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July 16, 2012

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT
ENV-2007-0254-EIR
STATE CLEARINGHOUSE NO. 2007071036**

TO: Commenters, Owners of Property and Occupants within 500 feet of the Project Site, and other Interested Parties

PROJECT NAME: NBC Universal Evolution Plan

SITE LOCATION: 100 Universal City Plaza, Universal City, CA 91608

A Draft Environmental Impact Report (EIR) for the NBC Universal Evolution Plan (Project) was circulated for public review from November 4, 2010, to February 4, 2011. Comments received during the public review period and the City's responses to those comments can be found in the Final EIR. The Final EIR comprises the second and final part of the EIR for the Project and supplements the Draft EIR previously circulated. As a result of comments received during the public review period, the Draft EIR has been modified to include a new alternative, Alternative 10: No Residential Alternative.

The comments received, along with our response to your comments, have been included in the Final EIR. The City Planning Commission will use the Final EIR to assist them in their decision-making regarding this Project. The City Planning Commission meeting date has not yet been determined, please check the Department of City Planning website for the latest agenda prior to attending the meeting and for the meeting location and time [<http://cityplanning.lacity.org/> (click on "Meetings and Hearings," and then "City Planning Commission")].

PROJECT DESCRIPTION: The NBC Universal Evolution Plan (the “Project”) includes 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.

The Project Applicant is requesting the following discretionary approvals from the City of Los Angeles as part of the proposed Project: adoption of a Specific Plan to regulate development within the City portions of the Project Site; General Plan Amendment to Regional Commercial land use designation for the City portions of the Project Site; the removal of a small portion of the Project Site from the Mulholland Scenic Parkway Specific Plan; Zone Change and Code

Amendment to effectuate the new Specific Plan; Tentative Tract Maps for mixed-use development (including residential condominiums with accompanying Development Design Guidelines); Development Agreement; Pre-Annexation Agreement; Haul Route Permit(s); Grading approvals; 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; Development Agreement; Grading approvals; 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.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Final EIR or the documents referenced in the Final EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, 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 Final 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 Final EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental," and then "Final EIR")]. The Final EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Mariana Salazar of the City of Los Angeles at (213) 978-0092 to purchase one.

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