UNIVERSAL STUDIOS SPECIFIC PLAN
Draft – April 2013

ORDINANCE NO. _____

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

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

Section 1. Establishment of Specific Plan

A. As of the effective date of this ordinance, the Board of Supervisors establishes the Universal Studios Specific Plan pursuant to Chapter 22.46 of Title 22 of the Los Angeles County Code (County Code), for the area generally bounded by the Los Angeles River Flood Control Channel road on the north, the adjacent NBC Universal property and existing residential properties within the City of Los Angeles to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown upon Exhibit 1-A within the heavy dashed lines. The legal description of the boundaries of the Universal Studios Specific Plan is set forth in the zone change ordinance (Ordinance No. _____). The Specific Plan Guidelines provides guidance to the Department of Regional Planning for the implementation of this Specific Plan and is available at Department of Regional Planning in the case file.

B. After the effective date of the Universal Studios Specific Plan, portions of the Universal Studios Specific Plan area existing within the County as of the effective date of this Specific Plan may be annexed into the City and areas of the NBC Universal properties within the City may be detached from the City and made part of the Universal Studios Specific Plan area upon approval of the annexation and detachment actions by the Local Agency Formation Commission for the County of Los Angeles. If the proposed annexation and detachment actions are approved by the Local Agency Formation Commission, then the Universal Studios Specific Plan area shall encompass those areas shown within the heavy dashed lines on the Universal Studios Specific Plan Map shown on Exhibit 1-B on the effective date of the annexation and detachment actions. The legal description of the boundaries of the Universal Studios Specific Plan following the proposed annexation and detachment actions is set forth in the zone change ordinance (Ordinance No. _____). Those areas proposed to be detached from the City and returned to the jurisdiction of the County are shown on Exhibit 1-C. If the Local Agency Formation Commission modifies the areas of annexation and detachment shown on Exhibit 1-C, the Director is authorized to modify the exhibits and tables of this Specific Plan consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

Section 2. Purposes

This Specific Plan is intended to:

A. Establish eligible uses and/or activities; and to provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

B. Set forth principles, standards, and general procedures to ensure the orderly development of the Universal Studios Specific Plan area.

C. Provide a comprehensive planning tool to guide continued development of a regional center recognizing Universal Studios as a comprehensive motion picture/television production facility; entertainment, dining and retail venue; and hotel and business center, creating business and job opportunities to enhance the economic vitality of the County of Los Angeles consistent with the intent, purpose and goals of the County General Plan. This includes, but is not limited to, the continuance and expansion of such uses as: television and motion picture production, cable, satellite, broadcast and telecommunications activities; tourism and entertainment activities, retail, restaurants, hotel, theaters, offices, shopping and dining opportunities; parking facilities; and associated operational activities.

D. Provide added opportunities to expand this regional center, which is located in immediate proximity to the Universal City Metro Red Line Station and a regional freeway system.

E. Establish a set of general procedures by which the County can verify that proposed projects comply with the regulations of the Universal Studios Specific Plan.

F. Recognize the relationship between the adjacent City [Q]C2 Area, the Universal Studios Specific Plan, and other uses surrounding the Universal Studios site such as residences, other studios, and other commercial enterprises.

G. To allow Additional Permitted Floor Area within the Universal Studios Specific Plan area as set forth in Table 5-1 and Table 5-2, as applicable, and including any additional square feet of Floor Area as may be permitted pursuant to Land Use Equivalency as set forth in Section 7 of this Specific Plan.

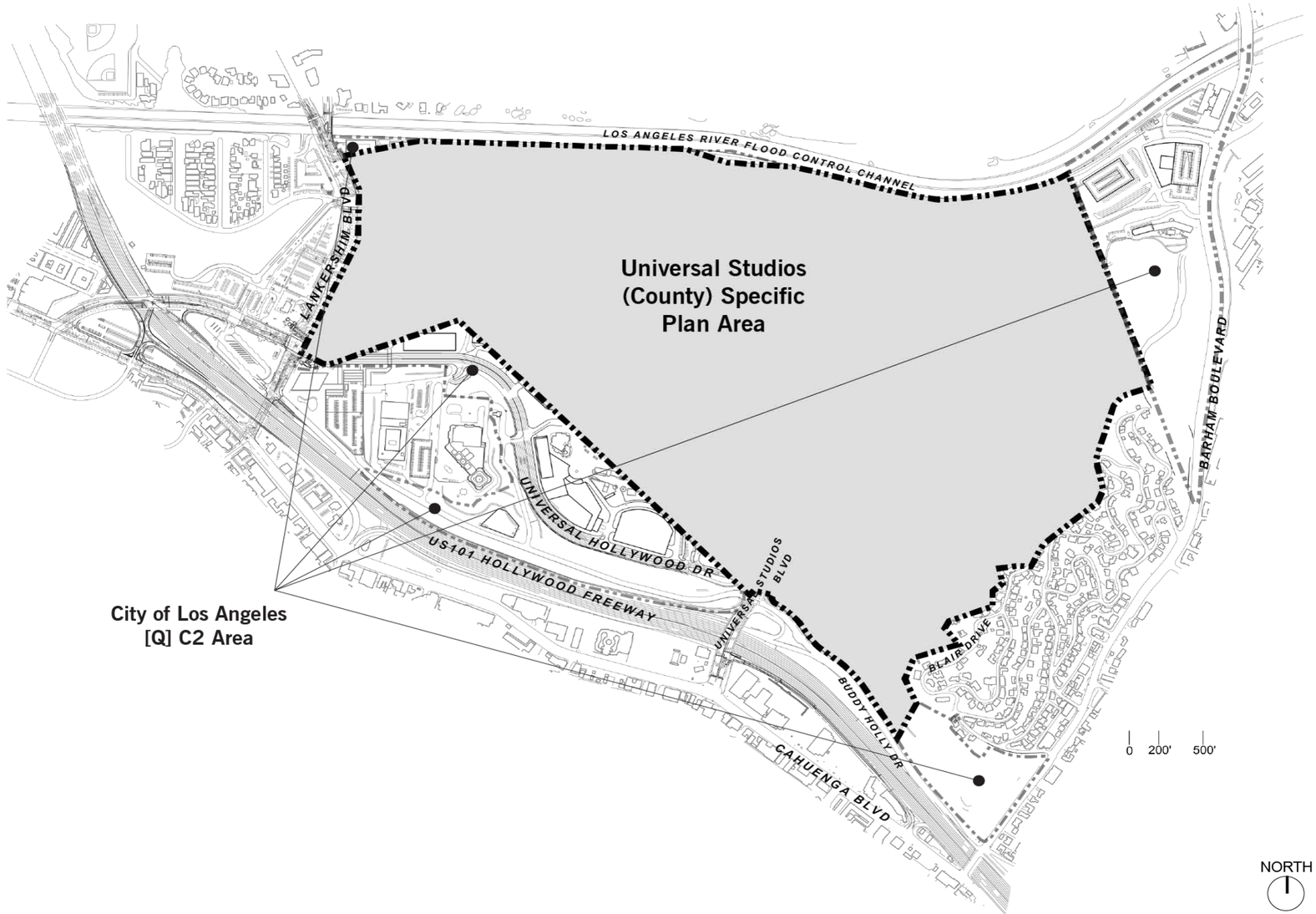

EXHIBIT 1-A – Universal Studios Specific Plan Boundaries Prior to Annexation/Detachment

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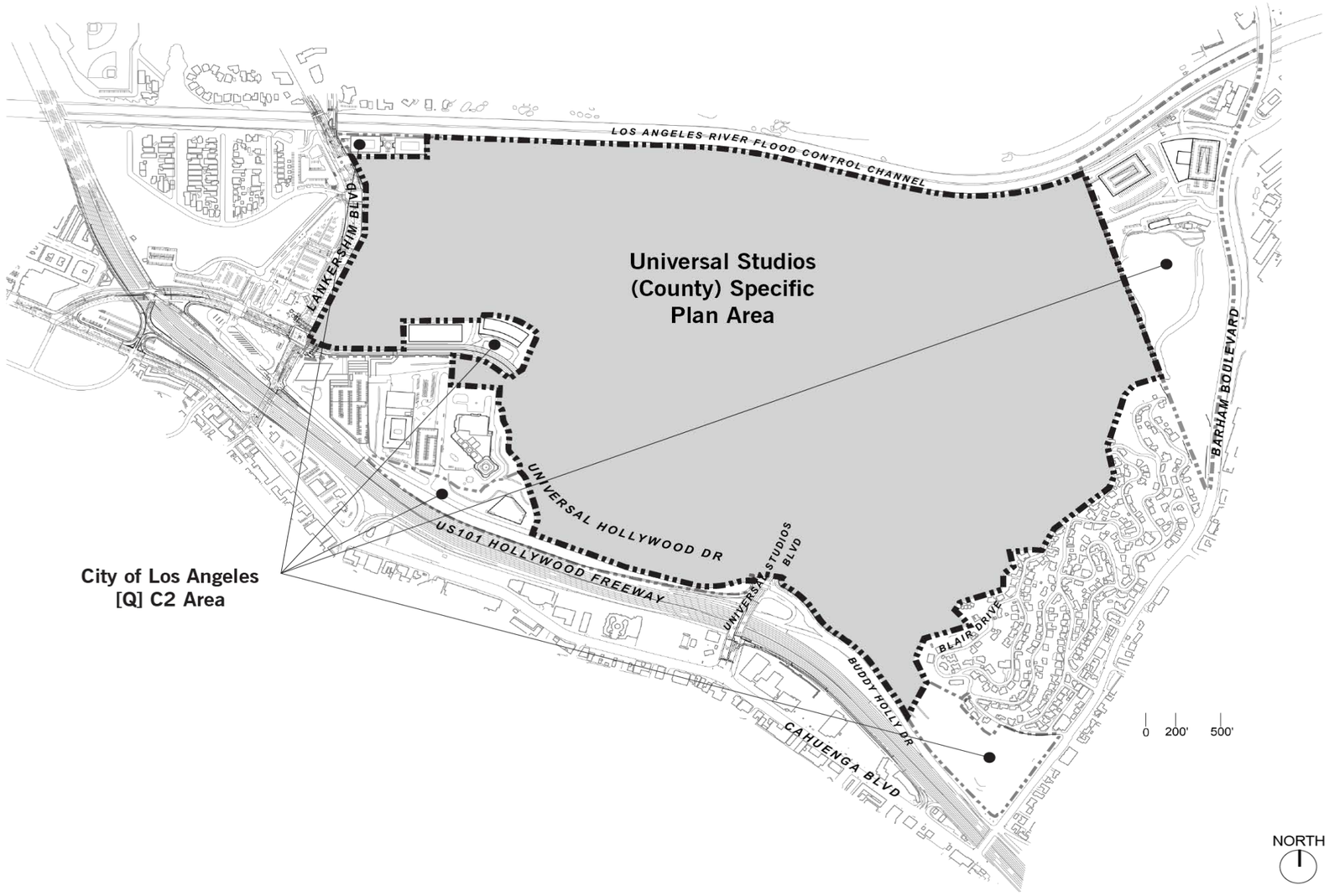

EXHIBIT 1-B – Universal Studios Specific Plan Boundaries After Annexation/Detachment

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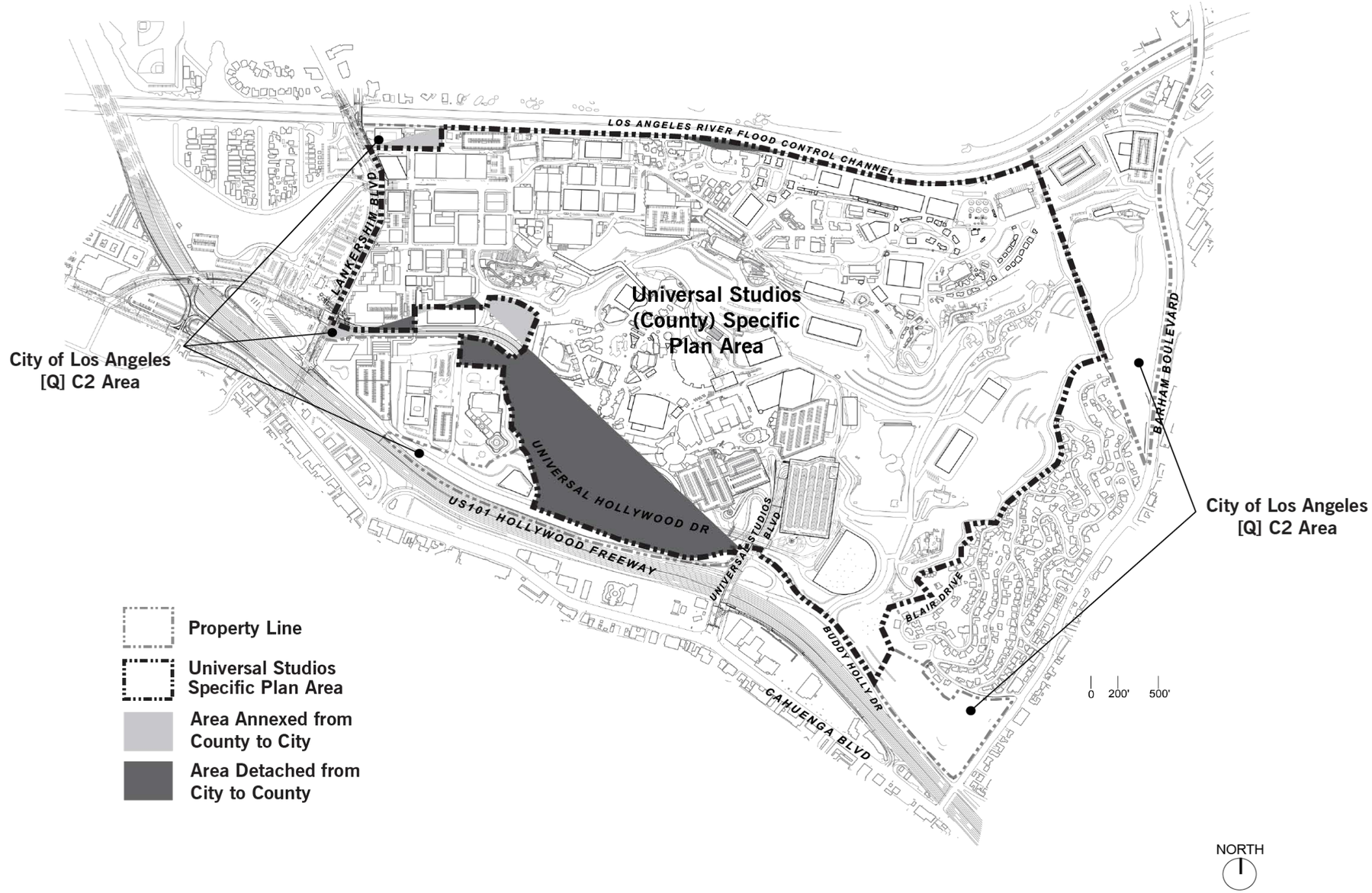

EXHIBIT 1-C – Universal Studios Specific Plan Boundaries with Annexation/Detachment Areas

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Section 3. Authority and Scope

A. Relationship to Los Angeles County General Plan.

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

The Universal Studios Specific Plan area was classified prior to the effective date of this Specific Plan in the Industrial and Commercial categories on the General Plan Land Use Policy Map, which allow a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. As of the effective date of this Specific Plan, the Universal Studios Specific Plan area shall be classified as SP (Specific Plan) on the General Plan Land Use Policy Map. This Specific Plan is generally consistent with the applicable goals and policies in the land use; circulation; conservation and open space; noise; safety; and economic development elements of the General Plan as more fully detailed in Appendix B of the Specific Plan Guidelines.

B. Relationship to County Code.

1. The regulations of this Specific Plan are in addition to those set forth in Title 22 of the County Code (Zoning Code), and do not convey any rights not otherwise granted under the provisions and procedures contained in the Zoning Code, except as specifically provided for herein.

2. Whenever this Specific Plan contains provisions that establish regulations (including but not limited to, standards such as Heights, uses, parking requirements, noise, lighting, grading, signage, the sale and service of alcoholic beverages, removal and/or encroachment into the Protected Zone of oak trees), which are different from, more restrictive or more permissive than would otherwise be allowed pursuant to the provisions contained in the Zoning Code, this Specific Plan shall prevail and supersede the applicable provision of the Zoning Code. For matters on which this Specific Plan is silent, applicable provisions of the Zoning Code shall control. Whenever this Specific Plan states it supersedes and replaces specific provisions of the Zoning Code, the specified provision(s) of the Zoning Code shall not apply. Whenever this Specific Plan states that it modifies the applicability of specific provisions of the Zoning Code,

the specified provision(s) of the Zoning Code shall only apply as modified by this Specific Plan.

3. Sign Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address types of signs permitted, sign Heights, maximum sign area permitted, sign face, illumination, and location of signs.

4. Oak Tree Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 16 of the Zoning Code that address removal, replacement, and encroachment into the Protected Zone of oak trees.

5. Alcoholic Beverages Regulations. This Specific Plan shall modify the applicability of the regulations in Section 22.56.195 of the Zoning Code that address the sale and service of alcoholic beverages for on-site and off-site consumption, and Sections 22.56.1500, 22.56.1540, and 22.56.1550 of the Zoning Code that address the amortization schedule for establishments that existed prior to adoption of Ordinance 92-0097.

6. Live Entertainment/Public Dancing/Night Clubs. This Specific Plan shall supersede and replace the regulations in Sections 22.52.1110 and 22.56.1754 of the Zoning Code.

7. Wireless/Communications Facilities. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 13 of the Zoning Code that address wireless or other communications facilities, except with regard to free-standing third-party outdoor wireless Communication Facilities.

8. Parking Requirements. This Specific Plan shall modify the applicability of the regulations in Division 1, Chapter 22.52, Part 11 and shall supersede and replace Division 1, Chapter 22.56, Part 7 of the Zoning Code.

9. Lighting Requirements. This Specific Plan shall supersede and replace any regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address lighting source intensity and design requirements.

10. Grading/Off-site Export/Import. This Specific Plan shall supersede and replace the regulations in Sections 22.56.210, 22.56.230, 22.56.1752, and 22.56.1753 of the Zoning Code that address grading, stockpiling, off-site import or export of grading materials, and other grading-related requirements.

11. Yard Requirements. This Specific Plan shall supersede and replace the regulations in Sections 22.48.050 through 22.48.110 of the Zoning Code that address front, side and rear yard requirements.

12. Projections Between Buildings. This Specific Plan shall supersede and replace Section 22.48.130.A.3 of the Zoning Code, that addresses projections between buildings.

13. Green Building Development Standards. This Specific Plan shall modify the applicability of the Green Building Development Standards contained in Division 1, Chapter 22.52, Part 20 of the Zoning Code.

14. Drought Tolerant Landscaping Requirements. This Specific Plan shall modify the applicability of the Drought Tolerant Landscaping Requirements contained in Division 1, Chapter 22.52, Part 21 of the Zoning Code.

15. Low Impact Development Standards. This Specific Plan shall modify the applicability of the Low Impact Development Standards contained in Division 1, Chapter 22.52, Part 22 of the Zoning Code.

16. Director's Review, Hearings and Appeals for Alcohol Sales and Service. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 12, Sections 22.56.1660 through 22.56.1754 and Division 1, Chapter 22.60, Parts 4 and 5 of the Zoning Code for new Alcohol Use Establishments allowed pursuant to Subsections 10.A, 10.B and 10.C of this Specific Plan. Any additional establishments requesting to sell or serve alcoholic beverages beyond those permitted by Subsections 10.A – 10.C of this Specific Plan, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except as modified by Subsection 10.D of this Specific Plan.

17. Director's Review for Temporary Uses. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 14, Sections 22.56.1830 through 22.56.1925 of the Zoning Code for Temporary Uses.

C. Relationship to CEQA.

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

D. Relationship to Existing Uses.

1. The Universal Studios Specific Plan creates a regulatory framework for long-term development of the Universal Studios Specific Plan area. This Specific Plan also recognizes that existing uses within the Universal Studios Specific Plan area will continue as the development permitted by

this Specific Plan is implemented. Existing uses include, but are not limited to: Studio Use including Production Activities; Studio Office; Office; Entertainment Use including the Theme Park and Universal Studio Tour; Entertainment Retail Use including all forms of retail and restaurant uses in CityWalk; and Amphitheater.

2. Replacement of Existing Permits. This Specific Plan shall supersede and replace the following County conditional use permits for grading, alcohol sales and service, and Communication Facilities: Case numbers 90074-(3), 95-047-(3), 99-158-(3), 99-159-(3), 99-160-(3), 99-161-(3), 99-162-(3), 99-163-(3), 99-164-(3), and 92252-(3). Upon the approval of the proposed annexation and detachment actions set forth in Subsection 1.B of this Specific Plan by which the establishments with alcohol sales and service permitted pursuant to City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB) are located within the Specific Plan area, this Specific Plan shall also supersede and replace City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB).

Section 4. Definitions

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined below or in Sections 11 and 17 of this Specific Plan shall be construed as defined in the County Code. The definitions set forth in this Specific Plan are intended to encompass future technologies and materials which may be utilized in the construction, implementation, or uses permitted herein.

Adult Business Establishment. Adult Business Establishment shall include Adult Business, Adult Cabaret, and Adult Hotel and Motel, as those terms are defined in Section 22.62.015 of the Zoning Code.

Alcohol Use Approval. A ministerial process to determine compliance of new establishments seeking approval after the effective date of this Specific Plan of the right to sell and/or serve alcoholic beverages with all applicable provisions of this Specific Plan, pursuant to Section 10 of this Specific Plan.

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

Ancillary Support Facility. Ancillary facilities to Studio Uses designed to provide consumer services within the Universal Studios Specific Plan area. Ancillary Support Facilities include, but are not limited to, those facilities used for food services, banking services, hair salons, physical fitness, commuter transportation, security, and the sale of sundries, studio merchandise and memorabilia, if theses uses are designed and operated to be primarily available for on-site employees, guests, and visitors, but are not generally available to the general public.

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

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

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

City. The City of Los Angeles, California.

