Metropolitan Water District.*
10. Section IV.L.2.2.b(1)(c), p. 1859
 - *Delete the extra “.”*
11. Section IV.L.2.2.b(3), p. 1860
 - *For the first sentence, use a period instead of a comma.*
12. Section IV.L.2.2.c, p. 1862
 - *“According to the 2005 Urban Water Management Plan, approximately...28,500, not 28,000, acre-feet per year of recycled water are used for environmental enhancement and recreation in the Sepulveda Basin...” See pg 3-21 of 2005 UWMP.*
 - *“...and approximately 34,000 acre-feet per year of recycled water are sold to the West Basin Municipal Water District, not to the Metropolitan Water District.” See pg 3-21 of 2005 UWMP.*
13. Section IV.L.2.3.a, p. 1868
 - *The future daily water demand flows for the Project were determined based on Sewage Generation Factors, provided by the City of Los Angeles Bureau of Sanitation, rather than based on water generation factors, provided by City of Los Angeles Bureau of Engineering.*
14. Section IV.L.2.3.d(2)(a), p. 1874
 - *The forecasted domestic water consumption for the proposed Project is based on City of Los Angeles Bureau of Sanitation Sewage Generation Factors, rather than City of Los Angeles Bureau of Engineering average daily flow factors.*
15. Section IV L.4.6(g), p. 1961

The following passage would complement the issues being discussed in this section of the document, as it deals with environmental safety issues:

- *The facility would be designed with automatic circuit breakers and other safeguards to prevent eventful failures including an extremely low-probability accidental explosion. The approximately 12-16 foot high concrete walls surrounding the facility would resist an accident inside the station from affecting surrounding areas outside the station boundaries. This station does not involve the use of hazardous substances during its construction or operation. During operation, batteries would be used for backup power and would contain acid gel sealed within the battery enclosure. Transformers would contain mineral oil and circuit breakers would contain nontoxic sulfur hexafluoride (SF₆) gas. The station will not contain PCB fluids and no hazardous wastes would be stored onsite. Additionally, DWP has Spill Prevention Control and Countermeasure plans to prevent and contain oil releases, and conducts internal audits of its facilities to insure compliance. Pedestrians and vehicle traffic would be kept a safe distance away from construction zones via markers, barriers, and sign postings.*

16. Section IV.L.2.3.d(2)(a). p 1875, and
Section IV.O.3.d(2)(b), p. 2126

- *"It is anticipated that through these conservation features (Project Design Features on pages 218-220 of DEIR) the proposed Project would reduce potable water consumption by approximately 20 percent." One of the Project Design Features is use of RW for irrigation. If the 20% reduction was estimated by just accounting for RW use, then the estimate is correct (246 AFY RW/1249.1 AFY total ~ 20% reduction). However page 1875 of DEIR goes on to reference Appendix Q Global Warming (prepared by CTG Energetics, Inc.) for additional information. Page 32 of Appendix Q states that the proposed indoor water conserving fixtures will reduce potable water consumption by approximately 20%. These two sections conflict in how the 20% reduction is being achieved, please clarify.*

17. Section IV.L.2.4, p. 1881

- *Suggest revision stating that the Applicant would enter into an agreement with the DWP, not the Project.*
18. Section IV.L.2.3.d(2)(a), p. 1877
- *Suggest revision stating that the Applicant would enter into an agreement with the DWP, not the Project.*
19. Section IV.L.2.5.b, p. 1883
- *Mitigation Measure L.2-1 should read: "Prior to issuance of subdivision map clearance by Los Angeles DWP, The Project Applicant or its successor shall pay the full cost to design and construct a pump station with a capacity able to meet the project's expected domestic and fire flow demands. The pump station is expected to be located within the southwest portion of the project site..."*
20. Section IV L.4.6(i), p. 1962

Seismic activity, fault location, type, and activity appear to have been discussed as part of the Geotechnical Surveys and in the impacts to the construction and operation of the Distributing Station that will serve the local area, including the Project. The following statement should complement the statements with regard to reducing impact to the Station:

- *Additionally, all distributing station equipment is designed to withstand severe seismic activity. If extreme seismic activity causes damage to station equipment, the station's concrete walls would resist an eventful failure affecting the area outside the station boundaries. Additionally, LADWP has emergency response plans to protect the public and the environment if such an event should occur.*
21. Appendix N-1-1
- *Water Technical Report: Applicable comments noted above also apply to this Water Technical Report.*
22. Please replace all references to DS-4 in the document, as the Station No. that the Project should correctly refer to is DS-98.



**GREATER TOLUCA LAKE
NEIGHBORHOOD COUNCIL**

RECEIVED
FEB 09 2011
BY: *Ynsalazar*

February 1, 2011

Jon Foreman
Senior City Planner/Project Coordinator
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Dear Mr. Foreman:

**RE: NBC UNIVERSAL EVOLUTION PLAN DEIR COMMENTS (SCH
NO: 2007071036 – City of Los Angeles File No. ENV-2007-0254-EIR)**

The communities of Toluca Lake, Toluca Woods, Lankershim Village, West Toluca Lake, and Toluca Terrace will be great affected by the proposed development plans contemplated in the NBC Universal Evolution Plan (Plan). As stewards of these communities, it is paramount that changes be made to the proposed EIR and specific plans to address the traffic, open space, and environmental concerns as outlined in this letter. Given the fact that the DEIR covers multiple topics and many adjacent communities in its 39,000+ pages, we chose to focus on the areas of concern for our communities north of the NBC Universal site.

While the Greater Toluca Lake Neighborhood Council reserves its future right to support or oppose the Plan and Final EIR, we feel the following changes will benefit the development and the Greater Toluca Lake community. These changes will minimize impacts to the residential communities, while improving and funneling traffic from the Project Site along designated commercial corridors.

TRAFFIC

The following changes, additions, and deletions, as described below, should be made to the Final EIR and City of Los Angeles Specific Plan:

- **Mitigation Measure B-1**

Operation and maintenance costs for one Metro articulated bus should be covered by the Project Applicant for a period of 25 years, as opposed to the proposed 10 years

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL

February 5, 2011

Jon Foreman

Senior City Planner, Department of City Planning



- **Mitigation Measure B-2**

Operation and maintenance costs of shuttle bus should be covered by the Project Applicant for a period of 50 years, as opposed to the proposed 20 years

- **Mitigation Measure B-4 – Hollywood Freeway Interchange Improvements at Universal Terrace Parkway**

The words “or contribute” should be removed from the mitigation. The Project Applicant or its successor should be required to construct new southbound ramps and reconfigure/widen the existing northbound off-ramp at Universal Terrace Parkway and the existing southbound off-ramp at Ventura Blvd. to/from the Hollywood Freeway

- **Mitigation Measure B-6 – Lankershim Boulevard Corridor Improvements**

Implementation of all Lankershim Boulevard Corridor Improvements should be completed by the Project Applicant prior to the issuance of any building permits for any commercial, industrial, or hotel projects within the Project Site.

Project Applicant should provide a traffic signal at the intersection of Aqua Vista Street and Lankershim Blvd. Furthermore, the Project Applicant should provide a dedicated left-turn signal leading from northbound Lankershim Boulevard turning west on Aqua Vista Street, as well as a dedicated left-turn pocket for traffic cueing on Lankershim Boulevard.

Furthermore, the Project Applicant should pay for the costs of a parking study to be conducted by LADOT, and pay for the implementation of the preferred options identified by LADOT for Lankershim Boulevard between Cahuenga Boulevard and Camarillo Street.

As well as the above mentioned mitigations, the Project Applicant should pay for the costs of a study and the implementation of identified options by LADOT and Bureau of Street Services for fully landscaped medians along the Lankershim Boulevard Corridor between Cahuenga Boulevard and Camarillo Street, including lighting, signage and irrigation. Furthermore, the Project Applicant should sign a maintenance agreement with the Bureau of Street Services to provide for maintenance of the medians in perpetuity.

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL

February 5, 2011

Jon Foreman

Senior City Planner, Department of City Planning



- **City of Los Angeles Intersection Improvements**

The wording "or contribute to the implementation" should be removed, or similar such wording be removed, from all improvements. The Project Applicant should implement all improvements.

- **Mitigation Measure B-8 – Vineland Avenue and Moorpark Street**

The Project Applicant should minimize any portions of the raised medians to be removed, as well as provide for the costs to implement fully landscaped medians, including lighting and irrigation. Furthermore, the Project Applicant should sign a maintenance agreement with the Bureau of Street Services to provide for maintenance of the medians in perpetuity.

- **Cahuenga Boulevard Corridor Improvements**

As well as the above mentioned mitigations, the Project Applicant should pay for the costs of a study and the implementation of identified options by LADOT and Bureau of Street Services for fully landscaped medians between Lankershim Boulevard and Magnolia Boulevard, including lighting, signage and irrigation. The Project Applicant should sign a maintenance agreement with the Bureau of Street Services to provide for maintenance of the medians in perpetuity.

The Project Applicant should also pay for the City of Los Angeles to install signs along Cahuenga Boulevard to restrict the use of the street. Commercial vehicles (over 6,000 lbs.) should be prohibited along the Cahuenga Boulevard Corridor.

Furthermore, implementation of all Cahuenga Boulevard Corridor Improvements should be completed by the Project Applicant prior to the issuance of any building permits for any commercial, industrial, or hotel projects within the Project Site.

- **Mitigation Measure B-12 Cahuenga Boulevard and Riverside Drive**

The Project Applicant should widen the intersection so that the Riverside Drive westbound approach would have a left-turn lane, three through lanes, and a right-turn lane, instead of the proposed re-striping alignment.

- **Riverside Drive Corridor Improvements**

As well as the above mentioned mitigations, the Project Applicant should pay for the costs of a study and the implementation of identified options by LADOT and Bureau of Street Services for fully landscaped medians between Camarillo Street

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL

February 5, 2011

Jon Foreman

Senior City Planner, Department of City Planning



and Pass Avenue, including lighting, signage and irrigation. Furthermore, the Project Applicant should sign a maintenance agreement with the Bureau of Street Services to provide for maintenance of the medians in perpetuity.

The Project Applicant should also pay for the costs to implement the preferred options identified in a parking study being conducted by the Greater Toluca Lake Neighborhood Council for Riverside Drive in the Toluca Lake Village district. Feasibility of options will be at the direction of LADOT and Bureau of Street Services in consultation with Council District 4 or successor, the Greater Toluca Lake Neighborhood Council, and the Toluca Lake Chamber of Commerce.

Furthermore, implementation of all Riverside Drive Corridor Improvements should be completed by the Project Applicant prior to the issuance of any building permits for any commercial, industrial, or hotel projects within the Project Site.

- **Mitigation Measure B-17 Forman Avenue and Riverside Drive**

The Project Applicant should remove option (b) to signalize the intersection of Riverside Drive and Talofa Avenue and fully implement option (a) at Forman Avenue.

- **City of Los Angeles/Caltrans Intersection Improvements**

The Project Applicant should provide signage along the Lankershim Boulevard corridor northbound to direct traffic away from the Cahuenga Boulevard/134 eastbound on ramp, and instead direct traffic to the Riverside Drive/134 eastbound on ramp. The Project Applicant should also work with CalTrans to remove the two westbound 134 Freeway signs directing Hollywood and Universal Studios traffic to exit at Cahuenga Boulevard and install new signs for these destinations to exit at Lankershim Boulevard, as well as a new northbound sign at Universal Studios directing traffic down Lankershim Boulevard to the 134 Freeway or the 170 Freeway..

- **Mitigation Measure B-42**

The Project Applicant should increase the amount from \$500,000 to \$7.5 million dollars for implementation of the LADOT Neighborhood Traffic Management Plan process, with \$1.5 million dollars dedicated to each residential neighborhood as described. The funding should be placed in escrow with the City prior to the issuance of any building permits for any commercial, industrial, or hotel projects within the Project Site.

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL

February 5, 2011

Jon Foreman

Senior City Planner, Department of City Planning



- **(N) Mitigation Phasing**

As described above, the Project Applicant should implement all mitigation measures along the Lankershim Boulevard, Cahuenga Boulevard, and Riverside Drive corridors prior to the issuance of any building permits for Zone A and Zone B as described.

FURTHER TRAFFIC MITIGATIONS

- **Toluca Lake Traffic Calming Plan**

The following changes should be added to the Final EIR:

The Project Applicant should pay for the costs to study and implement a Traffic Calming Plan to reduce cut-through traffic and non-residential traffic in the area bounded by the 101 Freeway/170 Freeway on the west, Magnolia Boulevard on the north, Barham Boulevard/Pass Avenue on the east, and the Project Site to the south. This study would be conducted by LADOT and Bureau of Street Services, in consultation with Council District 4 or any successor, the Greater Toluca Lake Neighborhood Council, and the Toluca Lake Homeowners Association. Measures could include, but are not limited to, street closures, partial street closures, speed humps, and round-a-bouts. Measures would also include limiting large commercial vehicle traffic (over 6,000 lbs.) in the residential neighborhoods, as well as along Cahuenga Boulevard and Camarillo Street.

TRAFFIC AND AIR QUALITY MITIGATION

- **L.A. River Bike Path**

The following changes should be added to the Final EIR:

The Project Applicant should pay the City of Los Angeles for the costs to implement a fully improved and landscaped two-lane bike path from Lankershim Boulevard to Barham Boulevard to provide a continuous bike path along the Los Angeles River as contemplated in the City of Los Angeles L.A. River Revitalization Master Plan. The Project Applicant should also dedicate all land to the City of Los Angeles necessary to implement this measure prior to the City's adoption of the City of Los Angeles Specific Plan. Furthermore, the Project Applicant should implement this mitigation prior to the issuance of any building permits within the City of Los Angeles Specific Plan.

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL

February 5, 2011

Jon Foreman

Senior City Planner, Department of City Planning



OPEN SPACE

The following changes should be added to the Final EIR and City of Los Angeles Specific Plan:

The Project Applicant should provide all Quimby and Recreation and Park funds that are paid for through the construction of residential units to the City of Los Angeles as an addition to the construction of open space as contemplated in the DEIR and the proposed City of Los Angeles Specific Plan. Furthermore, the funds should be restricted to disallow any expenditure for improvements to Griffith Park, as well as provide for payment of improvements to South and North Weddington Park first, under the direction of the Department of Recreation and Parks and Council District 4, or successor.

LANKERSHIM BLVD. CORRIDOR COMM. DESIGN OVERLAY PLAN

The following changes should be added to the Final EIR:

The Project Applicant should pay the City of Los Angeles for the costs of developing and implementing a Community Design Overlay Plan for Lankershim Boulevard between the 101 Freeway and the 134 Freeway, as well as Vineland Avenue between the 101 Freeway and Camarillo Street, for the purposes of design guidelines for commercial, residential, and streetscape projects along the Lankershim Boulevard Corridor. This study would be conducted by the Department of City Planning, in consultation with Council District 4 or any successor, the Neighborhood Council, and the Toluca Lake Chamber of Commerce.

LANKERSHIM BLVD. CORRIDOR BUSINESS IMPROVEMENT DIST.

The following changes should be added to the Final EIR:

The Project Applicant should pay the City of Los Angeles for the costs of developing and implementing a Business Improvement District (BID) for Lankershim Boulevard between the 101 Freeway and the 134 Freeway for the purposes of improving the commercial corridor, business retention, business attraction, maintenance, and façade improvements. The Project Applicant should be required to be part of the BID and vote in favor of the formation of the BID. The BID formation process would be conducted by the City Clerk's office, in consultation with Council District 4 or any successor, the Greater Toluca Lake

GREATER TOLUCA LAKE NEIGHBORHOOD COUNCIL

February 1, 2011

Jon Foreman

Senior City Planner, Department of City Planning



Neighborhood Council, and the Toluca Lake Chamber of Commerce.

LANKERSHIM BLVD. CORRIDOR BUSINESS IMPROVEMENT DIST.

The following changes should be added to the Final EIR:

The Project Applicant should pay the City of Los Angeles for the costs of developing and implementing a Business Improvement District (BID) for Lankershim Boulevard between the 101 Freeway and the 134 Freeway for the purposes of improving the commercial corridor, business retention, business attraction, maintenance, and façade improvements. The Project Applicant should be required to be part of the BID and vote in favor of the formation of the BID. The BID formation process would be conducted by the City Clerk's office, in consultation with Council District 4 or any successor, the Greater Toluca Lake Neighborhood Council, and the Toluca Lake Chamber of Commerce.

As indicated above, these changes should be made prior to the issuance of the Final EIR by the Project Applicant and should be included in any comments or changes required by the Los Angeles Department of City Planning.

Sincerely,

LANCE KING

President

LK:AJW

Cc: The Honorable Tom LaBonge, City Councilmember, 4th District
The Honorable Zev Yaroslavy, County Supervisor, 3rd District
Tom Smith, NBC Universal



JERRY BROWN
GOVERNOR

Letter No. L3

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



February 7, 2011

Jon Foreman
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 601
Los Angeles, CA 90012

RECEIVED
FEB 10 2011
BY *Scott Morgan*

Subject: NBC Universal Evolution Plan
SCH#: 2007071036

Dear Jon Foreman:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on February 4, 2011, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2007071036
Project Title NBC Universal Evolution Plan
Lead Agency Los Angeles, City of

Type EIR Draft EIR
Description NOTES: Review per Lead Extended

The Project proposes the development of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total 2,937 residential dwelling units would be developed. Implementation of the proposed Project would occur pursuant to the development standards set forth in two proposed Specific Plans (i.e., the Universal Studios Specific Plan and the Universal City Specific Plan would regulate the County and City portions of the Project Site, respectively). Under the proposed Project, portions of the Project Site that are currently in the County 23 of Los Angeles would be annexed into the City, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles.

Lead Agency Contact

Name Jon Foreman
Agency City of Los Angeles
Phone (213) 978-1888
email
Address Department of City Planning
200 N. Spring Street, Room 601
City Los Angeles
Fax
State CA **Zip** 90012

Project Location

County Los Angeles
City Los Angeles, City of
Region
Lat / Long
Cross Streets Cahuenga Boulevard / Lankershim Boulevard / Barham Boulevard
Parcel No. Various
Township 1N **Range** 14W **Section** 27,28, **Base** SBB&M

Proximity to:

Highways US 101, SR 134, I-5, SR 170
Airports No
Railways No
Waterways Los Angeles Flood Control Channel (LAFCC)
Schools Various (i.e., Valley View ES, Rio Vista ES, etc.)
Land Use Present land uses: studio, production, office, theme park/tram four, retail/restaurant, chema/theater, child care. Current City zoning and general plan designations: R1, RE15, RE20, RE40, C1, C2, PB, P, Regional Center, Community Commercial, Limited Commercial; Very Low Density, Minimum, and Medium Density Residential; and Open Space, Current County Zoning and general plan designation: M-11/2 and Major Industrial and Major Commercial.

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

**Document Details Report
State Clearinghouse Data Base**

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Department of Housing and Community Development; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Public Utilities Commission; Other Agency(ies); Resources, Recycling and Recovery

Date Received 11/04/2010 **Start of Review** 11/04/2010 **End of Review** 02/04/2011



JERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

Letter No. L4



February 28, 2011

Jon Foreman
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 601
Los Angeles, CA 90012

Subject: NBC Universal Evolution Plan
SCH#: 2007071036

Dear Jon Foreman:

The enclosed comment (s) on your Draft EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on February 4, 2011. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2007071036) when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures

cc: Resources Agency

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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PHONE (213) 897-0362

FAX (213) 897-0360

TTY (213) 897-4937



*Flex your power!
Be energy efficient!*



February 3, 2011

*Clear
2/4/11
letter*

NBC Universal (NBCU)
IGR/CEQA No. 101106/AL, DEIR
Vic. US-101/SR-134/SR-170
SCH #2007071036

Mr. Jon Foreman
Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Dear Mr. Foreman:

Caltrans would like to thank the City of Los Angeles for the opportunity to review the draft Environmental Impact Report (DEIR) for the NBC Universal (NBCU) Evolution Plan. Also, Caltrans would like to thank NBCU for fostering a collaborative and innovative process for addressing the transportation impacts of the proposed plan.

During the Evolution Plan process, NBCU approached Caltrans with an interest to work together to comprehensively address the mobility needs of the US 101 corridor and not just impacts associated with the Evolution Plan. US 101 in this area is congested and a transportation challenge that the region has been wrestling with for decades. As a central corridor connecting the region, the need for mobility enhancements is extraordinary, but opportunity is limited. Consequently, when approached with the possibility of addressing a regional need, Caltrans agreed to work collaboratively with NBCU because we feel that it is a unique opportunity to make important safety and mobility improvements in this vital corridor.

The proposed project consists of 1.56 million net new square feet of commercial use, a 500 room hotel, and a 2,937 unit residential dwelling. The applicant anticipates completion of the project by the year 2030.

The project will generate a net 36,451 additional average daily trips (ADT), 3,069 net AM trips, and 3,623 net PM trips. With the implementation of Transportation Demand Management (TDM), project vehicle trips would be reduced to approximately 28,108 ADT, 2,328 trips during the AM peak hour and 2,770 trips during the PM peak hour. In addition, the related projects in the project vicinity will generate 335,184 daily trips, 29,234 AM trips, and 39,529 PM trips.

Although Caltrans does not generally use the Los Angeles County Congestion Management Plan (CMP) when analyzing State facilities, Caltrans agrees that the use of the CMP criteria in this case is appropriate given the nature of the project and the potential regional traffic impacts. Moreover, the NBCU team's early collaborative and proactive effort in working with Caltrans allowed the integration of Caltrans' requirements into the assumptions and methodology used for the traffic study. Also, NBCU has identified the Evolution Plan mitigation to address impacts on the state highway system. Therefore, Caltrans concurs with the proposed traffic methodology, modeling and impact assessment contained within the Evolution Plan traffic study.

The project proposes Regional and Sub-Regional Highway improvements to the US-101, including the interchange at Universal Terrace Parkway (Campo de Cahuenga Way) (for which a PSR has been approved), corridor improvements at Lankershim Blvd., Forest Lawn Drive, Universal Hollywood Drive, and Barham Blvd., Lakeside Plaza Drive and Buddy Holly Drive widening, the addition of a new north-south 4 lane road parallel to Barham Blvd through the NBCU property, and a new US-101 South Bound On-Ramp at Universal Studios Blvd. It is noted on Page 51 of Volume 1 DEIR that, "with implementation of the Project's proposed mitigation measures, the Project's significant impacts to these Los Angeles County Congestion Management Plan freeway segments would be reduced but would remain significant and unavoidable."

Caltrans acknowledges that the proposed identified mitigation would address the impacts of the proposed plan with the following requested modifications / clarifications:

US 101 Corridor Improvements – NBCU has proposed meaningful safety and mobility improvements in the US 101 corridor in addition to the proposed Evolution Plan mitigations. In recognition of the many challenges in the corridor, NBCU has proposed to collaborate and work with Caltrans to advance several potential improvements in order to leverage funding more effectively and provide the greatest benefit to the region. Caltrans concurs with this as an effective approach. It should be noted that NBCU and Caltrans have already begun by initiating efforts to complete the project study report (PSR) for improving safety and highway operations for the US 101 / SR 134 / SR 170 interchange. It is recommended NBCU and Caltrans work cooperatively to execute a memorandum of understanding in the near future to define and document roles and responsibilities for all of the proposed corridor improvements.

Eastbound SR 134 Riverside/Vineland Off Ramp – This ramp is located within the US 101 / SR 134 / SR 170 interchange and can potentially be a viable alternative for local access to the Evolution Plan site. As part of the US 101 / SR 134 / SR 170 interchange PSR being prepared, NBCU should analyze whether modifications are needed at this ramp and if necessary include such modifications in the PSR.

Westbound SR 134 Forest Lawn Off Ramp – The project proposes installation of a traffic signal and widening at the off-ramp intersection. In order to address potential queuing along SR 134, it is requested that the project provide sufficient storage between Zoo Drive and Forest Lawn, which may result in an auxiliary lane.

Caltrans also requests that a PSR be completed for any proposed and/or physical improvements that serve to mitigate the impacted segments and on/off ramps.

The US 101 is a significant artery in our region and Caltrans looks forward to working with NBCU to bring improvements to this corridor. If you have any questions, please feel free to contact me at (213) 897-0362. Thank you for the opportunity to comment on the Evolution Plan DEIR.

Sincerely,

A handwritten signature in cursive script that reads "James J. McCarthy". The signature is written in black ink and is positioned above the printed name.

JAMES J. McCARTHY
Deputy District Director
Planning, Public Transportation
& Local Assistance

cc: Thomas Smith, NBCU
Scott Morgan, State Clearinghouse



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

Letter No. L5

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
CITY OF LOS ANGELES

MAR 18 2011

ENVIRONMENTAL
UNIT

March 9, 2011

Jon Foreman, Senior City Planner
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Dear Mr. Foreman:

DRAFT ENVIRONMENTAL IMPACT REPORT, REVISED NOTICE OF COMPLETION (NOC) AND AVAILABILITY, ENV-20087-0254-EIR, STATE CLEARINGHOUSE NO. 2007071036, NBC UNIVERSAL EVOLUTION PLAN, 100 UNIVERSAL CITY PLAZA, UNIVERSAL CITY (FFER #201000239)

The Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no additional comments.

LAND DEVELOPMENT UNIT:

1. The Fire Prevention Division, Land Development Unit, has no additional comments regarding this project at this time. All previous comments and conditions have been addressed in the DEIR document.
2. Should any questions arise, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Juan Padilla, at (323) 890-4243 or at jpadilla@fire.lacounty.gov

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKESWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDDORA	IRVINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. We have reviewed the NBC Universal Evolution Tree Report. After corrections, the report is accurate and complete as to the location, size, condition, and species of the Oak trees on site. The Forestry Division is working with the applicant and the Department of Regional Planning to establish procedures for Universal Evolution project implementation as it pertains to the County Oak Tree Ordinance.
3. Under the Los Angeles County Oak Tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 ½ feet above mean natural grade.
4. The applicant should incorporate innovative design to reduce or eliminate the impact to the Oak resources.
5. Appropriate soil erosion control structures and vegetative cover must be provided to prevent erosion. Plants suited to the climate of the area should be considered including drought tolerant (xerophytic) species.
6. If there are any deviations in the trees to be removed or encroached upon, the applicant will be required to file a new Oak Tree Report for review and pay all associated fees. All physical work being performed around the Oak trees will not be permitted until the new review and new Conditions of Approval are complete. Additionally, these requirements will also be implemented if it is found that the information provided by the applicant is inaccurate (i.e. maps, missing trees, etc)

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:lj

Letter No. L6



Jon Foreman <jon.foreman@lacity.org>

Fwd: Nbc Universal Evolution Plan

Mosie Blow <MBlow@library.lacounty.gov>
To: Jon Foreman <jon.foreman@lacity.org>
Cc: Virginia Martinez <VLMartinez@library.lacounty.gov>

Thu, Feb 10, 2011 at 6:52 PM

Attached is a PDF copy and a word version of the revised language for the "Libraries" section of the Draft Environmental Impact Report for the NBC Universal Evolution Plan, ENV-2007-0254-EIR.

The original document has been sent to you by mail.

Please confirm that you have received this e-mail.

If you have questions or need additional information, please contact Malou Rubio at (562) 940-8450 or mrubio@library.lacounty.gov.

Mosie Blow
Administrative Assistant III
County of Los Angeles Public Library
Support Services Section - Developer Fee Unit
7400 E. Imperial Highway, Room 221
Downey, CA 90242
Phone: (562) 940-8455
Fax: (562) 803-0330
E-mail: mblow@library.lacounty.gov

2 attachments

NBC Univeral Evolution Plan.PDF
204K

Universal Vision Plan - DEIR for the NBC Universal Evolution Plan - Markup.doc
43K



County of Los Angeles Public Library ■ www.colapublib.org
7400 East Imperial Hwy., Downey, CA 90242 ■ (562) 940-8400



Margaret Donnellan Todd
County Librarian

February 10, 2011

Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012

Dear Mr. Foreman:

**DRAFT ENVIRONMENTAL IMPACT REPORT
NBC UNIVERSAL EVOLUTION PLAN
ENV-2007-0254-EIR**

This is to provide you with revised comments on the Library section of the Draft Environmental Impact Report for the NBC Universal Evolution Plan, ENV-2007-0254-EIR.

A copy of the marked-up document showing the Library's revisions is attached.

If you have any questions or require additional information regarding this matter, please contact Malou Rubio at (562) 940-8450 or mrubio@library.lacounty.gov.

Sincerely,

Yolanda De Ramus
Assistant Director, Administrative Services

YDR:MR:MB:vm

U:\STAFFSERVICES\DEVELOPER\FEE\EIR\Universal Vision Plan - DEIR for the NBC Universal Evolution Plan.doc

Attachment

c: Malou Rubio, Head, Support Services, Public Library
Robert Seal, Library Administrator, Public Library

IV. Environmental Impact

K.5 Public Services - Libraries

[Excerpt from page IV.K.1825, 1830 through 1831]

(3) Impacts Under No Annexation Scenario

(b) County of Los Angeles Public Library Facilities

Under the No Annexation scenario, 1,759 of the 2,937 proposed residential units would be located within the unincorporated area of the County of Los Angeles. Construction of these new residential units is projected to increase the population within the unincorporated area by approximately 3,870 persons, and would therefore increase the demand at the County of Los Angeles Public Library's (County Library) West Hollywood Library. While indeterminable, the Project's retail, commercial, entertainment, and hotel components may also create additional demand for library services. People who work, but do not live, in the Project Site-site are likely to use local library services during their time at work or while commuting to and from work.

The County Library determined that the current demand at the existing West Hollywood Library is not being adequately met. In order for the Project to meet the County Library's current service level guidelines for the existing West Hollywood Library, an additional 1,935 square feet and 10,643 new books and other library materials would be needed.

The City of West Hollywood is building a replacement facility for the West Hollywood Library. The future facility would be 32,000 square feet in size and would increase the ability of the County Library to meet the library service needs of the current and future residents of its service area. However, since the West Hollywood Library is approximately 6 miles from the Project Sitesite, it may not be easily reachable for the Project residents. The construction of the new library is expected to be completed in June 2011. ~~is expected to will begin in July 2010.~~

~~Since a portion of the proposed Project is in the unincorporated area served by the County Library, it is subject to the County's library facilities mitigation fee (*Los Angeles County Code*, Chapter 22.72). The unincorporated portion of the Project Site is within the County Library's Planning Area 6 (Southwest). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, as set forth in Section 22.72 of the *Los Angeles County Code*, is \$797812 per residential unit. The County of Los Angeles Public Library has determined that non-residential development does not significantly contribute to library demand, and as such, no development impact fees are levied on non-residential development. Section 22.72 provides that substitute consideration may be provided in lieu of the library facilities mitigation fee, considering factors such as value, form, and the scope of the library facilities.~~

Implementation of Mitigation Measure K.5-4, as recommended, would reduce potential impacts to County library facilities to a less than significant level. The County Library does not currently have an existing provision to mitigate the impact of non-residential developments on library services.

5. Project Design Features and Mitigation Measures

b. Mitigation Measures

(1) No Annexation Scenario

Mitigation Measure K.5-4: Should the proposed annexation not occur, the Applicant or its successor shall pay to the City a mitigation fee of \$400 per dwelling unit, payable at the time of issuance of each building permit for residential uses located in the City portion of the Project Sitesite, which fee shall be used for the purpose of providing or enhancing the delivery of library services at another branch library in the vicinity of the Project.

Should the proposed annexation not occur, the Applicant or its successor in interest shall pay to the County a mitigation fee per dwelling unit, pursuant to *Los Angeles County Code*, Chapter 22.72, payable at the time of issuance of each building permit for the residential units located in the County portion of the Project Sitesite, which fee shall be used for providing library services to the County residents in the vicinity of the Project site. The mitigation fee per dwelling unit, which is currently \$812, will be that in effect at the time the building permits are issued.

IV. Environmental Impact

K.5 Public Services - Libraries

[Excerpt from page IV.K.1825, 1830 through 1831]

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5. Project Design Features and Mitigation Measures

b. Mitigation Measures

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County of Los Angeles
Sheriff's Department Headquarters

4700 Ramona Boulevard
Monterey Park, California 91754-2169



RECEIVED
MAR 01 2011
BY: M. Salazar

Leroy D. Baca, Sheriff

February 17, 2011

Mr. Jon Foreman
Senior City Planner
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 601
Los Angeles, California 90012

Dear Mr. Foreman:

**REVIEW COMMENTS
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
NBC UNIVERSAL EVOLUTION PLAN
ENV-2007-0254-EIR; SCH NO. 2007071036
(FPB NO. 10-084)**

This letter is transmitted in response to your Revised Notice of Completion and Availability (NOC/NOA) on the Draft Environmental Impact Report (DEIR) for the NBC Universal Evolution Plan Project (Project). The proposed Project is the development of a 391-acre site, involving a net increase of over two million square feet of commercial development, and the construction of over 2,900 dwelling units.

Review comments on the DEIR from the Los Angeles Sheriff's Department (LASD) are provided in the attached correspondence, dated February 2, 2011, from Captain Kelley S. Fraser of LASD's West Hollywood Station (Station).

In summary, the Station has reviewed the DEIR and notes that the document appears to address LASD's concerns regarding operational law enforcement services to the Project site. The Station has no further comments at this time, but notes that the recent change to the ownership structure of the proposed Project may affect the size and scope of the proposed Project and reserves the right to address these and other matters in subsequent reviews of the proposed Project.

Thank you for including LASD in the environmental review process for the proposed Project. Should you have any questions of LASD on this matter, please contact Mr. Lester Miyoshi, of my staff, at (626) 300-3012, and refer to Facilities Planning Tracking No. 10-084. Mr. Miyoshi may also be contacted via e-mail, at Lhmiyosh@lasd.org.

Sincerely,

LEROY D. BACA, SHERIFF

Gary T. K. Tse, Director
Facilities Planning Bureau

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT

"A Tradition of Service"



OFFICE CORRESPONDENCE

DATE February 02, 2011

FILE NO. N/A

FROM: KELLEY S. FRASER, CAPTAIN
WEST HOLLYWOOD STATION

TO: GARY TSE, DIRECTOR
FACILITIES PLANNING BUREAU

**SUBJECT: UNIT APPROVAL OF DOCUMENTATION - UNIVERSAL CITY VISION PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT**

The documentation regarding the November 4, 2010 Draft Environmental Impact Report (DEIR) associated with the Universal Evolution Plan has been received and reviewed for verification.

The DEIR on the Universal Evolution Plan, specifically that portion of the report associated with operational law enforcement services (Part IV, Section K.2) appears to meet all needs of the Sheriff's Department. All changes to the document that were derived from previous discussions, both with your staff, as well as Universal Studios project managers have been incorporated into the DEIR.

Please note that NBC/Universal is under new ownership as of January 2011. The Comcast Corporation is now the majority owner of the company. Due to the ownership change, there exists the possibility that the aforementioned development plan might change in both scope and size.

Thank you for your time and attention to the proposed Universal Evolution Plan. Should you have any questions regarding these remarks, please contact Lieutenant Ken Taliako of my staff at (818) 622-9541.

KSF:KPT:kpt

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274

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

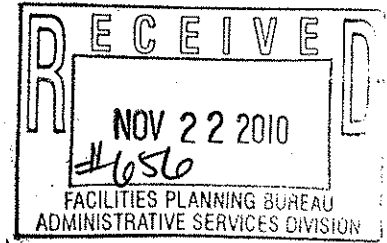
FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

November 18, 2010

REVISED

**OF COMPLETION AND AVAILABILITY OF
FT ENVIRONMENTAL IMPACT REPORT
ENV-2007-0254-EIR
ATE CLEARINGHOUSE NO. 2007071036**



Property and Occupants and other interested parties

al Evolution Plan

l City Plaza, Universal City, CA 91608

(the "Project") includes the development of an approximately 391-acre site /valley near the north end of the Cahuenga Pass (the "Project Site"). The ve a net increase of approximately 2.01 million square feet of new cludes 500 hotel guest rooms and related hotel facilities. In addition, a d be developed. Implementation of the proposed Project would occur ards set forth in two proposed Specific Plans. The proposed Universal City ent within the portion of the Project Site located within the City of Los iversal Studios Specific Plan addresses development within the portion of jurisdiction of the County of Los Angeles. Under the proposed Project, currently in the County of Los Angeles would be annexed into the City of ould be detached from the City of Los Angeles and returned to the Angeles. The proposed annexation/detachment reflects the Applicant's oundaries that follow existing and planned on-site land use patterns.

the following discretionary approvals from the City of Los Angeles as part

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOSO
MATT EPSTEIN
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271
ALAN BELL, AICP
ACTING DEPUTY DIRECTOR
(213) 978-1272
VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org


November 18, 2010

RE: Extension of Draft Environmental Impact Report review period for NBC Universal Evolution Plan Draft Environmental Impact Report (EIR Case No. ENV-2007-0254-EIR)

Dear Sir or Madam:

The City of Los Angeles is the lead agency for the NBC Universal Evolution Plan project, case number ENV-2007-0254-EIR, State Clearinghouse number 2007071036. This Draft Environmental Impact Report is currently in its public review and comment period. This review period was originally scheduled to end January 3, 2011, but we have extended the end date to February 4, 2011. A revised Notice of Completion and Availability with the new date is attached.

Thank you,


Jon Foreman
Senior City Planner

JF:ms

establishment of Community Facilities/Mello-Roos Districts and any additional actions that may be determined necessary.

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

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

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable impacts have been identified with regard to air quality (construction, operational, and cumulative emissions), noise (construction and cumulative), transportation (operational impacts, neighborhood intrusion impacts and cumulative impacts), solid waste (operations and cumulative), and due to implementation of the Project's off-site mitigation measures (traffic mitigation measures and improvements/upgrades to the area's water and electrical infrastructure). Other issues addressed in the Draft EIR include land use, parking, noise (operations), visual resources, light and glare, geotechnical, water resources, biota, cultural resources, public services, other utilities (sewer, water, electricity, and natural gas), environmental safety, employment, housing and population, and climate change. With implementation of the proposed mitigation measures, no significant and unavoidable project or cumulative impacts other than those identified above are expected with regard to construction or operation of the proposed Project.

The conclusions presented above also apply to conditions should Project implementation occur pursuant to the existing jurisdictional boundaries.

PUBLIC COMMENT MEETING DATE AND LOCATION: At the request of the Los Angeles County Department of Regional Planning and pursuant to the Memorandum of Understanding between the City and the County, a public comment meeting will be held. Members of the public have the option of providing comments on the Draft EIR at this public meeting, or through written comments submitted in accordance with the procedures set forth below. Speakers at the public meeting will be asked to complete speaker cards, and make their comments on the Draft EIR within the set time allotted to each speaker. No responses will be provided at this meeting. Oral comments from this meeting will be responded to in the Final EIR, as is the case with written comments.

Date: December 13, 2010
Time: 4:00 p.m.
Location: Hilton Los Angeles/Universal City Hotel
555 Universal Hollywood Drive
Universal City, CA 91608

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Draft EIR or any of the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 621, Los Angeles, CA 90012 or the Los Angeles County Department of Regional Planning at 320 West Temple Street, 13th Floor, Room 1362, Los Angeles, CA 90012. Copies of the Draft EIR are also available at the following Library Branches:

1. North Hollywood Regional Library: 5211 Tujunga Avenue, North Hollywood, CA 91601
2. Frances Howard Goldwyn-Hollywood Regional Library: 1623 North Ivar Avenue, Hollywood, CA 90028
3. Studio City Branch Library: 12511 Moorpark Street, Studio City, CA 91604
4. Central Library: 630 West 5th Street, Los Angeles, CA 90071
5. Burbank Central Library: 110 North Glenoaks Boulevard, Burbank, CA 91502

The Draft EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/>] (click on "Environmental" and then "Draft EIR"). The Draft EIRs can be purchased on CD-ROM for \$7.50 per copy. Contact Mariana Salazar of the City of Los Angeles at (213) 978-1882 to purchase one.

If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by February 4, 2011. Please direct your comments to:

Jon Foreman – Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012
(213) 978-6536 (fax)
jon.foreman@lacity.org (e-mail)

If a public hearing is required for the Project, a separate hearing notice will be mailed.

Michael J. LoGrande
Director of City Planning



Jon Foreman
Senior City Planner

Letter No. L8



Jon Foreman <jon.foreman@lacity.org>

Notice of Avail DEIR NBC Evolution Plan ENV-2007-0254-EIR (10-084)

Tran, Don <Dtran@lasd.org>
To: jon.foreman@lacity.org

Mon, Feb 7, 2011 at 2:40 PM

Hello Mr. Foreman:

I've received late comments from the Sheriff Station for the NBC Evolution Plan EIR. I'm in the process of submitting these comments to your office. Understanding these comments are due to your office on 2/4/11. I'd like to send them out to your office by this week. Please advise the timing is acceptable.

Regards,

Don Tran

626 300-3194

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Caroline & David Gaynes
 Organization (if any): _____
 Address: 3301 Charleston Way
 City, State, Zip: Los Angeles, CA 90068
 Phone (optional): _____

Comments

Barham is already congested, so the addition of a substantial increase in traffic will only make the commute for not only the immediate community, but also the numerous individuals who have to go to and from the valley using Barham.

The additional traffic would also severely and negatively impact emergency response times, particularly in the neighboring communities.

It does not appear that there are any reasonable traffic mitigation plans if the development goes through.

Letter No. L10



Jon Foreman <jon.foreman@lacity.org>

Comments on the NBC Universal Evolution Plan

Runsultras@aol.com <Runsultras@aol.com>
To: jon.foreman@lacity.org

Subject: [REDACTED]

Please read the attached letter. Thank you.

Sandra Gitmed
3490 North Knoll Drive
Los Angeles, CA 90068-1522
(323) 851-8691 H
(213) 718-1350 C
Runsultras@aol.com

 NBC Universal Evolution Plan letter for DEIR.wps
13K

UNABLE
TO OPEN
ATTACHMENT
2-8-2011
EMAIL REQUEST SENT
BY MATRIMIA FOR
PDF OR FAX

February 5, 2011

Jon Foreman (jon.foreman@lacity.org)
Senior City Planner
City of Los Angeles Department of City Planning
200 N. Spring Street, Room 601
Los Angeles, CA 90012

RE: Comments on the NBC Universal Evolution Plan
Draft Environmental Impact Report, (DEIR)
EIR Case No. ENV-2007-0254-EIR

Dear Mr. Foreman:

My husband and I are residents of the Hollywood Knolls neighborhood and have lived here approximately 25 years. I am also a Board Member of the Hollywood Knolls Community Club, (HKCC). The letter from our community club was sent to you on February 4, 2011, and was signed by our Board President, Daniel A. Savage. I fully agree with that letter and believe that if the project were to proceed, it would be an enormous problem for all the neighborhoods bordering NBC Universal City.

Not only would the residents that now reside in our three neighborhoods, The Manor, Hollywood Knolls and Lakeridge Estates have their quality of life worsened dramatically, but so would the residents of the newly proposed community.

Selling the units to unsuspecting homeowners would be quite cruel. They would not know of the long, long wait on Barham Blvd. nor the congestion on the 101 Freeway during peak hours--which runs from 7 a.m. to 9 p.m. If they think that a shuttle would be a great perk, let them find parking before they even get on a shuttle, or do the "walk and wait" before getting to their destination. We all know they'll soon be using their own vehicles. Our forty-minute tie-ups on Barham Blvd. will seem like Shangri-La compared to the nightmare that will occur if the city fails to mitigate the NBC Universal Evolution Plan as written.

Let us hope that the short-term solution to the diminishing tax base for the City of Los Angeles does not prompt our Department of City Planning to seek short-term, drastic goals.

I can remember the term, Smart Growth. Let's bring that concept back and save the quality, what's left of it, to the city of Los Angeles.

Sincerely,

Sandra Gitmed
3490 North Knoll Drive
Los Angeles, CA 90068-1522
(323) 851-8691 H
(213) 718-1350 C
• Ransultras@aol.com

Letter No. L11

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS*Deliver or mail to address below,**email to jon.foreman@lacity.org, or fax to (213) 978-6566**for receipt by February 4, 2011*NAME: JAY & TRUDY GOLDBERGADDRESS: 4405 Forman AveCITY, STATE, ZIP: Toluca Lake, Ca. 91602**ISSUE: Alternative Project #9 The Forman Avenue extension****P.29 of the SUMMARY****(b) Alternative 9: East/West Road With Forman Avenue Extension**

... As such, under Alternative 9, the East-West Road would connect Barham Boulevard and Lankershim Boulevards, as described under Alternative 8, and the Forman Avenue extension would connect the East-West Road to Riverside Drive to the north. Under this alternative, the Forman Avenue extension would provide two travel lanes in each direction.

(1) Summary of Comparative Impacts

Alternative 9 impacts with regard to traffic, air quality, noise, and historic resources **would be greater than those that occur under the proposed Project**, and would have similar impacts with regard to all other environmental issues analyzed in this Draft EIR. In addition, Alternative 9 impacts with regard to traffic, air quality, and noise would also be **greater than the corresponding impacts under Alternative 8**. Due to the shift in the distribution of vehicle trips in the Project area, Alternative 9 would increase vehicle/capacity ratios such that significant impacts would remain at a greater number of intersections during the morning and afternoon peak hours than under the proposed Project. Furthermore, as the proposed US 101 Freeway southbound onramp at Universal Studios Boulevard would not be constructed under Alternative 9, a significant impact would remain at one additional freeway segment that does not occur under the proposed Project. ...

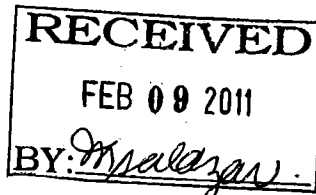
COMMENT:

CEQA calls for "feasible alternatives to be considered". Alternative 9 is NOT a feasible alternative.

1. Is not plotting a Secondary Highway though an historic golf course and single-family neighborhood pure folly?
2. The County Highway Plan may show a road but I would ask *when* was the Plan updated to reflect current land uses? Such Plans need to be updated to be consistent with existing land use and existing transportation circulation patterns.
3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?

SIGNATURE:  

FAX 213 978-6566
3 PAGES



February 3, 2011

Letter No. L12

John Foreman
Sr. City Planner
City of Los Angeles
Department of City Planning
200 North Spring St. Room 601
Los Angeles, Ca. 90012

e-mail: jon.foreman@lacity.org

Dear Mr. Foreman:

As a resident of the Hollywood Manor on Blair Drive for over 31 years, I am very concerned about the impact of adding 2,937 units and a 500 room hotel into an overly congested area. I find no indication as to the number of units that are townhouses, condos or apartments, what is their square footage, price, nor what is the visual impact that these buildings will have on our homes.

The Hollywood Manor is a suburban community with the peculiarity of Barham Blvd. being the only street available in and out of our homes. Barham is already a bottleneck at many intersections and during rush hour traffic it could take from 25 to 35 minutes to drive 1.1 mile. What would be the consequences of adding the projected additional 36,000+ daily trips to our daily commute.

I am requesting that Universal show us what criteria was used to reach their calculation of an additional 36,000 daily trips, as well as the criteria used for traffic during the peak season, increased attendance to the park, special events, Hollywood Horror Nights, concerts, etc. My experience is that during their special events it is almost impossible to drive on Lankershim or Coral Drive. It is inconceivable to me that 3,000 additional units with an average of 2 cars per unit, a 500 room hotel and the projected increased attendance to the park will only generate 36,000 additional daily trips.

What would be the consequence of emergency response vehicles, taking into consideration that Barham is the only street to access our neighborhood. How long would an emergency vehicle take to reach a neighbor in distress, or in case of a catastrophe or terrorist act at Universal, how is Universal prepared to deal with victims, and who is paying for the additional response teams.

2/11

What would be the impact to the adjacent communities, of the addition of the proposed 4 lane connecting road suggested to alleviate traffic congestion on Barham Blvd. Thousands of daily car trips will utilize this road, exposing the Hollywood Manor, especially those on the ridge, to additional traffic, noise and air pollution. How is the surrounding connecting roads going to impact the Hollywood Manor on noise, pollution and safety? Why isn't this road built alongside the Los Angeles River?

We are requesting the irrevocable commitment for Federal and State funding for the construction and improvement to the freeways and of all surrounding streets BEFORE Universal is granted approval. This is a very grave concern of ours, as with the current state of the economy in California, monies might never be funded. Without traffic funding and completed mitigation, construction of this project can not be granted approval.

The residential component must be scaled down to fit into rational parameters, and moved next to the MTA station. A smaller project next to the transportation site will better accommodate land use, traffic, and emergency response vehicles, it will also avoid the projected main entrance on the already congested Barham Blvd and Forest Lawn Drive. This project is not suitable for a suburban California lifestyle community and it is not complementary to the adjacent residential Hollywood Manor.

California is experiencing a water drought, we are already on water rationing, if the residential component is approved, what will be the consequences to our water supply. How can we be assured that there will be enough water supply for residential consumption and fires. The last fire at the Universal backlot in 2008 was difficult to contain due to lack of water and water pressure. Has this issue been resolved?

If the residential component is approved, how can we make sure that when the entitlements are sold, the developer will not amend the plans for maximum financial benefit.

How can a 20 year project refer to the impacts of the community as "temporary" All you have to do is look at a baby 20 years later to see the impact of 20 years.

Why a project with so many "unavoidable and unmitigatable impacts" to the community be given approval? Why would the city grant permits without assurance that this project is sustainable to the surrounding community and the City. Approval of this project is unacceptable if the mitigations can not be met.

I urge the Planning Commission to carefully review the many significant impacts this project will have on the community and to protect the community before granting approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Miriam B. Palacio". The signature is written in black ink and is positioned above the typed name.

Miriam B. Palacio
3375 Blair Dr.
Los Angeles, CA. 90068

Letter No. L13



Jon Foreman <jon.foreman@lacity.org>

RE: COMMENTS TO NBC UNIVERSAL'S Draft EIR

Miriam Palacio <miriambpalacio@aol.com>
To: jon.foreman@lacity.org

~~Sat, Feb 5, 2011 at 9:10 AM~~

Dear Mr. Foreman:

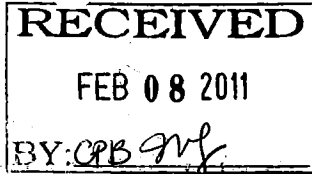
I am forwarding once again my comments, as they were returned "undeliverable". Hope this e-mail reaches you. I also sent them by regular US mail.

Please find attached my comments.

Miriam Palacio
miriambpalacio@aol.com

UNIV DEIR Feb 4 PAL Comments.doc.pages
170K

UNABLE TO
OPEN ATTACHMENT
2-8-2011
EMAIL REQUEST SENT
BY MIRIAM FOR
PDF OR FAX



February 3, 2011

John Foreman
Sr. City Planner
City of Los Angeles
Department of City Planning
200 North Spring St. Room 601
Los Angeles, Ca. 90012

e-mail: jon.foreman@lacity.org

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I am requesting that Universal show us what criteria was used to reach their calculation of an additional 36,000 daily trips, as well as the criteria used for traffic during the peak season, increased attendance to the park, special events, Hollywood Horror Nights, concerts, etc. My experience is that during their special events it is almost impossible to drive on Lankershim or Coral Drive. It is inconceivable to me that 3,000 additional units with an average of 2 cars per unit, a 500 room hotel and the projected increased attendance to the park will only generate 36,000 additional daily trips.

What would be the consequence of emergency response vehicles, taking into consideration that Barham is the only street to access our neighborhood. How long would an emergency vehicle take to reach a neighbor in distress, or in case of a catastrophe or terrorist act at Universal, how is Universal prepared to deal with victims, and who is paying for the additional response teams.

What would be the impact to the adjacent communities, of the addition of the proposed 4 lane connecting road suggested to alleviate traffic congestion on Barham Blvd. Thousands of daily car trips will utilize this road, exposing the Hollywood Manor, especially those on the ridge, to additional traffic, noise and air pollution. How is the surrounding connecting roads going to impact the Hollywood Manor on noise, pollution and safety? Why isn't this road built alongside the Los Angeles River?

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Why a project with so many "unavoidable and unmitigatable impacts" to the community be given approval? Why would the city grant permits without assurance that this project is sustainable to the surrounding community and the City. Approval of this project is unacceptable if the mitigations can not be met.

I urge the Planning Commission to carefully review the many significant impacts this project will have on the community and to protect the community before granting approval.

Sincerely,

A handwritten signature in cursive script that reads "Miriam B. Palacio". The signature is written in black ink and is positioned above the typed name.

Miriam B. Palacio
3375 Blair Dr.
Los Angeles, CA. 90068

Letter No. L14



Mariana Salazar <mariana.salazar@lacity.org>

Fwd: Attached is my official DEIR Comment Form. Please read. from Bret Paul

Jon Foreman <jon.foreman@lacity.org>
To: "Salazar, Mariana" <mariana.salazar@lacity.org>

Mon, Feb 7, 2011 at 12:21 PM

----- Forwarded message -----

From: **Bret Paul** <bangboom7@gmail.com>
Date: Fri, Feb 4, 2011 at 11:12 PM
Subject: Attached is my official DEIR Comment Form. Please read. from Bret Paul
To: jon.foreman@lacity.org

Mr. Foreman:

Please read my comment.

Thanks,
Bret Paul
resident of the community impacted.