City [Q]C2 Area. The applicable areas of the NBC Universal Evolution Plan project site within the boundaries of the City adjacent to the Universal Studios Specific Plan area, as shown on Exhibit 1-A as of the effective date of this Specific Plan and as shown on Exhibit 1-B on the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 1-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

CityWalk. An entertainment venue and entertainment retail venue area that provides retail, restaurant, entertainment and theater uses, including, but not limited to, the cinemas in CityWalk. Within CityWalk, there are also several administrative and employee support offices, along with some Office and Studio Use. The boundaries of CityWalk within the Universal Studios Specific Plan area as of the effective date of this Specific Plan are shown on Exhibit 2-A and are shown on Exhibit 2-B as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 2-B pursuant to Section 21 of this Specific Plan to be consistent with the detachment and annexation actions.

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

also include necessary support infrastructure, such as electrical, electronic or electromagnetic vaults, cabling, equipment racks, servers, generators, transformers, downlink systems, uninterrupted power supply (UPS) systems, and other related broadcast and communication support equipment and systems.

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

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

County. County of Los Angeles, California.

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

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

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

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

Entertainment Retail Use. A Land Use Category that includes all forms of retail and restaurant uses in CityWalk, and support facilities, as permitted by this Specific Plan.

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

Existing Off-Site Residential Uses. Residential uses located outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. Hotel uses are not included as Existing Off-Site Residential Uses.

Existing Site Plan. The site plan for the existing NBC Universal property showing existing buildings within the current and proposed County portions of the property as it exists on the effective date of this Specific Plan.

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

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

Floor Area, Additional Permitted. The net new Floor Area that may be constructed pursuant to this Specific Plan as of the effective date of this Specific Plan as shown in Table 5-1, and the net new Floor Area that may be constructed as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved, and any net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan, (including repair, replacement, or modification of existing uses which increase Floor Area). The Additional Permitted Floor Area is calculated based on gross new Floor Area minus the demolition of Floor Area of any existing land uses within the Specific Plan area.

Floor Area, Baseline. The existing Floor Area as of the effective date of this Specific Plan as shown in Table 5-1, and the existing Floor Area as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved, located within the existing buildings shown on the Existing Site Plan.

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

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

Graphic Treatment. Graphic Treatment is defined in Section 17 of this Specific Plan, Signage Regulations, of this Specific Plan.

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

Height Exception. A specified Height, measured in terms of feet above MSL, in which buildings within the 890' Height Zone may exceed the maximum Height of the Height Zone up to the maximum stated Height for the Height Exception as set forth in Section 6 of this Specific Plan and as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions.

Height Zone. A specific limitation on building and structure Heights within the Universal Studios Specific Plan area defined in terms of maximum feet above Mean Sea Level (MSL) as identified on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions.

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

Historic Preservation Expert. A person, retained by the Universal Studios Specific Plan area property owner, who has a graduate degree in architectural history or architecture, and at least three (3) years of experience working as a historic preservation professional.

Historic Preservation Plan. The Universal Studios Historic District Historic Preservation Plan, dated March 2010, prepared by Historic Resources Group, LLC and included as Appendix D of the Specific Plan Guidelines.

Hotel. A Land Use Category for hotel related uses, including, but not limited to facilities such as guest rooms and suites; meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

Internal Sign Review. See Signage Regulations, Section 17 of this Specific Plan, for Sign and Sign-related definitions.

Land Use Category. Those seven (7) general categories of land uses within the Universal Studios Specific Plan area, and as set forth in Tables 5-1 and 5-2 in Section 5 of this Specific Plan. The seven (7) categories are: Studio Use, Studio Office, Office, Hotel, Entertainment Use, Entertainment Retail Use, and Amphitheater.

Land Use Equivalency. The ability to exchange a certain amount of square feet of Floor Area of one type of Land Use Category (e.g., Studio Use) to a certain amount of square feet of Floor Area for a different Land Use Category (e.g., Office Use), based on an equivalency factor established in Section 7 of this Specific Plan. The procedures for Land Use Equivalency referenced in this Specific Plan are set forth in Section 7 of this Specific Plan.

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

Mean Sea Level (MSL). Sea level at its mean position midway between mean high and mean low tide. MSL is used in this Specific Plan as the standard for the measurement of Heights of buildings or structures. For purposes of this Specific Plan, the MSL shall be based upon bench mark 08—00180 described as "LACFCD DISC *STMP 12-30 1952* IN WALK 5.3 FT E/O CURB CAHUENGA BLVD 11.7 FT S OF N END BRIDGE OVER LA RIVER"

Nightclub. Any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided, excluding Hotel meeting rooms and ballrooms. Any related alcoholic beverage sales shall be subject to Section 10 of this Specific Plan.

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

Oak Tree. Those trees noted on the Master Oak Tree Map, dated February 2013, and included as Appendix E of the Specific Plan Guidelines as that appendix may be modified pursuant to Subsection 11.D.2 of this Specific Plan.

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

Off-Site Transport Grading Project. The movement of over 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

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

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

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

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

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

Public Services Facility. A facility occupied by a public agency providing sheriff, fire or other public services including any associated residential quarters for public agency personnel assigned to the facility.

Sets / Façades. Temporary or permanent structures not intended for permanent occupancy that are constructed and primarily used for motion picture, film, television, or digital production and any derivation or evolution of the foregoing technologies utilized in conjunction with Production Activities.

Signs. See Signage Regulations, Section 17 of this Specific Plan, for Sign and Sign-related definitions.

Sign Conformance Review. A ministerial process to determine compliance of a proposed Sign with all applicable provisions of Section 17 of this Specific Plan, as issued by the Director pursuant to Subsection 17.D.1 of this Specific Plan.

Specific Plan Land Use District Map. That map accompanying this Specific Plan which illustrates and categorizes the land use districts of development. The Specific Plan Land Use District Map is Exhibit 2-A as of the effective date of this Specific Plan and shall be as shown on Exhibit 2-B on the effective date of the detachment and annexation actions should those actions be approved, as may be modified by the Director pursuant to Section 21 of this Specific Plan.

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

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

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

Substantial Conformance Review. A ministerial process conducted by the Director to determine conformance of a Project with all applicable provisions of this Specific Plan and any other applicable provisions of the County Code, as issued by the Director pursuant to Section 20 of this Specific Plan.

Temporary Use. A temporary operation of any use that is not expressly permitted or expressly prohibited by this Specific Plan subject to the provisions of Subsection 6.C.3 of this Specific Plan.

Thematic Element. A three-dimensional object or non-occupiable structure or portion thereof, freestanding or attached to any building or structure. Thematic Elements may include, but are not limited to, spheres, gateways, towers, sculptures, spires, special effect elements, and architectural features. Thematic Elements may be an appurtenance to a building or structure or function as screening. A Thematic Element may be static or kinetic, may create sound subject to Section 16 of this Specific Plan, and may be internally or externally illuminated. A Thematic Element is not a Sign.

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

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

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

Transportation Information Center (TIC). A centrally-located information center where employees, patrons, visitors, and guests may obtain information regarding shuttles, transit, metro, ridesharing programs, and real-time information for planning travel without using an automobile. The TIC may be located within the Specific Plan area or within the City [Q]C2 Area.

Transportation Management Association (TMA). An organization comprised of the Universal Studios Specific Plan area property owner(s) and tenants whose function is to promote and implement the Transportation Demand Management program. The goal of the TMA is to promote awareness of the available TDM strategies for the employees, patrons, visitors, and guests of the Universal Studios Specific Plan area. Specific components of the TMA may include: rideshare matching; transit passes; administrative support for formation of vanpools and/or carpools; bike and walk to work

promotions; emergency rides home; preferential load/unload for high occupancy vehicles; and operation of a Transportation Information Center.

Universal Studios Historic District. The portion of the Universal Studios Specific Plan area identified on Exhibit 5 that is subject to the Historic Preservation Plan.

Universal Studio Tour. A vehicular tour of Universal Studios for visitors to see and experience Universal Studios Hollywood and associated Entertainment Attractions.

Universal Studio Tour Capacity. The maximum amount of Universal Studio Tour patrons that can be accommodated on the Universal Studio Tour. Universal Studio Tour Capacity consists of 23 tram vehicles, with a maximum of 160 seats per tram vehicle, per hour, or the equivalent.

Section 5. Development Limitations

A. Prohibitions.

1. Except as provided herein, no grading permit, foundation permit, building permit, land use permit, or permit for a change of use shall be issued for any Project in whole or in part within the Universal Studios Specific Plan area until the Director has issued a Substantial Conformance Review approval, Alcohol Use Approval, or Sign Conformance Review approval, whichever is applicable, pursuant to this Specific Plan.

2. No Substantial Conformance Review application shall be approved for a Project that would result in Additional Permitted Floor Area and Total Permitted Floor Area that exceeds the Additional Permitted Floor Area and Total Permitted Floor Area for a Land Use Category as set forth in Table 5-1 or Table 5-2, as applicable, except as may be adjusted pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan.

3. No Substantial Conformance Review, Alcohol Use Approval, Sign Conformance Review, or any other application listed in Subsection 20.D of this Specific Plan shall be approved unless the Project complies with all applicable provisions of this Specific Plan and with the applicable planning provisions of the Zoning Code.

B. Additional Permitted Floor Area and Total Permitted Floor Area.

1. Prior to the effective date of the proposed annexation and detachment actions, the Additional Permitted Floor Area and Total Permitted Floor Area within the Universal Studios Specific Plan area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor Area by Land Use Category in Table 5-1, and as of the effective date of the annexation and detachment actions, should those actions be approved, the Additional Permitted Floor Area and Total Permitted Floor Area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor

Area by Land Use Category in Table 5-2, except in each case for Additional Permitted Floor Area and Total Permitted Floor Area allowed pursuant to the Land Use Equivalency Transfer provisions of Section 7 of this Specific Plan. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide an Existing Site Plan and revised Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area by Land Use Category as of the effective date of the Specific Plan consistent with the Existing Site Plan. The Director may modify Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area existing as of the effective date of the Specific Plan consistent with the Existing Site Plan without an amendment to this Specific Plan. The Director may modify Table 5-2 consistent with the Local Formation Commission's action pursuant to Section 21 of this Specific Plan. The repair, replacement, or modification of existing facilities within the Additional Permitted Floor Area and Total Permitted Floor Area is allowed.

C. Exemptions. The following uses and activities shall be permitted, shall not be subject to Substantial Conformance Review under this Specific Plan, and are not otherwise subject to the Zoning Code, except that in each case such activities shall comply with the Oak Tree regulations contained in Section 11 of this Specific Plan to the extent applicable:

1. Sets / Façades;

2. Grading activities involving:

   a. the movement of less than or equal to 100,000 cubic yards of earth material related to Projects within the boundaries of the Universal Studios Specific Plan area (i.e. not an On-Site Grading Project), and

   b. the movement of less than or equal to 10,000 cubic yards of graded materials related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area (i.e. not an Off-Site Transport Grading Project);

3. Production Activities; and

4. Repair or modification of buildings or structures that does not increase the Floor Area of the building or structure by more than 10 percent or 1,000 square feet, whichever is less. The total additional Floor Area in square feet of said uses above the conditions prior to modification shall be counted as Additional Permitted Floor Area.

D. Prohibited Uses and Facilities. The following uses and facilities shall be expressly prohibited within the Universal Studios Specific Plan area:

Adult Business Establishments
Gun shops
Gambling establishments
Medical Marijuana Dispensaries
Tattoo Parlors
Any other uses and facilities not listed in Subsection 6.C of this Specific Plan as permitted uses and facilities or that are determined by the Director not to be similar to permitted uses and facilities under this Specific Plan.

E. Existing Uses and Facilities.

1. Any buildings or structures, or any portion thereof, or use of land lawfully existing upon the effective date of this Specific Plan may, without limitation, be continued, maintained, remodeled, renovated, or replaced for any reason, whether conforming or nonconforming with the provisions of the Zoning Code prior to the effective date of this Specific Plan.

2. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of equal Floor Area of the same Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section 5.A and 5.C above.

3. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of a different Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Subsection 5.A and 5.C above, provided that such building or structure complies with the Land Use Equivalency transfer procedures in Section 7 of this Specific Plan if the new building or structure would result in exceeding the Total Permitted Floor Area stated in Table 5-1 or 5-2, as applicable.

F. Large Scale Entertainment Attractions. Any new large scale Entertainment Attraction shall be limited to construction within the Entertainment District and Studio District as those districts are shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan). New Entertainment Attractions in the Back Lot District shall be limited to Entertainment Attractions associated with the Tram Tour.

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TABLE 5-1

TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY[a]
PRIOR TO ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (Sq.Ft.)	DEMOLITION (Sq.Ft.)[b]	GROSS NEW DEVELOPMENT (Sq.Ft.)	ADDITIONAL PERMITTED[d] (Sq.Ft.)	TOTAL PERMITTED (Sq.Ft.)
Studio Use	1,228,010	185,051	443,000	257,949	1,485,959
Studio Office	769,905	97,680	415,000	317,320	1,087,225
Office	463,242	54,594	550,000	495,406	958,648
Entertainment Use	775,052	107,105	445,000	337,895	1,112,947
Entertainment Retail Use	480,021	30,784	20,000	-10,784	469,237
Amphitheater	108,100	108,100	60,000	-48,100	60,000
Hotel[c]	0	0	450,000	450,000	450,000
TOTAL	**3,824,330**	**583,314**	**2,383,000**	**1,799,686**	**5,624,016**

TABLE 5-2

TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY[a]
AFTER ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (Sq.Ft.)	DEMOLITION (Sq.Ft.)[b]	GROSS NEW DEVELOPMENT (Sq.Ft.)	ADDITIONAL PERMITTED[d] (Sq.Ft.)	TOTAL PERMITTED (Sq.Ft.)
Studio Use	1,228,100	185,051	443,000	257,949	1,486,049
Studio Office	671,564	80,226	415,000	334,774	1,006,338
Office	463,430	54,594	550,000	495,406	958,836
Entertainment Use	775,132	107,105	445,000	337,895	1,113,027
Entertainment Retail Use	632,244	6,884	70,000	63,116	695,360
Amphitheater	110,600	110,600	60,000	-50,600	60,000
Hotel[c]	0	0	450,000	450,000	450,000
TOTAL	**3,881,070**	**544,460**	**2,433,000**	**1,888,540**	**5,769,610**

a. The Additional Permitted Floor Area and Total Permitted Floor Area in square feet by Land Use Category may be adjusted pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan.

b. See Subsection 5.E of this Specific Plan regarding demolition of existing buildings and structures.

c. Includes up to a maximum of 500 guestrooms/suites.

d. Note: Net Additional Permitted Floor Area is consistent with the net Additional Permitted Floor Area within the County reflected in the analysis of Alternative 10 in the Final Environmental Impact Report for the NBC Universal Evolution Plan (EIR SCH No. 2007071036) less 125,000 square feet of Studio Office Floor Area, less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition that is included in the City portion of the project site rather than within the County portion of the project site with the proposed annexation and detachment actions discussed in Subsection 1.B of this Specific Plan.

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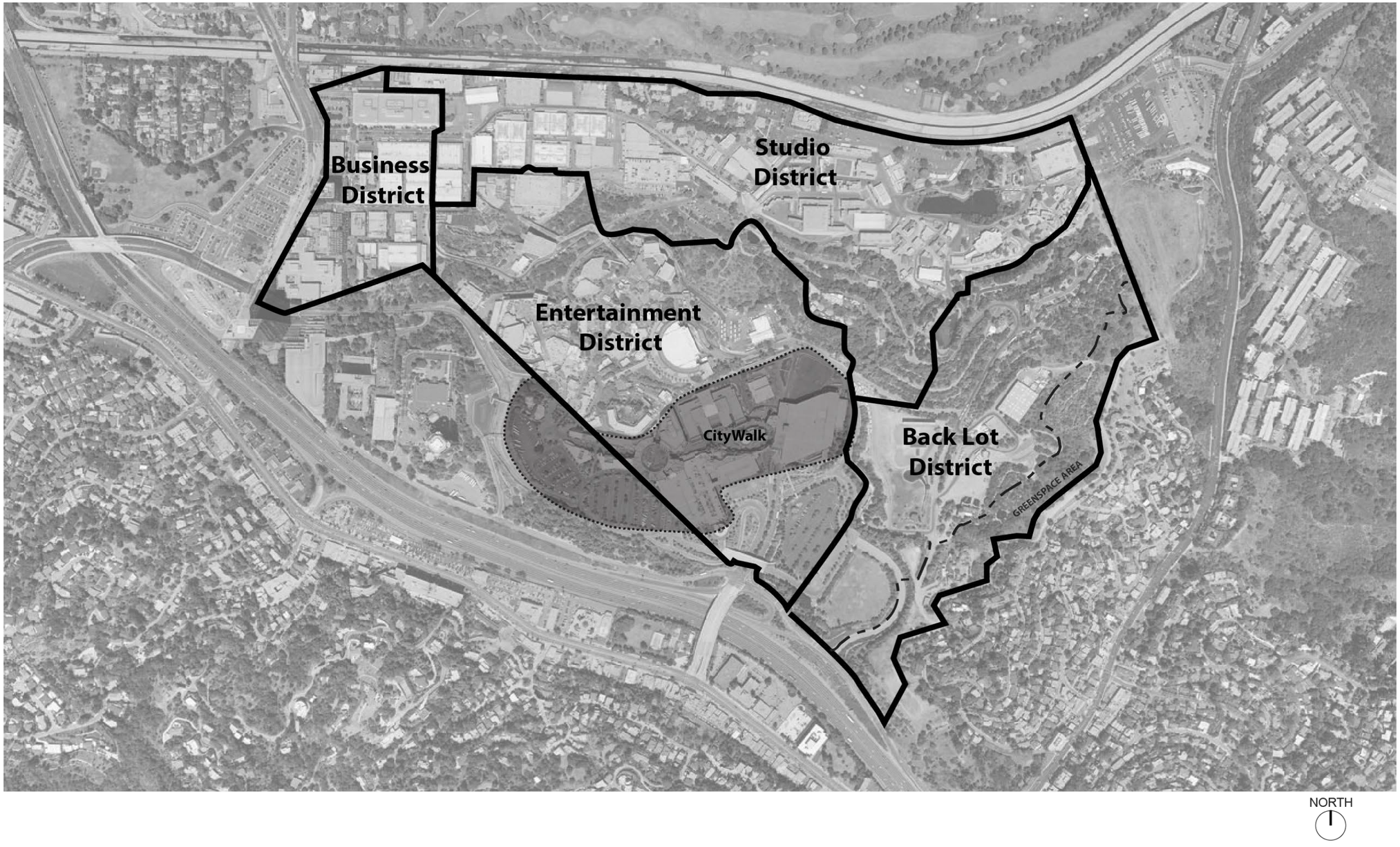

EXHIBIT 2-A – Land Use District Map Prior to Annexation/Detachment

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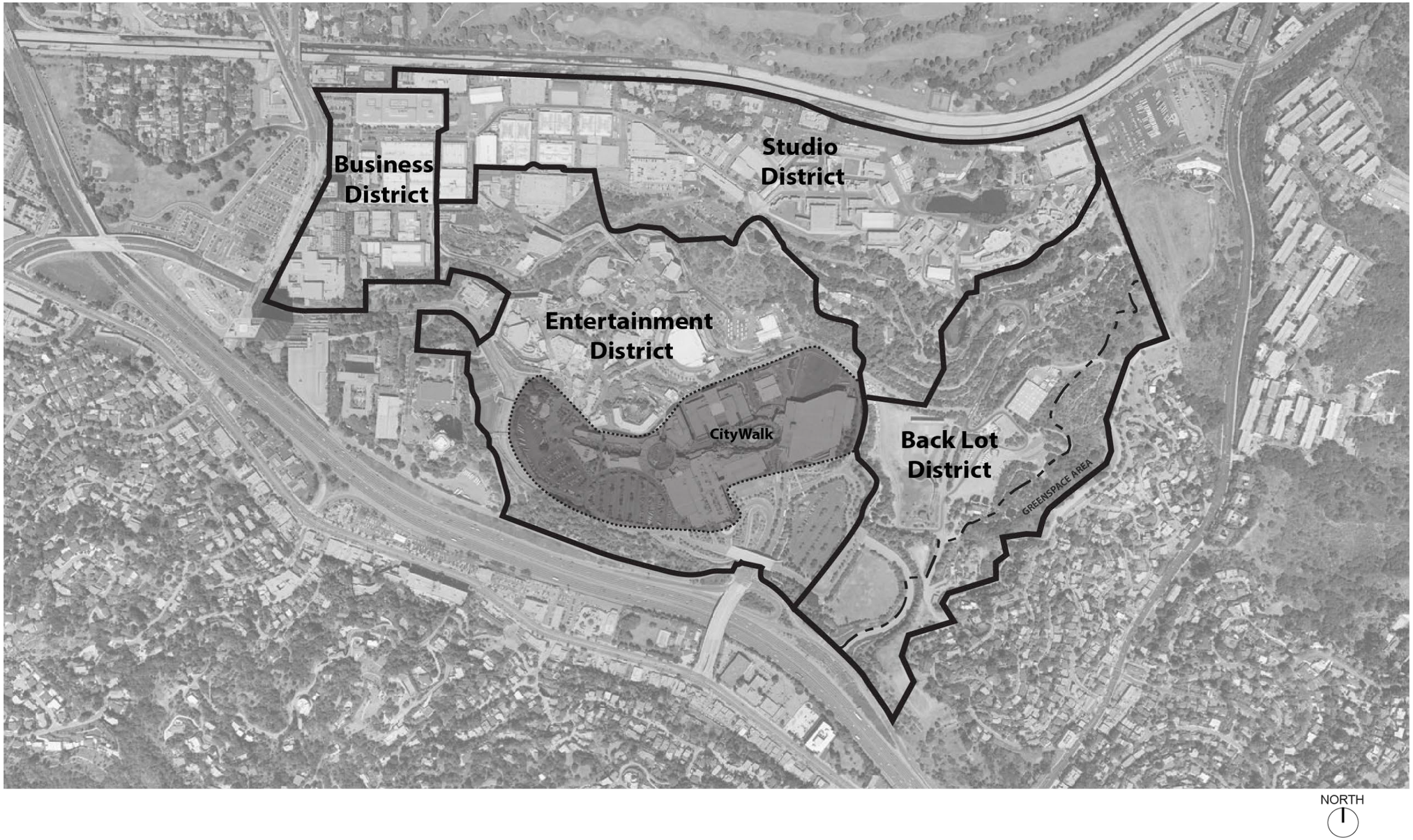

EXHIBIT 2-B – Land Use District Map After Annexation/Detachment

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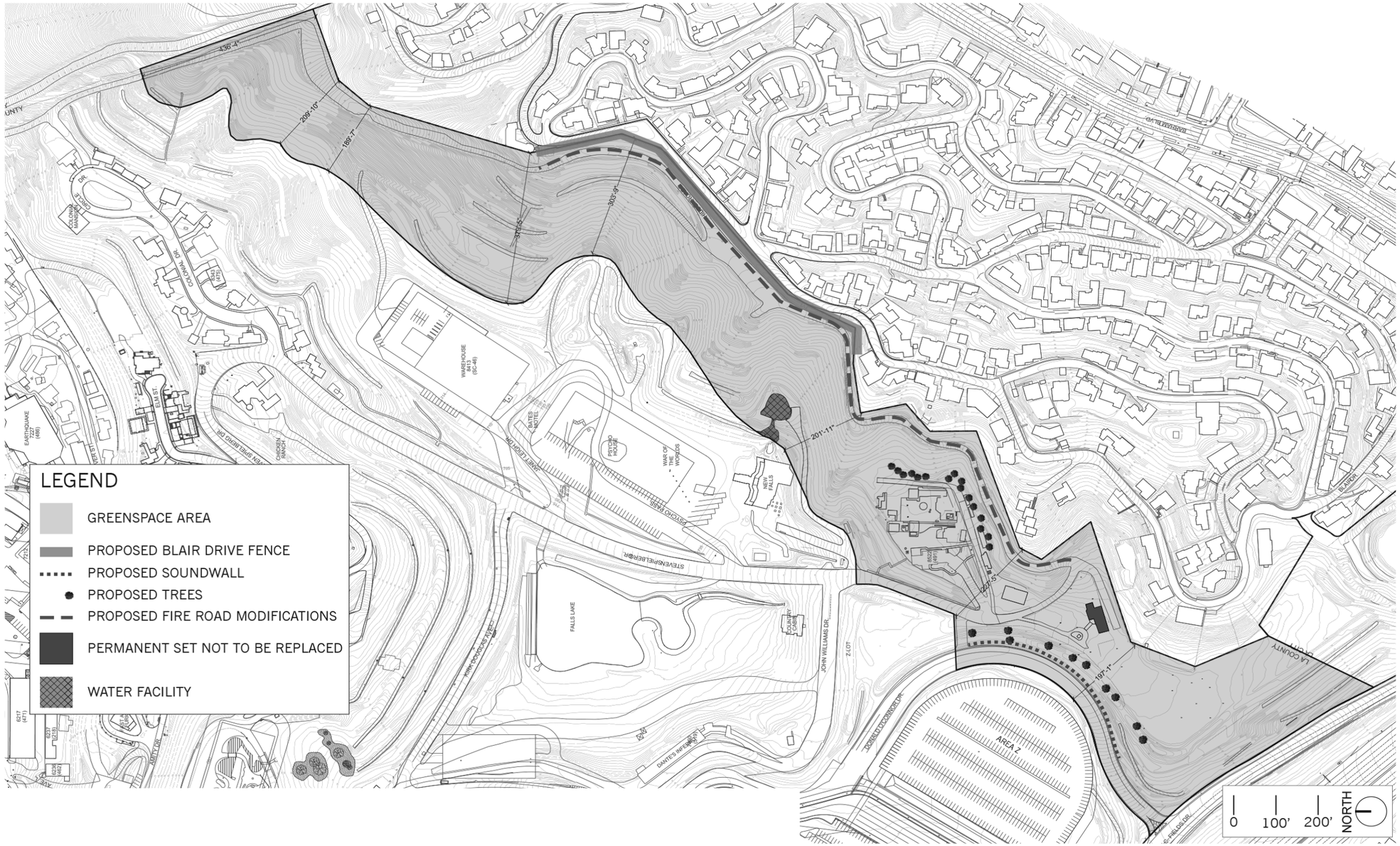

EXHIBIT 2-C – Universal Studios Specific Plan Greenspace Area

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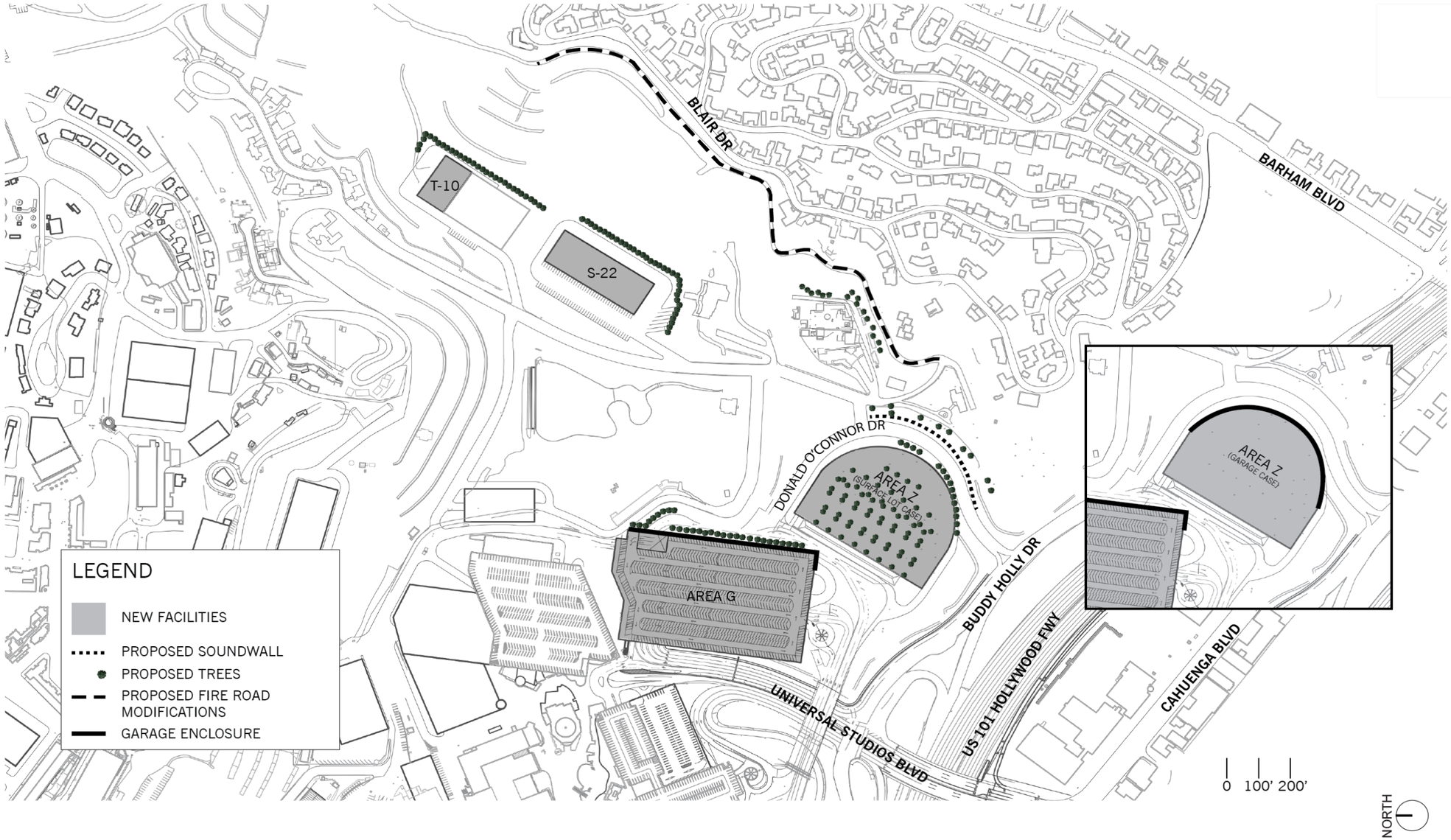

EXHIBIT 2-D – Location of Parking Facilities in Design Regulations

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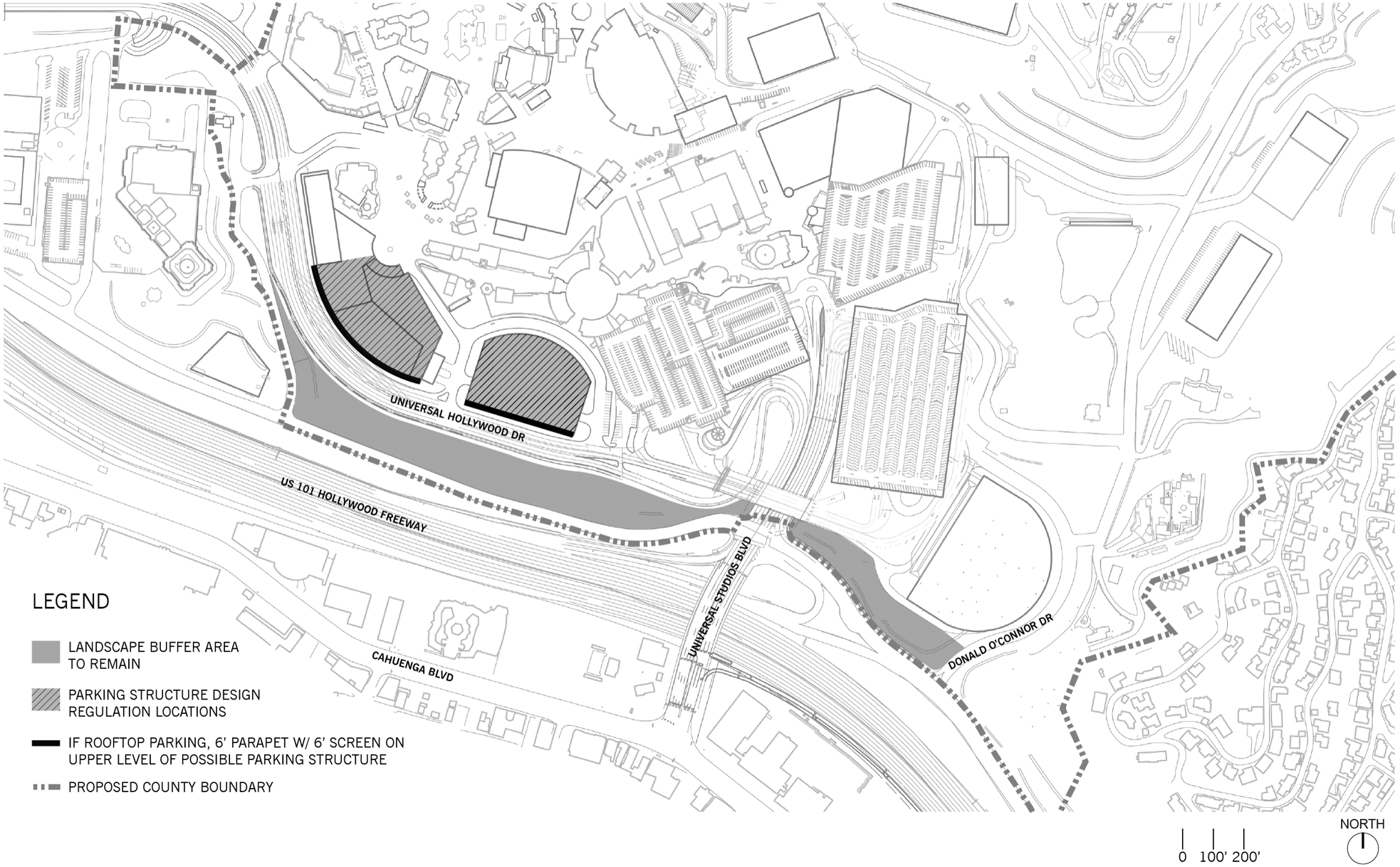

EXHIBIT 2-E – Universal Studios Specific Plan Southern Landscape Buffer

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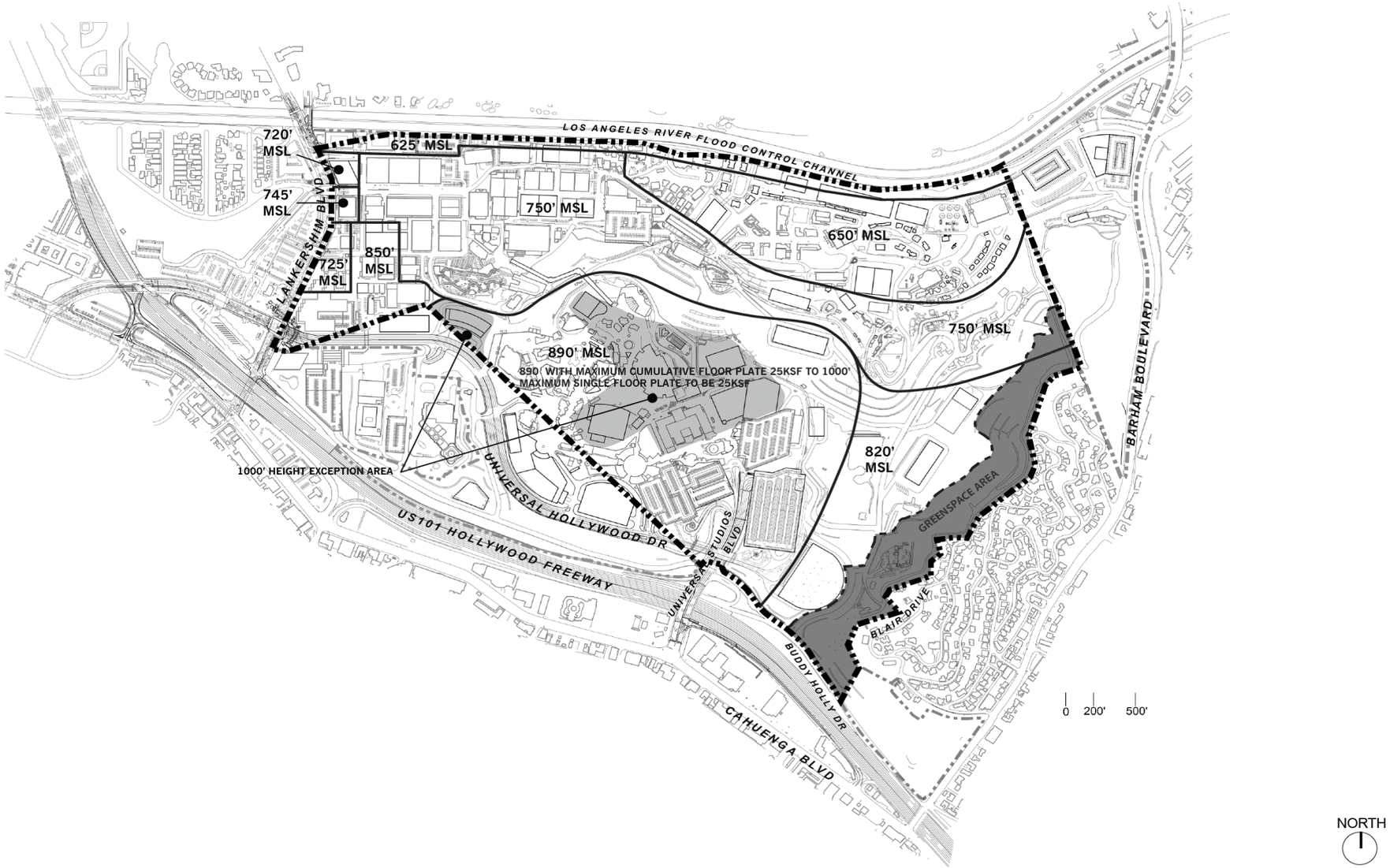

EXHIBIT 3-A – Height Zone Map Prior to Annexation/Detachment

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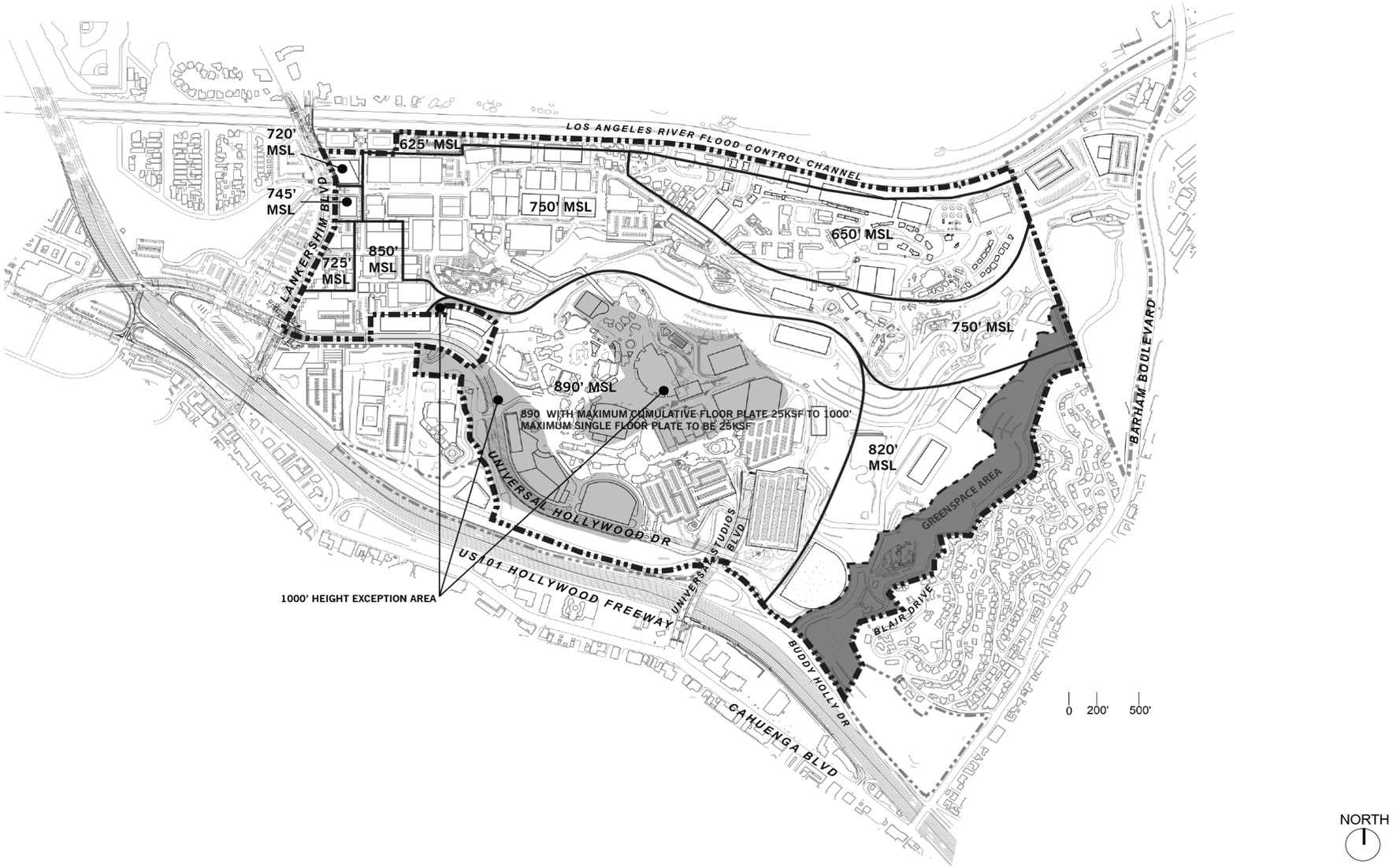

EXHIBIT 3-B – Height Zone Map After Annexation/Detachment

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Section 6. Land Use and Design Regulations

A. Designation of Districts. The Universal Studios Specific Plan area is divided into four (4) Districts, as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved, which are designated as: Studio District; Studio Back Lot District; Business District; and Entertainment District. The Director may modify Exhibit 2-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

B. Land Use Categories. As set forth in Table 5-1 or Table 5-2, as applicable, of Section 5 of this Specific Plan, seven (7) Land Use Categories shall be permitted within the Universal Studios Specific Plan area. The seven (7) Land Use Categories are: Studio Use; Studio Office; Office; Hotel; Entertainment Use; Entertainment Retail Use; and Amphitheater.