--
Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 N. Spring St., City Hall, Room 273
Los Angeles, CA 90012
Tel: 213-978-1888
Fax: 213-978-6566
jon.foreman@lacity.org

2 attachments

UEP-DEIR-comment-Paul-p1.pdf
3701K

UEP-DEIR-comment-Paul-p2.pdf
3559K

NBC UNIVERSAL EVOLUTION PLAN DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

*Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011*

Name: Bret Paul

Organization (if any): _____

Address: 3325 Primera Ave Apt. 3

City, State, Zip: Los Angeles, CA 90068

Phone (optional): 323-578-7312

Comments

To Mr. Foreman,

I have lived just off of Barham Blvd for over two decades, and in that time I have seen traffic increase and the quality of life deteriorate in my neighborhood. I have seen Universal Studios expand their operations with additions such as CityWalk and have had to accept the fact that, regardless of assurances, Universal only cares about their profits and will ram through as much development as they can get away with regardless of how it impacts their neighbors.

Thousands of new residents and significantly more traffic through the Barham / Cahuenga corridor is what is being proposed. Sugar-coat it as they do, this is the effect of the plan.

This is an example of corporate hubris and greed that sickens but does not surprise me, having seen this charade before. I implore you to thoroughly look at how this development affects the people who will be impacted by it, not only look at the rationalizations given. The politicians who are all for it due to factors that have nothing to do with serving the community around it. This is a very serious issue; I do not believe Universal, for good reason.

Comments continued

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

Powerful money is behind this; powerful politicians are behind this. I am merely a citizen stating for the record, THIS IS WRONG as it is presently envisioned. Universal may be able to do this legally, but I believe that their proposing something which will in future times will be looked back upon as a vulgar example of greed and corporate negligence of their social responsibilities. If it goes through, it will forever damage what had been a great place to live.

Yours truly,

Bret Paul

-----Please fold in thirds-----

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

Letter No. L15



Jon Foreman <jon.foreman@lacity.org>

NBC Universal's Proposed Evolution Plan

Melinda Peters <peterslcs@sbcbglobal.net>

To: jon.foreman@lacity.org

Cc: parks@lfia.org, streets-traffic-parks@lfia.org, zoning@lfia.org

[REDACTED]

Dear Jon Foreman: As Los Feliz residents who care not only about our own neighborhood, we are distressed about the potential impact of the current plan. However the traffic is mitigated, we feel strongly that Griffith Park should in NO way be a part of the plan. Additionally, we have concerns about increased traffic volume on the 101 Freeway. We await further information as planning continues, but in the interim wish to express our concerns regarding traffic in general and the sanctity of Griffith Park. Can metro lines (with adequate adjacent parking) be linked in any way to the proposed project? Yours sincerely, Tom & Melinda Peters

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<http://www.freeimagehosting.net/uploads/4dbf6a459e.gif>



Letter No. L16



Mariana Salazar <mariana.salazar@lacity.org>

Fwd: Evolution Plan Project (Urgent)

Jon Foreman <jon.foreman@lacity.org>
To: "Salazar, Mariana" <mariana.salazar@lacity.org>

Mon, Feb 7, 2011 at 12:21 PM

----- Forwarded message -----

From: **GeigerSchrift, Melissa (*IC)** <Melissa.GeigerSchrift@ellentv.com>
Date: Fri, Feb 4, 2011 at 11:24 PM
Subject: Evolution Plan Project (Urgent)
To: "jon.foreman@lacity.org" <jon.foreman@lacity.org>
Cc: "jason.schrift@abc.com" <jason.schrift@abc.com>

Dear Mr. Foreman,

I am writing to express to you my strong opposition to the proposed project for 5 MILLION square feet of new residential and commercial space in this area. Anyone who has ever attempted to drive on n Barham Blvd. during the morning or evening rush hour knows this already congested thoroughfare cannot handle an 80% increase in traffic. Nor do we wish to sustain significant impacts to our air quality, noise and solid waste.

I work on the Warner Bros Lot in Burbank and I live just over the hill in the Hollywood Dell. Every morning and every evening I sit in traffic. I watch as impatient drivers illegally cut through neighborhood side streets, or attempt to make a right off Cahuenga onto Barham from the far left lane because traffic is so backed up from Barham that people get so selfish and impatient that they will do whatever they can to cut in front of all the other cars. With no traffic, I can get to and from work in 7 minutes. This is never the case. There have been times when I battle traffic for upwards of 45-60 minutes to get home. If there is an event at the Bowl, traffic is backed up on Barham all the way to Warner Bros. Thousands of people use that road daily to get to Burbank, Warner Brothers, Universal Studios and Toluca Lake. I cannot imagine what this project will do to my commute and the additional time it will take from my family.

Even if there is a separate entrance for the Evolution Plan project, the additional population of the area will certainly have an adverse affect - regardless of the additional jobs and revenue it may create.

I have heard that this project could very well be in violation of the California Environmental Quality Act, which states the following: "Under the principle of CEQA, a proponent cannot create an impact without mitigating for it. In other words, a project must not contribute individually or cummulatively to the degradation of the California environment."

Please consider my voice and the voices of all my neighbors who feel the same way. WE DO NOT want this proposed project to become a reality.

Sincerely,
Melissa Schrift

melissa geiger schrift
supervising producer
"ellen degeneres show"
4000 warner blvd.
bldg 19
burbank, ca 91522

217

office: 818.954.5455
fax: 818.954.5002
melissa.geigerschrift@ellentv.com

--

Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 N. Spring St., City Hall, Room 273
Los Angeles, CA 90012
Tel: 213-978-1888
Fax: 213-978-6566
jon.foreman@lacity.org

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

RECEIVED
FEB 07 2011
BY: *M. Malazan*

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Howard Stamm

Organization (if any): _____

Address: 3411 LA FAIDA PL

City, State, Zip: LA CA 90068

Phone (optional): _____

Comments I THINK THE PLAN IS TOO AMBITIOUS -

FAR TOO MUCH HOUSING ON THE BARTHAM SIDE.
NOT ENOUGH TRAFFIC MITIGATION.

WE NEED A ROAD ACROSS THE BACK OF
UNIVERSAL NEAR THE LA RIVER / WASH CONNECTING
BARTHAM - PASS TO LANKESTIM.

BARTHAM NEED TO REDUCE TRAFFIC AT
PEAK HOURS. 6:30 PM IS BACKED UP
ALL THE WAY DOWN THE HILL INTO
TOLUCA LAKE!

I DON'T THINK PLANTED MEDIANS ALONG
BARTHAM WILL HELP TRAFFIC FLOW.

Letter No. L18



Jon Foreman <jon.foreman@lacity.org>

NBC UNIVERSAL EVOLUTION PLAN DEIR

rayt <raytinla@yahoo.com>

Sa [REDACTED] 11:44 PM

To: LA City Planner/Project Coord <jon.foreman@lacity.org>

Cc: LA City Planning Director <gail.goldberg@lacity.org>, "LA City Council Tom L."

<tlabonge@council.lacity.org>, HKCC Neighborhood <hollywoodknolls@yahoo.com>

attached:

NBC UNIVERSAL EVOLUTION PLAN DEIR

February 1, 2011

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Name: Mr. Raymond Tocchio

Organization: Hollywood Knolls Community Club

Address: 3466 Blair Drive

City, State, Zip: Los Angeles, CA 90068

Phone (optional): (323) 874-1201

To Mr. Jon Foreman,

I have been a Hollywood Manor resident for the past 13 years.

Over these years I've commuted in and out of Hollywood through the Cahuenga Pass, Lake Hollywood, Barham Blvd and I know these routes like the back of my hand. I have witnessed the traffic go from bad to

worse, to the point it has become a safety issue with motorists blocking intersections, making illegal turns from incorrect lanes and many more unsafe driving maneuvers. There have been many more accidents and some fatal. The traffic jams are now in both directions on Barham Blvd and not just during rush hour(s) anymore.

I am quite frightened and upset what the impact will be if Universal adds thousands of more vehicles to the equation of the already very real traffic problem we have in the surrounding neighborhoods of Universal City. It is impossible to exit the 101 southbound Barham exit turning left to make a left turn onto Barham bridge from Cahuenga West during rush hour. Again, the intersections are blocked with vehicles. When you try to go east or west on Barham Blvd off ramps from the 101 Freeway, there are numerous vehicles one right after the other making left and right turns from incorrect lanes.

I can't say enough how this will be magnified with more vehicles in these areas!

I am upset about the impact on how tall buildings will have on my neighborhood with blocking views. My house sits directly on the back lot. If these buildings are built, this could drastically bring the value down on my home and neighboring homes. There will be more noise during construction and after with more people and vehicles. If there are thousands of more people & vehicles, statistics prove there will be more crime, transients and problems.

I am against and do not want my neighborhood to be used as a throughway in and out of Universal City. The Hollywood Manor has been a nice quiet neighborhood and I do not want to see it go down in value after all these years.

Even if Universal downsizes their plan, I believe all the above and below will still apply.

P 1 of 2

Here is a list of my concerns with the Universal Evolution Plan:

- Traffic in term of counts, cut-through impacts, mitigations, parking, circulation, neighborhood impacts
- Air quality impacts during construction
- Visual impacts (blight, billboards, lights)
- Noise during and after construction
- Environmental changes/adverse effects
- Wildlife impacts
- Population impacts
- Impacts to resources and utilities – water, public services, emergency services, schools and the burdens of infrastructure
- The lost of the historic back lot and its loss as a production zone (with production jobs)
- The timing of the project and impacts beyond the 20 year development phase
- The placement of the residential development miles away from the MTA site
- The bifurcation of this project with the MTA FEIR and the cumulative impacts

My question in closing is: What are you going to do to protect our neighborhoods and families?

Sincerely,

Raymond Tocchio

Cc: Gail Goldberg (gail.goldberg@lacity.org)

Cc: Tom LaBonge (tom.labonge@lacity.org)

Cc: Daniel Savage H.K.C.C (hollywoodknolls@yahoo.com)

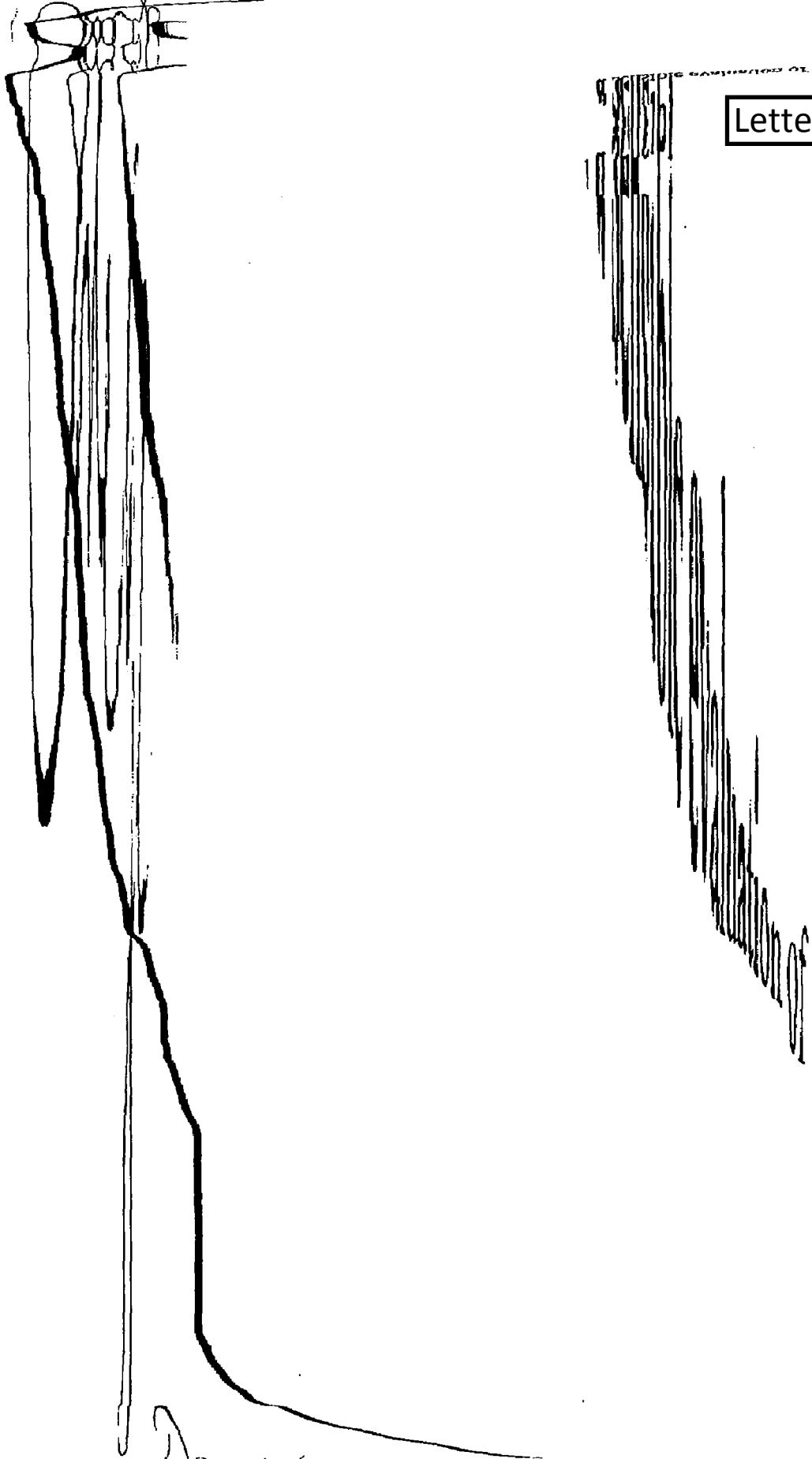
P 2 of 2



NBC UNIVERSAL EVOLUTION PLAN DEIR-1.pdf
81K

Do not destroy the neighborhood

Letter No. L19




Do not destroy the neighborhood?

... Addition, Alter.
... onding impacts under A...
... Alternative 9 would increase ve...
... of intersections during the morning a...
... the proposed US 101 Freeway southbound o... studios
Boulevard would ... under Alternative 9, a significant impact would rev... the additional freeway
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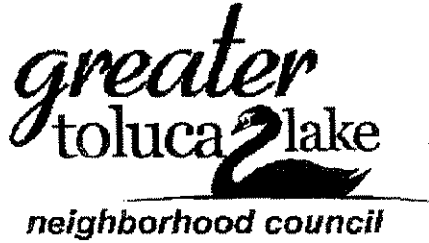
COMMENT:

- CEQA calls for "feasible alternatives to be considered". Alternative 9 is NOT a feasible alternative.
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 3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?

SIGNATURE: 

11/1

Letter No. CF1



10116 Riverside Drive, Suite 200 Toluca Lake, California 91602

TEL 818-755-7674 * FAX 818-755-7649

www.gtinc.org | info@gtinc.org

ENVIRONMENTAL AFFAIRS COMMITTEE

	From: Cornelio & Daphne
To: Jon Foreman	Re: NBC Universal Evolution Plan
Fax: 213-978-6566	DEIR
Phone: (000)000-0000	Phone: 818-755-7674
Pages: 3	Fax: 818-755-7649
	Date: 02/03/11

Urgent [x]

Review [x]

Reply []

Please Call []

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

2/4

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Fax: 213-978-6566

E Mail: Jon.Foreman@lacity.orgName: Cornelio Gutierrez-Lozano & Daphne Kozek Organization: The Greater Toluca Lake Neighborhood Environmental Affairs Committee Address: 10116 Riverside Drive Suite 200A Toluca Lake, CA 91602

Dear Mr. Foreman,

Thank you for this opportunity to respond to the UEP DEIR. On behalf of the Environmental Committee of the Greater Toluca Lake Neighborhood Council I would like to express concern for the planned destruction and or removal of hundreds of protected trees.

Protected Tree (Added by Ord. No. 177,404, Eff. 4/23/06.) Any of the following Southern California native tree species, which measures four inches or more in cumulative diameter, four and one half feet above the ground level at the base of the tree:

(a) Oak tree including Valley Oak (Quercus lobata) and California Live Oak (Quercus agrifolia), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (Quercus dumosa).

(b) Southern California Black Walnut (Juglans californica var. californica).

(c) Western Sycamore (Platanus racemosa).

(d) California Bay (Umbellularia californica).

This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Planting trees prevents air pollution by the process that plants use to convert carbon dioxide in the air into oxygen (photosynthesis). Trees are generally the plant of choice due to the amount of carbon dioxide needed to sustain such a large organism.

Removing these larger trees that are fully grown would only hurt us more with the city's pollution.

Furthermore once you replant these trees that they are going to take and grow healthy in their new locations.

Trees:

- Help to settle out, trap and hold particle pollutants (dust, ash, pollen and smoke) that can damage human lungs.
- Absorb CO₂ and other dangerous gasses and, in turn, replenish the atmosphere with oxygen.
- Produce enough oxygen on each acre for 18 people every day.
- Absorb enough CO₂ on each acre, over a year's time, to equal the amount you produce when you drive your car 26,000 miles. Trees remove gaseous pollutants by absorbing them through the pores in the leaf surface. Particulates are trapped and filtered by leaves, stems and twigs, and washed to the ground by rainfall.

As stated in the DEIR: *The loss of these trees within the City's jurisdiction would be considered a significant impact.* And then goes on to add: *However, implementation of the protected tree regulations in the proposed City Specific Plan, requiring the planting of replacement trees or the payment of an in-lieu fee that would fund the planting of replacement protected trees.*

Does it not make the existing laws worthless when "protected" mature trees can be destroyed? How does their paying fees replace our mature trees? Trees that may have taken 100 years to reach their stature? How does this serve *our* community? How does this serve our neighboring communities? How does this exacerbate the already sited unmitigateable "significant impact" on air quality? How can it be justified to remove HUNDREDS of trees that help clean this dirty air?


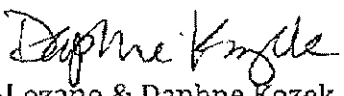
We are also concerned that the mitigation measures sited are not adequate and will not properly protect the remaining trees.

We are also concerned about the lack of consideration of this land as a true Wildlife Corridor. And again question the mitigation measures sited to protect the birds and other wildlife.

We are also concerned and disappointed at the total disregard for the Los Angeles River. This DEIR touts the Plan as a Green project and yet ignores such a rich element. How does this comply with the Los Angeles River Revitalization Master Plan?

I urge you to please take this into consideration before the trees are removed.

Thank you,

 
Cornelio Gutierrez-Lozano & Daphne Kozek
Co-Chairs

The Greater Toluca Lake Neighborhood Environmental Affairs Committee

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: BEVERLY ALLEN

Organization (if any):

Address: 4114 W. MCFARLANE AVE

City, State, Zip: BARBANK, CA 91505

Phone (optional): 818-567-1958

Comments

I looked to buy a house in Toluca Lake for 10 years. I am now 80. I was looking for an area where I could retire and have the quality of life I feel entitled to. The traffic congestion & traffic on Pass & Barham

NBC UNIVERSAL EVOLUTION PLAN DEIR

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DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: ALSTON H & W

Organization (if any): TLPOA

Address: VALLEY SPRING LANE

City, State, Zip: T. LI CA 91602

Phone (optional): _____

Comments

QUESTION HOW MANY ALCOHOLIC
LICENSES THIS TIME?

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Linda Arroz

Organization (if any): _____

Address: 1138 AQUA VISTA ST #32

City, State, Zip: STUDIO CITY CA

Phone (optional): 818 752 9168

Comments I Support the project!

Multiple horizontal lines for additional comments.

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Eric Bergstrom MD
 Organization (if any): Self employed physician
 Address: 3426 Floyd Terrace
 City, State, Zip: Los Angeles California 90068
 Phone (optional): _____

Comments

Attention! Before this very large multi-million dollar building project is done, there must be a solid infrastructure in place first! All the electric lines, water lines, sewer lines, telephone lines, and especially roads to carry the huge amount of traffic must be in place to function immediately. Project planners for cities and private industry very often proceed with building before they have really studied the project. A recent case in LAX planners already having a building underway when they discover the new edifice will block the view of the air field for the air traffic controllers. Since I live in this area, I do want new business, but first, make sure it will not harm the population already here. Use your head and hopefully some intelligence before rushing ahead! Think before you act!

Letter No. CF6

NBC UNIVERSAL EVOLUTION PLAN DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

RECEIVED
DEC 17 2010
BY: *mg*

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: _____

Organization (if any): HKCC

Address: _____



Abe Bloom
3151 Lake Hollywood Dr
Los Angeles, CA 90068-1541

City, State, Zip: _____

Phone (optional): 323-851-9033

Comments No to Planned Development

Multiple horizontal lines for additional comments.

Letter No. CF7

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Patricia Boone

Organization (if any):

Address: 10439 Valley Spring Lane

City, State, Zip: Toluca Lake, Ca 91602-2805

Phone (optional):

Comments

The volume of traffic on Calhoun Blvd, Riverside Drive and Barkham Blvd seems to increase daily. The air in our area during the summer months, is almost unbearable. Add to this the noise from the Amusement Park, on week-ends and also during the summer. All of this negatively impacts on our life in this area.

Add to this the NBC Universal Evolution Plan, and we have more traffic, more air pollution and more noise!

To quote Board Member, Terry Davis:

"We are not against growth, Any proposed project should enhance our community and our quality of life - not destroy it."

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS*Deliver or mail to address below,**email to jon.foreman@lacity.org, or fax to (213) 978-6566**for receipt by February 4, 2011*NAME: Patricia BloraADDRESS: 10439 Valley Spring LaneCITY, STATE, ZIP Tolman Lake, Ca. 91602-2805**ISSUE: Alternative Project #9 The Forman Avenue extension****P.29 of the SUMMARY****(b) Alternative 9: East/West Road With Forman Avenue Extension**

... As such, under Alternative 9, the East-West Road would connect Barham Boulevard and Lankershim Boulevards, as described under Alternative 8, and the Forman Avenue extension would connect the East-West Road to Riverside Drive to the north. Under this alternative, the Forman Avenue extension would provide two travel lanes in each direction.

(1) Summary of Comparative Impacts

Alternative 9 impacts with regard to traffic, air quality, noise, and historic resources would be greater than those that occur under the proposed Project, and would have similar impacts with regard to all other environmental issues analyzed in this Draft EIR. In addition, Alternative 9 impacts with regard to traffic, air quality, and noise would also be greater than the corresponding impacts under Alternative 8. Due to the shift in the distribution of vehicle trips in the Project area, Alternative 9 would increase vehicle/capacity ratios such that significant impacts would remain at a greater number of intersections during the morning and afternoon peak hours than under the proposed Project. Furthermore, as the proposed US 101 Freeway southbound onramp at Universal Studios Boulevard would not be constructed under Alternative 9, a significant impact would remain at one additional freeway segment that does not occur under the proposed Project. ...

COMMENT:

CEQA calls for "feasible alternatives to be considered". Alternative 9 is NOT a feasible alternative.

1. Is not plotting a Secondary Highway though an historic golf course and single-family neighborhood pure folly?
2. The County Highway Plan may show a road but I would ask *when* was the Plan updated to reflect current land uses? Such Plans need to be updated to be consistent with existing land use and existing transportation circulation patterns.
3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?

SIGNATURE: Patricia Blora

9/11

Letter No. CF8

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213)978-6566 for receipt by February 4, 2011

Name: Jennifer Christian-Herman
Organization (if any):
Address: 3421 North Knoll Drive
City, State, Zip: Los Angeles, CA 90068
Phone (optional): 323-845-0208

Comments:

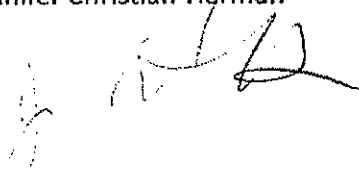
I am writing to express my concern about and opposition to NBC's Universal Evolution Plan. As a 14-year homeowner and resident in the Hollywood knolls area, I have seen the growing impact of traffic on our neighborhood. The current plan, and the traffic that it will create, will seriously impact our quality of life as well as safety. As you know, the draft Environmental Impact Report found this will add 36,000 additional daily vehicle trips on surrounding streets. And that is after construction is completed, so not even including construction vehicle traffic and infrastructure improvements. Currently, even brief street work or an accident on Barham brings traffic to a virtual halt as a long line of cars snakes up Barham. A normally 3 minute drive can take 45 minutes. It is hard to imagine the impact and pollution created by of thousands of additional cars.

Barham is one of the major routes from the LA basin and the 101 to Burbank and the 134 East. A lot of Burbank studio employees and traffic uses that route. None of that will change with this plan. They are adding an additional road running *through* the development, but even so there is bound to be serious strain on Barham with high-rise office buildings at the intersection of Barham and Forest Lawn.

While we wish that no construction would occur, we appreciate that MNBC owns this land and should be able to develop it within reason. The best option seems to be for them to scale down the scope for the project/skyscrapers and to pay for real street improvements and new freeway ramps.

We are concerned about our quality of life and property values. Thank you for you help!

Jennifer Christian-Herman



Letter No. CF9



Jon Foreman <jon.foreman@lacity.org>

Draft EIR

1 message

LEAHL4@aol.com <LEAHL4@aol.com>

Mon, Jan 31, 2011 at 2:10 PM

To: jon.foreman@lacity.org

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV 2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

January 31, 2011

Name: Leah CreedOrganization: Hollywood Knolls Community ClubAddress: 3452 Troy Dr. Los Angeles, CA 90068Comments:

As a thirty-plus year resident of the community known as Hollywood Manor, I am opposed to the approval of the DEIR as it is presented for these few of many of the following reasons:

1. The NBC Universal Evolution Plan DEIR should be reviewed at the same time and in conjunction with the NBC Universal Vision Plan DEIR or else both projects should be combined to form one project and a new DEIR should be submitted for the combined plan.
2. All infrastructures and mitigating measures should be completed **prior** to issuance of any building permits for the construction of any buildings on the project site.
3. The DEIR addresses the impacts on Libraries and Schools, but it does not address the impact that the project's future population will have on the closest Hospital and Urgent Care Facilities. **What impact will the project's future population have on the closest Hospital and Urgent Care Facilities?** The issue of needed Emergency and General Hospital Care and Urgent Care Facilities should be addressed in the DEIR.
4. **Was a study done to determine if there are any Endangered Species of Animals or Plants within the project site? Was the U.S. Department of Wild Life contacted or did the Department of Wild Life do any kind of review to determine if any type of endangered species exists within the project site?** The DEIR does not address the possibility of Endangered Species of any type Animal or Plant. At one time the entire project site was part of what was referred to at the time as the "Hollywood Hunting Grounds". For this reason there may still be some sort of animal such as a kangaroo rat or other animal or plant that may be on the Endangered Species List. This issue should be addressed in the DEIR and

the project site should be reviewed by the U.S. Department of Wild Life for the possibility of Endangered Animals and Plants.

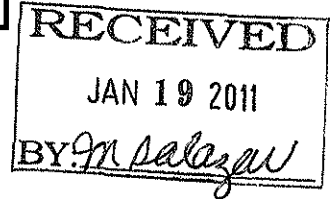
5. As proposed in Alternatives 8 and 9, the East/West Road if required will be for private use. The construction of the East/West Road should be **required** and for **public use**. The reason is that no matter how many private internal roads are built within the project boundaries, those internal roads can only be entered from either Barham Blvd. or Lankershim Blvd., both of which are already heavily congested. The Discretionary Action to Remove the East/West Road for the County Highway Plan should be **DENIED**.