C. Permitted Uses and Facilities.

1. The following uses and facilities shall be permitted within the Studio, Business, and Entertainment Districts described in Subsection 6.A above:

Amphitheater
Amusement games or arcades
Ancillary Support Facilities
Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the Los Angeles County Department of Animal Care and Control
Athletic facilities
Billiard or pool halls
Bowling alleys
Charitable events
Civic events
Communication Facilities
Conference facilities
Construction offices
Educational facilities
Emergency medical facilities (for on-site employees, guests and visitors)
Entertainment Attractions
Entertainment Retail Uses
Entertainment shows
Entertainment Uses
Entry facilities, including but not limited to parking payment booths
Fences/walls
Financial institutions
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
Fundraisers

Government facilities
Health and exercise spas and physical fitness centers
Hotels, subject to provisions in Section 9 of this Specific Plan
Landscape nurseries and related uses
Museums, art displays, art shows, art galleries (indoor/outdoor)
Nightclubs
Offices
Outdoor Special Light Effects
Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
Parades and street performers shows
Parking structures and surface parking lots including but not limited to parking payment booths
Pedestrian or vehicular tours
Power facility (to provide power for on-site purposes)
Premieres (film, television, audio, and other media events)
Production Activities (including outdoor production)
Production Facilities
Promotional activities
Public dancing and live entertainment
Public Services Facilities
Pyrotechnic special effects and storage
Recreational facilities
Recycling facilities
Research and development facilities
Restaurants, cafes, coffee shops, bars, dinner theaters and nightclubs (indoor/outdoor)
Retail uses, indoor and outdoor, including the display, rental and sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other facilities
Roads
Sale of alcoholic beverages for on-site and off-site consumption (subject to the provisions of Section 10 of this Specific Plan)
Seasonal uses (e.g. pumpkin patches, Christmas tree lots)
Security facilities and short-term detention facilities for on-site security purposes
Sets / Façades (permanent and temporary)
Signs
Special events
Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
Storage, outdoor and indoor (ancillary to uses on-site)
Storage tanks, underground and above ground (ancillary to uses on-site)
Studio Offices
Studio Support Facilities
Studio Uses

Temporary Uses
Theaters, motion picture theaters, live performance theaters
Thematic Elements
Theme Park, Universal Studio Tour and related activities
Trailers (non-residential)
Transportation Facilities
Utilities, underground and above ground
Vehicle maintenance and repair facilities
Wall Murals
Warehouses
Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

2. The following uses and facilities shall be permitted within the Studio Back Lot District described in Subsection 6.A above:

Ancillary Support Facilities
Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the Los Angeles County Department of Animal Care and Control
Charitable events
Civic events
Communication Facilities
Construction offices
Emergency medical facilities (for on-site employees, guests and visitors)
Entertainment Attractions
Entertainment shows
Entertainment Uses
Entry facilities, including but not limited to parking payment booths
Fences/walls
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
Fundraisers
Landscape nurseries and related uses
Offices
Outdoor Special Light Effects
Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
Parking structures and surface parking lots including but not limited to parking payment booths
Pedestrian or vehicular tours
Power facility (to provide power for on-site purposes)
Premieres (film, television, audio, and other media events)
Production Activities (including outdoor production)
Production Facilities

Promotional activities
Pyrotechnic special effects and storage
Recycling facilities
Roads
Seasonal uses (e.g. pumpkin patches, Christmas tree lots)
Security facilities and short-term detention facilities for on-site security purposes
Sets / Façades (permanent and temporary)
Signs
Special events
Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
Storage, outdoor and indoor (ancillary to uses on-site)
Storage tanks, underground and above ground (ancillary to uses on-site)
Studio Offices
Studio Support Facilities
Studio Uses
Temporary Uses
Thematic Elements
Theme Park, Universal Studio Tour and related activities
Trailers (non-residential)
Transportation Facilities
Utilities, underground and above ground
Vehicle maintenance and repair facilities
Wall Murals
Warehouses
Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

3. Temporary Uses. Notwithstanding Subsections 6.C.1 and 6.C.2 above, a Temporary Use shall be permitted for up to 60 consecutive days per individual Temporary Use, which may be extended by the Director for an additional 30 days for a total of 90 days permitted for an individual Temporary Use; provided, however, that in no event shall the cumulative time for all Temporary Uses within the Universal Studios Specific Plan area during a calendar year exceed 120 days in the aggregate for all Temporary Uses.

   a. Application. The Applicant shall file a Temporary Use application using the County's standard Temporary Use application form accompanied by the filing fee applicable to a Temporary Use Permit not requiring a public hearing as established in Section 22.60.100 of the Zoning Code. The Temporary Use application shall contain the following information:

i. The name and address of Applicant and the operator of the proposed Temporary Use, if different;

ii. Site Address for proposed Temporary Use;

iii. The precise nature of the proposed Temporary Use;

iv. A site plan of the proposed Temporary Use drawn to a scale satisfactory to, and in the number of copies prescribed by the Director, indicating:

(a) The area and dimensions of the proposed Temporary Use;

(b) Hours of operation of the proposed Temporary Use; and

(c) Plan and elevation of temporary structure(s), if any.

v. Access and parking provisions;

vi. Duration of the Temporary Use;

vii. Unique operational conditions of the proposed Temporary Use, if any;

viii. Summary table of duration of prior Temporary Uses in the same calendar year; and

ix. Other information that the Director deems necessary to process the application.

b. Burden of proof. The Applicant shall substantiate to the satisfaction of the Director that:

i. The operation of the proposed Temporary Use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

ii. The proposed location for the Temporary Use is adequate in size and shape to accommodate such Temporary Use without material detriment to the use or enjoyment of the property of other persons located in the vicinity of the proposed Temporary Use location.

c. Findings. The Director shall not approve a Temporary Use unless the Director finds that:

i. The proposed use is consistent with the definition of Temporary Uses in Section 4 of this Specific Plan;

ii. Adequate temporary parking to accommodate vehicular traffic to be generated by such Temporary Use will be available either on-site or at alternate locations acceptable to the Director in any case where such Temporary Use is proposed for a period longer than one weekend or three consecutive days;

iii. Approval of the Temporary Use will not exceed the time limitations for Temporary Uses set forth in this Subsection;

iv. The Applicant has substantiated the facts required in Subsection 6.C.3.b above.

d. Conditions. In approving an application for a Temporary Use, the Director may impose such conditions as the Director deems necessary to ensure that the Temporary Use will be in accordance with the findings required by Subsection 6.C.3.c above.

e. Time for review. Within seven (7) calendar days of receipt of a complete Temporary Use application, the Director shall either approve the application or indicate how the application is not in substantial compliance with this Specific Plan.

D. Designation of Height Zones.

1. Height Zones. Within the Universal Studios Specific Plan area, nine (9) Height Zones are designated that establish the maximum permitted Height of buildings and structures measured in terms of feet above Mean Sea Level (MSL) as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions. The Height Zones are designated as follows:

a. 625 feet MSL

b. 650 feet MSL

c. 720 feet MSL

d. 725 feet MSL

e. 745 feet MSL

f. 750 feet MSL

g. 820 feet MSL

h. 850 feet MSL

i. 890 feet MSL

These Height Zones and the corresponding approximate building heights above existing and future grade are summarized in Table 2.8a, Chapter 2 of the Specific Plan Guidelines.

2. Height of buildings or structures. Notwithstanding Zoning Code height provisions to the contrary, for purposes of this Specific Plan, the Height of any building or structure shall be the vertical distance, in terms of feet above MSL, measured to the highest point of the building or structure or roof structure or parapet wall, whichever is highest.

   For the purposes of measuring Height, roof structures shall include rooftop equipment, architectural elements and Thematic Elements. Rooftop equipment shall not include Communication Facilities, which are located on high-rise buildings containing ten (10) or more stories.

3. Height Exception. A Height Exception is the Height, measured in terms of feet above MSL, in which buildings (including roof-top equipment, other than Communication Facilities, architectural elements and Thematic Elements) may exceed the maximum Height of the 890' Height Zone up to the maximum stated Height of 1000' above MSL, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan). There shall be no more than 25,000 square feet of total building floorplate(s) utilizing the Height Exception. For purposes of calculating the building floorplate, roof top equipment, architectural elements and Thematic Elements shall not be included in the calculation of the total building floorplate permitted to use the Height Exception.

4. Existing Buildings/Structures – Height. The Lew R. Wasserman Building (Building No. 1280), which exists prior to the effective date of this Specific Plan shall be permitted to exceed the Height Zone to its existing Height of approximately 770' MSL.

   a. In the event of any damage or destruction to Building No. 1280, it may be rebuilt up to the Height that existed as of the effective date of this Specific Plan.

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

5. Height of Fences. The height of any non-structural fence shall be permitted up to 15 feet in height above highest Finished Grade. The height of a fence shall be measured at the highest grade within three (3) feet of either side of said fence. In order to allow for variation in topography, the height of a fence may vary an amount not to exceed six (6) inches.

6. Retaining Walls/Engineered Walls. Retaining walls and specially-engineered or structural walls shall be allowed in conformance with County Code requirements.

E. Design Standards for Buildings and Other Structures.

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

1. Screening of buildings along the Los Angeles River Flood Control Channel edge. Any new buildings within the 625' Height Zone located along the Los Angeles River Flood Control Channel, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), shall incorporate, to the satisfaction of the Director, visual treatment along the north-facing building plane that may include, but shall not be limited to, such measures as: articulation of building plane; use of varying building materials to create visual interest; or installation of landscaping to visually buffer the building façade.

2. Screening/enclosing of rooftop equipment. All rooftop equipment, including Communication Facilities, shall be vertically screened from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. Screening may include landscaping, walls, or fences to visually buffer the rooftop equipment. Screening shall be maintained. Non-vegetative screening materials shall complement the architecture of the structure. Screening of rooftop equipment from view from above is not required.

3. Screening of outdoor storage areas. With the exception of Sets / Façades and Production Activities, all outdoor storage shall be screened, to the satisfaction of the Director, from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Screening may include landscaping, walls, or fences to visually buffer the outdoor storage areas. Non-vegetative screening shall be comprised of materials

complementary to nearby buildings. Chain link fence shall only be used as screening in conjunction with the use of slats, mesh, fabric, or vegetation. Screening of outdoor storage areas from view from above is not required.

4. Yards, building projections and building separation requirements. No front, side or rear yards, limitations on building projections or building separations shall be required for any lot or building within the Universal Studios Specific Plan area, except as required by Titles 26 and 32 of the Los Angeles County Building and Fire Codes, respectively, or other applicable County Building and Safety or Fire Department regulations.

5. Highly Reflective Building Materials. Projects shall not utilize mirrored glass or other Highly Reflective Building Materials as defined by this Specific Plan.

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

7. Greenspace Area. A greenspace area shall be maintained along the eastern boundary of the Universal Studios Specific Plan area adjacent to the Existing Off-Site Residential Uses to the east as shown on Exhibit 2-C. The western boundary of the greenspace area shall be marked approximately every 300 feet and the boundary markers shall be maintained. The following standards shall apply to the designated greenspace area:

   a. Other than the use of existing roadways and security and/or maintenance access, utilities, and as provided in Subsection 6.E.7.c below, no new activities or new buildings or structures shall occur within the greenspace area, except that the existing roadways may be modified and utilities, including recycled water storage and distribution facilities, may be added or modified;

   b. The portions of the existing fire road shown on Exhibit 2-C, and any modifications to such portions of the fire road, shall be improved with decomposed granite or other suitable material to control dust prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D, and the decomposed granite or other suitable material shall be properly maintained;

   c. Those Sets / Façades or other structures existing within the greenspace area as of the effective date of this Specific Plan as shown on Exhibit 2-C may remain and continue to be utilized for

Production Activities, including use of vehicles and trailers related to Production Activities, and in the event of any destruction of the Sets / Façades or other structures, such Set / Façades or other structures may be rebuilt up to substantially the same size and in substantially the same location that existed as of the effective date of this Specific Plan;

d. No new Sets / Façades shall be developed in this area and the permanent Set / Façade shown on Exhibit 2-C shall not be replaced;

8. Fencing at Specific Plan Eastern Boundary.

a. A new painted metal fence, 12 feet in height including a security section, shall be installed and maintained along the Specific Plan eastern boundary within the area shown on Exhibit 2-C prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D;

b. Any fencing required under this Specific Plan located along the eastern boundary of the Specific Plan area shall be properly maintained at all times.

9. Access for new buildings developed pursuant to this Specific Plan shall be designed consistent with the applicable provisions of Titles 26 and 32 of the Los Angeles County Building and Fire Codes, respectively, or other applicable County Building and Safety or Fire Department regulations.

10. See Subsection 14.H of this Specific Plan for Design Standards for Permanent Parking Facilities and Subsection 18.C of this Specific Plan for Design Standards for new Communication Facilities.

11. Prior to the Universal Studios Specific Plan area property owner using Donald O'Connor Drive after 11:00 p.m. or prior to 7:00 a.m., a 10-foot high painted block sound wall shall be constructed along the eastern edge of Donald O'Connor Drive in the location shown on Exhibit 2-D.

12. For any new warehouse facilities developed at the locations shown on Exhibit 2-D:

a. Parking areas and loading docks shall not be developed on the east side of such new warehouse facilities;

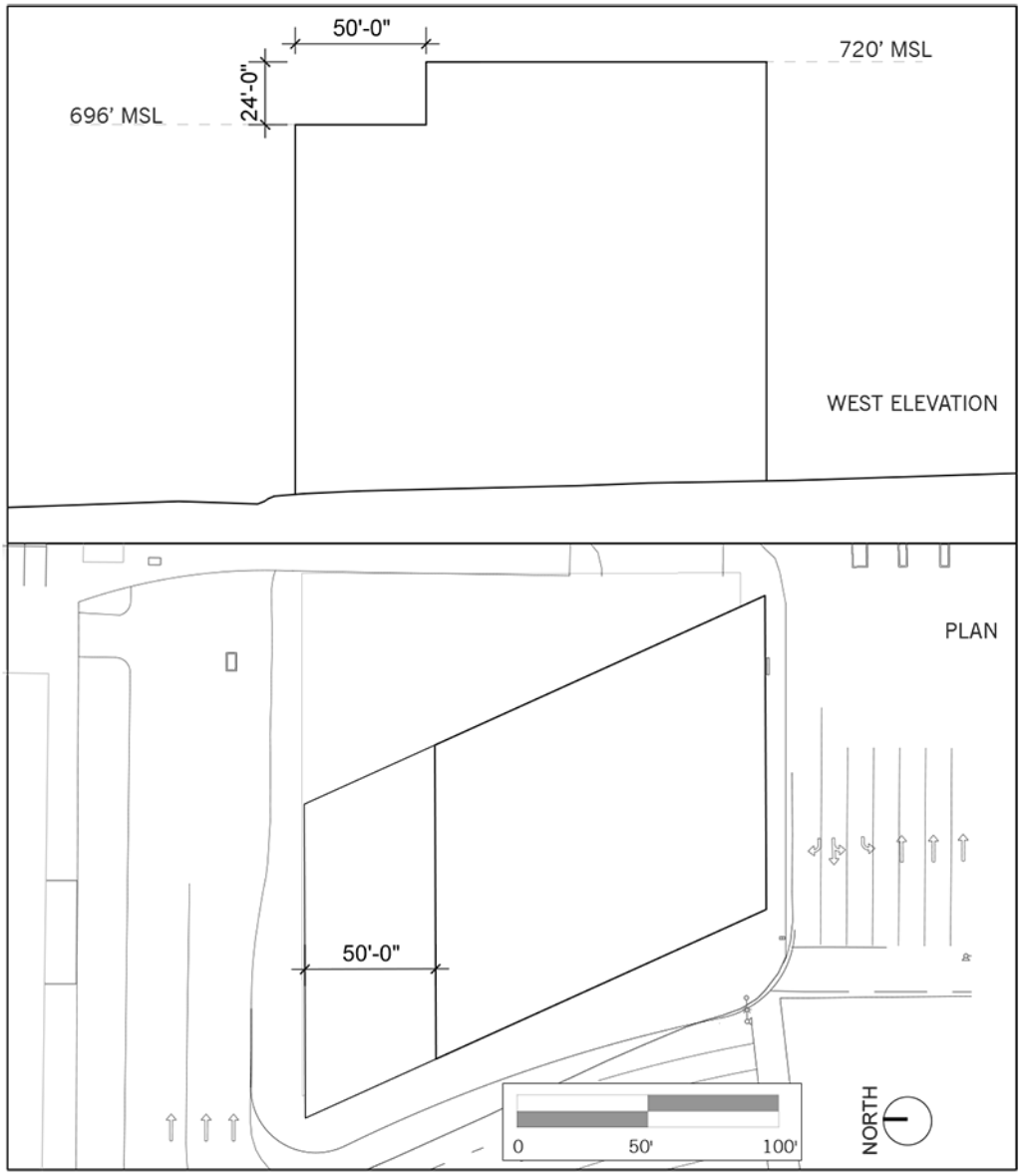
b. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern and southern sides of the new warehouse structure identified as S-22 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure;

c. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern side of the expansion of the warehouse structure identified as T-10 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure.

13. For any new building developed within the 720' MSL Height Zone, those portions of the building above 696' MSL shall be terraced back from the north façade of the building by 50 feet as shown on Figure 6-1 below.

Figure 6-1

720' MSL Height Zone Building Design

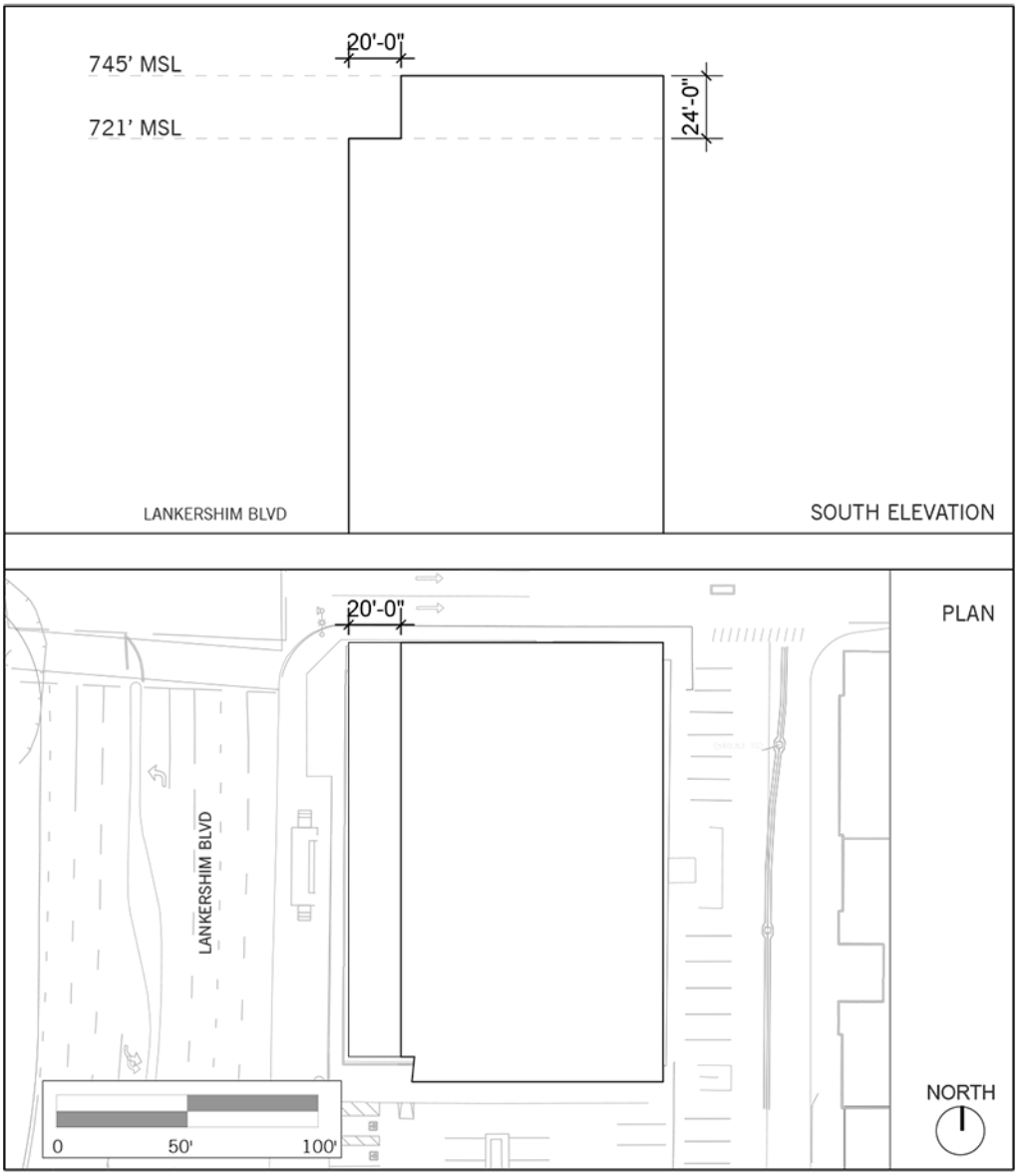


14. For any new building developed within the 745' MSL Height Zone, those portions of the building above 721' MSL shall be terraced back from the west façade of the building by 20 feet as shown on Figure 6-2 below.

15. Southern Landscape Buffer Area. The southern landscape buffer area shown on Exhibit 2-E shall be retained as a landscaped area. Any existing structures and signs existing in this area as of the effective date of this Specific Plan may be retained and maintained.

Figure 6-2

745' MSL Height Zone Building Design



F. Sustainable Development Measures.

1. General requirements. All Projects shall comply with Green Building regulations, as applicable, in Sections 22.52.2100 – 22.52.2160 of the Zoning Code, except that in addition to the exemptions in the Green Building regulations, the following shall be exempt from such requirements:

   a. Production Activities (which does not include construction of stages or television facilities within which Production Activities may occur), Sets / Facades, and amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park or Universal Studios Tour.

2. Additional sustainable standards. In addition to the requirements of Section 22.52.2130 of the Zoning Code, Projects within the Universal Studios Specific Plan area shall also comply with the following standards:

   a. All new buildings shall be designed to exceed Title 24, Part 6 of the California Code of Regulations (2005) energy requirements by at least fifteen percent. In the event Title 24 is amended such that the energy conservation requirements in the amended Title 24 exceed Title 24 (2005) by fifteen percent or greater, the building shall comply with the amended Title 24.

   b. Outdoor water conservation. Project landscaping shall include the following:

      i. Use of reclaimed water for landscape irrigation;
      ii. Installation of the infrastructure to deliver the reclaimed water, if necessary; and
      iii. Use of high efficiency irrigation systems, including weather-based irrigation controllers that use sensors and weather information to automatically adjust watering times and frequency in response to weather changes.

   c. Indoor water conservation. Water fixtures in new buildings shall meet or exceed the following water conservation standards:

      i. High Efficiency Toilets: 1.28 gallons/flush or less;
      ii. High Efficiency Urinals: 0.5 gallons/flush or less;
      iii. Restroom Faucets: 1.5 gallons/minute or less;
      iv. Pre-rinse Spray Valves: 1.6 gallons/minute or less for Commercial Kitchens; and
      v. Public Restroom: self-closing faucets.

   d. Education on water conservation shall be provided to the Universal Studios Specific Plan area property owner's employees through new employee orientation materials and three (3) times annually

through company website, exhibits, or meetings on energy conservation.

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

G. Landscape Standards.

1. General requirements. All Projects shall comply with the Drought-Tolerant Landscaping design regulations, as applicable, in Sections 22.52.2200 – 22.52.2270 of the Zoning Code, except that in addition to the exemptions in the Drought-Tolerant Landscaping design regulations the following shall be exempt from such requirements.

   a. Outdoor Production Activities, Sound Stages, Sets / Facades, amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park, CityWalk or Universal Studios Tour, and visitor entry points to the Theme Park and CityWalk.