6. The mitigating proposals relating to police, fire, and paramedic services, by all means of common sense, seem to be woefully inadequate. The currently low ratio of first responders to the current population should not be used to validate or equate the findings (of the DIER) and the proposed mitigations for the future ratio of first responders to the future population that will exist when the project is completed and additionally populated.



Draft_EIR_Comments_2.doc
29K

NBC UNIVERSAL EVOLUTION PLAN DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV 2007-0254-EIR
County of Los Angeles File No.: RENV 200700014



DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS
January 17, 2011

Name: Leah Creed
Organization: Hollywood Knolls Community Club
Address: 3452 Troy Dr. Los Angeles, CA 90068

Comments:

As a thirty-plus year resident of the community known as Hollywood Manor, I am opposed to the approval of the DEIR as it is presented for these few of many of the following reasons:

1. The NBC Universal Evolution Plan DEIR should be reviewed at the same time and in conjunction with the NBC Universal Vision Plan DEIR or else both projects should be combined to form one project and a new DEIR should be submitted for the combined plan.
2. All infrastructures and mitigating measures should be completed **prior** to issuance of any building permits for the construction of any buildings on the project site.
3. The DEIR addresses the impacts on Libraries and Schools, but it does not address the impact that the project will have on the closest nearby Hospital and Urgent Care Facilities. The issue of needed Emergency and General Hospital care and Urgent Care Facilities should be addressed in the DEIR.
4. The DEIR does not address the possibility of Endangered Species of any type Animal or Plant. At one time the entire project site was part of what was referred to at the time as the "Hollywood Hunting Grounds". For this reason there may still be some sort of animal such as a kangaroo rat or other animal or plant that may be on the Endangered Species List. This issue should be addressed in the DEIR and the project site should be reviewed by the U.S. Department of Wild Life for the possibility of Endangered Animals and Plants.

5. As proposed in Alternatives 8 and 9, the East/West Road if required will be for private use. The construction of the East/West Road should be **required** and for **public use**. The reason is that no matter how many private internal roads are built within the project boundaries, those internal roads can only be entered from either Barham Blvd. or Lankershim Blvd., both of which are already heavily congested. The Discretionary Action to Remove the East/West Road for the County Highway Plan should be **DENIED**.

6. The mitigating proposals relating to police, fire, and paramedic services, by all means of common sense, seem to be woefully inadequate. The currently low ratio of first responders to the current population should not be used to validate or equate the DIER's findings and proposed mitigations for the future ratio of first responders to the future population that will exist when the project is completed and additionally populated.

Letter No. CF11



Jon Foreman <jon.foreman@lacity.org>

Fw: Plz do not build and ruin our canyon

laura crossley <lc-crossley@sbcglobal.net>
To: "www." <jon.foreman@lacity.org>

Wed, Feb 2, 2011 at 8:03 PM

NBC UNIVERSAL EVOLUTION PLAN DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: Laura Crossley
Organization (if any):
Address: 3409 Troy Drive
City, State, Zip: la ca 90068
Phone (optional):

Comments to have additional housing built in my neighborhood would put the traffic at a worse standstill then it already is ! I can't imagine anything positive coming from building up this location. The amount of traffic and accidents because of the traffic is already out of control. This has always been a quiet neighborhood, low-key and almost a hideaway. This will ruin what has been beautifully maintained for years. I am the 3rd generation to have the privilege of living in such a desolate neighborhood & this project would totally destroy it . I can't see of anyway possible the traffic can be redirected . We have no noise pollution except for the occasional fire dept siren at the bottom of the hill. With a condense population in the area that would inevitably go up. This is a canyon with great propensity for fire hazard as it is. More building, more population, more reason to think our safety will be at risk. In addition the feel of a canyon is to see and enjoy what land we have, now we will be like any other overrun neighborhood with too many people, too much noise, cars. The views will be absconded and the feel of having the studio back lot in the neighborhood will be a thing of the past. I fear that this will act as a catalyst for the neighborhood to disperse and move to somewhere reminiscent of what we once had. Peace and mostly tranquility.

In the end less people with higher income and stability will be living here. Your venture will not be monetarily advantageous.

Respectfully,

A homeowner who enjoys the silence to think, live and work in.

21A

Letter No. CF12



Jon Foreman <jon.foreman@lacity.org>

Fwd: Plz do not build and ruin our canyon

Troy <tzayc@aol.com>
To: jon.foreman@lacity.org

Wed, Feb 2, 2011 at 5:18 PM

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: **Troy Crossley**
Organization (if any):
Address: 3408 Troy Drive
City, State, Zip: Hollywood, CA 90068
Phone (optional):

Comments to have additional housing built in my neighborhood would put the traffic at a standstill. I can't imagine anything positive coming from building up this location. The amount of traffic and accidents because of the traffic is already out of control. This has always been a quiet neighborhood, low-key and almost a hideaway. This will ruin what has been beautifully maintained for years. We have no noise pollution with the exception of a few disrespectful neighbors. The views will be absconded and the feel of having the studio back lot in the neighborhood will be a thing of the past. This is a canyon with great propensity for fire hazard as it is. More building, more population, more reason to think our safety will be at risk. In addition the feel of a canyon is to see and enjoy what land we have, now we will be like any other overrun neighborhood with too many people, too much noise, cars...and I fear that this will act as a catalyst for the neighborhood to disperse and move to somewhere reminiscent of what we once had. Peace and mostly tranquility.

In the end less people with higher income and stability will be living here. Your venture will not be monetarily advantageous.

Respectfully,

A homeowner who enjoys the silence to think, live and work in.

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: PHILIP DAGUET

Organization (if any): ARIDAME PRODUCTIONS, INC.

Address: 10450 MOORPARK STREET

City, State, Zip: TOLUCA LAKE, CA 91602

Phone (optional): _____

Comments AS A CONCERNED RESIDENT & BUSINESS OWNER
IN THE ~~ENV~~ PROJECT AREA, I WOULD LIKE TO ASK:
WHY IS THIS PROJECT'S IMPACT ON TRAFFIC, NOISE,
POLLUTION, & QUALITY OF LIFE FOR THE NEIGHBOURHOODS
BEING CONSIDERED SEPARATELY FROM THE MTA MENDO
SITE PLAN? HOW IS THE TWO PROJECTS CUMULATIVE
IMPACT BEING CONSIDERED, AND IN THAT MANNER
ADDRESSING THE ISSUES MENTIONED ABOVE?

HOW IS BUILDING A NEW ROAD SURROUNDED BY NEW
RESIDENTIAL DEVELOPMENT REALLY GOING TO SOLVE NOISE &
TRAFFIC ISSUES? HOW IS THE DEIR ADDRESSING THE FUTURE,
WHEN THE NEW 2900 RESIDENTS START COMPLAINING
ABOUT TRAFFIC & NOISE ON THEIR ROAD, & NOISE & ACTIVITY
FROM FILMING NEAR THEM AT THE STUDIO?

OTHER THAN FOR PROFIT, HOW IS TURNING A LARGE
PORTION OF THE BACK LOT INTO RESIDENCES & REMOVING
A BERM THAT NOW ACTS AS A SOUND BARRIER FOR CURRENT
"MANOR" RESIDENCES ON BAZILY MITIGATING THE CURRENT
TRAFFIC, NOISE & QUALITY OF LIFE ISSUES?

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Decker - Erika

Organization (if any): Hollywood Manor

Address: 3228 Craig Dr.

City, State, Zip: LA CA 90068

Phone (optional):

Comments

Widening of Burbank Blvd is insane - I live here since '72 - am for updating the Universal studios but no theme park. I live here. Road - air - noise - water tower etc. endless not to mention traffic - improve the lot but leave the land (open land) open.

Greed Greed Greed

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Connie Elliot

Organization (if any): Island Community

Address: 4061 Cartwright Ave

City, State, Zip: Studio City 91604

Phone (optional): 818-760-0926

Comments There should have been an end
time set - perhaps saying you would
stay later if needed. I know people
who did not come because they didn't
know if the meeting would be finished
by the time they got off work.

Letter No. CF16

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: KRIS EVANS
Organization (if any):
Address: 3360 BLAIR DRIVE
City, State, Zip: LOS ANGELES CA 90068
Phone (optional): 323 876 5213

Comments i am very concerned about the impact the NBCUniversal plan will have on my neighborhood and the neighborhood affected by this plan. besides the major problems this plan will have on the already congested traffic areas (i.e. barham blvd) i have concerns over other services that will be impacted. what measures are being taken for more police, schools, firefighters, hospitals and emergency services to accommodate the thousands of added residents and businesses this plan will create? what about water, power, garbage collections, etc. that will have to be increased to a budget (california) that is already at a breaking point?
(next page)

Comments continued

because of the problems with housing sales, homes in my neighborhood have become rentals with as many as 6-8 occupants (not family members but individuals). This has led to more noise, garbage, parking problems, crime; the list goes on and we want to add more housing when we can't sell what we already have?

You want to add more properties that will be left empty because the market can't sustain this growth?

I think the impact this development will be so detrimental to the residents in an already overcrowded city.

Thank you,

Miss Evans

Please fold in thirds

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**



Letter No. CF17

Jon Foreman <jon.foreman@lacity.org>

Plz do not build and ruin our canyon

Jill franklyn <frankee4@gmail.com>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 10:25 PM

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: jill franklyn
Organization (if any):
Address: 3401 troy drive
City, State, Zip: la ca 90068
Phone (optional):

Comments to have additional housing built in my neighborhood would put the traffic at a standstill. I can't imagine anything positive coming from building up this location. The amount of traffic and accidents because of the traffic is already out of control. This has always been a quiet neighborhood, low-key and almost a hideaway. This will ruin what has been beautifully maintained for years. We have no noise pollution with the exception of a few disrespectful neighbors. The views will be absconded and the feel of having the studio back lot in the neighborhood will be a thing of the past. This is a canyon with great propensity for fire hazard as it is. More building, more population, more reason to think our safety will be at risk. In addition the feel of a canyon is to see and enjoy what land we have, now we will be like any other overrun neighborhood with too many people, too much noise, cars...and I fear that this will act as a catalyst for the neighborhood to disperse and move to somewhere reminiscent of what we once had. Peace and mostly tranquility.

In the end less people with higher income and stability will be living here. Your venture will not be monetarily advantageous.

Respectfully,

A homeowner who enjoys the silence to think, live and work in.

BJX

Letter No. CF18



Jon Foreman <jon.foreman@lacity.org>

NBC Universal Evolution Plan

Kathy Garmezy <KGarmezy@dga.org>

Wed, Feb 2, 2011 at 9:32 AM

To: jon.foreman@lacity.org

Cc: Dan Groya <DGroya@sag.org>

Dear Mr Foreman,

Attached please find our comments on the NBC U Development Plan. We are residents of Lakeridge Estates community and believe the expansion, as currently designed, has the potential to create major problems for our neighborhood. We appreciate the solicitation of our comments and hope the city takes into account our concerns. We are well aware of the forces that NBC U can muster. I will also be sharing this with our Councilman LaBonge.

I faxed this last night as well. Thank you.

Kathy Garmezy and Dan Groya
3008 Longdale Lane
Los Angeles, CA 90068



NBC Uni Evolution Plan - Draft Environmental Impact- Kathy Ga.PDF

85K

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014to Jon
Foreman
↓

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011

Name: KATHY GARMEZY + DAN GROVA
 Organization (if any): Hollywood Knolls Association
 Address: 3008 Longdale Lane
 City, State, Zip: Los Angeles, CA 90068
 Phone (optional): 323-969-8529

Comments

We live in Lake Ridge Estates, a lovely self-contained community. Access in and out is severely limited. You can go across the bridge to Mullholland or get on the Caluenga except north to Sherman.

The NBC Universal plan has the potential to create a situation where we are literally trapped by traffic. It will also immeasurably impact the ability of residents to travel into the valley. The traffic on Caluenga already bad will get worse. The community feel of the neighborhoods around Lake Hollywood will be undermined.

We have great concerns about

Comments continued

The thought WBCU has given to these issues when they decide to create that much housing & business development in our community. It seems out of proportion to what we can sustain.

Please fold in thirds

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you.

Affix \$0.44 Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: Jon Foreman, Senior City Planner

Letter No. CF19



Jon Foreman <jon.foreman@lacity.org>

Universal DEIR Comments


Jason Goldklang <jgoldklang@gmail.com>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 2:48 PM

Dear Mr. Foreman,

Attached please find my comments regarding the Universal DEIR.

Regards,
Jason Goldklang
3401 Blair Dr.
Los Angeles, CA 90068

 UEP-DEIR-comment-form Jgoldklang.pdf
151K

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011

Name: Jason Goldklang
Organization (if any): _____
Address: 3401 Blair Dr.
City, State, Zip: Los Angeles, CA 90068
Phone (optional): 917-837-8377

Comments

I have serious concerns and questions regarding the Universal Evolution plan. As a resident of the Hollywood Manor, whose home sits on the Universal side of Blair Dr., I would have to deal directly with years of construction right outside my home. I would be subjected to tremendous noise, pollution and other negative aspects that go along with major construction projects. I would like to know what Universal's plan is to compensate or help their neighbors like myself, whose property will have a direct impact from the negative effects of construction. In addition, when Universal had the fire in their backlot a few years ago, we suffered severe loss of water pressure. With such a large development plan, I would like to know how water pressure and other resources will be ensured to my neighborhood.

On another note, currently, especially during rush hour between 3pm and 8pm, Barham BLVD is virtually gridlocked with traffic. Hollywood Manor exits onto Barham. There are days where I can barely pull into or out of the neighborhood. So my question would be how does this plan work, with years of road construction causing traffic delays and detours and then with the eventual additional traffic from the development? Thousands of additional cars and years of traffic will make it virtually impossible to access my neighborhood. I am concerned about access to the neighborhood for emergency personal. With all of the above negative impacts on my neighborhood and my property and my quality of life, I

Comments continued

foresee a significant decrease in property values, since potential home buyers will not want to move into a neighborhood which is effected by a major 20 year construction plan. How will Universal, ensure that the neighborhood and its property values are not impacted by Universals own plan to increase their value.

Specifically in the DEIR there is a Table Listing of Community Receptor Areas and Receptor Locations Nose Monitoring and Receptor Locations. Of the 10 receptor locations for the Hollywood Manor 8 of them are either on homes that are owned by Universal, are on Universal property, or are at the homes of people with Universal connections (employees, former employees). My question is with 80% of these sites having a Universal connection and knowing that Universal has had decades of noise violation complaints, including a violation most recently for 2010's halloween horror nights, how can the neighborhood be ensured that these sound reports are non-biased?

Overall, historically it seems Universal has expanded over the years and their expansion has major impacts on the surrounding neighborhoods. Being "land-locked", it seems as though this current expansion plan is poorly planned and will have a negative impact on the surrounding communities, given the enourmous size of the development proposal. How can Universal mitigate the impact of this development for the Blair Dr. homes that border their property, since these homes will be the most effected.

-----Please fold in thirds-----

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

Letter No. CF20



Jon Foreman <jon.foreman@lacity.org>

NBC Universal Evolution Plan DEIR Comments -

John Fewell <JFewell@entonegroup.com>

Wed, Feb 2, 2011 at 3:01 PM

To: "jon.foreman@lacity.org" <jon.foreman@lacity.org>

Cc: Noreen Halpern <NHalpern@entonegroup.com>, Matthew McInnis <mmcinnis5@yahoo.com>

Hello Jon –

Please find Noreen Halpern's Draft Environmental Impact Report Comments attached.

Please let me know if there are problems or questions.

Thanks!



John Beau Fewell | Office of Noreen Halpern | eOne Television
9465 Wilshire Blvd, Suite 500, Beverly Hills, CA 90212
p:310.407.0960 x 108 | f: 310.407.0961 **Please note new extension**



NBCU Evolution DEIR comments-Halpern .pdf

76K

2/2

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: Noreen Halpern
Organization (if any): _____
Address: 3527 Wanderview Dr.
City, State, Zip: Los Angeles, CA 90068
Phone (optional): 310-407-0960 x 102

Comments

I would like to start by stating that I object to this development.

I have several concerns about the development, primarily its impact on the local environment. With the addition of 3000 new homes and an 80% expected increase in traffic, this project will overwhelm local facilities and roads. I'm concerned that this in turn will impact access to public services such as schools, police, fire safety and emergency medical assistance.

I'm further concerned that these changes will have a negative affect on the natural environment, and would expect air, noise and light pollution to increase greatly in the area.

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

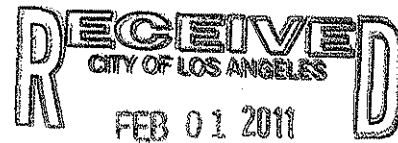
RECEIVED
DEC 30 2010
BY:

Name: STEPHEN HAMPAR
Organization (if any): TOLUCA LAKE HOMEOWNER ASSOCIATION
Address: 10247 VANLEY SPRING LANE
City, State, Zip: TOLUCA LAKE, CA 91602
Phone (optional): 818.687.4915

Comments

(1) CONCERNED ABOUT LACK OF MITIGATION FOR NOISE, DURING & AFTER CONSTRUCTION

(2) CONCERNED ABOUT NEGATIVE IMPACT ON PROPERTY VALUES.



NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

CITY PLANNING
COMMUNITY PLANNING BUREAU

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org or fax to (213) 978-6566 for receipt by February 4, 2011

Name: Sharon Harris
Organization (if any): Hollywood Dell Homeowners
Address: 2737 Rinconita Dr.
City, State, Zip: Los Angeles, CA, 90068
Phone (optional):

Comments I am writing about my concerns for NBC Universal Evolution Plan. I have been a Los Angeles resident my whole life and have seen development take over a city with no thought of the damage it can create to the city. In way of traffic congestion, loss of natural environments and over population with less services to provide for them. I am all for job creation, but at what impact to the already surrounding areas. No where in these plans have I seen any mention of improved roads and traffic signals or expansion of existing roads to handle the increased traffic this project will create. Along with any plans for public parks or any green space, I believe that a Balcony on

Comments continued

an apartment building is not
green space. Nor is there any
mention of public schools being created
to compensate for the increase ~~of~~ to
the population in an already over populated
area with already over crowded and
under funded schools. If I were to see
that ~~these~~ these concerns were to be
addressed, I might be more willing to
support the ~~prop~~ proposed development
plan. Until these needs are met I am
very much against the NBC development
Plan.

— Sharon Harris
Mira Mesa

-----Please fold in thirds-----

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

Letter No. CF23



Jon Foreman <jon.foreman@lacity.org>

Universal Project

Mary Hedley <mary90068@yahoo.com>

Wed, Feb 2, 2011 at 12:41 PM

To: jon.foreman@lacity.org

To Whom it May Concern:

We have all heard and seen the numbers: 80percent increase in traffic on Barham Blvd.

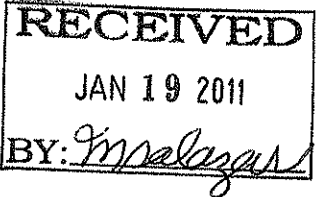
One can only imagine what impact that number alone will have on the health of the residents in our community. I trust that you have heard of Emphysema, heart disease and a host of other respiratory diseases.

I can't imagine anyone willing to be stuck in two miles per hour traffic on the way to and from work or school or shopping....Not I.

Thank you for considering the opinion of a long time resident.

Respectfully,

Mary Hedley
3272 Craig Drive



NBC UNIVERSAL EVOLUTION PLAN DEIR
 SCH NO: 2007071036
 City of Los Angeles File No.: ENV-20007-0254-EIR
 County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Linda and Fred Johnston
 Organization (if any): N/A
 Address: 3978 Fredonia Drive
 City, State, Zip: Los Angeles, CA 90068
 Phone (optional): 818-763-9543

Comments

These comments will address the Draft Environmental Impact Report for the Universal Evolution Plan project, which has not adequately addressed traffic issues that could severely impact residents' safety in the area where we live. That area could also be even more impacted by the project to be described in the Metro plan. *Together or separately, the impact could be life-threatening.*

We live on the block of Fredonia Drive nearest Lankershim Boulevard, south of the Hollywood Freeway and the intersection where Ventura Boulevard and Cahuenga Boulevard meet. Our street, and many others in this area, are narrow and one lane if cars are parked at the sides. Our main accesses to get out of the hills are via Lankershim and Vineland Boulevards.

The DEIR has given a number to the intersection at Lankershim Boulevard & Ventura Boulevard/ Cahuenga Boulevard (38) and to the intersection of Vineland Avenue & Ventura Boulevard (14) but it does not adequately address the traffic issues at either.

In fact, the DEIR states in Section IV.B.1, page 647, that "sole intersection along the Ventura Boulevard corridor from Lankershim Boulevard/Cahuenga Boulevard to the Hollywood Freeway southbound on-ramp... is the intersection of Ventura Boulevard at Lankershim Boulevard/Cahuenga Boulevard." It goes on to state that "No parallel alternative routes via local residential streets are available as a bypass to Ventura Boulevard around the Lankershim Boulevard/Cahuenga Boulevard intersection that would provide access to the Hollywood Freeway southbound on-ramp. *Therefore, no significant neighborhood intrusion impacts in this area would be anticipated.*" (emphasis added)

This is nonsense. For one thing, the part of Vineland Avenue south of Ventura Boulevard parallels Ventura Boulevard and is already used as an alternate route. In fact, fire trucks from the fire station on Vineland Avenue currently use this area for access to avoid congestion on Ventura/Cahuenga (and perhaps making it easier for them to make the turn in their larger vehicles). Individual drivers, stuck in unmoving traffic on Ventura/Cahuenga, also use that route attempting to get around traffic, perhaps to get to the Hollywood Freeway southbound on-ramps.

This area is already overly congested. At certain times of the day, residents are blocked into the residential area, unable to get onto local main roads without significant delay. Adding to that congestion, particularly in times of emergency, could be extremely dangerous to residents.

Conditions will only get worse if the Universal Evolution Project goes forward as planned, and will become impossible if both that project and the Metro Project go forward without adequate traffic mitigation-- assuming any method of mitigation can actually work. Section IV.B.1 of the DEIR, page 640, states the Lankershim Boulevard corridor between Ventura/Cahuenga, going north, is among the corridors anticipated to add 1,200 more daily trips.

Residents, therefore, would not be able to exit the hillsides. The only other ways on our street would be to drive along the essentially one-lane, winding roads to the end of Fredonia, which would also be impacted by the traffic on Cahuenga, or to go a much longer distance up Wrightwood to Mulholland and over Laurel Canyon or one of the other streets accessed there--also subject to traffic. Other streets in the hills would be similarly impacted.

We also understand that those traffic mitigation measures that are contained within the DEIR are to be performed not in the first phase of development, but sometime in later phases--which may never occur.

We strongly urge that adequate traffic mitigation measures be addressed at the beginning of any development, and that the development itself be judged partly on how its size and scope will affect surrounding neighborhoods--and plans be modified accordingly.

We attended the public meeting to discuss the DEIR on Monday, December 13, 2010, at the Universal Hilton. We particularly appreciated the comments of Councilman Tom LaBonge, where he expressed major concerns about the traffic issues. Like the Councilman, we are not opposed to development. But we do believe it must be done in a rational manner designed to be safe and take nearby residents and their concerns into account.

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn.: **Jon Foreman, Senior City Planner**

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: MARILYN LASAROW

Organization (if any): STUDIO CITY RESIDENTS ASSOCIATION

Address: 11623 CANTON PLACE

City, State, Zip: STUDIO CITY, CA 91604

Phone (optional): _____

Comments

I AM TOTALLY OPPOSED TO THIS GARGANTUAN DEVELOPMENT PLAN. IT WILL IMPACT NEGATIVELY ON ALL THE POSITIVE QUALITIES OF LIVING IN THIS AREA - THE TRAFFIC IN THIS AREA IS ALREADY HEAVY AND JAMMED AT PEAK HOURS. FOR ME THE PROJECTED PLAN WILL LEAD TO AIR POLLUTION, A SHORTAGE OF WATER AND IMPACT ALL EXISTING SCHOOLS, SERVICES E.G. POLICE, POWER WITH STRESSFUL CONSEQUENCES.

IN A WORD NO!!! TO IT ALL - PLEASE - IT IS A MONSTER OF A PLAN THAT SEEMS TO HAVE NO POSITIVE IMPACT EXCEPT FOR UNIVERSAL INVESTORS WHO PROBABLY WILL LIVE IN BEL AIR OR BEVERLY HILLS WHERE THIS WOULD NEVER BE ALLOWED -

THANKING YOU FOR YOUR KIND ATTENTION;
 Marilyn Lasarow

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: WILLIAM LASAROW
Organization (if any): STUDIO CITY RESIDENTS ASSN
Address: 11623 CANTON PL
City, State, Zip: STUDIO CITY, CA 91604
Phone (optional): _____

Comments

I oppose the evolution plan because of the
detremental impact on the Studio City area.

Letter No. CF27

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011

Name: DEBORAH MARIOTT
 Organization (if any): _____
 Address: 3475 PRIMA AVE
 City, State, Zip: LOS ANGELES, CA 90068
 Phone (optional): _____

Comments

I HAVE LIVED IN THE HOLLYWOOD KNOLLS
 FOR 24 YEARS. DURING THAT TIME, I HAVE
 WATCHED DEVELOPMENT IN OUR SURROUNDING AREA.
 THE TRAFFIC ON BATHURST BOULEVARD HAS
 INCREASINGLY GOTTEN WORSE. IT IS DIFFICULT
 TO IMAGINE MORE RETAIL & RESIDENTIAL UNITS AS PROPOSED
 NOT CREATING MORE OF A TRAFFIC NIGHTMARE.
 IN ORDER TO ACCOMMODATE THE INFUX OF
 RESIDENTS & WORKERS, THE STREETS WOULD NEED TO
 BE WIDENED & ALTERNATIVE ROADS / ACCESS BUILT.

WHILE DEVELOPMENT CANNOT BE STOPPED, IT CAN
 CERTAINLY BE SCALED DOWN.

Letter No. CF28

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: M. K. MARTIN

Organization (if any):

Address: 10439 VALLEY SPRING LANE

City, State, Zip: FALCON LAKE, CA. 91602

Phone (optional):

Comments

THERE IS ALREADY A LOT OF TRAFFIC NOISE AND
POLLUTION IN THIS AREA DUE TO BEING CLOSE TO THE 134
AND 170 FREEWAYS AND HEAVY TRAFFIC ON CAHOENGA AND
RIVERSIDE DRIVE, BUT A 4 LANE ROAD DOWN FORMAN
AVENUE WOULD TRULY DESTROY A TOTALLY RESIDENTIAL
AREA WITH LOTS OF FAMILIES AND A NEIGHBORHOOD SPIRIT
THERE MUST BE A BETTER ALTERNATIVE TO HANDLE INCREASED
TRAFFIC THAT WOULD ROUTE IT TO MORE COMMERCIALY
DEVELOPED AREAS OR IMPROVING ROADS ALREADY NEAR THIS
AREA, NOT THROUGH THE MIDDLE OF A NEIGHBORHOOD.