2. With each Substantial Conformance Review application for a Project facing Lankershim Boulevard, the Applicant shall prepare and submit to the Director for review and approval a landscape design plan in substantial conformance with the Conceptual Lankershim Streetscape Plan in the Specific Plan Guidelines.

H. Low Impact Development.

1. General requirements. All Projects shall comply with Low Impact Development regulations, as applicable, in Section 22.52.2310 of the Zoning Code, except that in addition to the exemptions in the County Code Low Impact Development regulations, the following shall be exempt from such requirements to the extent the exemption is not in violation of any applicable Federal and State regulatory water quality requirements.

   a. Sets / Facades.

   b. The temporary addition, modification, or replacement of impervious surface area for Production Activities during the duration of the Production Activity.

   c. The modification or replacement of impervious surface area associated with repurposing of amusement rides, shows, tram tour attractions, exhibitions, and open air areas with facilities for play/games associated with the Low Impact Development Theme Park and CityWalk areas shown on Exhibit 4.

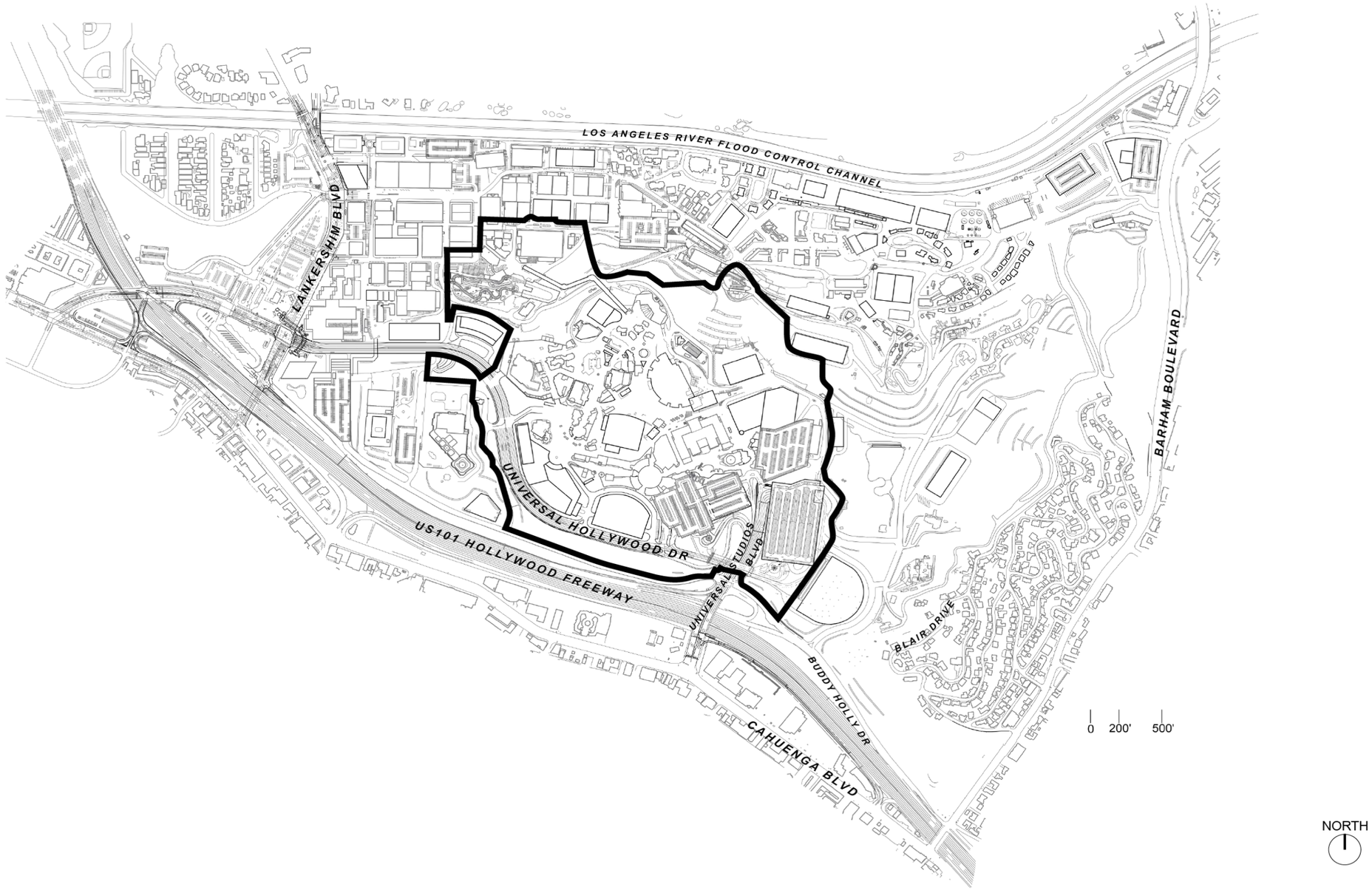


EXHIBIT 4 – Universal Studios Low Impact Development Theme Park Exemption Area

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Section 7. Land Use Equivalency

A. Purpose. The Land Use Equivalency procedure is established to provide development flexibility by permitting shifts of permitted Floor Area between certain Land Use Categories over the life of this Specific Plan, while maintaining the intent and regulatory requirements of this Specific Plan, and the overall character of the Universal Studios Specific Plan area and each District. The Land Use Equivalency Conversion Table 7-1 allows for Floor Area reallocations between the Land Use Categories utilizing conversion factors in the Table.

B. Procedure. Projects within the Universal Studios Specific Plan area may be developed consistent with this Specific Plan and pursuant to the Substantial Conformance Review procedures set forth in Section 20 of this Specific Plan up to the Total Permitted Floor Areas set forth in Table 5-1 or Table 5-2, as applicable, for each Land Use Category. At such time as a Project will exceed the Total Permitted Floor Area for a Land Use Category stated in Table 5-1 or Table 5-2, as applicable, the Project, and all subsequent Projects of the same Land Use Category, shall comply with the following Land Use Equivalency procedures.

1. A Land Use Category may be exchanged for another Land Use Category, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the applicable conversion factor in the Land Use Equivalency Conversion Table 7-1.

2. The Applicant shall submit the Land Use Equivalency calculation along with the Substantial Conformance Review application. The application shall include the following information:

   a. A statement as to which Land Use Category's Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, the Applicant wishes to draw against for the Land Use Equivalency transfer and the amount of the reduction of the selected Land Use Category Total Permitted Floor Area based upon the applicable Land Use Equivalency Conversion Table 7-1.

   b. Calculations to demonstrate compliance with the applicable Land Use Equivalency Conversion Table 7-1 conversion factors.

   c. A description of how the Project is fully consistent with all applicable provisions of this Specific Plan and mitigation measures in the NBC Universal Evolution Plan Mitigation Monitoring and Reporting Program (MMRP).

3. The Applicant shall submit a revised Table 5-1 or 5-2, as applicable, reflecting the change in Additional Permitted Floor Area and Total Permitted Floor Area based on the Land Use Equivalency.

4. The combined Total Permitted Floor Area of all Land Use Categories as adjusted pursuant to these Land Use Equivalency procedures shall not exceed 10 percent of the overall Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

C. Director's Review. The Director's review of the Land Use Equivalency transfer shall be limited to verifying that the proposed Project is within the applicable conversion factors set forth in the Land Use Equivalency Conversion Table 7-1. The Director shall not impose additional conditions or mitigation measures on the Project. The time periods for review shall be the same as those set forth in the Substantial Conformance Review procedures in Subsection 20.C of this Specific Plan.

D. A Specific Plan Amendment shall not be required for the updated Table 5-1 or Table 5-2, as applicable, stating the revised Additional Permitted Floor Area and Total Permitted Floor Area with the Land Use Equivalency provided the overall Total Permitted Floor Area of all Land Use Categories does not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

E. Limitation. If the Project would not be within the Total Permitted Floor Area limitations in Subsection 7.B.4 above, then the Land Use Equivalency shall not be used, and additional analysis pursuant to the California Environmental Quality Act shall be undertaken for the Project, and a Specific Plan Amendment shall be required to revise the development limits set forth in this Specific Plan.

Table 7-1

Land Use Equivalency Conversion Table

Studio

Trip Equivalency Rates			Convert Studio to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Studio is equivalent to:	
Studio Office	0.63	0.90	9,000	sf of Studio Office
Office	1.21	0.47	4,700	sf of Office
Studio	0.57	*1.00*	*10,000*	*sf of Studio*
Entertainment	1.96	0.29	2,900	sf of Entertainment
Entertainment Retail	0.66	0.86	8,600	sf of Entertainment Retail
Amphitheater	5.24	0.11	1,100	sf of Amphitheater
Hotel	1.11	0.51	5,100	sf of Hotel

Studio Office

Trip Equivalency Rates			Convert Studio Office to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Studio Office is equivalent to:	
Studio Office	0.63	*1.00*	*10,000*	*sf of Studio Office*
Office	1.21	0.52	5,200	sf of Office
Studio	0.57	1.11	11,100	sf of Studio
Entertainment	1.96	0.32	3,200	sf of Entertainment
Entertainment Retail	0.66	0.95	9,500	sf of Entertainment Retail
Amphitheater	5.24	0.12	1,200	sf of Amphitheater
Hotel	1.11	0.57	5,700	sf of Hotel

Office

Trip Equivalency Rates			Convert Office to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Office is equivalent to:	
Studio Office	0.63	1.92	19,200	sf of Studio Office
Office	1.21	*1.00*	*10,000*	*sf of Office*
Studio	0.57	2.12	21,200	sf of Studio
Entertainment	1.96	0.62	6,200	sf of Entertainment
Entertainment Retail	0.66	1.83	18,300	sf of Entertainment Retail
Amphitheater	5.24	0.23	2,300	sf of Amphitheater
Hotel	1.11	1.09	10,900	sf of Hotel

Entertainment

Trip Equivalency Rates			Convert Entertainment to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Entertainment is equivalent to:	
Studio Office	0.63	3.11	31,100	sf of Studio Office
Office	1.21	1.62	16,200	sf of Office
Studio	0.57	3.44	34,400	sf of Studio
Entertainment	1.96	*1.00*	*10,000*	*sf of Entertainment*
Entertainment Retail	0.66	2.97	29,700	sf of Entertainment Retail
Amphitheater	5.24	0.37	3,700	sf of Amphitheater
Hotel	1.11	1.77	17,700	sf of Hotel

Entertainment Retail

Trip Equivalency Rates			Convert Entertainment Retail to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Entertainment Retail is equivalent to:	
Studio Office	0.63	1.05	10,500	sf of Studio Office
Office	1.21	0.55	5,500	sf of Office
Studio	0.57	1.16	11,600	sf of Studio
Entertainment	1.96	0.34	3,400	sf of Entertainment
Entertainment Retail	0.66	*1.00*	*10,000*	*sf of Entertainment Retail*
Amphitheater	5.24	0.13	1,300	sf of Amphitheater
Hotel	1.11	0.59	5,900	sf of Hotel

Amphitheater

Trip Equivalency Rates			Convert Amphitheater to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Amphitheater is equivalent to:	
Studio Office	0.63	8.32	83,200	sf of Studio Office
Office	1.21	4.33	43,300	sf of Office
Studio	0.57	9.19	91,900	sf of Studio
Entertainment	1.96	2.67	26,700	sf of Entertainment
Entertainment Retail	0.66	7.94	79,400	sf of Entertainment Retail
Amphitheater	5.24	*1.00*	*10,000*	*sf of Amphitheater*
Hotel	1.11	4.72	47,200	sf of Hotel

Hotel

Trip Equivalency Rates			Convert Hotel to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Hotel is equivalent to:	
Studio Office	0.63	1.76	17,600	sf of Studio Office
Office	1.21	0.92	9,200	sf of Office
Studio	0.57	1.95	19,500	sf of Studio
Entertainment	1.96	0.57	5,700	sf of Entertainment
Entertainment Retail	0.66	1.68	16,800	sf of Entertainment Retail
Amphitheater	5.24	0.21	2,100	sf of Amphitheater
Hotel	*1.11*	*1.00*	*10,000*	*sf of Hotel*

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Section 8. Historic Resources

A. Application. This Section regulates the alteration, preservation, relocation, or demolition of Contributing Buildings, and the construction of new structures within the potential Universal Studios Historic District as shown on Exhibit 5, with respect to their effect within and upon the potential Universal Studios Historic District. The requirements of this Section and the Historic Preservation Plan (Appendix D of the Specific Plan Guidelines*)* shall be the exclusive Historic Preservation requirements applicable to the Universal Studios Specific Plan area.

B. Requirement. Prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan.

Section 9. Hotel

A. Requirements. Hotel use shall be permitted within the Universal Studios Specific Plan area in accordance with the requirements of this Section and subject to the conditions listed in Exhibit 6. The Director, through the Substantial Conformance Review process set forth in Section 20 of this Specific Plan, shall determine compliance with this Section and Exhibit 6, including the limitation of potential locations of any Hotel(s) to those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan).

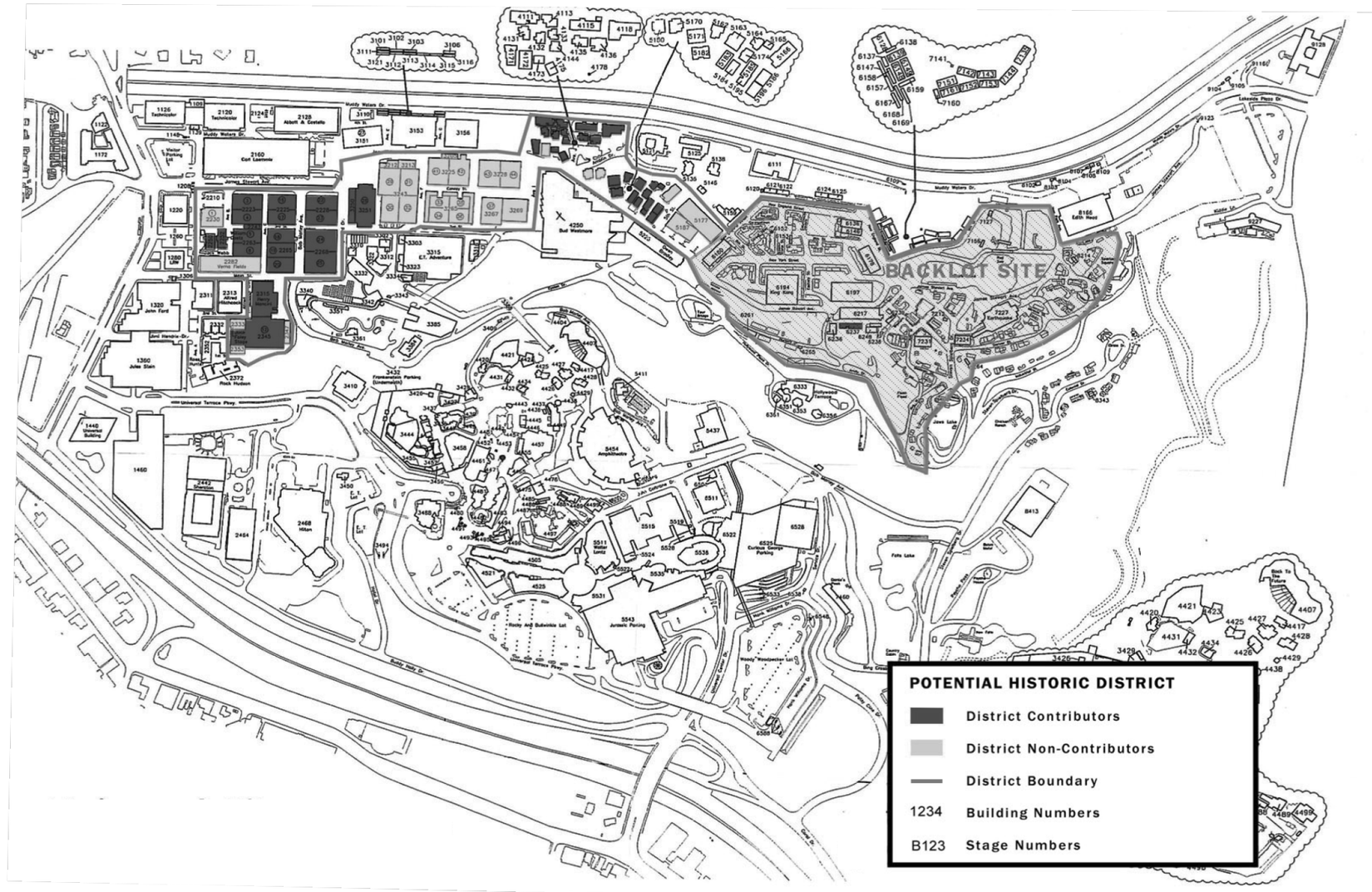
B. Location. Hotel(s) shall be permitted in those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan).

C. Size. Hotel use shall be limited to a maximum of 450,000 square feet of Floor Area and a maximum of 500 hotel guest rooms/suites as may be modified by Land Use Equivalency as set forth in Section 7 of this Specific Plan.

D. Uses. Hotel use may include ancillary uses including but not limited to: meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

E. Parking. Parking for any Hotel shall be provided as set forth in Section 14 of this Specific Plan.

F. Alcoholic Beverages. The sale and/or service of alcoholic beverages in connection with any Hotel shall be subject to the provisions set forth in Section 10 of this Specific Plan.



NORTH

EXHIBIT 5 – Potential Universal Studios Historic District Map

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EXHIBIT 6

Conditions for Hotel Use

1. The Hotel operator, if other than the owner of the subject property, shall file at the office of the Department of Regional Planning an affidavit stating that the Hotel operator is aware of and agrees to comply with all of the Hotel regulations and conditions of the Universal Studios Specific Plan.

2. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the Hotel shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

3. The Hotel shall be maintained in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal or litter, fertilizing and replacement of plants when necessary.

4. The Hotel use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood.

5. Amplified sound equipment, music or public address systems intended to be audible outside the Hotel boundaries are prohibited, except for an emergency address system.

6. Security lighting shall be low intensity, shielded, at low height, and directed downward.

7. The Hotel shall be operated in manner such that guest rooms and suites will be occupied and rented on a temporary basis and no commercial apartments shall be permitted on the Hotel site consistent with Section 8.52.020 of the County Code.

8. Hotel guest rooms shall not be rented for a period of less than one (1) night's stay, and rent for each guest room shall not be collected more frequently than once daily.

9. The Hotel operator shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

10. The Department of Regional Planning shall inspect the Hotel on an annual basis to determine compliance with these conditions and Hotel regulations of this Specific Plan.

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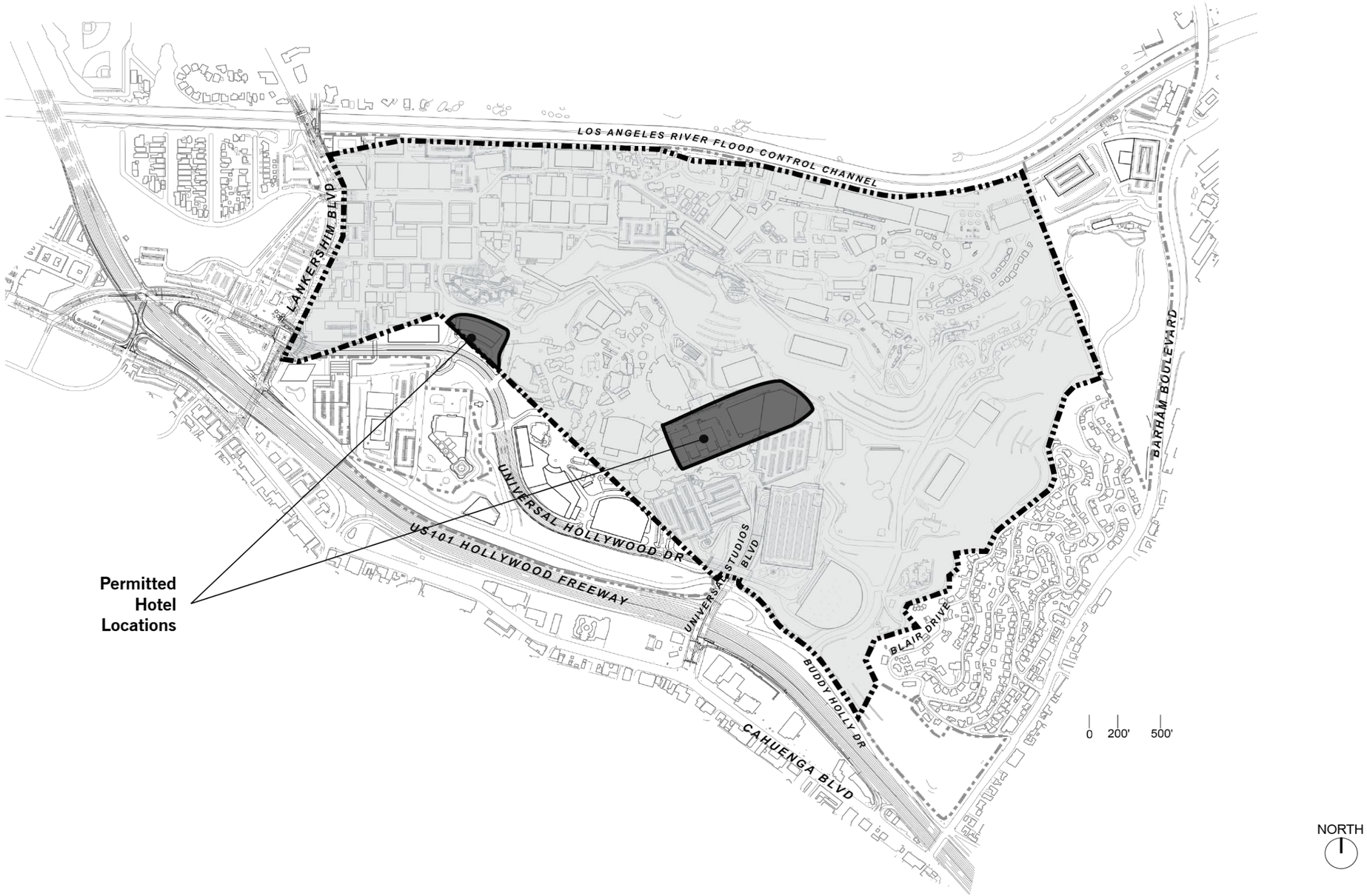

EXHIBIT 7-A – Hotel Permitted Locations Map Prior to Annexation/Detachment

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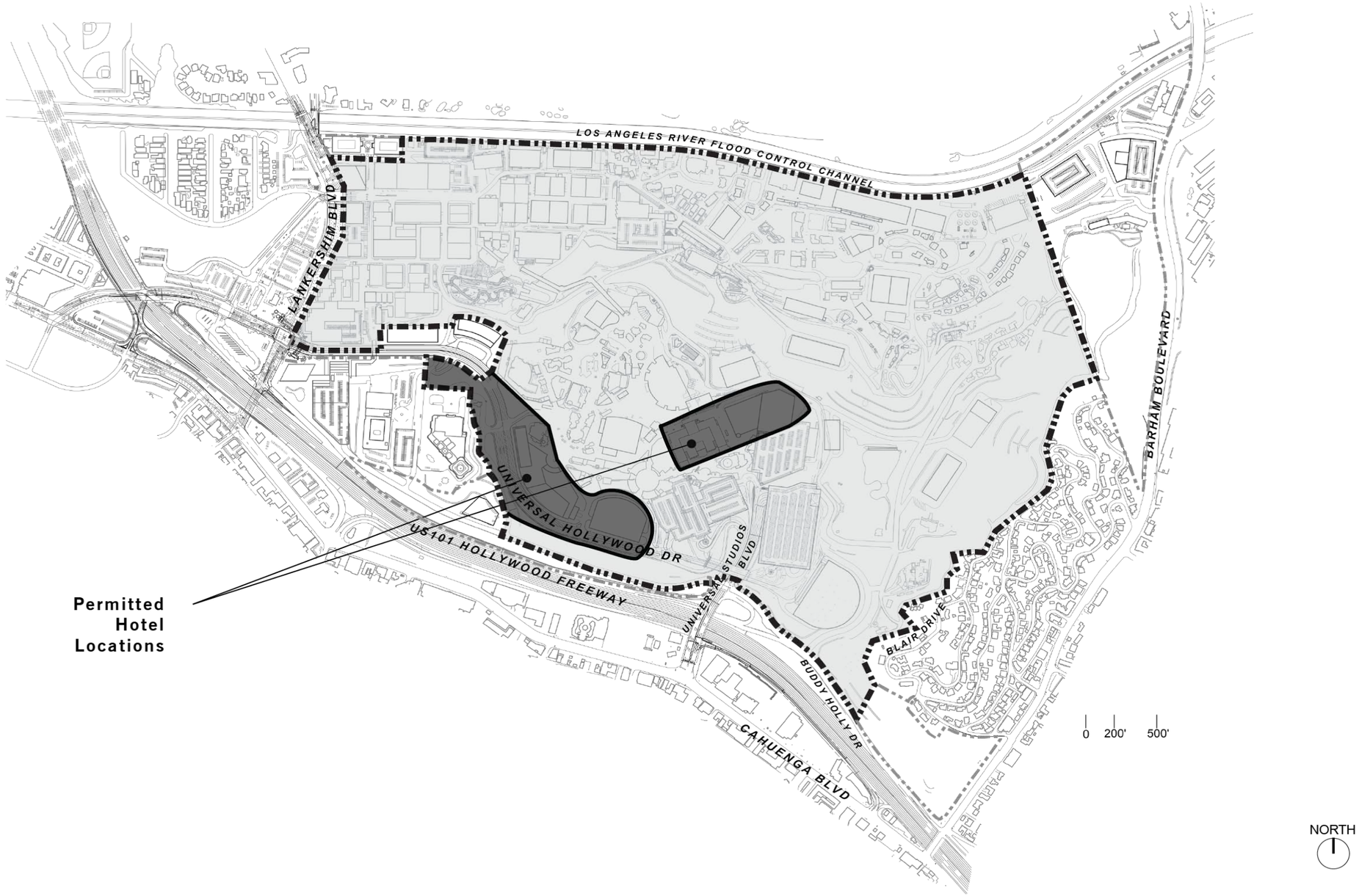

EXHIBIT 7-B – Hotel Permitted Locations Map After Annexation/Detachment

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Section 10. Alcoholic Beverages Regulations

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

A. Existing Establishments/Uses. There are 20 establishments existing as of the effective date of this Specific Plan as shown on Exhibit 8-A that are permitted to sell and serve alcoholic beverages for on-site consumption including one (1) that also is permitted for off-site consumption sales within the Universal Studios Specific Plan area. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide the Director a list of the existing establishments including the address and the type of alcohol permit of each establishment and their respective floor plan(s). An additional 15 new establishments for the sale and/or service of alcoholic beverages for on-site and/or off-site consumption may be permitted within the Universal Studios Specific Plan area pursuant to the regulations set forth below.

1. Establishments existing as of the effective date of this Specific Plan, which sell and/or serve alcoholic beverages.

   a. Establishments existing as of the effective date of this Specific Plan, and which were authorized by issuance of a conditional use permit for alcohol sales. Those eight (8) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and have been authorized by issuance of a conditional use permit from the County, are hereby authorized to continue in operation under this Specific Plan. Those eight (8) establishments shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as set forth in Exhibit 8-B of this Specific Plan upon the effective date of this Specific Plan.

   b. Establishments existing as of the effective date of this Specific Plan and which were established prior to adoption of Ordinance 92-0097. Those ten (10) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and which existed prior to the County's requirement to obtain a conditional use permit are hereby authorized to continue in operation under this Specific Plan. Those ten (10) establishments, which include the Theme Park, Amphitheater, and eight (8) restaurants, shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as set forth in Exhibit 8-B and 8-C of this Specific Plan, as applicable, upon the effective date of this Specific Plan.

c. Establishments that were originally authorized by the City of Los Angeles and which are located in areas which will become part of the Universal Studios Specific Plan area. Those two (2) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and that were authorized by the City of Los Angeles, one (1) pursuant to a conditional use permit and one (1) pursuant to a variance, are hereby authorized to continue in operation under this Specific Plan as of the effective date of the annexation and detachment actions as described in Subsection 1.B of this Specific Plan should those actions be approved. Those two (2) establishments, which include a restaurant and a restaurant/club, shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as outlined in Exhibit 8-B of this Specific Plan as of the effective date of the annexation and detachment actions should those actions be approved.

d. The existing establishments authorized pursuant to Subsection 10.A.1.a-c above shall require a new approval pursuant to Subsection 10.D below if:

i. The establishment proposes to substantially change the type of alcohol permit (e.g. from on-site to off-site consumption);

ii. There is a substantial change in the type of establishment (e.g. from a restaurant to a bar);

iii. There is a cumulative increase of greater than 10 percent in Floor Area devoted to the sale or service of alcoholic beverages or a cumulative increase of greater than 25 percent in facing used for the display of alcoholic beverages; and

iv. The establishment abandons operations for three (3) months or more. Notwithstanding the foregoing, abandonment shall not include closures for change of tenant or operator, reconstruction, refurbishing or modifications to the existing establishments, however, abandonment shall include a change of tenant or operator that results in the establishment no longer selling or serving alcoholic beverages.

e. The provisions of Subsection 10.A.1.d above shall apply to the establishments described in Subsection 10.A.1.c above as of the effective date of the annexation and detachment actions should those actions be approved.

2. Modifications to Existing Establishments. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new approval.

3. New Establishments/Uses. Following the effective date of this Specific Plan, in addition to the establishments selling and serving alcoholic beverages existing as of the effective date of this Specific Plan as provided for in Subsections 10.A.1.a, 10.A.1.b and 10.A.1.c above, a maximum of 15 new establishments shall be permitted to sell and serve a full line of alcoholic beverages as provided in Subsections 10.B, 10.C, and 10.D below.

B. Alcohol Use Approval Process for Hotel Use.

1. Procedure. A Hotel shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption: (a) as part of its banquets, lobbies, meeting rooms, pool areas and room services; (b) within mini-bars located in each guest room; and (c) within a restaurant establishment(s) physically located within the Hotel that does/do not exceed a combined seating capacity of 500. Additional establishments within the Hotel seeking to sell and/or serve alcoholic beverages shall be subject to Subsection 10.D below. The operator of the Hotel shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the Hotel shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 20 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval.

3. Conditions. A Hotel shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

C. Alcohol Use Approval Process for Cinemas.

1. Procedure. The cinemas in CityWalk (a multi-screen theater complex) shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption only within the upper floors and balconies that are accessed separately from the main theaters on the ground level. The operator of the cinemas shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the cinemas shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 20 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of

substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval provided that the sale of alcoholic beverages is limited to the upper floors and balconies of the cinemas.

3. Conditions. The cinemas shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

D. Approval Process for Other New Alcohol Use Establishments. Any additional establishments requesting to sell or serve alcoholic beverages for either on-site or off-site consumption beyond those permitted by Subsections 10.A – 10.C above, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except that:

1. The Hearing Officer shall preside over the initial public hearing for the Conditional Use Permit. The Hearing Officer's decision shall only be appealed to the Board of Supervisors. The decision of the Hearing Officer may be called up for review by the Board of Supervisors.

2. Notwithstanding any other provision of Section 22.60 of the Zoning Code, upon receiving an appeal or initiating a call for review, the Board of Supervisors may:

   a. Affirm the action of the Hearing Officer; or

   b. Refer the matter back to the Hearing Officer for further proceedings with or without instructions; or

   c. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the Board of Supervisors' decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions.

3. Conditions. Other new alcohol use establishments shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B and/or conditions for off-site alcohol consumption listed in Exhibit 8-C, as applicable.

E. Alcohol Use Approval Applications.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for an Alcohol Use Approval under Subsections 10.B and 10.C above shall include:

   a. A site plan, depicting floor plan, seating areas, and alcohol shelf space for the subject establishment;

   b. A table including the proposed establishment and existing establishments that sell and serve alcohol within the Universal Studios Specific Plan area existing as of the time of the Alcohol Use Approval application indicating the type of permit (e.g. on-site or off-site), type of establishment (e.g. restaurant, nightclub, or retail), and District (Business, Studio, or Entertainment) location as of the time of the Alcohol Use Approval application; and

   c. A copy of the State Alcohol Beverage Control violation report for establishments within the Universal Studios Specific Plan area.

F. Inspection and Enforcement of Alcohol Use Establishments Permitted Pursuant to Subsections 10.A, 10.B and 10.C above.

1. Zoning Enforcement may inspect each alcohol use establishment at least once per year to determine compliance with the alcohol regulations and conditions of this Specific Plan. The Universal Studios Specific Plan area property owner shall compensate the Department of Regional Planning for the reasonable expenses incurred in conducting the inspection pursuant to Subsection 19.E of this Specific Plan.

2. If the Director believes that an alcohol use establishment is in violation of the Alcoholic Beverages Regulations of this Specific Plan, or is detrimental to public health or safety or is a nuisance, the Director may provide written notification to the operator of the establishment and the Universal Studios Specific Plan area property owner requiring that the alleged violation be remedied. If the alleged violation is not remedied within the time specified by the written notification, and the Director makes written findings that the establishment violates the Alcoholic Beverages Regulations of this Specific Plan or is detrimental to public health or safety or is a nuisance, then the Director shall comply with the following:

   a. The Director shall give notice to the operator of the establishment and the Universal Studios Specific Plan area property owner to appear at a public hearing before the Hearing Officer at a time and place fixed by the Director and the Hearing Officer to determine whether the Alcohol Use Approval should be modified or revoked,

and the operator and owner shall show cause why the Alcohol Use Approval should not be modified or revoked by the Hearing Officer.

b. Not less than 30 days prior to the date of the hearing, the Director shall cause a copy of a notice of the time and place of such hearing to be (i) published once in a newspaper of general circulation in the County and (ii) mailed by first class mail, postage prepaid, to owners of land within a distance of 500 feet from the exterior boundaries of the subject parcel, and to any person who has filed a written request therefore with the Director.

c. Within ten (10) days of the hearing, the Director shall serve notice of the Hearing Officer's action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing, by registered or certified mail, postage prepaid, return receipt requested.

3. The decision of the Hearing Officer may be appealed to the Board of Supervisors by filing a written request with the executive officer of the Board within ten (10) days after the Hearing Officer serves notice of his/her action. The Board of Supervisors shall hear the matter within 60 days following receipt of the written request for a hearing by the Board. Notice of the hearing shall be provided to the persons set forth in Subsection 10.F.2.b above. The Board of Supervisors may approve, modify or disapprove the action of the Hearing Officer. The Board of Supervisors' action shall be supported by written findings. The Board of Supervisors shall serve notice of its action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing who wished to be notified, by registered or certified mail, postage prepaid, return receipt requested.

Section 11. Oak Tree Regulations

A. Removal Permitted.

Oak Trees may be removed, or the Protected Zone (as defined below) encroached upon, in accordance with the requirements of this Section. Removal or encroachment upon the Protected Zone of Oak Trees may be requested by filing a Substantial Conformance Review application in accordance with the procedures set forth in Section 20 of this Specific Plan. Removal of Oak Trees shall include cutting, destroying, removing, relocating, inflicting Damage (as defined below) or encroaching into the root zone or grading/filling within the drip line area of an Oak Tree; provided however, that pruning of branches up to two (2) inches in diameter, deadwood, stubs, and no more than 15 percent of the tree canopy of any one (1) tree, conducted under the supervision of a registered consulting arborist shall not be considered a removal or encroachment and shall not require a Substantial Conformance Review.

B. Definitions

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

Damage. Any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching or excavating within the Protected Zone of an Oak Tree.

Protected Zone. That area within the drip line of an Oak Tree and extending there from to a point at least five (5) feet outside the drip line, or 15 feet from the trunks of a tree, whichever distance is greater.

C. Oak Trees Subject to this Specific Plan.

1. Removal or encroachment upon the Protected Zone of those Oak Trees indicated on the Master Oak Tree Maps, dated February 2013, and included in the County file, and identified in the *NBC Universal Evolution Plan Tree Report* dated September 2010 (Oak Tree Report), and any trees identified per Subsection 11.C.2 below, shall be subject to this Specific Plan and shall not be otherwise subject to oak tree regulations contained in the Zoning Code.

2. Exemptions.

   a. Cases of emergency caused by an Oak Tree being in a hazardous or dangerous condition, or being irretrievably Damaged or destroyed through flood, fire, wind or lightning as determined after visual inspection by a Forester with County Forester or the County Fire Marshall;

   b. Emergency or routine maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility;

   c. Trees, including tree canopies, within existing road rights-of-way where pruning is necessary to obtain adequate line-of-sight distances and/or to keep street and sidewalk easements clear of obstructions or to remove or relocate trees causing damage to roadway improvements or other public facilities and infrastructure within existing road rights-of-way as required by the Director of Public Works.

   d. All trees, other than those identified on the Master Oak Tree Map or as provided in Subsections 11.D.2 and 11.D.6 below, shall be

exempt from the Oak Tree requirements of this Specific Plan and shall not be subject to any other tree regulations established by the Zoning Code. Trees that are exempt may be removed by the Universal Studios Specific Plan area property owner without any review or approval by the County.

D. Requirements.

Prior to the removal or encroachment upon the Protected Zone of any Oak Tree indicated on the Master Oak Tree Maps, dated February 2013, the Applicant shall provide a map, which corresponds to the Master Oak Tree Map, indicating the specific Oak Tree and its tag number to be removed. Copies of the original Oak Tree Report, Master Oak Tree Map, and Oak Tree Substantial Conformance Review application and approval shall be kept on the Project site and available for review, and all individuals associated with the Project as it relates to the oak resource shall be familiar with said documents. The Applicant shall suitably guarantee, to the satisfaction of the Director and County Forester, compliance with Subsection 11.D.1.a, 11.D.1.b, 11.D.1.c, or 11.D.1.d below in connection with the removal of an oak tree or an encroachment upon the Protected Zone that results in Damage to an oak tree.

1. The Applicant shall either:

a. Provide and plant two (2) replacement oak trees at an on-site location for each single Oak Tree removed within one (1) year of the Oak Tree removal unless otherwise specifically stated or extended by the County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one (1) inch in diameter one (1) foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from an indigenous oak woodland within valley regions of Los Angeles County where feasible; <u>or</u>

b. Provide and plant two (2) replacement oak trees at an off-site location within one (1) year of the Oak Tree removal unless otherwise specifically stated or extended. The off-site replacement tree location shall be approved by the Director and County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one (1) inch in diameter one (1) foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from indigenous oak woodland within valley regions of Los Angeles County where feasible; <u>or</u>

c. Pay an in lieu fee of $2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles-Long Beach

metropolitan statistical area on the annual anniversary of the effective date of this Specific Plan. If the Applicant provides an in lieu fee, it shall be deposited into a segregated trust fund maintained or selected by the County for the planting of replacement oak trees and the deposit shall be made prior to issuance of a grading or building permit involving construction within the area of any Oak Tree removal; or

d. Any combination of Subsections (a), (b) and (c) above.

2. Removal of any oak tree, which is 8 inches, or more, in diameter as measured four (4) and one-half feet above mean natural grade or in the case of oaks with multiple trunks a combined diameter of twelve inches or more of the two (2) largest trunks, that is not identified on the Master Oak Tree Map shall comply with Subsection 11.D.1 above. In addition, the Master Oak Tree Map shall be amended to include the subject tree(s) including the additional tag number and tree data.

3. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for Substantial Conformance Review for removal of an Oak Tree shall include:

a. The location of all Oak Trees proposed to be removed and/or relocated, and/or within 200 feet of proposed construction and/or grading activity. Each tree shall be identified by the corresponding permanent identifying tag as listed on the Master Oak Tree Map. The Protected Zone shall be shown for each plotted tree;

b. Where a change in grade is proposed, the change in grade within the Protected Zone of each Oak Tree within the grading area;

c. Location and size of all proposed replacement trees or statement of the in-lieu fee amount to be paid calculated based on Subsection 11.D.1.c, above;

d. Proposed and existing land uses in the immediate vicinity of the proposed Oak Tree to be removed and location of proposed replacement trees;

e. A letter from the Applicant to the Director and the County Forester stating that a registered consulting arborist has been retained to perform or supervise the Oak Tree work; and

f. Other information that the Director deems necessary to process the application.

4. The registered consulting arborist shall monitor the replacement trees for a minimum of seven (7) years, to evaluate the growth, health and condition of the replacement trees. The seven-year maintenance period will begin upon receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the replacement trees have been planted.

5. The Applicant shall properly maintain each replacement tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth in Subsection 11.D.1 above. If a new replacement tree is required, the new replacement tree shall also be monitored for a period of seven (7) years commencing upon the receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the new replacement tree has been planted.

6. The removal or encroachment into the Protected Zone of any replacement trees located within the Universal Studios Specific Plan area, regardless of size, shall be subject to the requirements of Subsection 11.D.1 above.

7. The Applicant shall design landscapes and irrigation systems that are adjacent to the replacement trees in a manner that is compatible for the survival of the replacement trees.

8. The Applicant shall remove mistletoe infestations, insect infestations and other pathogens within existing Oak Trees as directed by a registered consulting arborist.

9. No planting or irrigation system shall be installed within the drip line of any Oak Tree.

10. Trenching, excavation, or clearance of vegetation within the Protected Zone of an Oak Tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the registered consulting arborist.

11. Oak Trees which are determined to be healthy, structurally sound, and located on accessible terrain shall be considered as candidates for relocation, to the extent feasible, as determined by a registered consulting arborist retained by the Applicant.

E. Mitigation Banking.

The Applicant may plant blocks of trees either on- or off-site to the satisfaction of the Director and the County Forester as provided in Subsections 11.D.1.a and 11.D.1.b above, which may be used as mitigation for future removals. This would create a more efficient and consolidated monitoring effort for both the Applicant and the County Forester. Any replacement trees planted pursuant to

this Subsection shall meet the minimum requirements outlined in Subsections 11.D.1.a and/or 11.D.1.b above, as applicable.

F. Forester Inspection and Monitoring Fee.

In addition to the Substantial Conformance Review fee required pursuant to Subsection 20.C, the Applicant shall, prior to commencement of the use of the Substantial Conformance Review approval under this Section, deposit with the County Fire Department, Forestry Division an inspection and monitoring fee in a manner and amount as determined by the County Forester.

G. Violations and Enforcement. If the provisions of this Section are violated, the County Forester may issue a notice of correction. A reasonable time frame within which deficiencies must be corrected shall be indicated on the notice of correction. Should an inspection disclose the removal or encroachment upon the Protected Zone of an Oak Tree in violation of this Specific Plan, the Universal Studios Specific Plan area property owner shall pay $2,700 (as may be adjusted for inflation annually from the effective date of this Specific Plan based upon Subsection 11.D.1.c above) for each such removed or Damaged Oak Tree and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance with this Specific Plan.

Section 12. Grading and Construction Regulations

A. Maximum import or export. A total of 530,000 cubic yards of import or export of earth shall be permitted within the Universal Studios Specific Plan area. Movement of earth within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area shall not count toward this total.

B. Cross-lot authorization. Movement of earth related to projects within the boundaries of the Universal Studios Specific Plan area shall be permitted regardless of lot lines. The grading of and import or export of earth shall also be subject to the applicable provisions of Title 26 of the County Code.

C. Approval required for Off-Site Transport Grading Project. An Off-Site Transport Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 20 of this Specific Plan.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for Substantial Conformance Review involving an Off-Site Transport Grading Project shall include:

a. The names and addresses of all persons owning all or any part of the property from which Off-Site Transport Grading material is proposed to be removed from and transported to;

b. The names and addresses of the persons who will be conducting the Off-Site Transport Grading operations;

c. A map showing in sufficient detail the location of the property from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be transported;

D. Approval required for On-Site Grading Project. An On-Site Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 20 of this Specific Plan. Cumulative On-Site Grading shall not exceed 4,600,000 cubic yards of cut and 3,700,000 cubic yards of fill.

E. Standard County requirements. Any grading shall be subject to the applicable provisions of Title 26 of the County Code, and any import or export of earth shall be subject to the applicable requirements of the Department of Public Works.