2/1

Letter No. CF29



Jon Foreman <jon.foreman@lacity.org>

Universal DEIR Comment

Nicole Loughlin <nicoleloughlin@gmail.com>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 2:46 PM

Dear Mr. Foreman,

Attached please find my comments regarding the Universal DEIR.

Regards,
Nicole McLoughlin
3401 Blair Dr.
Los Angeles, CA 90068

 **UEP-DEIR-comment-form N McLoughlin.pdf**
125K

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011

Name: Nicole McLoughlin
Organization (if any): _____
Address: 3401 Blair Dr.
City, State, Zip: Los Angeles, CA
Phone (optional): 310-455-6805

Comments

I have grave concerns regarding the overall impact of Universal's Evolution plan development. Major issues I have are Traffic, noise, pollution, effect on property values, effect on wildlife, effect on resources such as water pressure and emergency services response times.

If I cannot currently get into and out of my street due to heavy traffic on Barham, how will the additional traffic from this plan effect the already gridlock-like conditions. How will emergency service responders be able to reach citizens in a proper amount of time?

My home shares a property line with Universal's backlot. This area is the proposed area for massive development of residences and other structures. According the the DEIR there will be unavoidable impacts from noise and pollution. How will Universal compensate me for having to deal with years of noise and pollutants.

The current backlot is the home to many wildlife. Deer, Coyotes, snakes, rats, mice. Anytime Universal has a major event or production back there, the wildelife swarms, especially the rats, into our neighborhood and onto our property. With permanent development, what plans does Universal have to mitigate the displacement of the natural homes of these wildlife?

During the backlot fire in 2008 significant water resources were used to put out that fire. In my house that day I barely had any water pressure in my house. How will Universal ensure the community that

Comments continued

there massive development won't effect water pressure and other resources/utilities?

Lastly I am very concerned about all of these negative things happening to our neighborhood over the 20 year period. These negative effects will hurt property values and dissuade prospective buyers from moving into the neighborhood. How does Universal plan to compensate the home owners for this impact on the value of our private homes, all caused by Universal attempting to increase their property value.

-----Please fold in thirds-----

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

Letter No. CF30

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: Douglas McPherson

Organization (if any): _____

Address: 3405 Adina Drive

City, State, Zip: Los Angeles, CA 90068

Phone (optional): _____

Comments

I support smart growth. Central LA needs jobs and needs housing nodes clustered around transportation hubs so that we can improve mass transit options and use. The UEP plan, however, externalizes high costs in the form of traffic and increased pollution without providing commensurate public benefits. Barham Blvd cannot absorb the proposed traffic loads and the impact on air quality, when combined with existing pollution from the 101, is unacceptable for the children and families living in the area. I urge you to require an objective and comprehensive review to ensure that the numerous social costs of this project are fully understood.

Letter No. CF31



Jon Foreman <jon.foreman@lacity.org>

DEIR

1 message

Matthew McInnis <mmcinnis5@yahoo.com>
Reply-To: Matthew McInnis <mmcinnis5@yahoo.com>
To: "jon.foreman@lacity.org" <jon.foreman@lacity.org>

Tue, Feb 1, 2011 at 5:54 PM

Please see attached letter.
Best,
Matt
ON BEHALF OF: Kevin C. Murphy

Matthew McInnis
"Hellcats"
Assistant to the Producers
c. 604-377-5862
o. 604-453-4940

 **DEIR.docx**
58K

2/2

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036 City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: KEVIN MURPHY

Organization (if any):

Address: City, State, Zip: 3527 Wonderview Drive, Los Angeles, 90068

Phone (optional):

Comments:

I am not in favor of this development for a number of reasons but namely the environmental impact during construction as well the population impact that will no doubt come with it.

Letter No. CF32

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: Cheryl O'Donnell

Organization (if any):

Address: 3240 Blair Drive

City, State, Zip: Los Angeles, CA 90068

Phone (optional): 323.842.8992

Comments

Can you please address my concerns regarding the NBC Universal Expansion Plans? Does Universal/City of LA plan to expand the freeways & roads to accommodate potentially an additional 36k+ vehicle trips per day to the area? Currently, it takes 15 minutes to just make a left turn from Cahuenga to Barham or a right turn on to Barham from the 101 during peak hours. What will be Universal/City of LA plans to avoid traffic detours, lane & street closures during construction? What sort of effort will be made to avoid having traffic cut through residential streets and causing noise and danger to residents? What are your plans to help with the current Hollywood Bowl Traffic & the extension of the season for Circ de soleil? Does the city have plans to off set the additional costs for traffic police & street expansion costs given the continuous State budget cuts/crisis? What plans are in place for air quality given the pollution generated by 20 yrs of construction dust and additional traffic will cause? How will this effect the wildlife? What plans are in place for all the animals that live in the hills of Universal? What does the Sierra Club think of this project? Are they involved in the process? Why is the Universal Backlot not considered a Historic Monument? What steps are in place to ensure that the water pressure & supply remain at the same levels? This is a concern given the current draught limits on water imposed by the City of LA. What are your plans to avoid any power/water issues in the area? Currently, we experience blackouts in the neighborhood during storms. What measures will be in place to ensure prompt emergency response times? Who will incur the costs of adding additional police/fire staff in the area? What measures will be in place given the hills are a fire zone? How will you deal with the increased fire & security risks created by this project? How will this

effect property values given new construction has a higher market value than old construction? What measure will be in

Comments continued

place to ensure that views and forest feeling in the neighborhood will not be destroyed? I look forward to your response to my questions.

Warm Regards,

Cheryl O'Donnell

-----Please fold in thirds-----

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Fran Reichenbach

Organization (if any): Beachwood Canyon Neigh. Assn.

Address: 2751 Westshire Dr.

City, State, Zip: Hollywood, CA 90068

Phone (optional): 323-462-BCNA (2262)

Comments

Nowhere within the EIR is the traffic impact mitigation regarding Beachwood Canyon. Adding tens of thousands of car/vehicular trips per day will result in grid lock thru our neighborhood. Currently, traffic on our small streets at peak freeway hours is almost unbearable. Cut through traffic from Barham at Lake Hollywood → Tahoe → Mulholland → Ledgewood → Beachwood → Franklin congests our streets. Please include our Neighborhood as well as The Knolls, Lake Hollywood Estates, and Hollywoodland in your final EIR and suggest how you will ~~mit~~ mitigate these impacts.

Also — there will be other neighborhoods with narrow streets such as ours that will be similarly impacted. Outpost Estates + Caluenga Pass as well as Hollywood Heights are ~~and~~ there. I see no reference to the fact that they too will ~~be~~ experience grid lock + Street erosion as a result of the increased "cut through" traffic.

FEB 04 2011

BY: *msalazar*

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011

Name: SUSAN R. ROSEN
 Organization (if any): HOLLYWOOD KNOLLS COMMUNITY CLUB
 Address: 3326 FLOYD TER.
 City, State, Zip: L.A., CA 90068
 Phone (optional): 323/273-3326

Comments

My husband and I are 34-year residents of Hollywood Manor, residing 1 block west of Barham Blvd. We're the "old timers" on our block, having been there longer than everyone else.

We are very concerned about several parts of the enormous proposed development:

1. Traffic on Barham Blvd, already chokingly heavy mornings and evenings, would get far worse - and there is no space to add more capacity from the freeway bridge (another existing problem area) until well past Lake Hollywood Dr.

- All of the thoroughfares in the area are at or beyond capacity already. How would these conditions be mitigated?

Comments continued

2. We would lose a relatively open area on the universal property which harbors wildlife and mitigates density in the surrounding long-developed neighborhoods. Air quality, demand on resources and transportation in the area would be adversely affected.

3. No subway station within easy walking distance, and little other public transportation available works against the interests of all residents.

4. Our neighborhood in particular would be "surrounded" by dense development on 3 sides, with the 4th side being a more congested Berken Blvd. - not encouraging to contemplate.

-----Please fold in thirds-----

(OVER)

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

Letter No. CF35

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011

Name: Mary & John Sears
 Organization (if any): member of HKDD
 Address: 3337 Tareco Dr
 City, State, Zip: Los Angeles, CA 90068
 Phone (optional): _____

Comments

- While I realize growth is a fact of life, it appears that the existing neighborhood and the quality of life that it provides are not being taken into consideration with the size of this development. The neighborhoods that border Barham Blvd are somewhat land-locked. What is your solution to the existing traffic let alone the additional 36,000 car trips that are projected for this development? What are your traffic solutions for the existing developments along Barham separate from the new development?
- Why is a road not going all the way through the NBC Universal property to Lankersham vs just addressing the entrance to the new housing development on the back lot?
- Why is not the denser housing development part of the the Metro development?
- Why are not the multiple developments for this project being considered together to fully understand the impact to these land locked areas vs as separate projects with separate studies?
- I do not want a "Century City" complex, why are there no limits on the height of the buildings being suggested and recommended to help maintain the integrity of the area? The existing high rises are an "eye sore" and look out of place.

NBC UNIVERSAL EVOLUTION PLAN DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: George Shea
Organization (if any): Studio City Neighborhood Council
Address: 4288 KLUMP AVE.
City, State, Zip: Studio City, CA 91602
Phone (optional): 818-980-6769

Comments

My wife who was for a number of years a member of the Land Use Committee for the Studio City Neighborhood Council was not able to attend this meeting today as she is in Good Samaritan Hospital. Her name is MARTHA STEVENS. I AM George Shea, her husband.

We both view this plan as wildly over ambitious. Density is a very serious problem already. This plan if it is carried out will very likely destroy the quality of life for residents of Studio City. Traffic is already beyond capacity. Also much of the project is being constructed not on land owned by Universal but it is Los Angeles city property.

We totally oppose this project in every respect.

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Martha STEVENS

Organization (if any): _____

Address: 4288 Klump Ave.

City, State, Zip: Studio City, CA 91602

Phone (optional): _____

Comments

What about parking for the Metro. Presently, there is not enough parking. Would this project include more free parking?

This project would definitely diminish the quality of life for those living in the surrounding area. The noise, traffic, shadow, signage along with pollution is unacceptable.

Impacts sighted as significant and unavoidable, seems to write off nearby residents as collateral damage.

As LA is on rationed water, how is it the DWP indicates adequate water supply for this project?

In regard to 155+ overcrowded schools, the mitigation measure of paying applicable fees wouldn't make the schools any less crowded.

Presently parking is a significant issue in Studio City. I don't see adequate parking for the planned residences. Too such a mammoth project will certainly impact the traffic problems we already have.

Comments continued

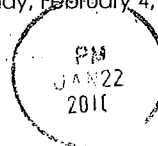
I was alarmed to read of the cancer causing pollution levels this project would emit. It is unthinkable to inflict surrounding residents, let alone workers, to cancer risks. How can we be sure of safe levels. ~~Wright~~
Wright

I live in a suburban community. Many of us live here to avoid the noise traffic, & faster pace of the city. The saddest thing about this project is that it seems to have little consideration whatsoever for the people who live in this community.

-----Please fold in thirds-----

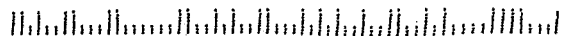
cent stamp and mail for receipt by Friday, February 4, 2011. Thank you

Martha F. Stevens
4288 Klump Ave
N Hollywood, CA 91602



Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

9001283243 0003



Letter No. CF38



Jon Foreman <jon.foreman@lacity.org>

EIR questions from a manor resident


HVH1450@aol.com <HVH1450@aol.com>

Thu, Jan 27, 2011 at 1:53 PM

To: jon.foreman@lacity.org

attached are some questions....

thanks steve

 **EIR questions.docx**
84K

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566

for receipt by February 4, 2011

Name: Steve Stone

Organization (if any): HKCC

Address: 3285 Blair Dr.

City, Los Angeles, State, CA Zip: 90068

Phone (optional): 323-876-2644

Comments

I want to ask the following:

- 1) How did the EIR manage to be broken in two parts, changing its character.**
- 2) Who was the individual who came up with this "idea" in the first place.**
- 3) Who are the public officials who will be involved in the decisions made as they relate to the EIR?**
- 4) Will we receive a commitment that everyone involved in the decisions to proceed with this "plan", to have read and understood the 39,000 pages and be willing and able to answer questions at any further proceedings?**
- 5) When will we see the plan to handle the traffic that will be created when the plan is completed?**

Los Angeles Department of City Planning

200 N. Spring St., City Hall, Room 601

Los Angeles, CA 90012

Attn: **Jon Foreman, Senior City Planner**

Letter No. CF39



Jon Foreman <jon.foreman@lacity.org>

RE: NBC Universal Evolution Plan Dier pdf for Feb 4 receipt

1 message

Faye Swist <fswist@adelphia.net>
To: jon.foreman@lacity.org

Sat, Jan 29, 2011 at 10:40 AM

Hello, my pdf response attached for receipt by Feb 4.

I am against any large scale development in this area. The area is already too dense as is and congestion and traffic is horrible.

Faye Swist
Toluca Lake

 **DEIR Alt #9 FS.pdf**
141K

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below,

*email to **jon.foreman@lacity.org**, or **fax to (213) 978-6566***

for receipt by February 4, 2011

NAME: _____ Faye Swist _____
ADDRESS: _____ 4753 Clybourn Avenue #9 _____
CITY, STATE, ZIP _____ Toluca Lake, CA _____
91602 _____

ISSUE: Alternative Project #9 The Forman Avenue extension

P.29 of the SUMMARY

(b) Alternative 9: East/West Road With Forman Avenue Extension

... As such, under Alternative 9, the East-West Road would connect Barham Boulevard and Lankershim Boulevards, as described under Alternative 8, and the Forman Avenue extension would connect the East-West Road to Riverside Drive to the north. Under this alternative, the Forman Avenue extension would provide two travel lanes in each direction.

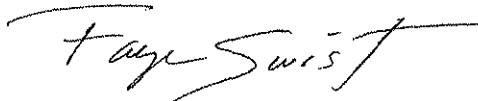
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COMMENT:

CEQA calls for "**feasible** alternatives to be considered". Alternative 9 is NOT a feasible alternative.

1. Is not plotting a Secondary Highway though an historic golf course and single-family neighborhood pure folly?
2. The County Highway Plan may show a road but I would ask *when* was the Plan updated to reflect current land uses? Such Plans need to be updated to be consistent with existing land use and existing transportation circulation patterns.
3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?



SIGNATURE: _____

Letter No. CF40




Jon Foreman <jon.foreman@lacity.org>


ENV-2007-0254-EIR

Susan Tomb <s.tomb@sbcglobal.net>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 5:05 PM

2 attachments

 **UEP-DEIR-comment-form-1-tomb.pdf**
4885K

 **UEP-DEIR-comment-form-2-tomb.pdf**
4766K

21A

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

*Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011*

Name: Susan R. Tomb

Organization (if any):

Address: 3325 Primera Avenue Apt. 1

City, State, Zip: Los Angeles, CA 90068

Phone (optional): 323-969-0396

Comments First I want to state that I am in favor of the part of the NBC Universal "Evolution Plan" ("EP") that relates to upgrade of studio technology and construction of new studio facilities. This work will bring both short term construction jobs, and the even more beneficial long term, ongoing, entertainment related jobs. However, the troubling aspect of the EP is the construction of large, high-rise, residential units. The scope of the plan is so large that it will have significant negative effects on resources, traffic, visual impact, noise, pollution and greatly increased population density in a relatively small area. This residential construction would also permanently destroy the irreplaceable resource of the studio backlot. Also the preservation of what makes the Southern California lifestyle so unique and positive. Just as the plans to build upon our beautiful hillsides and ruin the vista of the iconic Hollywood sign, it would be a permanent mistake to overbuild, overburden in the manner of the EP in its present full, unchecked, scope.

I am the daughter of a Civil Engineer and Land Planner, and a native Southern California resident, and have resided in the Hollywood Knolls for over 13 years. I am very familiar with the area and the traffic problems. The proposed EP, mainly the residential portion, would unreasonably burden an already overburdened traffic system. Due to a lack of key interconnections within surrounding freeways, traffic pours onto the streets which become choked with cars. One of the most effected streets is Barham Blvd. which runs along areas of the NBC Universal property. I know how choked with traffic it is, and also how much of the traffic spills into the surrounding neighborhoods as drivers attempt to cut-through and avoid the crowds. The EP states that traffic will increase many fold in our already landlocked area. This is an unacceptable impact upon the surrounding communities.

Comments continued RE: City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

Communities United For Smart Growth ("CUSG") is genuinely in favor of more jobs, increased tax revenue and NBC Universal improving its facilities. However, new development must be planned so that the impact to the surrounding communities is not unreasonably detrimental, and also so that better alternatives are not ignored. Members of CUSG have offered alternative ideas which actually make better use of surrounding public transit services, mitigate the negative impacts far better, and still preserve and increase the very desirable long-term entertainment based jobs. There really is a win-win here. It is crucial that the ideas and alternatives offered by the CUSG be considered so that this new development will be of great benefit to NBC Universal, while still taking into account the quality of life of all the surrounding communities.

We must take care to guard against unchecked development by very powerful entities to the detriment of regular citizens and the impact upon the many environmental aspects. The unfair use of power and influence while wielding the magic passwords of "more jobs" so that a massive corporation can achieve unchecked growth, would, in the end, do great harm. There are significant elements contained in the EP which require rethinking, and in actually would benefit both NBC Universal and the wider surrounding communities.

Thank you for your time and careful attention to this extremely important matter.

Sincerely,

Susan R. Tomb

-----Please fold in thirds-----

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Elizabeth Turchan

Organization (if any):

Address: 622 N. Beachwood Dr.

City, State, Zip: Los Angeles, CA 90004

Phone (optional):

Comments

I was very impressed with the DEIR generated and attention paid to the potentially serious effects of this major development on traffic congestion in the area.

Since I commute through the Caluenga pass daily, I was delighted to learn of the traffic mitigation steps proposed. While it's impossible to completely eliminate any adverse traffic impacts, the improvements to over a hundred intersections, and to access the 101 FWY, and the links to mass transit will make a huge difference.

I support this project and think Los Angeles needs this to make us competitive.

Thank you.

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

(Please hand in or mail back by February 4, 2011)

Name: Bonnie Vitti
 Organization (if any): Toluca Lake Homeowners Assoc.
 Address: 4110 W. McFarlane Ave.
 City, State, Zip: Burbank, CA 91505
 Phone (optional): (818) 842-8422

Comments I am very worried about traffic gridlock on Barham & the 101. I approve of Universal expanding its film/attraction facilities but not so big, and not all the housing (unless it is less housing and employee-only)

I am worried about sewage & water too, & noise somewhat.

But mostly traffic & grid lock & parking in the neighborhood, in Toluca Lake & on Riverside.



Letter No. CF44

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

CITY PLANNING COMMUNITY PLANNING BUREAU with signature

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to jon.foreman@lacity.org, or fax to (213) 978-6566 for receipt by February 4, 2011

Name: DAVID R. WESTAWAY JR.
Organization (if any): MEMBER, TOLUCA LAKE HOA.
Address: 10531 WHIPPLE ST.
City, State, Zip: TOLUCA LAKE, CA 91602-2837
Phone (optional): 818-762-5863

Comments

I HAVE TWO AREAS OF COMMENTS: TRAFFIC & NOISE.

1. TRAFFIC: LIVING AT WHIPPLE & CAHUENGA, I'VE FOUND TRAFFIC IS ALREADY UNMANAGEABLE & EXCESSIVE. EACH TIME I WALK ACROSS CAHUENGA AT THE LIGHT, CARS VIOLATE THE RED LIGHT CONSTANTLY, SOMETIMES 3 CARS GO THROUGH THE RED. HOW ARE YOU GOING TO MANAGE MORE TRAFFIC WHEN LAW ENFORCEMENT DOES NOT OR CANNOT CONTROL THE TRAFFIC WE NOW HAVE?

SINCE CAHUENGA IS A SECONDARY STREET, WHY HAVEN'T YOU PROPOSED CLOSING AND BLOCKING CAHUENGA AT LANKERSHIM COMPLETELY AND PERMANENTLY TO PREVENT OVERLOAD OF A SMALLER STREET, DIVERTING TRAFFIC TO LANKERSHIM, WHICH IS CAPABLE OF HIGHER TRAFFIC, IS WIDER, AND IS MOSTLY COMMERCIAL?

THE TRAFFIC INCREASE ON OUR STREET AND THE 101 & 134 FREEWAYS IS UNACCEPTABLE. HAVE YOU DETERMINED HOW MUCH SLOWER BOTH FREEWAYS WILL BE WITH

Comments continued

30,000 MORE CARS EXPECTED?

2. NOISE: HOW CAN YOU PROPOSE MORE NOISE WHEN THE TOLUCA LAKE COMMUNITY IS ALREADY FIGHTING THE NOISE FROM UNIVERSAL WITHOUT THIS PROJECT? WE ARE A RESIDENTIAL COMMUNITY, AND JUST BECAUSE YOU SAY UNIVERSAL CITY IS "URBAN" DOES NOT MEAN WE ARE, A FEW BLOCKS AWAY. WHY CAN'T YOU REQUIRE NOISE LEVELS LIMITED TO A SUBURBAN RESIDENTIAL NEIGHBORHOOD ENVIRON, NOT LIKE URBAN DOWNTOWN L.A. OR THE AIRPORT?

THANK YOU FOR YOUR TIME AND RESPONSE.

David Westaway Jr.

DAVE WESTAWAY JR.

-----Please fold in thirds-----

Tape closed, affix a 44-cent stamp and mail for receipt by Friday, February 4, 2011. Thank you!

Affix \$0.44
Stamp

Los Angeles Department of City Planning
200 N. Spring St., City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

Letter No. CF45

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below.

*email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011*

NAME: _____ Mr. and Mrs. Ronald A. Berges _____

ADDRESS: _____ 10414 Woodbridge Street _____
Toluca Lake, CA 91602 USA _____

CITY,STATE,ZIP _____ 818-766-8842, berges@mindspring.com _____

ISSUE: Alternative Project #9 The Forman Avenue extension

P.29 of the SUMMARY

(b) Alternative 9: East/West Road With Forman Avenue Extension

... As such, under Alternative 9, the East-West Road would connect Barham Boulevard and Lankershim Boulevards, as described under Alternative 8, and the Forman Avenue extension would connect the East-West Road to Riverside Drive to the north. Under this alternative, the Forman Avenue extension would provide two travel lanes in each direction.

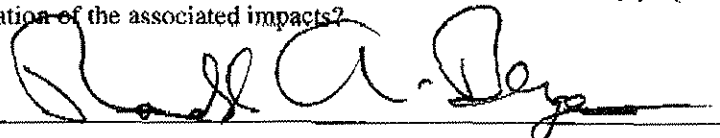
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COMMENT:

CEQA calls for "feasible alternatives to be considered". Alternative 9 is NOT a feasible alternative.

1. Is not plotting a Secondary Highway though an historic golf course and single-family neighborhood pure folly?
2. The County Highway Plan may show a road but I would ask *when* was the Plan updated to reflect current land uses? Such Plans need to be updated to be consistent with existing land use and existing transportation circulation patterns.
3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?

SIGNATURE: 

P.S. Please send notice of all future hearings.

HA

Letter No. CF46

NBC UNIVERSAL EVOLUTION PLAN DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014
DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below,
email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011

NAME: Julie and Tim Cahill
ADDRESS: 4247 Warner Blvd.
CITY, STATE, ZIP: Burbank, CA 91525

ISSUE: Alternative Project #9 The Forman Avenue extension

P.29 of the SUMMARY

(b) Alternative 9: East/West Road With Forman Avenue Extension

... As such, under Alternative 9, the East-West Road would connect Barham Boulevard and Lankershim Boulevards, as described under Alternative 8, and the Forman Avenue extension would connect the East-West Road to Riverside Drive to the north. Under this alternative, the Forman Avenue extension would provide two travel lanes in each direction.

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SIGNATURE: Julie Michelle Cahill

* As residents of Warner Blvd, we whole heartedly concur with this sentiment!

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below,

email to jon.foreman@lacity.org, or fax to (213) 978-6566

for receipt by February 4, 2011

Letter No. CF47

NAME: SANDRA SKEETER

ADDRESS: 10530 Whipple Street

CITY, STATE, ZIP: Tower Lake, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

NO WAY!

P.29 of the SUMMARY

(b) Alternative 9: East/West Road With Forman Avenue Extension

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3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?

SIGNATURE: Sandra Skeeter

Letter No. CF48



Jon Foreman <jon.foreman@lacity.org>

NBC Universal Evolution Plan DEIR

1 message

Carry van Eekhout <vaneekhout@caldwell-leslie.com>

Tue, Feb 1, 2011 at 3:17 PM

To: "jon.foreman@lacity.org" <jon.foreman@lacity.org>

My objection to Alternative Project #9 The Forman Avenue Extension is attached hereto.

Carry van Eekhout,
Firm Administrator

Caldwell Leslie
Caldwell Leslie & Proctor, PC
1000 Wilshire Boulevard, Suite 600
Los Angeles, CA 90017-2463
Tel 213.629.9040 Fax 213.629.9022
vaneekhout@caldwell-leslie.com

www.caldwell-leslie.com

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 **NBC Universal Plan.pdf**
83K

NBC UNIVERSAL EVOLUTION PLAN DEIR
SCH NO: 2007071036
City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014
DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below, email to
jon.foreman@lacity.org, or fax to **(213) 978-6566**
for receipt by February 4, 2011

Los Angeles Department of City Planning
200 North Spring Street, City Hall, Room 601
Los Angeles, CA 90012
Attn: **Jon Foreman, Senior City Planner**

NAME: Carry van Eekhout

ADDRESS: 4548 Forman Avenue

CITY, STATE, ZIP Toluca Lake, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

P.29 of the SUMMARY

(b) Alternative 9: East/West Road With Forman Avenue Extension

... As such, under Alternative 9, the East-West Road would connect Barham Boulevard and Lankershim Boulevards, as described under Alternative 8, and the Forman Avenue extension would connect the East-West Road to Riverside Drive to the north. Under this alternative, the Forman Avenue extension would provide two travel lanes in each direction.