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

Section 13. Transportation/Transportation Demand Management Regulations

A. Transportation Demand Management. Prior to the issuance of the first Substantial Conformance Review for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Transportation Demand Management program has been prepared to the satisfaction of the City of Los Angeles Department of Transportation. The program shall include implementation of several Transportation Demand Management strategies satisfactory to the Director in consultation with the County Department of Public Works Traffic and Lighting Division, which may include, but are not limited to, the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management Association

11. Participation in a flex car program in the vicinity of the Universal Studios Specific Plan area

12. Discounted employee transit passes

13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

B. Required Traffic Improvements

1. Phasing plan. Prior to the issuance of the first Substantial Conformance Review approval for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Traffic Mitigation Phasing Plan (TMPP) has been approved by the City of Los Angeles Department of Transportation.

2. Guarantee of traffic improvements.

   a. Prior to the issuance of a building permit for a Project, the Applicant shall provide documentation satisfactory to the Director that all transportation improvements and associated traffic signal work required by the Traffic Mitigation Phasing Plan for the Project has been guaranteed to the satisfaction of the City's Department of Transportation.

   b. Any guarantee required pursuant to this Subsection may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City's Department of Transportation.

   c. Prior to the issuance of the Certificates of Occupancy for a Project, all transportation improvements required by the Traffic Mitigation Phasing Plan for the Project shall be completed or suitably guaranteed to the satisfaction of the City of Los Angeles Department of Transportation. Temporary Certificates of Occupancy may be granted in the event of any delay through no fault of the Applicant, provided that, in each case the Applicant has demonstrated reasonable efforts and due diligence to the satisfaction of the City of Los Angeles Department of Transportation.

3. Traffic Improvement Modifications. The City's Department of Transportation, at the request of the Applicant, may determine the implementation of a transportation improvement is infeasible and should be substituted with a comparable transportation improvement of equivalent effectiveness. In that situation, the City's Department of Transportation, in consultation with the Director (in consultation with the County Department of Public Works Traffic and Lighting Division) and the City's Director of Planning, may modify or substitute the traffic improvement; provided the City's Department of Transportation

determines the alternative mitigation measure(s) to be implemented by the Applicant shall provide equivalent effectiveness.

Section 14. Parking Regulations

A. General Requirements.

1. Pursuant to the Substantial Conformance Review procedures set forth in Section 20 of this Specific Plan, parking for Projects which are subject to this Specific Plan shall be provided in accordance with the requirements of this Section. Where this Specific Plan contains language or standards which require more parking or permit less parking than the Zoning Code, this Specific Plan shall supersede the Zoning Code.

2. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Universal Studios Specific Plan area. With each Substantial Conformance Review submittal, the Applicant shall provide a table summarizing the existing parking and any changes in parking required pursuant to this Section and proposed by the Project as well as information regarding the location of any new bicycle amenities pursuant to Subsection 13.A. of this Specific Plan as may be required for the Project.

3. The Department of Regional Planning shall be responsible for monitoring the Applicant's compliance with the parking requirements of this Specific Plan.

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

1. Retail. Parking for retail establishments that are not located within the Theme Park or Hotel shall be provided at a rate of four (4) parking spaces per 1,000 square feet of Floor Area.

2. Restaurant. Parking for restaurant establishments that are not located within the Theme Park or Hotel shall be provided at a rate of one (1) parking space per three (3) seats.

3. Theme Park. Parking for Theme Park Entertainment Attractions shall be provided at a rate of 7.9 parking spaces per 1,000 square feet of net new Floor Area. Change-out of existing Entertainment Attractions shall not require additional parking. Parking shall not be required for Theme Park restaurant, retail and Back-of-House areas. Additional parking shall not be required for new Universal Studio Tour Entertainment Attractions provided that the new Universal Studio Tour Entertainment Attraction will not increase Universal Studio Tour Capacity, as certified by the Applicant.

4. Hotel. Parking shall be provided at the rate of one (1) parking space for each two (2) guest rooms and one (1) parking space for each guest suite. No additional parking spaces shall be required for Hotel related ancillary uses such as meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatments; salons; entertainment uses that are ancillary to the operation of a hotel; and other hotel amenities as part of the hotel complex and operations.

5. Office. Parking shall be provided at the rate of one (1) parking space for each 400 square feet of Floor Area.

6. Studio Office. Parking shall be provided at the rate of one (1) parking space for each 400 square feet of Floor Area.

7. Studio Use (other than Ancillary Support Facilities, Studio Support Facilities, sound stage or warehouse). Parking shall be provided at the rate of one (1) parking space for each 500 square feet of Floor Area.

8. Sound stage. Parking shall be provided at the rate of one (1) parking space for each 1,000 square feet of Floor Area.

9. Warehouse. Parking shall be provided at the rate of one (1) parking space for each 1,000 square feet of Floor Area.

10. Theater/Cinema/Amphitheater/Performance Venue/Assembly (other than Theme Park). Parking shall be provided at the rate of one (1) parking space for each three (3) seats.

11. Ancillary Support Facilities and Studio Support Facilities. No parking shall be required unless otherwise provided herein.

12. Parking for any land use categories not addressed by this Section shall be provided at a parking rate in accordance with the Zoning Code.

C. Modifications to Minimum Parking Required. The minimum parking requirements established by this Specific Plan or the Zoning Code, where this Specific Plan is silent, may be modified upon request and application by the Applicant as part of a Substantial Conformance Review request pursuant to Section 20 of this Specific Plan. Such request shall be accompanied by a parking analysis, prepared by a qualified transportation/parking engineer to the satisfaction of the Director, and shall demonstrate justification for the modification request.

D. Location of Parking. Parking for each use or activity may be located at any location within the combined boundaries of the Universal Studios Specific Plan area or the adjacent City [Q]C2 Area. Parking for each use or activity may be located outside the combined boundaries of the Universal Studios Specific Plan area and City [Q]C2 Area upon submittal of a parking agreement or covenant satisfactory to the Director. Such parking agreement or covenant shall be provided to the Director for review when a Project seeks to rely on parking outside the combined boundaries of the Universal Studios Specific Plan area or

the adjacent City [Q]C2 Area. In the event that separate legal lots are created within the Universal Studios Specific Plan area, parking may be provided within any lot within the Universal Studios Specific Plan area upon submittal of a parking agreement or covenants satisfactory to the Director.

E. Tandem and Valet Parking. Vehicles may be parked in tandem or by valet, provided that attendants to move vehicles are available at the times the parking area using tandem or valet parking is open for use. If the attendant requirement is met, each tandem or valet stall shall constitute the number of parking spaces equivalent to the number of cars it can accommodate.

F. Parking for Existing Uses, Buildings or Structures. Any use, building or structure established or constructed prior to the effective date of this Specific Plan may be continuously maintained with parking as provided as of the effective date of this Specific Plan with no change in parking requirements.

1. Alterations or Modifications. Such existing uses, buildings or structures shall not be required to provide additional parking in connection with alterations or modifications to such uses, buildings or structures provided that such alterations or modifications do not increase the Floor Area by greater than 10 percent or 1,000 square feet, whichever is less. In the event that the alteration or modification increases the Floor Area by greater than 10 percent or 1,000 square feet, additional parking shall be provided for the additional square footage only.

2. Damage or Destruction. In the event of any damage or destruction to such uses, buildings or structures, such existing uses, buildings and structures may be rebuilt to the Floor Area existing as of the effective date of this Specific Plan without providing any additional parking in excess of that provided by such uses, buildings or structures as of the effective date of this Specific Plan.

G. Credit for Parking Provided. In the event that a use, building or structure is demolished, removed, or repurposed, the amount of parking that was provided for such use, building or structure shall be credited and considered surplus parking. Such surplus parking may be allocated to satisfy the parking requirements for new uses, buildings or structures as developed in accordance with this Specific Plan.

H. Design Standards for Permanent Parking Facilities.

1. Parking structures.

a. The exterior design of a parking structure shall utilize architectural styles or techniques that enhance their visual compatibility with surrounding buildings, structures and terrain, which architectural styles or techniques may include but not be limited to the following features: façade articulation; step backs or terracing of the parking

levels; landscaping and Graphic Treatments; use of compatible building materials and colors.

b. Rooftop parking shall be vertically screened from view when located within 500 feet of Existing Off-Site Residential Uses located outside the combined boundaries of this Specific Plan and the adjacent City [Q]C2 Area. Screening may include landscaping or "headlight" parapet walls.

c. The use of Highly Reflective Building Materials is prohibited.

d. The paving surfaces within parking structures shall be designed to reduce tire squeal.

e. Parking structures shall comply with Zoning Code provisions related to parking space dimensions, aisle width, and access to parking spaces that are applicable to such parking structures.

f. Parking facilities shall comply with the applicable lighting requirements set forth in Section 15 of this Specific Plan.

2. Surface parking lots.

a. The use of highly reflective paving materials is prohibited.

b. Parking lots shall comply with Zoning Code provisions related to parking space dimensions, aisle width, landscaping, and access to parking spaces that are applicable to such parking lots.

3. Any parking structure, including any associated parking payment booths, constructed in Area G as shown on Exhibit 2-D shall include the following design features:

a. The east façade and the easterly 60 feet of the south façade of the parking structure where there are no access driveways or ramps shall be enclosed as shown on Exhibit 2-D and shall be painted;

b. If the parking structure is constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (twelve feet total above roof level) shall be provided along the east and south side of the roof where there are no access driveways or ramps.

c. The roof surface shall be a non-reflective finish.

4. Any parking facility, including any associated parking payment booths, constructed in Area Z as shown on Exhibit 2-D shall include the following design features:

a. If a parking structures is developed:

i. The east façade of the parking structure shall be enclosed as shown on Exhibit 2-D and shall be painted;

ii. No parking shall be permitted on the roof of the structure;

iii. The roof surface shall be a non-reflective finish.

b. If an at-grade surface parking lot is developed:

i. The parking area, not including driveways or roadways, shall be a concrete material that allows for growth of grass (e.g. grasscrete), or other suitable material;

ii. A 10-foot high painted block sound wall shall be constructed in the location shown on Exhibit 2-D.

c. Landscaping as shown on Exhibit 2-D shall be installed and maintained along the eastern perimeter of any parking facility developed at this location.

5. Any parking structures constructed in the locations shown on Exhibit 2-E shall include the following design features:

a. If the parking structures are constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (twelve feet total above roof level) shall be provided along the south side of the roof where there are no access driveways or ramps.

b. The roof surface shall be a non-reflective finish

I. Fire Lane Enforcement. The Applicant shall designate on-site fire lanes in consultation with the Los Angeles County Fire Department. The Applicant shall prohibit parking within designated fire lanes by installing surface painting and signage.

J. Shared Parking Plan. The parking requirements listed in Subsection 14.B above may be modified for shared parking between two (2) or more uses within the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area if the Director determines that a lower total number of parking spaces will provide adequate parking for these uses. A Shared Parking Plan shall not be required for special events or Temporary Uses that utilize shared parking with other uses for the duration of the special event or Temporary Use. An application for and consideration of a Shared Parking Plan shall be processed pursuant to the following requirements:

1. Contents of Shared Parking Plan. The Shared Parking Plan shall contain the following information:

   a. An analysis of parking demand. This analysis shall be conducted by a qualified traffic/parking engineer on an hourly basis, 24 hours per day, for seven (7) consecutive days or by other means acceptable to the Director;

   b. A description of the portion of the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area subject to the Shared Parking Plan;

   c. A description of the uses, hours of operation, parking requirements, and allocation of parking spaces that demonstrates that adequate parking for each use will be available, taking into account their hours of operation; and

   d. A description of the characteristics of the affected uses and/or special programs that will reduce the need for the required number of parking spaces, which may include the availability of alternative transportation modes.

2. Review. The Shared Parking Plan application shall be deemed complete within thirty (30) days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within thirty (30) days of receipt of a complete application for a Shared Parking Plan, the Director shall either approve the Shared Parking Plan application or indicate how the Shared Parking Plan would not provide adequate parking. This time period may be extended by the mutual consent of the Applicant and Director. If the Director does not act within such thirty (30) day period, the Shared Parking Plan application shall be deemed approved. The decision of the Director shall not be appealable.

3. Findings. The Director shall grant a Shared Parking Plan application if he/she makes the following findings:

   a. The peak hours of operations are different or other operational characteristics warrant such a reduction; and

   b. The joint use or shared parking shall not create a negative parking impact on the surrounding public streets.

Section 15. Lighting Regulations

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

B. Existing lighting. All lighting which exists on the effective date of this Specific Plan shall be permitted and shall not be required to comply with this Section. Additions or alterations to existing lighting shall be permitted provided that such additions or alterations do not materially change the location, type, or orientation of the existing lighting. In the event of any damage or destruction to existing lighting, such existing lighting may be replaced with lighting comparable in location, type, orientation and illumination.

C. Light Sources Requirements and Limitations.

1. Light Sources shall be designed and maintained so as to produce not more than two (2) footcandles of illumination as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the adjacent City [Q]C2 Area and Universal Studios Specific Plan area.

2. Light Sources (i.e. bulb or lamp) which exceed 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall not be visible from Existing Off-Site Residential Uses located outside of the combined boundary of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. For purposes of this Subsection, “not visible” shall mean: i) that the Light Source shall not be directly visible from the lot on which the residential use is located; or ii) that the Light Source is a minimum of 2000 feet in distance from the residential use. Various forms of screening measures, which may or may not be physically attached to the Light Source, may be utilized in order to comply with this regulation. Such screening measures of the Light Source may include, but are not limited to, shielding measures attached to the Light Source or structure, other buildings or structures, and non-deciduous landscaping or landscape trellises and louver systems.

3. Light Sources, which emit no more than 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall comply with Subsection 15.C.1 above, but shall not otherwise be regulated.

4. In addition to the requirements set forth in Subsections 15.C.1, 15.C.2 and 15.C.3 above, Light Sources greater than 10,000 Candela, as determined by the manufacturer, shall be full cut-off type.

5. Light Sources which do not meet Subsection 15.C.2 above or the exceptions in Section 15.C.9 below shall be subject to a conditional use permit, pursuant to Section 22.56 of the Zoning Code.

6. The transitions (modulations) of Light Sources that provide animated, moving, programmed, flashing, color changing or variable lighting effects shall take a minimum of thirty (30) seconds prior to being queued for a subsequent transition. Non-stroboscopic lighting transitions that are perceived as linear dimming, or linear color changing, are required.

7. New surface parking lot lighting shall be installed with cut-off fixtures.

8. Exceptions.

   a. Production Activities. Light Sources associated with Production Activities shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

   b. Outdoor Special Light Effects. Light Sources associated with Outdoor Special Light Effects shall not be subject to the lighting regulations contained in Subsections 15.C.1 through 15.C.7 above, or in the Zoning Code.

   c. Decorative lights, other than those installed along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area, which are temporarily installed between September 1 and January 15 of the next year shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code. Decorative lights temporarily installed between September 1 and January 15 of the next year along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area shall be subject to any applicable lighting regulations in this Specific Plan or the Zoning Code.

   d. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

   e. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

f. Signs. Lighting associated with Signs shall not be subject to the lighting regulations contained in this Section and shall be subject to the lighting regulations contained in Section 17 of this Specific Plan.

g. Hotel. Hotel rooftop lighting for sports/recreational uses, such as recreation areas, pools, tennis or paddle courts, which would not comply with Subsections 15.C.1, 15.C.2, 15.C.3 or 15.C.4 above, shall comply with the following lighting standard: Such uses shall be lighted by horizontally mounted, rectilinear-type, cut-off fixtures shielded in such a manner that the bulb or lamp cannot be viewable from Existing Off-Site Residential Uses outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Such Light Sources shall be mounted at a height of 20 feet or less above the roof top surface.

h. Construction lighting. Light Sources related to construction activities, which would not comply with Subsections 15.C.1, 15.C.2, 15.C.3 or 15.C.4 above, shall be shielded or directed to restrict any direct illumination onto property located outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Current and future technologies of Light Sources such as neon, LED, LCD, projected images and similar lighting displays or installations shall be permitted provided they comply with the applicable regulations in this Section or Section 17 of this Specific Plan. Animated, moving, programmed, flashing, neon, LCD, and similar technologies of lighting displays or installations also shall be permitted as determined by the Director.

Section 16. Sound Attenuation Regulations

A. General Requirements. For operational and construction noise, Project sound sources within the Universal Studios Specific Plan area shall comply with Title 12 of the County Code as applicable.

B. Additional Operational Noise Requirements. In addition to compliance with Subsection 16.A above, all operational sound sources, including existing (e.g. Waterworld) and future sound sources, shall comply with the following provisions except as provided in Subsections 16.C and16.D below:

1. From 7:00 a.m. to 7:00 p.m. the allowable noise level shall not exceed the greater of (i) a L_{50} of 50 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

2. From 7:00 p.m. to 1:00 a.m. the allowable noise level shall not exceed the greater of (i) a L_{75} of 47 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

3. From 1:00 a.m. to 7:00 a.m. the allowable noise level shall not exceed the greater of (i) a L_{90} of 44 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

4. From 7:00 a.m. to 10 p.m. the L_0 (otherwise known as the L_{max}) shall not exceed the greater of (i) 67 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1. For sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 7:00 a.m. to 10 p.m., the L_0 shall not exceed the greater of (i) 62 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1. Consistent with Title 12 of the County Code, from 10:00 p.m. to 7:00 a.m. the L_0 shall not exceed the greater of (i) 65 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1, and for sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 10:00 p.m. to 7:00 a.m., the L_0 shall not exceed the greater of (i) 60 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

C. Compliance. Operational sound sources existing upon the effective date of this Specific Plan shall have 18 months from the effective date of this Specific Plan to bring the operational sound sources into compliance with the provisions in Subsection 16.B above. New sound sources, developed or installed after the effective date of this Specific Plan, shall comply with the provisions in Subsection 16.B above upon commencing operations.

1. In order to comply with Subsections 16.B and C above, the following modifications to the Waterworld attraction shall be commenced within 60 days of the effective date of this Specific Plan and shall be completed within 120 days of the effective date of this Specific Plan:

   a. The conventional loud speaker system shall be replaced with directional audio technology capable of delivering digital processed sound; and

   b. The live action special effects (i.e. gunshots and pyrotechnics) shall be modified with prerecorded digital sound track.

D. Exemptions. The following shall be exempted from the sound attenuation provisions of Subsection 16.B above:

1. Those activities identified in Section 12.08.570 of the County Code;

2. Motion picture, television, video, digital and other media related production activities (which does not include construction of stages or television facilities within which Production Activities may occur); and

3. Firework displays associated with special events subject to Section 326.2 of Title 32 of the County Code requiring a permit from the County Fire Department.

E. Construction and Grading Sound Requirements. Prior to the issuance of a grading permit for a Project, the Applicant shall provide proof satisfactory to the Department of Public Works that all construction contractors have been required in writing to comply with Subsection 16.A above. The contractor or Applicant shall prepare a Construction Noise Mitigation Plan. The Construction Noise Mitigation Plan shall include a noise hotline to enable the public to call to report specific construction noise issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan also shall provide a telephone number for the adjacent homeowner associations and Forest Lawn Memorial-Park Association to contact construction management personnel during normal business hours. The Construction Noise Mitigation Plan also shall include measures to mitigate construction noise to comply with Subsection 16.A above. Such measures may include:

1. Use of the most current methods of equipment noise control
2. Ensure that construction equipment is fitted with modern sound-reduction equipment
3. Use of highly efficient mufflers
4. Use of air inlet silencers on motors
5. Enclosures on motor compartments
6. Staging certain high noise-generating activities to take place during mid-day when less people are at home or ambient noise levels in the receptor areas are at their highest levels
7. Scheduling construction and demolition activities to the extent feasible so as to avoid operating several pieces of high noise generating equipment simultaneously
8. Provide for the location of construction staging areas to be situated and operated in manners which will avoid direct interference with and impact upon Existing Off-Site Residential streets outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.
9. Comply with all applicable requirements to shield and screen staging areas to minimize any associated noise impacts.
10. Use best efforts to minimize the sound of backup bells during nighttime construction in the Back Lot District

F. Monitoring.

1. Noise Monitoring. The Director shall retain a qualified third-party acoustical consultant, mutually acceptable to the Universal Studios Specific Plan area property owner and the Director, in consultation with the County Director of Public Health, to monitor the noise levels at the six (6) designated monitoring sites shown in Figure 16-1. Following selection of a third-party acoustical consultant, the acoustical consultant, the Director and the Universal Studios Specific Plan area property owner shall agree upon the procedures for conducting the monitoring, including the manner for documenting the sound monitoring to identify noises not associated with the Universal Studios Specific Plan area for purposes of calculating the L_0 (otherwise known as the L_{max}). The third-party acoustical consultant shall use the latest technology generally accepted by qualified acoustical consultants as applicable to the required monitoring, if available to the acoustical consultant. The monitoring shall be conducted, without prior notice to the Universal Studios Specific Plan area property owner, for a 24-hour period every quarter. In addition, the Director may require monitoring of noise levels during special events. The Universal Studios Specific Plan property owner shall give the Director at least 48 hours notification prior to any outdoor special event that will have more than 250 attendees and amplified sound in the Studio or Back Lot District. Notwithstanding the foregoing, nothing herein shall limit the ability of the Director to require additional monitoring for determining compliance and enforcement of the regulations in this Specific Plan. Upon completion of the monitoring, the acoustical consultant shall prepare a monitoring and compliance report with the monitoring data. The monitoring and compliance report shall be provided to the Director and the Universal Studios Specific Plan area property owner. The Universal Studios Specific Plan area property owner shall post the report to the Universal Studios Specific Plan area web site as provided in Subsection 19.F.6 of this Specific Plan. A copy of the monitoring and compliance report shall also be provided to the Community Advisory Panel as set forth in Subsection 19.F.1 of this Specific Plan.