(1) Summary of Comparative Impacts

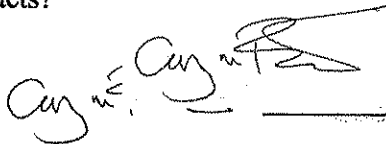
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SIGNATURE: _____



2/14

Letter No. CF49

NBC UNIVERSAL EVOLUTION PLAN DEIR

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for receipt by February 4, 2011

NAME: GRETCHEN A. WAYNE
 ADDRESS: 10425 K. LING Street
 CITY, STATE, ZIP: TOLUCA LAKE, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

P.29 of the SUMMARY

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4. *Why not run the Secondary Highway (North/South) through Universal City — City walk et al!*

SIGNATURE:

Gretchen A. Wayne

NBC UNIVERSAL EVOLUTION PLAN DEIR

SC# NO: 2007071036

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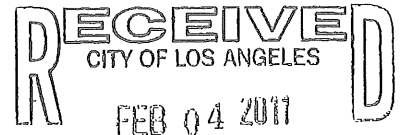
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CITY PLANNING
COMMUNITY PLANNING BUREAU

1:22pm

NAME: ANDREW WEYMAN

Letter No. CF50

ADDRESS: 4326 FORMAN AVENUE

CITY, STATE, ZIP TOLUCA LAKE, CA. 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

P. 29 of the SUMMARY

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SIGNATURE

Letter No. CF51



Jon Foreman <jon.foreman@lacity.org>

Draft EIR - Comments

MsKYoung@aol.com <MsKYoung@aol.com>
To: jon.foreman@lacity.org

Fri, Feb 4, 2011 at 1:27 PM

The attached document contains our comments regarding the Universal Draft EIR.

Karen and Terry Young
10433 Woodbridge St.
Toluca Lake, CA 91602

 **Comments on Universal DEIR - Young 2-4-11.pdf**
895K

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for receipt by February 4, 2011

NAME: _____ Terence and Karen Young _____

ADDRESS: _____ 10433 Woodbridge St _____

CITY, STATE, ZIP _____ Toluca Lake, CA 91602 _____

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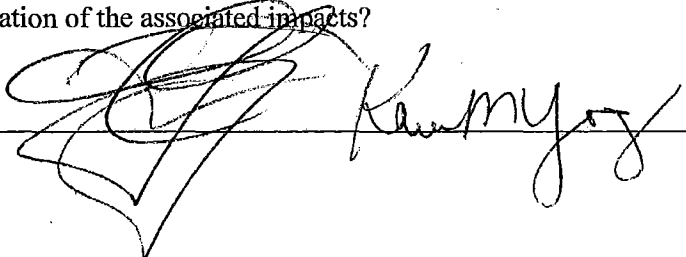
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SIGNATURE: _____

 *Terence Young* 2-4-11

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for receipt by February 4, 2011

NAME: Geryann Agovino
ADDRESS: 4233 Navajo Ave
CITY, STATE, ZIP: Toluca

ISSUE: Alternative Project #9 The Forman Avenue extension

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SIGNATURE: Geryann Agovino

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NAME: Judith AngelADDRESS: 10211 Valley Spring LaneCITY, STATE, ZIP Toluca Lake, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension**

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~~NAME:~~ HAROLD ARCHIVED

ADDRESS: 4201 TOWCA RD

CITY, STATE, ZIP TOWCA LC CA 91602

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SIGNATURE:

Harold P. Archival

Blair Archival

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NAME: SHAKEH AVANESSIANADDRESS: 10619 Landale St. #203CITY, STATE, ZIP: Toluca Lake, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension****P.29 of the SUMMARY****(b) Alternative 9: East/West Road With Forman Avenue Extension**

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SIGNATURE: 

2-1-11

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Los Angeles Department of City Planning
 200 North Spring Street, City Hall, Room 601
 Los Angeles, CA 90012

Attn: Jon Foreman, Senior City Planner

NAME: ROBERT & LESLIE AUERY

ADDRESS: 1444 FORMAN AVE

CITY, STATE, ZIP: TOLUCA LAKE, CA 91602

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SIGNATURE: *Robert Auery Leslie Auery*

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NAME: SILVIA BAKER
ADDRESS: 4301 FORMAN AVE.
CITY, STATE, ZIP TOLUCA LAKE CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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SIGNATURE: Silvia Baker




Jon Foreman <jon.foreman@lacity.org>

Universal Project

1 message

Barbara Ballou <bbaileyballou@earthlink.net>
To: jon.foreman@lacity.org

Tue, Feb 1, 2011 at 2:57 PM

 **2011_02_01_14_53_24.pdf**
363K

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NAME: Frank + Barbara Ballou

ADDRESS: 133 W. Valley St

CITY, STATE, ZIP Barbours, Ca 91505

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NAME: Aimie Billon

ADDRESS: 135 N. Florence St

CITY, STATE, ZIP: Burbank, CA 91505

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 Attn: **Jon Foreman, Senior City Planner**

NAME: Dana + Charles Boyd
 ADDRESS: 4620 Forman Ave.
 CITY, STATE, ZIP: Toluca Lake, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

P.29 of the SUMMARY

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SIGNATURE: Dana Boyd

DA

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

Deliver or mail to address below.

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for receipt by February 4, 2011

NAME: Mike & Fari Canetty

ADDRESS: 4422 Sancola Avenue

CITY, STATE, ZIP: Toluca Lake, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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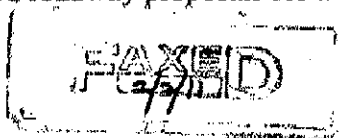
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NAME: Dr. Mrs. Wm. ChapmanADDRESS: 4340 Lodge Ave.CITY, STATE, ZIP Toluca Lake, Ca 91602**ISSUE: Alternative Project #9 The Forman Avenue extension**

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SIGNATURE: Olga E. Chapman

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NAME: PAMELA L. CISZAK
ADDRESS: 4428 CARTWRIGHT AVE
CITY, STATE, ZIP: TOLUCA LAKE, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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SIGNATURE: Pamela L. Cizak

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NAME: PAUL M. CIZAK
ADDRESS: 4428 Cartwright Ave.
CITY, STATE, ZIP: TOLUCA LAKE, CA 91602

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SIGNATURE: Paul M. Cizak

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NAME: RICK COLE

ADDRESS: 10428 VALLEY SPRING CAVE

CITY, STATE, ZIP: TOLUCA LAKE, CA 91602

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SIGNATURE: 

2/A

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NAME: JAMES J CONETTA - POA FOR ROBERT L. TOWNSEND
+ SUCCESSION TRUSTEE

ADDRESS: 10418 WOODBRIDGE STREET

CITY, STATE, ZIP NORTH HOLLYWOOD CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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SIGNATURE: James J. Connelly - POA.
SUCCESSION FIVE-06

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NAME: Kenneth R. CondayADDRESS: 10343 Valley Spring LaneCITY, STATE, ZIP Toluca Lake, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension**

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NAME: KERRY COWIN

ADDRESS: 4724 3/8 FORMAN AVE.

CITY, STATE, ZIP TOLUCA LAKE CA 91602

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SIGNATURE: Kerry Cowin

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NAME: _____ Ed Curry _____

ADDRESS: _____ 10514 Whipple Street _____

CITY, STATE, ZIP _____ Toluca Lake, CA 91602 _____

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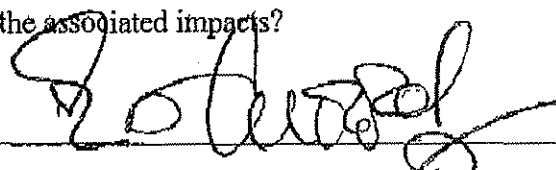
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ATTN: JON FOREMAN 213 977 6566

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NAME: RYE DATHMAN

ADDRESS: 10523 KLING ST.

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SIGNATURE: 
RYE A. DATHMAN JR.

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COMMUNITY PLANNING BUREAU

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NAME: TERESA J. DAVIS

ADDRESS: 4326 FORMAN AVE

CITY, STATE, ZIP TOLUCA LAKE

ISSUE: Alternative Project #9 The Forman Avenue extension

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NAME: Moira Duffy
 ADDRESS: 10421 Valley Spring Lane
 CITY, STATE, ZIP: Toluca Lake, Ca 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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NAME: JANICE EATON
ADDRESS: 10432 VALLEY SPRING LANE
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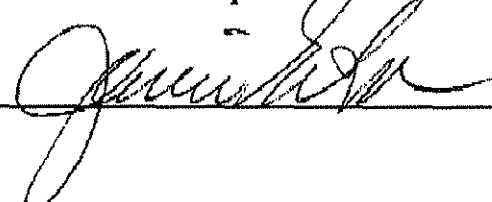
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SIGNATURE: 

NA

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SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS

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Email to jon.foreman@lacity.org, or fax to (213) 978-6566
for receipt by February 4, 2011

NAME: GALERNE
ADDRESS: 1659 FORMAN AV
CITY, STATE, ZIP TOLUCA LAKE CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

P.29 of the SUMMARY

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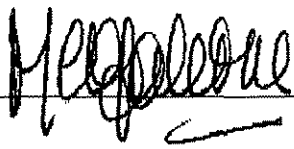
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NAME: JOHN P. GARDNER

ADDRESS: 10211 VALLEY SPRING LANE

CITY, STATE, ZIP: TOLUCA LAKE, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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SIGNATURE: John P. Gardner

2/11

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NAME: ROBIN LEONARD R. GARNER JR
 ADDRESS: 4241 FORMAN AVENUE
 CITY, STATE, ZIP: TOLUCA LAKE, CA 91602-2907

ISSUE: Alternative Project #9 The Forman Avenue extension

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NAME: Trudy Goldberg
 ADDRESS: 4405 Forman Ave
 CITY, STATE, ZIP: Toluca Lake, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension**P.29 of the SUMMARY****(b) Alternative 9: East/West Road With Forman Avenue Extension**

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NAME: CHARLES J. GONZALEZADDRESS: 4614 TALOFA AVE.CITY, STATE, ZIP: TOLUCA LAKE, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension**

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SIGNATURE: Charles J. Gonzalez

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NAME: MARIANA & MIK GOSCINI

ADDRESS: 10431 Whipple Street

CITY, STATE, ZIP: Toluca Lake Ca 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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NAME: WINSOR Dewey Harmon III
ADDRESS: 10525 Woodbridge St
CITY, STATE, ZIP: Toluca Lake CA 91602

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DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS*Deliver or mail to address below,**email to jon.foreman@lacity.org, or fax to (213) 978-6566**for receipt by February 4, 2011*NAME: Beverly HartleyADDRESS: 4660 Toluca Ave.CITY, STATE, ZIP: Toluca Lake, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension****P.29 of the SUMMARY****(b) Alternative 9: East/West Road With Forman Avenue Extension**

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NAME: GEORGE & PATTY HARWOODADDRESS: 4284 NAVAJO STCITY, STATE, ZIP TOLUCA LAKE, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension****P.29 of the SUMMARY****(b) Alternative 9: East/West Road With Forman Avenue Extension**

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NAME: Elsy Hedman
ADDRESS: 10219 Valley Spring Lane
CITY, STATE, ZIP: Toluca Lake, CA 91602

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NAME: Anne & Michael Herwick

ADDRESS: 4411 Forman Ave

CITY, STATE, ZIP Toluca Lake, CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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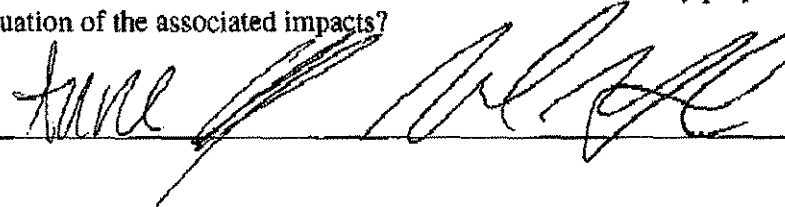
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Los Angeles Department of City Planning
 200 North Spring Street, City Hall, Room 601
 Los Angeles, CA 90012

Attn: **Jon Foreman, Senior City Planner**

NAME: JUDY HOLLIDAY
 ADDRESS: 4610 FORMAN
 CITY, STATE, ZIP: TOLUCA LAKE CA 91602

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3. Why does the DEIR not show Alternative 9's extended roadway proposals for a sensible evaluation of the associated impacts?

SIGNATURE: J. Holliday

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS*Deliver or mail to address below.*email to jon.foreman@lacity.org, or fax to (213) 978-6566

for receipt by February 4, 2011

NAME: CARMEN + ROBIN ITALIAADDRESS: 10303 VALLEY SPRING LNCITY, STATE, ZIP TOLUCA LAKE, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension**

P.29 of the SUMMARY

(b) Alternative 9: East/West Road With Forman Avenue Extension

... As such, under Alternative 9, the East-West Road would connect Barham Boulevard and Lankershim Boulevards, as described under Alternative 8, and the Forman Avenue extension would connect the East-West Road to Riverside Drive to the north. Under this alternative, the Forman Avenue extension would provide two travel lanes in each direction.

(1) Summary of Comparative Impacts

Alternative 9 impacts with regard to traffic, air quality, noise, and historic resources **would be greater than those that occur under the proposed Project**, and would have similar impacts with regard to all other environmental issues analyzed in this Draft EIR. In addition, Alternative 9 impacts with regard to traffic, air quality, and noise would also be **greater than the corresponding impacts under Alternative 8**. Due to the shift in the distribution of vehicle trips in the Project area, Alternative 9 would increase vehicle/capacity ratios such that significant impacts would remain at a greater number of intersections during the morning and afternoon peak hours than under the proposed Project. Furthermore, as the proposed US 101 Freeway southbound onramp at Universal Studios Boulevard would not be constructed under Alternative 9, a significant impact would remain at one additional freeway segment that does not occur under the proposed Project. ...

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SIGNATURE: 

NBC UNIVERSAL EVOLUTION PLAN DEIR

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for receipt by February 4, 2011

NAME: DANA KEMPERADDRESS: 4310 FORMAN AVECITY, STATE, ZIP TOLUCA LAKE, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension**

P.29 of the SUMMARY

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SIGNATURE: Dana L. Kemper

NBC UNIVERSAL EVOLUTION PLAN DEIR

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County of Los Angeles File No.: RENV 200700014

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for receipt by February 4, 2011

NAME: Artineh KhachikianADDRESS: 3748 Fairesta St.CITY, STATE, ZIP: La Crescenta, CA 91214**ISSUE: Alternative Project #9 The Forman Avenue extension****P.29 of the SUMMARY****(b) Alternative 9: East/West Road With Forman Avenue Extension**

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NBC UNIVERSAL EVOLUTION PLAN DEIR

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NAME: MARCO KURTZADDRESS: 10443 WOODBRIDGE ST.CITY, STATE, ZIP: TOLUCA LAKE, CA. 91602**ISSUE: Alternative Project #9 The Forman Avenue extension**

P.29 of the SUMMARY

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2/A

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of the associated impacts?

SIGNATURE: _____

NBC UNIVERSAL EVOLUTION PLAN DEIR

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NAME: SWOOSIE KURTZADDRESS: 10443 WOODBRIDGE ST.CITY, STATE, ZIP TOLUCA LAKE, CA 91602**ISSUE: Alternative Project #9 The Forman Avenue extension**

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COMMENT:

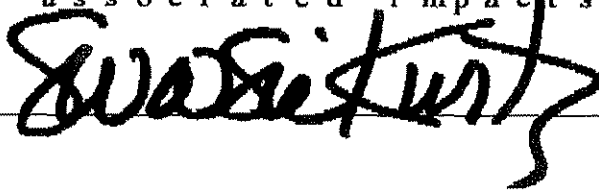
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of the associated impacts?

SIGNATURE: _____

A handwritten signature in black ink, appearing to read "Swasieleski", is written over a horizontal line. The signature is stylized and cursive.

NBC UNIVERSAL EVOLUTION PLAN DEIR

SCH NO: 2007071036

City of Los Angeles File No.: ENV-2007-0254-EIR

County of Los Angeles File No.: RENV 200700014

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email to jon.foreman@lacity.org, or fax to (213) 978-6566

for receipt by February 4, 2011

NAME: CHARLES G COLLINS

ADDRESS: 4411 SANDOLA AVE

CITY, STATE, ZIP: TOLUCA LAKE CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

P.29 of the SUMMARY

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Email to jon.foreman@lacity.org, or fax to (213) 978-6566

for receipt by February 4, 2011

PLS FAX TO

JON FOREMAN

NAME: SEAN DEE

ADDRESS: 10225 VALLEY SPRING LANE

CITY, STATE, ZIP: TOLUCA LAKE CA 91602

ISSUE: Alternative Project #9 The Forman Avenue extension

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SIGNATURE: 

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

ADAMS
LAST NAME

RICHARD
FIRST NAME

ORGANIZATION (IF APPLICABLE)

13022 VENTURA BLVD
STREET ADDRESS

STUDIO CITY 91604
CITY ZIP CODE

213-447-1272
TELEPHONE NUMBER

Summary of your comments on this matter (optional) NO SUCH THING AS UNAVOIDABLE
Impact: If it can't be avoided don't do it. NO LINK TO
UNIVERSAL/MTA. If you cause a problem you fix it. They cause
one they fix it. All mitigations in place before project
starts or they will never get done.
Infrastructure to support plan! schools, water, power, sewers,
solid waste hospitals, police fire, etc, .. where are they going to
be & who is going to pay for them?
Geography of Area restricts traffic flow & Area is already
"F" status. More people & cars, buses trucks etc = more/worse situation

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

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---PLEASE PRINT CLEARLY---

ALLEN
LAST NAME

BEVERLY
FIRST NAME

ORGANIZATION (IF APPLICABLE)

4114 W McFARLANE AVE
STREET ADDRESS

BURBANK
CITY

91505
ZIP CODE

818-567-1958
TELEPHONE NUMBER

Summary of your comments on this matter (optional)
Concern about traffic congestion, property values and sewer problems

also show

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

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A N D E R S O N

LAST NAME

E D I T H M

FIRST NAME

ORGANIZATION (IF APPLICABLE)

1 4 6 3 7 M A G N O L I A B L V D # 2

STREET ADDRESS

S H E R M A N O A K S C A 9 1 4 0 3

CITY

ZIP CODE

3 1 0 - 2 9 3 - 9 4 9 3

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

My purpose is to inform people of the NBC Universal Evolution Plan to voice their opinions to their city council person to push this plan forward. MAKE people aware of the positive outcome this will help generate jobs and affordable housing.

No show

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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--PLEASE PRINT CLEARLY--

ANDROS

LAST NAME

DR GEORGE

FIRST NAME

ON FIVE

ORGANIZATION (IF APPLICABLE)

STREET ADDRESS

CITY

ZIP CODE

- -

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Written comments prepared
Comma in from out of town
should be here about 5 pm

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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A s t r a q u i l l o
LAST NAME

I a n
FIRST NAME

ORGANIZATION (IF APPLICABLE)

8 4 5 9 0 5 0 A v e n u e
STREET ADDRESS

W i n n e t k a
CITY ZIP CODE

2 1 3 - 4 4 6 - 5 3 2 7 (cell)
TELEPHONE NUMBER

Summary of your comments on this matter (optional)
•Emphasizing Art and essentially how it is the first to suffer in a down economy and so the logical / ~~argument~~ debatable theory: IF Art revives, the economy revives with it & with that, when art evolves, so does its engagements.

No show

COMMENT CARD

December 13, 2010

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State Clearing House 2007071036
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100 Universal City Plaza
Universal City, CA 91608

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---PLEASE PRINT CLEARLY---

AUDIA S
LAST NAME

CHARLES
FIRST NAME

RETIRED
ORGANIZATION (IF APPLICABLE)

3464 Wondor View Pl
STREET ADDRESS

L.A. 90068
CITY ZIP CODE

323-839-5844
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Do not want more traffic on
Barkham Blvd. As is its impossible in the
Am 9 pm- to move along Barkham. I cant
Imagine adding additional -3000 units of
space to an area that is in dire straits.
That stupid major use to have a traffic cor creating
traffic which helped a little + now none. development

Im not against just the amount of traffic. which
I dont know how you would resolve.

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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---PLEASE PRINT CLEARLY---

BAILEY
LAST NAME

GLENW
FIRST NAME

BICYCLE ADVISORY COMMITTEE
ORGANIZATION (IF APPLICABLE)
CITY OF LOS ANGELES

PO BOX 19172
STREET ADDRESS

ENCINO
CITY
91416
ZIP CODE

818-453-3407
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Bicycle access along Los Angeles, as well as
to and through project; adequate
and convenient bicycle parking

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

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--PLEASE PRINT CLEARLY--

Bass
LAST NAME

Revin
FIRST NAME

Painters & Allied Trades
ORGANIZATION (IF APPLICABLE)

14414 Addison ST
STREET ADDRESS

Sherman Oaks
CITY

91423
ZIP CODE

626-316-2424
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

In favor of Project

No show

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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BEKERFV GEORGE

LAST NAME

GEORGE

FIRST NAME

ORGANIZATION (IF APPLICABLE)

11910 WEDDINGTON ST. #301

STREET ADDRESS

VALLEY VILLAGE 91607

CITY

ZIP CODE

818-980-2281

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

I AM FOR IT!!

76

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
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B O N
LAST NAME

K E N
FIRST NAME

B A H N C O N S U L T I N G
ORGANIZATION (IF APPLICABLE)

6 7 0 0 F R A N K L I N P L A C E
STREET ADDRESS

L O S A N G E L E S
CITY

9 0 0 2 8
ZIP CODE

3 1 0 - 9 4 8 - 5 0 4 4
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

(Supporter)

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
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Universal City, CA 91608

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BROADY

LAST NAME

JOE

FIRST NAME

ORGANIZATION (IF APPLICABLE)

4449 TUSUNGA AVE

STREET ADDRESS

STUDIO CITY, CA 91602

CITY

ZIP CODE

- -

TELEPHONE NUMBER

Summary of your comments on this matter (optional)
LACK OF RESPECT!

No show

COMMENT CARD

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--PLEASE PRINT CLEARLY--

BROWN
LAST NAME

Piedmont
FIRST NAME
Fredrick

President OF Ironworkers Local 483
ORGANIZATION (IF APPLICABLE)

17495 Harley St
STREET ADDRESS

City Industry
CITY ZIP CODE

323-816-3906
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

IN FAVOR

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
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Universal City, CA 91608

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CARR
LAST NAME

MARTHA
FIRST NAME

NKCC
ORGANIZATION (IF APPLICABLE)

3331 BLAIR DR
STREET ADDRESS

LOS ANGELES CA 90068
CITY ZIP CODE

323-876-3504
TELEPHONE NUMBER

Summary of your comments on this matter (optional)
Need for further consideration of ~~impacts~~
impacts on Manor Residents. There are
specific areas of concern not addressed in
EIR. Maintain Ben/Trees - street placement
& Reduction of noise.

41

COMMENT CARD

December 13, 2010

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City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

CARR

LAST NAME

Richard

FIRST NAME

HKCC

ORGANIZATION (IF APPLICABLE)

3331 BLAIR DR

STREET ADDRESS

Los Angeles CA 90068

CITY

ZIP CODE

323-876-3504

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Discussion of HOLLYWOOD MANOR IMPACTED HOMES -
SPECIFICALLY SE BLAIR & CHARLESTON WAY HOMES:
MOSTLY VISUAL - NOISE - TREES - BERM

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

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---PLEASE PRINT CLEARLY---

Clark

LAST NAME

Jeanne

FIRST NAME

Hollywoodland Assoc

ORGANIZATION (IF APPLICABLE)

6040 Rodgerston Dr.

STREET ADDRESS

Los Angeles CA 90068

CITY

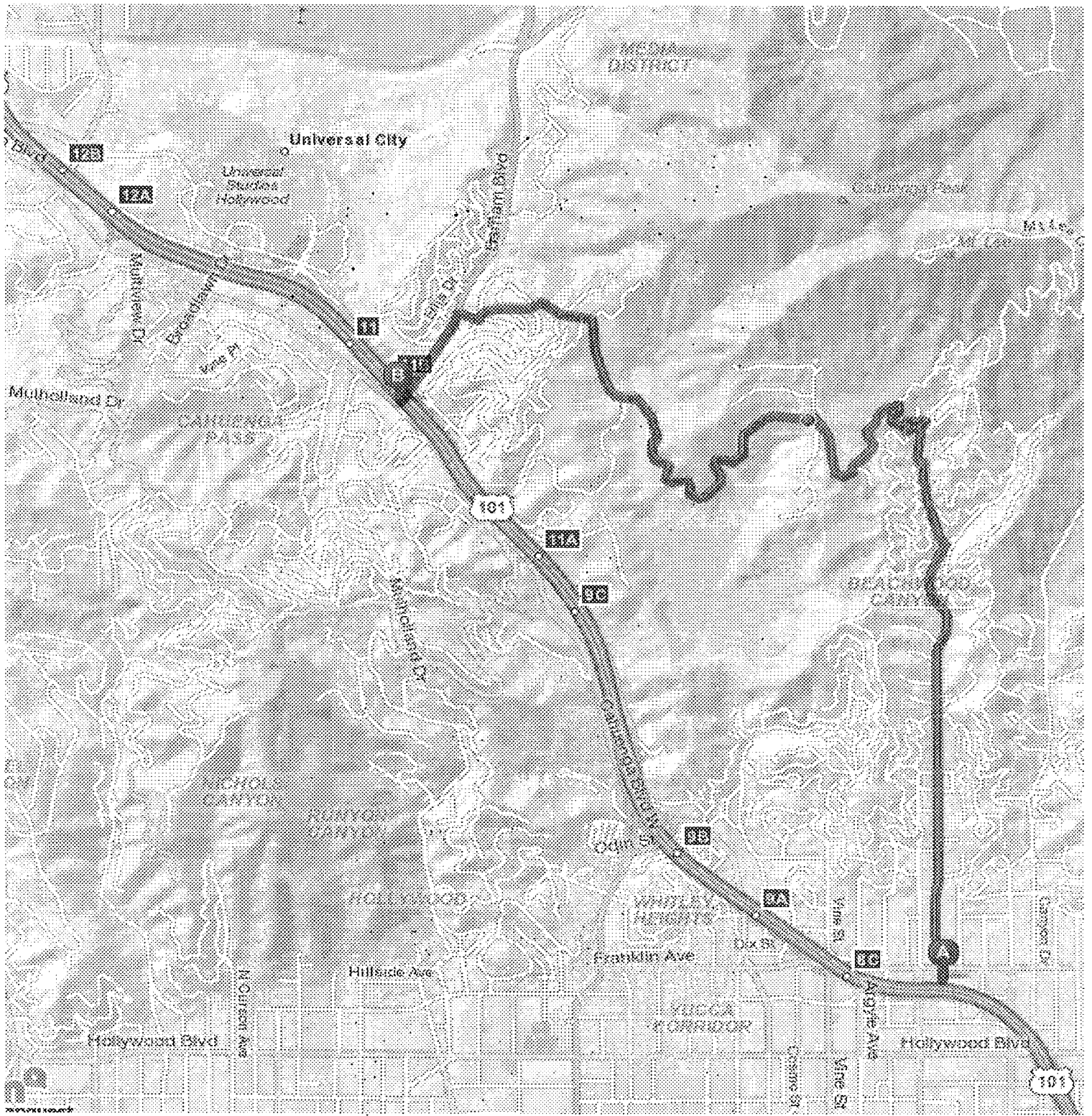
ZIP CODE

323-462-6776

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

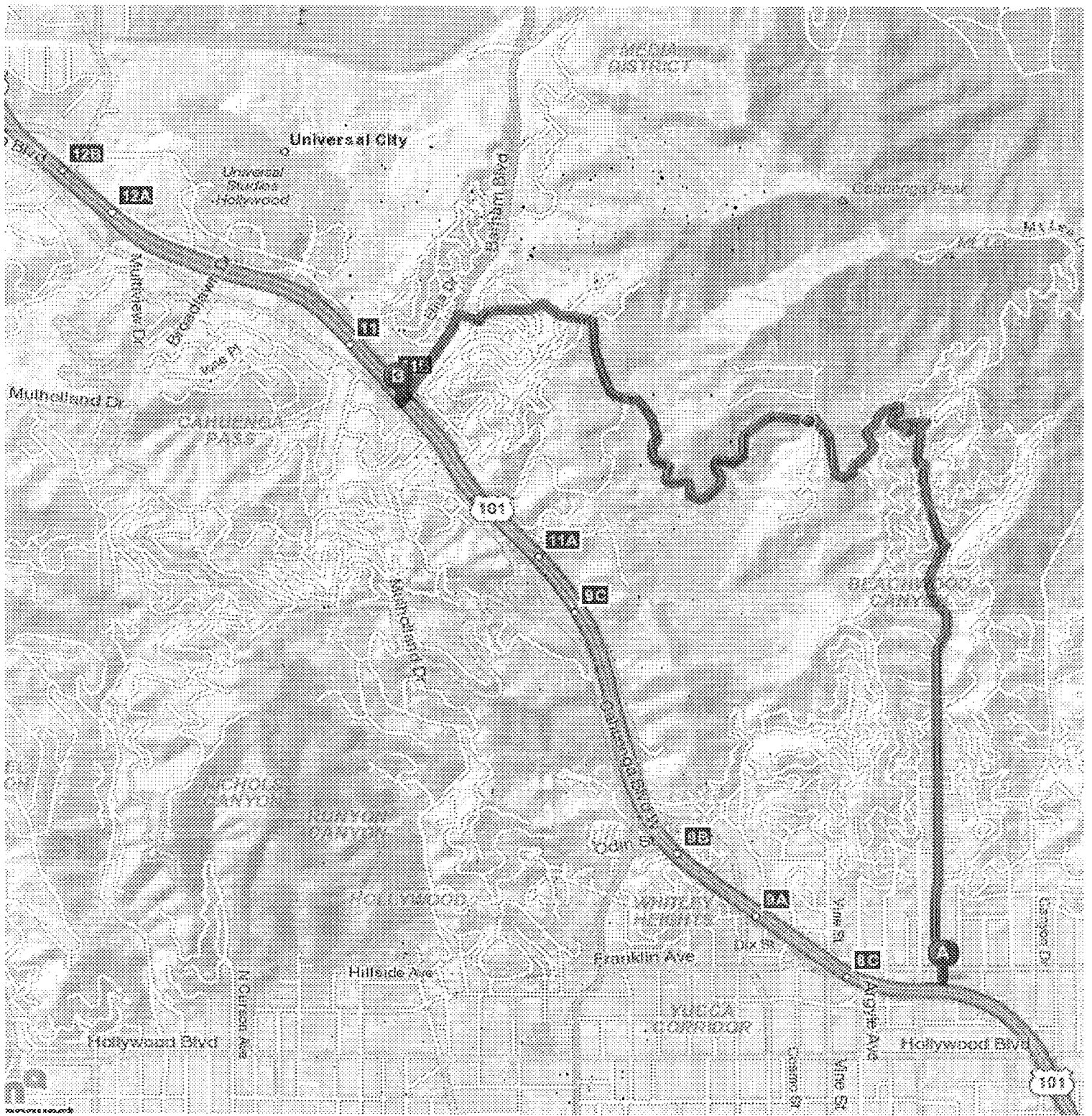
add ^NHollywoodland to
neighborhood intrusion locations



BEACHWOOD - LEDGEWOOD- MULHOLLAND HWY-CANYON LAKE- TAHOE DR-MONTLAKE DR.- LAKE HOLLYWOOD DR

RE: NBC Universal Evolution Plan ENV-2007-0254-EIR
POTENTIAL NEIGHBORHOOD INTRUSION LOCATION
 Beachwood Canyon, Hollywoodland, Lake Hollywood

12/13/2010 submitted by: **Hollywoodland Homeowners Assoc.**

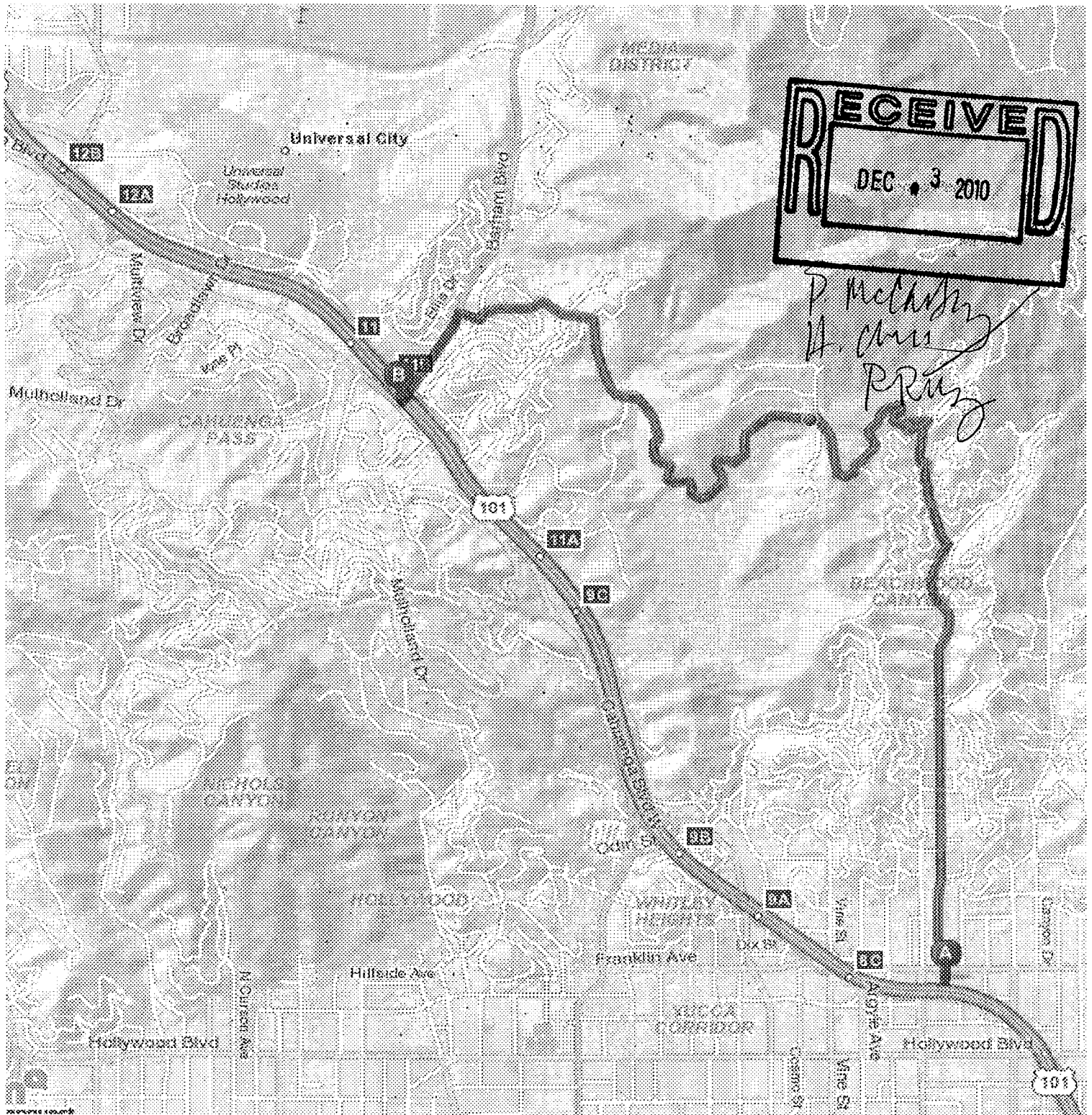


BEACHWOOD - LEDGEWOOD- MULHOLLAND HWY-CANYON LAKE- TAHOE DR-MONTLAKE DR.- LAKE HOLLYWOOD DR

RE: NBC Universal Evolution Plan ENV-2007-0254-EIR
POTENTIAL NEIGHBORHOOD INTRUSION LOCATION
Beachwood Canyon, Hollywoodland, Lake Hollywood

12/13/2010 submitted by:

Hollywoodland Homeowners Assoc.

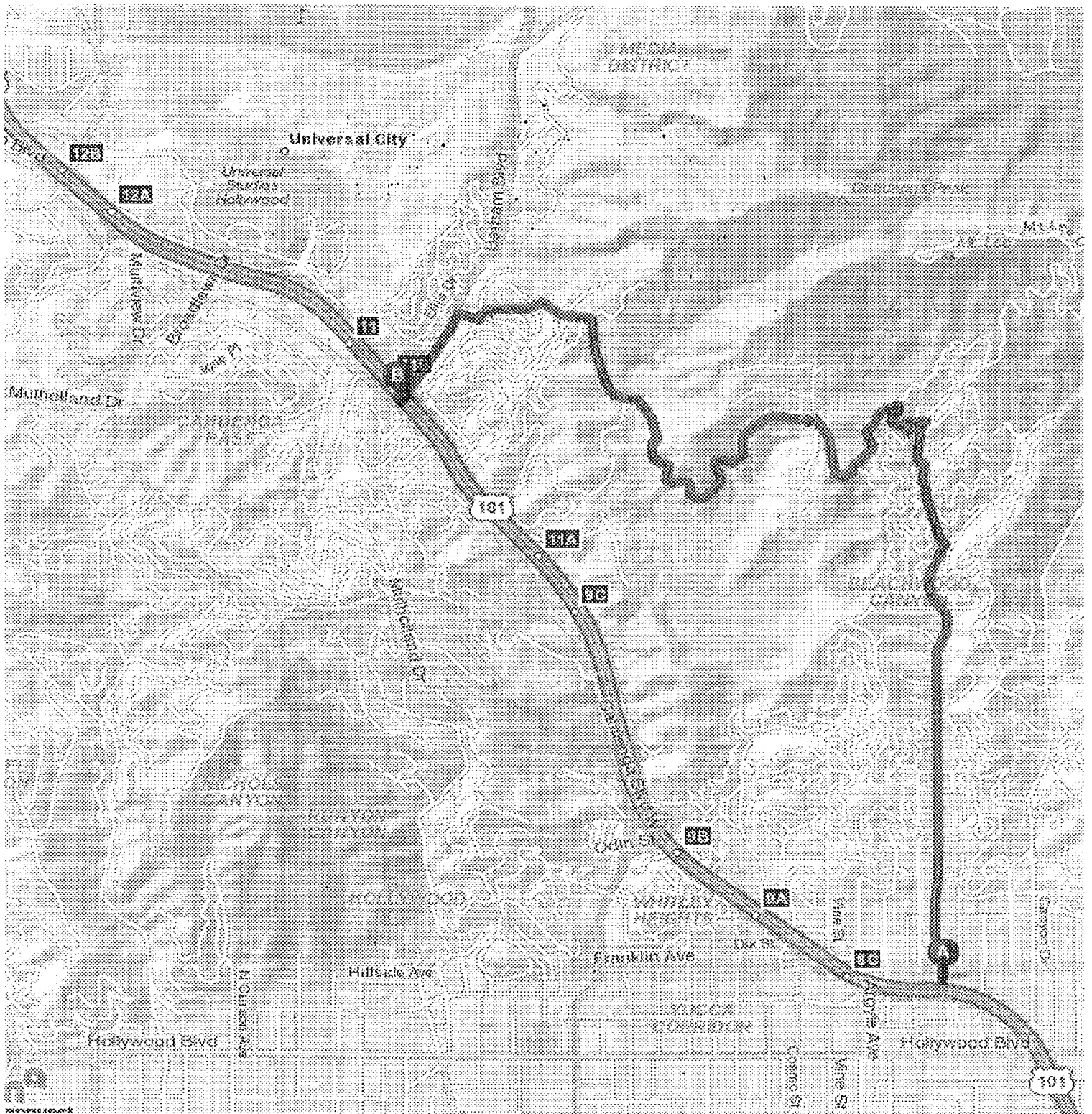


BEACHWOOD - LEDGEWOOD- MULHOLLAND HWY-CANYON LAKE- TAHOE DR-MONTLAKE DR.- LAKE HOLLYWOOD DR

RE: NBC Universal Evolution Plan ENV-2007-0254-EIR
POTENTIAL NEIGHBORHOOD INTRUSION LOCATION
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12/13/2010 submitted by:

Hollywoodland Homeowners Assoc.

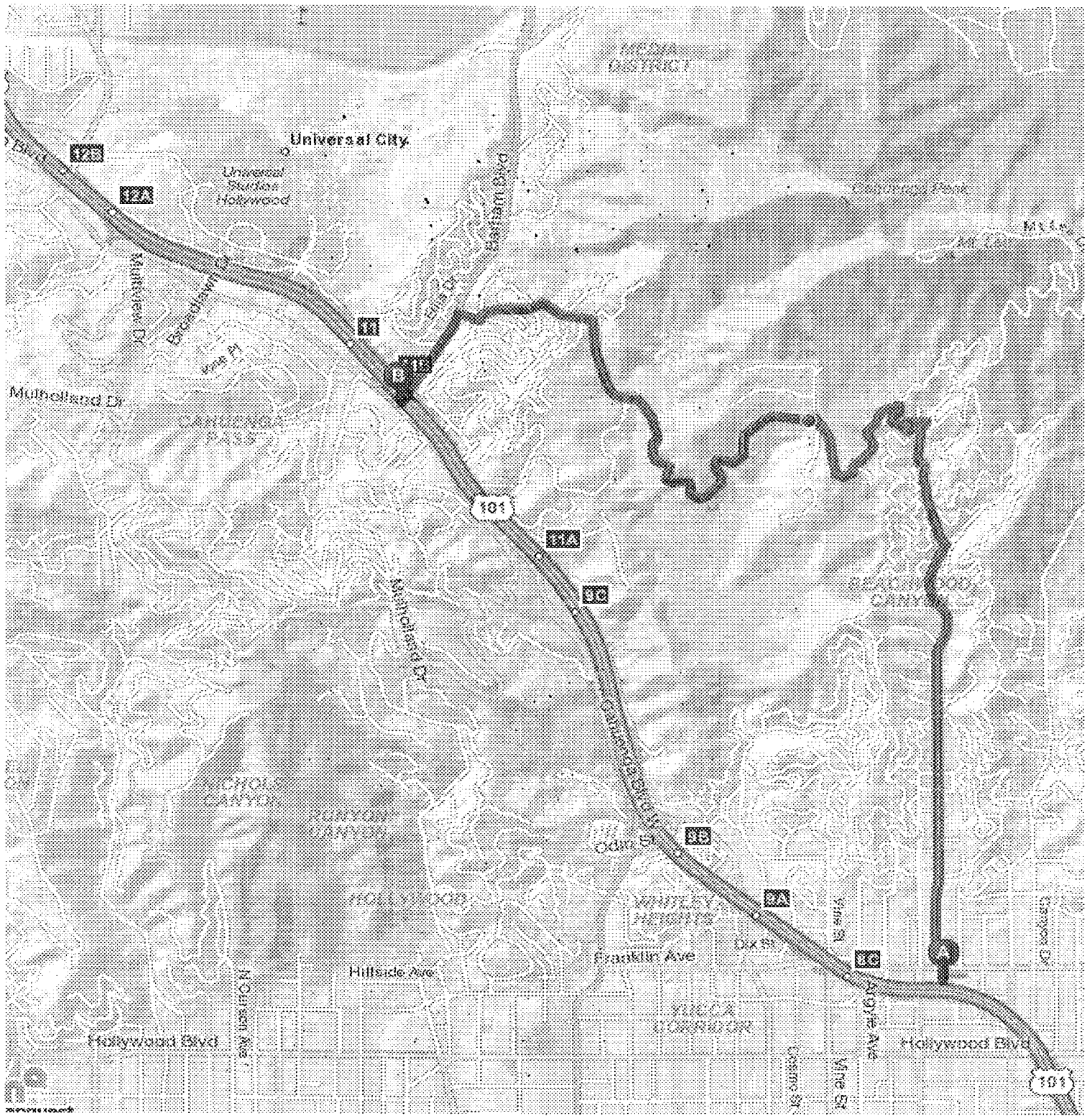


BEACHWOOD - LEDGEWOOD- MULHOLLAND HWY-CANYON LAKE- TAHOE DR-MONTLAKE DR.- LAKE HOLLYWOOD DR

RE: NBC Universal Evolution Plan ENV-2007-0254-EIR
POTENTIAL NEIGHBORHOOD INTRUSION LOCATION
Beachwood Canyon, Hollywoodland, Lake Hollywood

12/13/2010 submitted by:

Hollywoodland Homeowners Assoc.



BEACHWOOD - LEDGEWOOD- MULHOLLAND HWY-CANYON LAKE- TAHOE DR-MONTLAKE DR.- LAKE HOLLYWOOD DR

RE: NBC Universal Evolution Plan ENV-2007-0254-EIR
POTENTIAL NEIGHBORHOOD INTRUSION LOCATION
Beachwood Canyon, Hollywoodland, Lake Hollywood

12/13/2010 submitted by:

Hollywoodland Homeowners Assoc.

COMMENT CARD

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State Clearing House 2007071036
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100 Universal City Plaza
Universal City, CA 91608

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---PLEASE PRINT CLEARLY---

Coffey
LAST NAME

John
FIRST NAME

ORGANIZATION (IF APPLICABLE)

3325 Canuenga Blvd W
STREET ADDRESS

Los Angeles
CITY

90068
ZIP CODE

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

AS SOMEONE WHO WORKS AND LIVES WITHIN ONE MILE OF THE AREA OF THE UNIVERSAL EVOLUTION PLAN, I STRONGLY SUPPORT THE PROJECT.

John Coffey
PROPERTY OWNER AND
PRESIDENT OF Coffey Sound

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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---PLEASE PRINT CLEARLY---

DAVIS
LAST NAME

TERRY
FIRST NAME

COMMUNITIES UNITED FOR SMART GROWTH
ORGANIZATION (IF APPLICABLE)

4326 FORMAN AULET
STREET ADDRESS

TOLUCA LK
CITY

91602
ZIP CODE

818-762-8102
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

- 1) THE PROCESS (DEIR)
- 2) MTA/EVO. PLAN BIFURCATION PROJECT
- 3) JOBS

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
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Universal City, CA 91608

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---PLEASE PRINT CLEARLY---

DECKER
LAST NAME

ERIKA
FIRST NAME

HOLLYWOOD KNOLLCS
ORGANIZATION (IF APPLICABLE)

3228 CRAIG DR
STREET ADDRESS

LA
CITY

90068
ZIP CODE

323-547-0218
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Too many people already
too much traffic
water issues - noise -
environment
green

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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---PLEASE PRINT CLEARLY---

DUDLEY
LAST NAME

ROGER
FIRST NAME

SELF
ORGANIZATION (IF APPLICABLE)

4115 MCFARLANE
STREET ADDRESS

BURBANK
CITY ZIP CODE

818-954-8525
TELEPHONE NUMBER

Summary of your comments on this matter (optional)
I AM IN SUPPORT of this PROJECT

No show

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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--PLEASE PRINT CLEARLY--

TYMOWD

LAST NAME

BETH

FIRST NAME

ORGANIZATION (IF APPLICABLE)

11615 CANTON PI

STREET ADDRESS

STUDIO CITY CA 91604

CITY

ZIP CODE

818-980-7645

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Object to 90 day limit to respond
Non mit isatable issues

106

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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---PLEASE PRINT CLEARLY---

GARCIA
LAST NAME

MARY
FIRST NAME

ORGANIZATION (IF APPLICABLE)

5123 CAHUENGA Blvd
STREET ADDRESS

NORTH HOLLYWOOD
CITY

91601
ZIP CODE

818-763-6000
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Against Plan as is - Universal last major studio. Should continue to make films as was the original intent. Housing is not and should not ever be allowed on this land. This studio is the jewel of the valley

COMMENT CARD

December 13, 2010

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---PLEASE PRINT CLEARLY---

GARNER
LAST NAME

JOHN
FIRST NAME

TOLUCA LAKE HOMEOWNERS ASSOC.
ORGANIZATION (IF APPLICABLE)

10211 VALLEY SPRING LAKE
STREET ADDRESS

TOLUCA LAKE
CITY

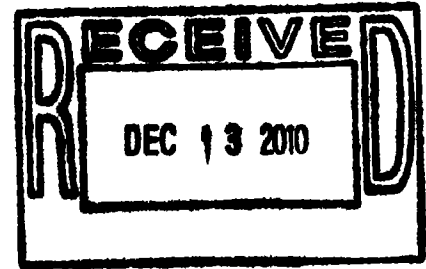
91602
ZIP CODE

818-753-8331
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

WRITTEN COMMENTS GIVEN TO STAFF

NBC UNIVERSAL "EVOLUTION PLAN" DEIR
COMMENTS BY J. PATRICK GARNER
DECEMBER 13, 2010



My name is John Patrick Garner. I live at 10211 Valley Spring Lane – just across the golf course from Universal City. I have been involved in noise issues at Universal since 1989 – as the founder of the Toluca Lake Residents Association during the last Universal Master Plan process and currently as Chairman of the Universal Noise Committee of the Toluca Lake Homeowners Association.

THE ISSUE

The DEIR is correct in mandating the establishment of a noise monitoring system for years of construction related noise if the current Master Plan is approved.

The DEIR is absolutely wrong that the majority of the other noise sources at Universal City do not impact the nearby community as they do not generate enough noise to be audible above ambient noise levels at the receptors in the project area. The issue is not decibels it is noise that disturbs Universal's neighbors in a major way.

THE REMEDY

NBC Universal (NBCU) has itself recognized that even existing noise from Universal City is a problem for the surrounding community and has therefore established a senior management level task force to deal with existing noise. This NBCU Core Response Team composed of two Senior Vice Presidents and two Director level NBCU management employees is in the process of setting up a very comprehensive program to deal with the current non-construction noise that the DEIR says will not be a problem in the surrounding community.

The remedy that should be mandated in the DEIR is to make the process now being developed by senior management at NBCU to deal with community complaints about noise from Universal City permanent as a condition of the approval of their Master Plan.

HISTORY

Residents living close to Universal City have been involved with NBCU on the issue of noise in our community for at least 30 years. The pattern has been – a problem develops and action is taken to solve that problem. What has been lacking is a sustainable on-going program at NBCU to effectively deal with noise issues.

Early on our community's efforts resulted in the Universal Amphitheater being covered. In the late 1990's local residents were very involved in Universal's proposed Master Plan. Many filings were made through our attorney at Sheppard Mullin Richter and Hampton on issues related to noise. Universal eventually ceased pursuing that Master Plan but as a result of the interaction with local residents during the process NBCU recognized that noise was a problem (even though the DEIR for that project stated that it was not) and many constructive changes were made to lessen the impact of noise on our community.

Several months ago noise from Universal City again reached a level that caused local residents to mobilize. The community established its own "noise hot line" and scores of noise problems were

documented. The result has been a process involving senior executives from NBCU and the leadership of Toluca Lake homeowner groups to once again deal with noise from Universal City in our community. Unfortunately, last Saturday the new process broke down entirely and we had one of the worst full days of noise in recent memory. The procedure to get on top of the noise quickly outlined below was not executed and the senior management team does not yet know why there was so much noise.

CURRENT MASTER PLAN

NBCU is again pursuing a new master plan for Universal City and will soon be taking direction from the SIXTH OWNER in the last 20 years. Local residents are very concerned that once the current NBCU noise initiative has run its course we will be dealing with years of new noise issues from construction and new venues without a process that NBCU and its latest owners are mandated to keep in place. We know from the noise issues that arose during the recent reconstruction of NBCU's back lot after the fire that there will absolutely be serious noise issues to deal with.

NBCU'S CURRENT SENIOR MANAGEMENT LEAD COMMUNITY NOISE INITIATIVE

The initiatives underway and in review by the senior level NBCU Core Response Team related to noise include:

-A Noise Hotline staffed 24/7 by a company representative will take calls and emails related to noise. Immediately following the complaint, an email will be sent to the NBCU Core Response Team (currently two Senior Vice Presidents and two Director level NBCU employees). Within 24 hours, the complainant will receive a call or email from the Core Team with a response to their complaint. This new response process has been reviewed and approved by top NBCU management and the Core Team will be held accountable for adhering to it. This process was recently put in place and the community has been notified but it must be made permanent.

-A monthly newsletter will be distributed to community residents which will include a report on the number and nature of calls related to noise and what has been done. This initiative was recently implemented but must be made permanent

-NBCU will create a computer mapping program to identify current and potential noise generators at Universal City and will use this program to identify and correct existing noise problems and in planning all future construction and venues. This initiative has begun but it must be completed, used during the proposed master plan construction period and be made permanent.

-NBCU will use the best available noise suppression technology to retrofit existing sources of noise and in all new construction and venues. This initiative has begun but must be completed for all existing sources of noise and all new construction and be made permanent.

-NBCU will establish allowable decibel levels for all sources of noise at Universal City. Noise levels will be measured on site. NBCU will insure that they are not exceeded. This initiative has not been agreed to by NBCU but is essential for dealing with noise now and in the future.

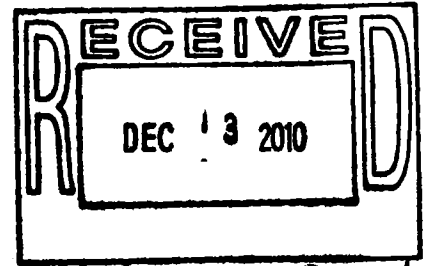
-NBCU will host regular meetings of community leaders to discuss noise issues. This initiative is underway. These meetings must be held monthly during any period of new construction or venue modification and must be made permanent.

SUMMARY

Over 30+ years of our community's dealings with NBCU on noise issues NBCU has eventually taken action to address current problems. What is required now is a permanent and effective on-going process that NBCU is required through this Master Plan to implement. This is especially critical now as our community is facing years of serious construction related and other noise if the current Master Plan is approved. History has proven that without this requirement our community has no option except waiting for the next noise problem and then prodding NBCU to take action.

J. Patrick Garner
10211 Valley Spring Lane
Toluca Lake, CA 91602
818-753-8331
jpgarner@sbcglobal.net

NBC UNIVERSAL "EVOLUTION PLAN" DEIR
COMMENTS BY J. PATRICK GARNER
DECEMBER 13, 2010



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J. Patrick Garner
10211 Valley Spring Lane
Toluca Lake, CA 91602
818-753-8331
jpgarner@sbcglobal.net

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

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---PLEASE PRINT CLEARLY---

G E O R G E

LAST NAME

A N G E L A

FIRST NAME

ORGANIZATION (IF APPLICABLE)

6 6 1 5 F R A N K L I N A V E . # 3 5

STREET ADDRESS

L O S A N G E L E S

CITY

9 0 0 2 8

ZIP CODE

- -

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Given current jobs and economic conditions, I believe we should all be working together to create more job opportunities.

103

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
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---PLEASE PRINT CLEARLY---

G o l d k l a n g
LAST NAME

J a s o n
FIRST NAME

ORGANIZATION (IF APPLICABLE)

3 4 0 1 B l a i r D r
STREET ADDRESS

L o s A n g e l e s
CITY

9 0 0 6 5
ZIP CODE

3 1 0 - 4 5 5 - 6 8 0 5
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

what plans does Universal have to accomodate or compensate residents and local business for the major disruption this project will cause for years.

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
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Universal City, CA 91608

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G O L D M A N

LAST NAME

J A N

FIRST NAME

ORGANIZATION (IF APPLICABLE)

1 0 4 5 2 K L I N G S T R E E T

STREET ADDRESS

T O L U C A L A K E

CITY

9 1 6 0 2

ZIP CODE

8 1 8 - 7 2 0 - 1 4 8 1

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

I have lived in Toluca Lake for 24 years. The density of traffic is a huge problem already. We have no sidewalks and it has come to a point that I don't feel safe walking down my streets. Studio City ^{Burbank + TL} people are ~~not~~ affected as far as the keeping their community quiet and safe. The density of your project is a huge problem for everyone except Universal.



COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
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Universal City, CA 91608

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G O M B A R

LAST NAME

R I C K

FIRST NAME

H K C @

ORGANIZATION (IF APPLICABLE)

3 3 8 7 B L A I R D R

STREET ADDRESS

L A 9 0 0 6 8

CITY

ZIP CODE

3 2 3 - 8 4 5 - 9 7 1 9

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

TRAFFIC IMPACTS

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
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G O N C H A R D O F F

LAST NAME

S E R G E I

FIRST NAME

ORGANIZATION (IF APPLICABLE)

3 4 1 4 B L A I R D R I V E

STREET ADDRESS

H O L L Y W O O D 9 0 0 6 8

CITY

ZIP CODE

3 2 3 - 8 5 0 - 5 0 6 6

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

H O P E F U L L T O S E E T H E H U G E P R O B L E M
O F T R A F F I C R E S O L V E D

No show

71

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
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H E S S M A N
LAST NAME

M A R K
FIRST NAME

U S A E M P L O Y E E
ORGANIZATION (IF APPLICABLE)

1 4 1 4 W E L S E L U N D O B L O O D # 3 1
STREET ADDRESS

G A R D E N A C A 9 0 2 4 9
CITY ZIP CODE

3 1 0 - 5 3 8 - 1 0 4 7
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

PEOPLE MOVE TO CITYWALK
BRIDGE OR TUNNEL AT LANCASTER/SHAW
WHERE WILL THE HOTEL ON CITYWALK BE BUILT (EXACTLY)

No show

COMMENT CARD

December 13, 2010

NBC Universal: Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

Chair MDRB

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--PLEASE PRINT CLEARLY--

Kishbaugh
LAST NAME

ALAN
FIRST NAME

MDRB
ORGANIZATION (IF APPLICABLE)

MDRB
STREET ADDRESS

LOS ANGELES
CITY ZIP CODE

- -
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Empty box for optional comments.

Alan Kishbaugh
P.O. Box 1543
North Hollywood, CA 91614

December 13, 2010

Re: NBC UNIVERSAL EVOLUTION PLAN project,
case number ENV-2007-0254-EIR

Mr. Jon Foreman, Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, California 90012

Dear Mr. Foreman:

The above referenced NBC Universal Evolution Plan ("the Plan") contains within it a request/application to the City of Los Angeles to remove a portion of the property's southeastern corner from the Mulholland Scenic Parkway Specific Plan (MSPSP).

The Mulholland Scenic Parkway Specific Plan is the result of decades of citizen effort to protect and preserve the character and uniqueness of Mulholland Drive, its Valley and City views, and its natural topography and native growth. In 1992, the Los Angeles City Council enacted the MSPSP with the applicable purposes to assure maximum preservation and enhancement of the parkway's outstanding and unique scenic features and resources; to preserve and enhance land having exceptional recreational and/or educational value; to assure that land uses are compatible with the parkway environment; to minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains; to preserve the natural topographic variation within the Inner and Outer Corridors; to reduce the visual intrusion caused by excessive lighting; to preserve the existing ecological balance, and to protect environmentally sensitive areas; and topographic features therein.

The analysis provided in the Draft Environmental Impact Report (DEIR) as it relates to the Mulholland Scenic Parkway Specific Plan states (pages 524-526) that the proposed Project would not be inconsistent with Mulholland Scenic Parkway Specific Plan goals to design projects that would be compatible and would preserve and enhance the range of visual experiences within the parkway environment; would not be inconsistent with objectives to ensure that landscape plantings are compatible with the existing native vegetation, would soften and shield structures from view, camouflage retaining and other walls, and complement views; would not be inconsistent with Mulholland Scenic Parkway Specific Plan design guidelines to emphasize a variety of native and non-native plants in the landscape design, retaining those existing native plants whenever possible, recognizing that plant materials would be an important factor in hillside erosion control; would not be inconsistent with Mulholland Scenic Parkway Specific Plan objectives to ensure that all necessary utility-related structures, including above-ground facilities, would be designed to be as inconspicuous as possible; would incorporate design standards addressing height, lighting, landscape, setbacks, walkability, separation between structures, and exterior structural façades not inconsistent with the general objectives and purpose of the Mulholland Scenic Parkway Specific Plan design guidelines; would not be inconsistent with existing Mulholland Scenic Parkway Specific Plan policies to assure that land uses are compatible with the parkway environment, and therefore land use impacts with respect to the intention of the Mulholland Scenic Parkway Specific Plan to preserve the visual quality of natural open space would be less than significant.

The current request by NBC Universal to have a small corner of their property, at the extreme limits of their southeastern boundary, removed from the MSPSP, though proposed to be designated as open space (Open Space District No. 2), may result in construction and/or uses inconsistent with the intent and purpose of the MSPSP. Specifically, the construction of Public Service Facilities and Substation/Utility infrastructure, Cellular Facilities and Signage could require grading or provide lighting which would adversely impact the intent and purpose of the MSPSP.

Therefore, we, the Mulholland Scenic Parkway Specific Plan Design Review Board oppose any modification of the Mulholland Scenic Parkway Specific Plan finding that modifying the MSPSP boundaries to exclude that portion of the NBC Universal Specific Plan, which falls within the existing

MSPSP boundary, would result in a significant adverse impact to the Mulholland Scenic Parkway Specific Plan. We propose that if the Plan is implemented, adequate mitigation would include the establishment of a 4th Open Space District, which would conform to the standards set forth in Open Space District No. 1, with the exception that no signage would be permitted in this 4th Open Space District. In the event that signage is permitted, such signage shall be limited to not more than one sign, measuring 20 feet wide by 10 feet tall, and no lighting shall be allowed.

Sincerely,

Alan Kishbaugh, Chair

By and for the Mulholland Scenic Parkway Specific Plan Design Review Board

cc: Hon. Antonio R. Villaraigosa, Mayor

Hon. Members of the Los Angeles City Council

Hon. Zev Yaroslavsky, Los Angeles County Supervisor, 3rd District

Joan Krueger
Vice Chair

Heffman
M D R B

(818) 980-2613

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

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LUNDQUIST

LAST NAME

PAMELA

FIRST NAME

Blanchard Estate

ORGANIZATION (IF APPLICABLE)

26611 Mont Calabasas Dr.

STREET ADDRESS

Calabasas 91302

CITY

ZIP CODE

818-268-3207

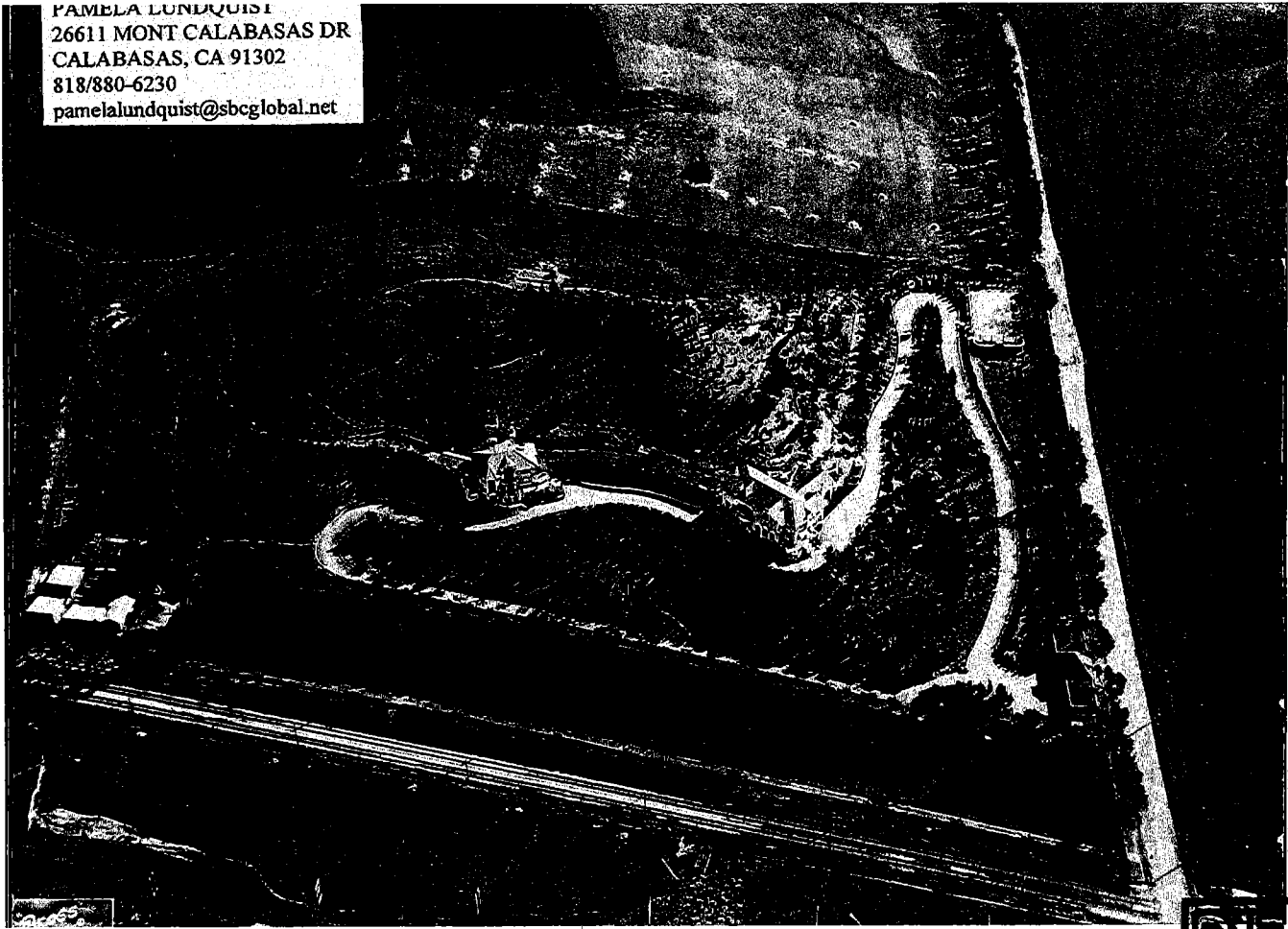
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Re: SR-1 - Blanchard Estates

No show

PAMELA LUNDQUIST
26611 MONT CALABASAS DR
CALABASAS, CA 91302
818/880-6230
pamelalundquist@sbcglobal.net



P. McCarthy
P. Chu
Rainy

RECEIVED
DEC 13 2010

114

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December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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McCLURG
LAST NAME

EDITH
FIRST NAME

ORGANIZATION (IF APPLICABLE)

3306 WONDerview PLAZA
STREET ADDRESS

Los Angeles
CITY

90068
ZIP CODE

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Too much traffic
too many condos
too much commercial property
We are inundated by traffic NOW — Our neighborhood will suffer from too many car trips
No show

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
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MCCREARY

LAST NAME

GUY WEDDINGTON

FIRST NAME

UCNH Co of C

ORGANIZATION (IF APPLICABLE)

6369 BELLINGHAM AVE

STREET ADDRESS

NO HOLLYWOOD

CITY

ZIP CODE

818-508-5155

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Empty box for optional comments.

11 ~~Jack Witt~~

My name is ~~Jack Witt~~ and I am the President of the Universal City North Hollywood Chamber of Commerce. The address is 6369 Bellingham Avenue in North Hollywood.

we

I think a round of applause is due to the professionals from the City and County who oversaw the preparation of the Draft Environmental Impact report on the Proposed NBC Universal Evolution Plan. The document contains a through and detailed analysis of any number of important issue areas, from transportation, to land use, to aesthetics and many other areas.

mediation

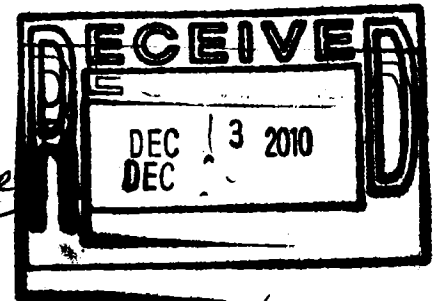
As a Chamber of Commerce focused on economic development and stimulus, we are particularly pleased with the thousands of jobs and millions in new tax revenues generated by this project.

Just think: This project means the creation of 43,000 new jobs; a \$3 billion dollar investment in Los Angeles, millions in new annual tax revenues to the City and County and a commitment to the entertainment and tourism industries in Los Angeles. All of which can help lift the region out of a weakened economy. The Chamber is on record in fully support of this critically important project and we call on our decision-makers to join us in that support.

on the east side of LA
LA Bank
Bill

Thank you.

Greg Weddington M'Creary



P. McCaskey
H. Chiu
PKM

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December 13, 2010

NBC Universal Evolution Plan DEIR
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MCUE

LAST NAME

MICHAEL

FIRST NAME

ORGANIZATION (IF APPLICABLE)

7526 KYLE ST

STREET ADDRESS

TUJUNGA

CITY

91042

ZIP CODE

818-293-1440

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Water pressure insufficient to extinguish fires in
90's and again in 2000's
Fix was promised and declared accomplished -
Didn't happen

COMMENT CARD

December 13, 2010

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MEYER
LAST NAME

MICHAEL
FIRST NAME

OUTPOST HOA
ORGANIZATION (IF APPLICABLE)

2525 OUTPOST DR
STREET ADDRESS

LOS ANGELES
CITY

90068
ZIP CODE

213-802-1708
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Traffic impacts on Residential Streets
loss of industrial land - replacing Bachst
with housing = bad ideas.

COMMENT CARD

December 13, 2010

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McQue?

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---PLEASE PRINT CLEARLY---

M I C H A E L

LAST NAME

M I C H A E L

FIRST NAME

S A N F E R N A N D O V A L L E Y G R E E N S

ORGANIZATION (IF APPLICABLE)

7 5 2 6 K Y L E S T

STREET ADDRESS

T U N U N I G A

CITY

9 1 0 4 2
ZIP CODE

8 1 8 - 2 9 3 - 1 4 4 0

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

In the 1990's Universal Studios experienced a Terrible fire - There was no water pressure to extinguish the fire - Afterwards Universal said water pressure problem was fixed - then, a few years ago, another fire, and again the water pressure was so weak the fire couldn't be extinguished - This leads me to conclude that Universal execs have a credibility problem.

COMMENT CARD

December 13, 2010

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MONAHAN
LAST NAME

BARBARA
FIRST NAME

STAKEHOLDER: STUDIO CITY NEIGHBORHOOD
ORGANIZATION (IF APPLICABLE)

4223 WILKINSON AVENUE
STREET ADDRESS

STUDIO CITY 91604
CITY ZIP CODE

818-212-4438
TELEPHONE NUMBER

Summary of your comments on this matter (optional) UNAVOIDABLE IMPACTS ARE UNACCEPTABLE
OPPOSE NBC UNIVERSAL EVOLUTION PLAN DEIR — KEEP BACKLOT FOR FILMING
MITTIGATIONS ARE NOT ABLE TO BE DONE. INFRASTRUCTURE IS NOT EVEN ADEQUATE. SIGN DISTRICT IS ILLEGAL, PER AGREEMENT

WORTH CITY ATTORNEY NANCY WORTH

80

COMMENT CARD

December 13, 2010

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M O S E R

LAST NAME

P A U L

FIRST NAME

ORGANIZATION (IF APPLICABLE)

4038 CARTWRIGHT

STREET ADDRESS

STUDIO CITY 91609

CITY

ZIP CODE

- -

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

STOP THE MADNESS



COMMENT CARD

December 13, 2010

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MOSKAL
LAST NAME

JOHN
FIRST NAME

GT LNC
ORGANIZATION (IF APPLICABLE)

5102 CAHVENGA BLVD
STREET ADDRESS

NO HOLLYWOOD
CITY

91601
ZIP CODE

818-763-1268
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Traffic Control problems — widening of our streets — does yes

No show

64

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December 13, 2010

NBC Universal Evolution Plan DEIR
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100 Universal City Plaza
Universal City, CA 91608

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NE6RI

LAST NAME

PATTI

FIRST NAME

HDCA CUSG

ORGANIZATION (IF APPLICABLE)

6324 Ivarene Ave

STREET ADDRESS

Hollywood

CITY

90065

ZIP CODE

323-465-8407

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Traffic getting to Valley from Hollywood

No show

COMMENT CARD

December 13, 2010

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State Clearing House 2007071036
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100 Universal City Plaza
Universal City, CA 91608

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P E R R I N

LAST NAME

D E U K

FIRST NAME

C A M P O D E C A H U E N G A H M A

ORGANIZATION (IF APPLICABLE)

4 1 8 A P P L E T O N R O A D

STREET ADDRESS

S I M I V A L L E Y

CITY

9 3 0 6 5

ZIP CODE

8 0 5 - 5 7 8 - 9 2 3 6

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

DEIR

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December 13, 2010

NBC Universal-Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
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Reichenbach
LAST NAME

Fran
FIRST NAME

Beachwood Canyon Neigh Assn
ORGANIZATION (IF APPLICABLE)

2751 Westshire Dr
STREET ADDRESS

HOLLYWOOD
CITY

90068
ZIP CODE

323-462-2262
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Beachwood Cny is a heavily-traveled "cut through" during peak traffic on 101. Your EIR ignores this fact + doesn't comment on the impact this project w/ have on ~~the~~ 1) the knolls, 2) Lake Hollywood Estates, 3) Hollywoodland + 4) Beachwood Canyon

no show

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Sadkinen-Jordan
LAST NAME

Toni
FIRST NAME

ORGANIZATION (IF APPLICABLE)

5700 HOLLY OAK DRIVE
STREET ADDRESS

LOS ANGELES 90068-2552
CITY ZIP CODE

323-469-1022
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

I SUPPORT NBC UNIVERSAL EVOLUTION PLAN- I'VE LIVED + WORKED IN THE COMMUNITY FOR OVER 25 YEARS- I WORK IN THE TELEVISION INDUSTRY + HAVE SEEN SO MANY JOBS LOST + SO MUCH REVENUE LOST TO RUNDOWN PRODUCTION. I THINK IT'S GREAT THEY ARE WELCOMING TO MAKE AN INVESTMENT IN KEEPING PRODUCTION HERE AS WELL AS CREATING AN INTEGRATE COMMUNITY WHERE PEOPLE CAN LIVE, WORK + PLAY

COMMENT CARD

December 13, 2010

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SHARP

LAST NAME

JACQUELINE

FIRST NAME

ORGANIZATION (IF APPLICABLE)

4624 PLACIDIA AVE

STREET ADDRESS

TOLUCA LAKE

CITY

91602

ZIP CODE

818-515-1935

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

How have the many issues from the last expansion effort (the issues that caused the city to not be in favor of expansion) changed... solved?

Define a "dwelling unit" Are there plans for "fractional ownership" or timeshare units?

No Show

COMMENT CARD

December 13, 2010

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Universal City, CA 91608

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S H O S T E R
LAST NAME

S C O T T
FIRST NAME

ORGANIZATION (IF APPLICABLE)

11822 1/2 Victory Ave
STREET ADDRESS

N Hollywood 91606
CITY ZIP CODE

609-4112-0859
TELEPHONE NUMBER

Summary of your comments on this matter (optional)
Concerns about impact of project

No show

COMMENT CARD

December 13, 2010

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State Clearing House 2007071036
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SNOW

LAST NAME

Billly

FIRST NAME

ORGANIZATION (IF APPLICABLE)

3268 Hilllock DR

STREET ADDRESS

HOLLYWOOD

CITY

ZIP CODE

310-926-9993

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

concerns of traffic and my view

COMMENT CARD

December 13, 2010

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S P I E G E L
LAST NAME

L O U I S E
FIRST NAME

A Q U A V I S T A St Neighbour hood watch
ORGANIZATION (IF APPLICABLE)

1 0 7 2 9 A Q U A V I S T A S T
STREET ADDRESS

N . H .
CITY ZIP CODE

- - -
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

- Time of Meeting is prohibitive for working people!
- We feel that getting ride of the added Barham St will add to traffic congestion!
- ALL improvements need to be implianated BEFORE construction begins!

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STANG

LAST NAME

LISA

FIRST NAME

ORGANIZATION (IF APPLICABLE)

3488 BLAIR DR

STREET ADDRESS

LA 90068

CITY

ZIP CODE

323-302-2251

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

I think that we need to focus on reducing the amount of housing they would like to add if for no other reason than that the area can NOT handle more traffic. Lets do the re-distributing of traffic + adding a southbound 101 to 134/170 link + only then rethink how much housing can reasonably be added.

100

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STASI
LAST NAME

DOMINICK
FIRST NAME

ORGANIZATION (IF APPLICABLE)

3701 WILLOWCREST AVE
STREET ADDRESS

STUDIO CITY
CITY

91604
ZIP CODE

818-487-8345
TELEPHONE NUMBER

Summary of your comments on this matter (optional)

RESIDENTIAL STREETS, SUCH AS VINELAND AVE, SOUTH OF VENTURA WILL SEE GREATLY INCREASED TRAFFIC.
WILL THERE BE ANY MEANS OF MITIGATING THIS IMPACT?
WILL RESIDENTS BE OFFERED PARKING PERMITS AS IN BURBANK, & TOLUCA CR.?

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Stone

LAST NAME

STEPHEN

FIRST NAME

NKCC

ORGANIZATION (IF APPLICABLE)

3285 BEAIR DA

STREET ADDRESS

LA

CITY

90068

ZIP CODE

323-876-2644

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

extent of commitment
By Com CAST

51

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
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100 Universal City Plaza
Universal City, CA 91608

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TAYLOR

LAST NAME

RONALD

FIRST NAME

ORGANIZATION (IF APPLICABLE)

11567 KELSEY ST

STREET ADDRESS

STUDIO CITY 91604

CITY

ZIP CODE

818-766-4655

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Community concern about the number of major
unavoidable consequences.

The size of the Metro and evolution projects are
simply too large.

COMMENT CARD

December 13, 2010

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TURCHAN

LAST NAME

ELIZABETH

FIRST NAME

ORGANIZATION (IF APPLICABLE)

622 N BEACHWOOD DR

STREET ADDRESS

LOS ANGELES

CITY

90004
ZIP CODE

323-461-0053

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Pro development

36 No show

62

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December 13, 2010

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U N D E R W O O D
LAST NAME

D O N
FIRST NAME

ORGANIZATION (IF APPLICABLE)

6 5 3 5 L A K E R I D G E R D
STREET ADDRESS

L O S A N G E L E S 9 0 0 6 8
CITY ZIP CODE

3 2 3 - 8 9 0 - 1 4 3 8
TELEPHONE NUMBER

Summary of your comments on this matter (optional)
DURING RUSH HOUR, AS WELL AS OTHER TIMES, IT IS
NEARLY IMPOSSIBLE TO TURN FROM LAKERIDGE RD
OR LAKERIDGE PL ON TO CANYON - EAST.
HOW WILL THIS BE ADDRESSED / MITIGATED?

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

Villla

LAST NAME

Rita

FIRST NAME

ORGANIZATION (IF APPLICABLE)

4117 FARMDALE AVE

STREET ADDRESS

Studio City 91604

CITY

ZIP CODE

818-762-1161

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

Concern that the plan ASSUMES this is an
Urban AREA. It is a suburban AREA.
19 story residential buildings are
NOT APPROPRIATE/in line with the character
of the area.

~~No show~~

880

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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---PLEASE PRINT CLEARLY---

Vittiti

LAST NAME

Bonnie

FIRST NAME

Toluca Lake Homeowners Assoc.

ORGANIZATION (IF APPLICABLE)

4110 W. McFarlane Ave

STREET ADDRESS

Burbank 91505

CITY

ZIP CODE

618-842-8422

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

concern about traffic
Barham access
sewers
Parking in Toluca Lake
Over development

no show

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

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--PLEASE PRINT CLEARLY--

WEINHART

LAST NAME

MARCUS

FIRST NAME

ORGANIZATION (IF APPLICABLE)

3488 BLAIR

STREET ADDRESS

LA 90068

CITY

ZIP CODE

- - -

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

MORE PRODUCTION FACILITIES - NO RESIDENCES!

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
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100 Universal City Plaza
Universal City, CA 91608

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County of Los Angeles File No.: RENV 200700014

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---PLEASE PRINT CLEARLY---

WHITE-SEDEL

LAST NAME

MARILYN

FIRST NAME

ORGANIZATION (IF APPLICABLE)

4334 CAMELLIA AVE

STREET ADDRESS

STUDIO CITY CA 91604

CITY

ZIP CODE

TELEPHONE NUMBER

Summary of your comments on this matter (optional)

JUST MY PERSONAL
OPINION

COMMENT CARD

December 13, 2010

NBC Universal Evolution Plan DEIR
State Clearing House 2007071036
Applicant: Universal City Studios LLLP, LP
100 Universal City Plaza
Universal City, CA 91608

City of Los Angeles File No.: ENV-2007-0254-EIR
County of Los Angeles File No.: RENV 200700014

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--PLEASE PRINT CLEARLY--

ZOLLMAN
LAST NAME

DAVID
FIRST NAME

ORGANIZATION (IF APPLICABLE)

10433 Valley Spring Ln
STREET ADDRESS

TOLUCA LAKE
CITY
91602
ZIP CODE

818-761-3931
TELEPHONE NUMBER

Summary of your comments on this matter (optional)
I support reasonable "evolution", however a revolution in our community is unacceptable. Noise levels, & traffic are difficult now, what will they be after the "evolution"??