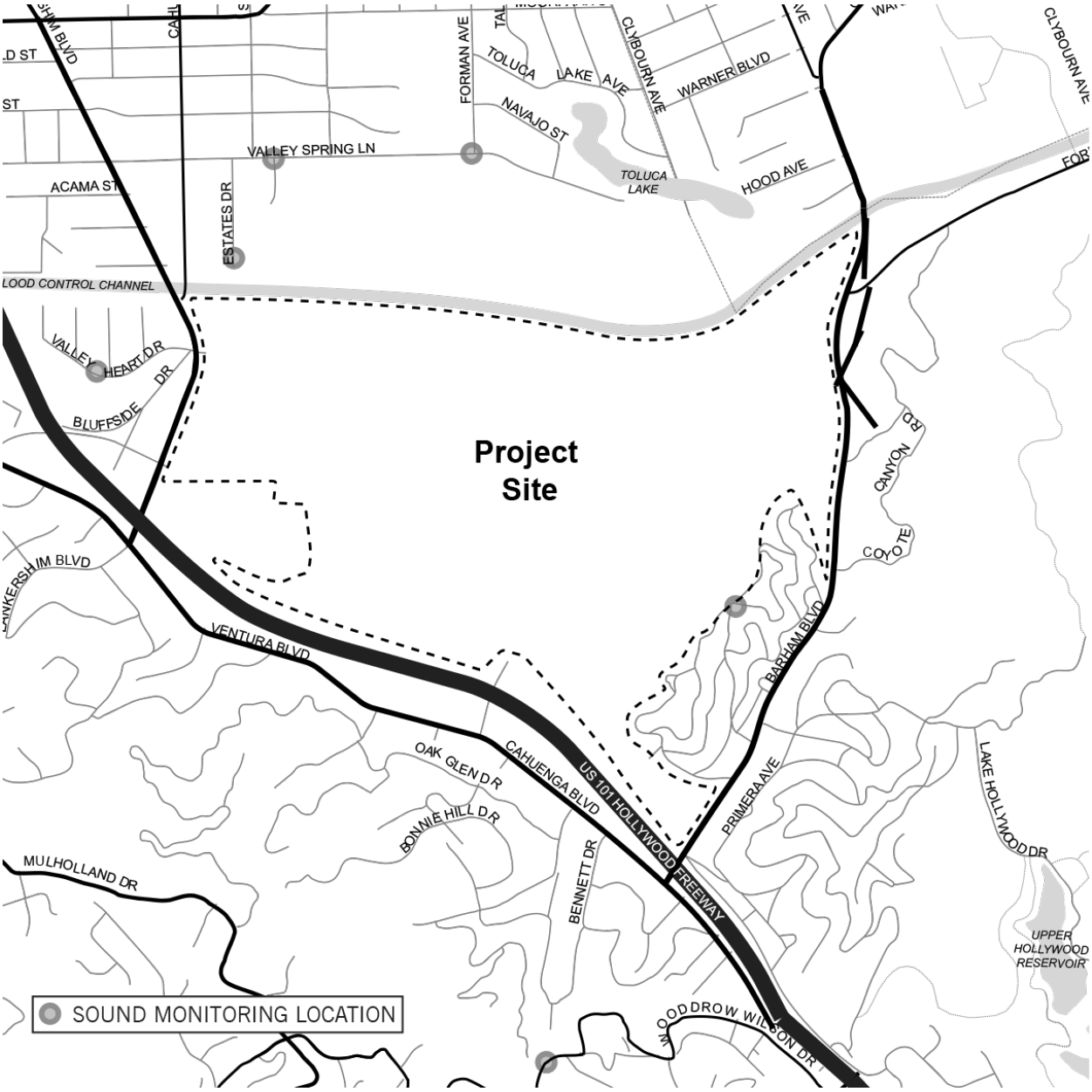
2. Pursuant to Subsection 19.E of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall be responsible for all reasonable costs and expenses incurred by the County in implementing, monitoring, or enforcing this Section, including but not limited to, costs for monitoring, reviewing and verifying information contained in reports, undertaking inspections, and administrative support.

3. The Universal Studios Specific Plan area property owner(s) shall conduct community outreach regarding noise generating operations within the Universal Studios Specific Plan area as set forth in Subsection 19.F of this Specific Plan.

G. Ombudsperson(s). As more fully set forth in Subsection 19.F of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area.

Figure 16-1

Designated Sound Monitoring Sites



Section 17. Signage Regulations

A. General requirements.

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

2. Permitted Signs. All Signs defined in Subsection 17.B below, which are not otherwise allowed by the Zoning Code, shall be permitted, as set forth in this Specific Plan.

3. Sign Review.

   a. Sign Conformance Review. New Signs, other than Internal Signs, shall require a Sign Conformance Review as set forth in this Subsection.

   b. The Sign Conformance Review procedure for applicable Signs is in lieu of the Substantial Conformance Review set forth in Section 20 of this Specific Plan.

   c. Internal Sign Review. New illuminated Internal Signs in Sign Districts 1, 2, 4 and 5 shall require an Internal Sign Review to verify that the Sign meets the definition and qualifies as an Internal Sign for location, height and orientation. No other review shall be required. A Sign determined not to qualify as an Internal Sign in Sign Districts 1, 2, 4 or 5 shall be subject to Sign Conformance Review.

4. Compliance. All new Signs shall comply with the requirements of this Section, as determined by the Director pursuant to Subsection 17.D below. All new Signs shall comply with the provisions of Title 26, Chapter 65 of the County Code, related to the construction and installation of Sign structures.

5. Existing Signs. Signs and/or Sign support structures that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be required to comply with this Specific Plan, but shall comply with the County Code related to the construction, installation and maintenance of Sign structures.

   a. In the event of any damage, dilapidation, destruction, or structural upgrade to an existing Sign, such existing Sign may be replaced

with a Sign with comparable Height, Sign Area, location, type, and orientation existing as of the effective date of this Specific Plan; and

b. Except as set forth in Subsections 17.C.6.d.vi and 17.C.6.d.vii below, additions or alterations of existing Signs which increase the Sign Area or Height or which materially change the location or orientation of the existing Sign shall comply with the requirements of this Specific Plan and shall be subject to Sign Review.

c. Existing Sign Inventory. Upon submittal of the first Sign Conformance Review application for an Area Identification Sign, Electronic Message Sign, On-Site (Business) Sign and/or Group 'A' Wall Sign, the Applicant shall provide a baseline inventory of existing Area Identification Signs, Electronic Message Signs, On-Site (Business) Signs and/or Group 'A' Wall Signs that are not Internal Signs. The inventory shall include location, type, Height, and Sign Area. Inventory of such existing Signs permitted during the subject year shall be provided annually along with a copy of the baseline inventory of such existing Signs at the time of the Specific Plan annual report.

6. Sign Area Calculation. Sign Area shall be calculated in accordance with the Sign Area definition set forth in Subsection 17.B below.

7. Backs of Signs. All Signs which are located within 500 feet of this Specific Plan boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the combined boundaries of the Universal Studios Specific Plan area and adjacent City [Q]C2 Area shall be improved or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign to the satisfaction of the Director.

8. Internal Electronic Message Signs. Any Internal Sign that is an Electronic Message Sign shall be limited in orientation to the Specific Plan boundary as shown on Figures 17-1 and 17-2.

9. Sign Illumination Standards. The following lighting and illumination standards shall apply to Signs within the Specific Plan area:

a. Animated Area Identification Signs. (i) The light source (i.e. the bulb or lamp) illuminating an Animated Sign shall be shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The lighting on the Sign shall be turned off from 2:00 a.m. to 7:00 a.m.

b. Building Identification Signs. The brightness of any Building Identification Sign located at the top 10 percent of a Building Face shall not exceed the following:

- During Standard Time
  (1st Sunday in November to 2nd Sunday in March).
  - 7:00 a.m. 7:30 p.m.: 300 Candelas/ meter sq.
  - 7:30 pm to 7:00 a.m.: 150 Candelas/ meter sq.
- During Daylight Savings Time
  (2nd Sunday in March to 1st Sunday in November)
  - 7:00 a.m. to 10:00 p.m.: 300 Candelas/ meter sq.
  - 10:00 pm to 7:00 a.m.: 150 Candelas/ meter sq.

c. Group 'A' Wall Signs. (i) Group 'A' Wall Signs shall be externally lit with light sources (i.e. the bulb or lamp) shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The brightness of any Group 'A' Wall Sign shall not exceed 300 Candelas per square meter; (iii) Illumination of Group 'A' Wall Signs shall be turned off from 2:00 a.m. to 7:00 a.m.

d. Electronic Message Signs. (i) Instantaneous image changes shall not be allowed; (ii) The image refresh shall occur through a seamless transition from one (1) image to the next with no strobing effect; (iii) The brightness of the Electronic Message Sign shall not exceed the following:

- During Standard Time
  (1st Sunday in November to 2nd Sunday in March).
  - 7:00 a.m. to sunset: 7,500 Candelas/ meter sq.
  - Sunset to 7:30 p.m.: 600 Candelas/ meter sq.
  - 7:30 pm to 2:00 a.m.: 450 Candelas/ meter sq.
  - 2:00 a.m. to 7:00 a.m.: Turned off
- During Daylight Savings Time
  (2nd Sunday in March to 1st Sunday in November)
  - 7:00 a.m. to sunset: 7,500 Candelas/ meter sq.
  - Sunset to 10:00 p.m.: 600 Candelas/ meter sq.
  - 10:00 pm to 2:00 a.m.: 450 Candelas/ meter sq.
  - 2:00 a.m. to 7:00 a.m.: Turned off

Beginning 45 minutes prior to sunset and concluding 45 minutes after sunset, the Electronic Message Signs shall transition smoothly at a consistent rate from the permitted daytime brightness level to the permitted brightness level during the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period as applicable. Beginning 15 minutes prior to the required time, the Electronic Message Sign shall also

transition smoothly at a consistent rate from the permitted brightness for the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period to the 7:30 pm to 2:00 am or 10:00 pm to 2:00 am period as applicable.

e. Measurement of Brightness. The brightness of Electronic Message Signs, Group 'A' Wall Signs and Building Identification Signs shall be measured from ground level at the nearest residential property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. The measured maximum brightness shall be based on the luminance levels of the white display portion of the Sign. For Electronic Message Signs, the red, green and blue outputs shall be turned to full ON at the time of testing. A calibrated luminance meter shall be used to measure the luminance intensity of the Sign in candela per meter squared (nits) in accordance with the luminance meter manufacturer's operational instructions. The luminance measurements should not be taken at oblique angles that exceed 60 degrees off-axis from the face of the Sign.

f. Sign Illumination Limitations. Illuminated Signs shall not generate light intensity levels of greater than two (2) footcandles as measured at the property line of the nearest residentially zoned property outside the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area, and illuminated Signs shall not cumulatively generate light intensity levels of greater than three (3) footcandles as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. A calibrated illuminance meter shall be used to measure the maximum incident illuminance resultant from the illuminated Sign in footcandles, in accordance with the illuminance meter manufacturer's operational instructions. The meter shall be mounted to a tripod at eye level, and aimed at the Sign. A measurement shall be taken with the Sign turned on, and again with the Sign turned off. The difference of the two measurements shall be considered the resultant illuminance generated by the Sign.

Figure 17-1

Orientation of Internal Electronic Message Signs

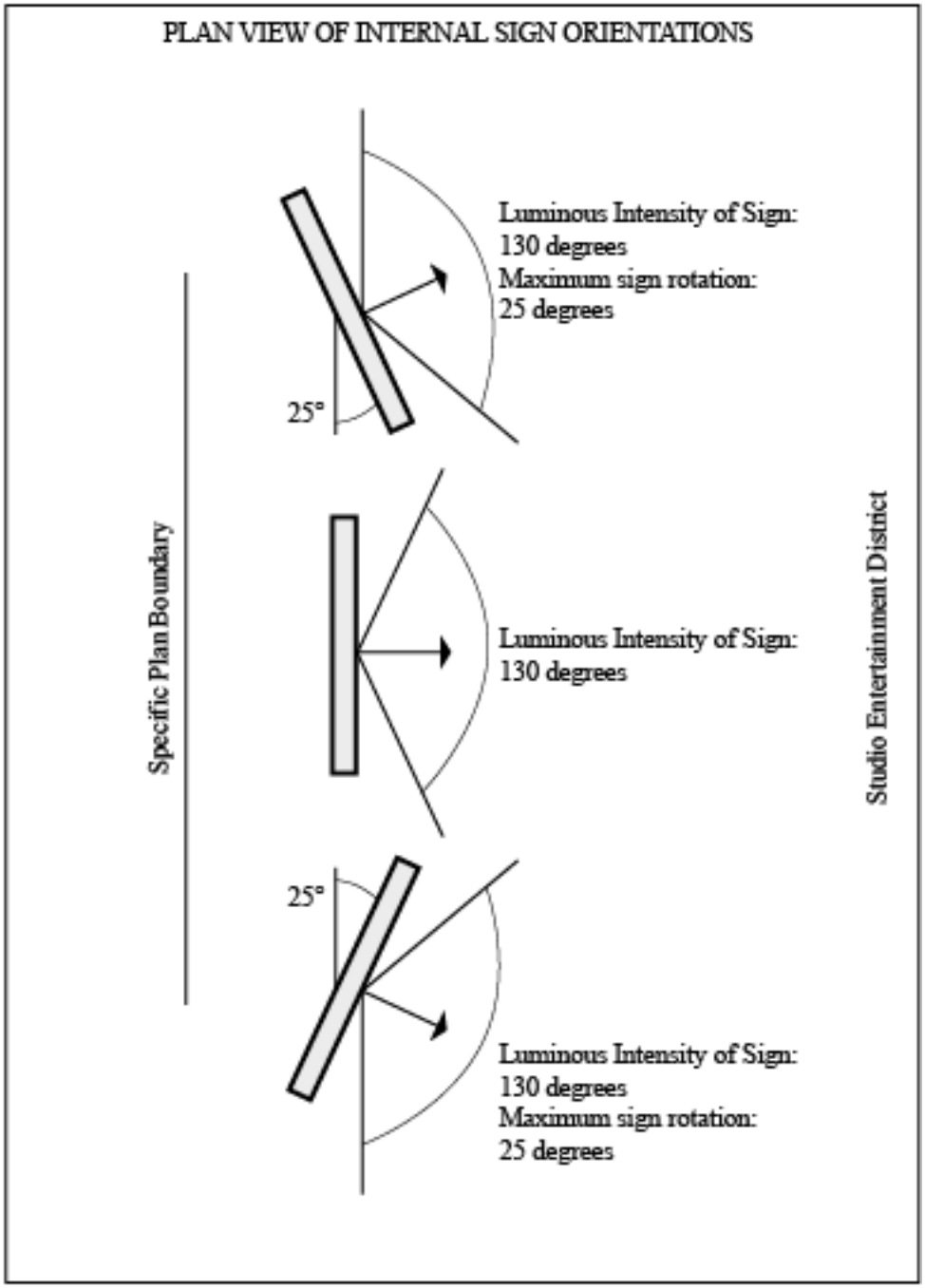
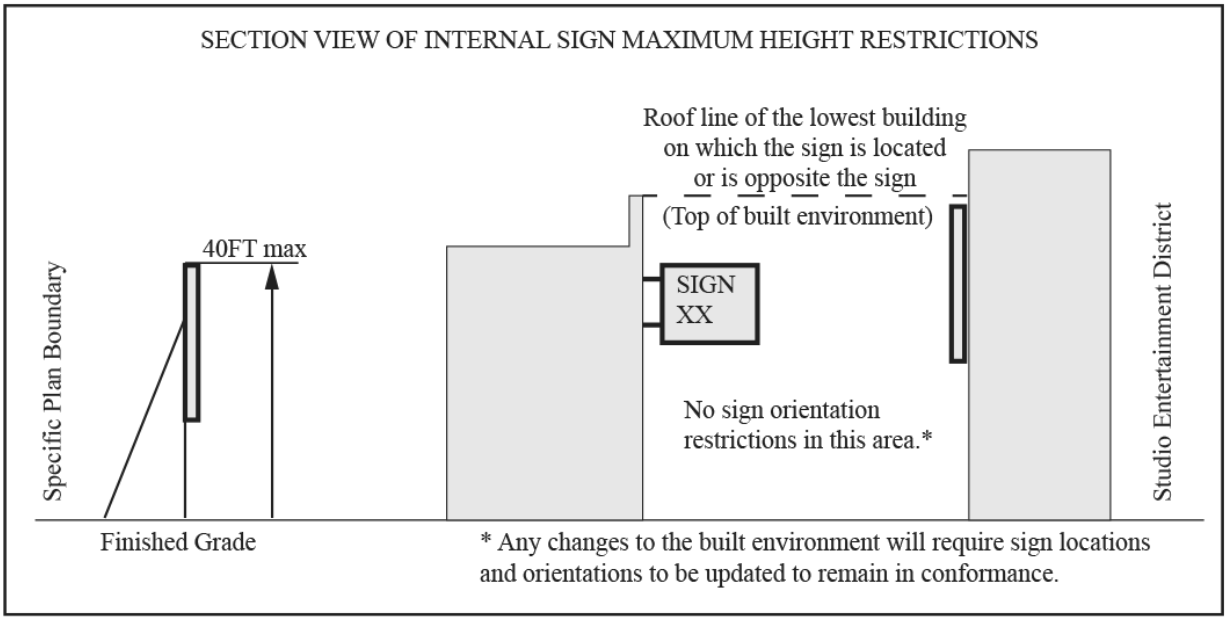


Figure 17-2

Orientation of Internal Electronic Message Signs



B. Definitions.

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

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

Animated Sign. A Sign that contains parts that change, move, rotate or otherwise incorporate physical motion that is not an Electronic Message Sign.

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

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

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

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

Blade Sign. A Sign that projects perpendicularly from a Building Face, not exceeding five (5) feet in width, which has a vertical dimension that exceeds the horizontal dimension and may or may not extend above a roof line.

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

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

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

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

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

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

Exempt Sign. The following are exempt from Sign Review:

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

b. Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice;

c. Official flags of the United States of America, the State of California, and other states of the United States, counties,

municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations; and

d. Internal Signs. Internal Signs in Sign District 3 and Internal Signs that are not illuminated shall be exempt from Sign Review.

e. Graphic Treatments are not Signs and are permitted and not regulated by this Section.

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

Graphic Treatment. An image or pattern which is applied to a fence, wall or structure and does not constitute a Sign. A Graphic Treatment may function as a screening device. Thematic Elements may be combined with Graphic Treatments.

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

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

Internal Sign. A category of Sign that includes:

a. Signs that are below 40 feet in Height above Finished Grade located in the Lankershim Edge and Northern Edge Sign Districts provided the Signs directly face the Studio District; or

b. Signs that are below rooflines if within CityWalk or below 40 feet Height above Finished Grade if within other areas of the Studio and Entertainment Sign District; or

c. Signs that are below 40 feet in Height above Finished Grade located in the Visitor Gateway Sign District provided the Signs directly face the Entertainment District; or

d. Signs that are below 40 feet in Height above Finished Grade located in the Studio Back Lot Sign District provided the Signs directly face the Entertainment District or Studio District; and

e. Internal Signs may be On-site or Off-site Signs and consist of any other Sign category (e.g. Area Identification) or Sign type (e.g. Wall Sign).

Internal Sign Review. A ministerial process conducted by the Director to determine that a Sign qualifies as an Internal Sign as defined in this Subsection.

Marquee Sign. A type of Sign painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over the sidewalk, plaza or roadway.

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

Off-site Sign (Outdoor Advertising Sign). A category of Sign that is other than an On-Site (Business) Sign, Area Identification Sign, Building Identification Sign, Information Sign, Tenant Identification Sign, Construction/Contractor Sign, or Real Estate Sign. Off-site does not refer to the physical location of the Sign.

On-site (Business) Sign. A category of Sign that identifies or promotes (1) media and entertainment industry products of NBCUniversal or its affiliates, (2) products related to the media and entertainment industry that are produced, distributed, or sold within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, not including products solely displayed in commercials produced therein, (3) media and entertainment industry businesses, services, activities, or events located or conducted within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, and (4) businesses, services, activities or events conducted or located on a lot in which the Sign is located. On-Site (Business) Signs may take the form of the Sign types listed in the Sign definitions as allowed by the Sign District.

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

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

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

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

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

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

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

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

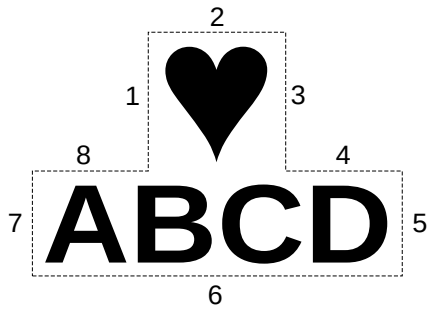
a. Wall Signs having no discernible boundary shall have areas between the letters and/or words intended to be read together and device intended to draw attention to the sign message included in any computation of Sign Area;

b. For spherical, cylindrical, or other three-dimensional Signs, the Sign Area shall be computed from the two-dimensional geographical shape or shapes that will best approximate the greatest actual surface area visible from any one direction;

c. Sign support structures are excluded if neutral in color; and

d. “Time and temperature” sign copy is excluded from computation of Sign Area if such copy is less than 56 square feet in area. An explanatory graphic “Calculating Sign Area” is provided below.

EXPLANATORY GRAPHIC
Calculating Sign Area



Sign

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

Sign Conformance Review. A ministerial process to determine compliance of a Sign with all applicable provisions of this Section, as issued by the Director pursuant to Subsection 17.D below.

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

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

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

Wall Mural. A painted or digitally produced image generally large in scale that is incorporated onto the wall and/or parapet of a building or a structure and does not constitute a Sign.

Wall Sign. A Sign, other than a Roof Sign, that is attached to, painted on or erected against the wall and/or parapet of a building or a structure, with the exposed face of the Sign on a plane approximately parallel to the plane of the wall. Group 'A' Wall Signs are all Walls Signs greater than 1,000 square feet in Sign Area. Group 'B' Wall Signs are all Wall Signs 1,000 square feet or less in Sign Area. Group 'A' Wall Signs may consist of an image, with or without written text, which is applied to and architecturally and compositionally integrated with a wall. The Group 'A' Wall Sign may be printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods provided the Sign is architecturally and compositionally integrated with the wall.

Window Sign. A Sign, other than a Group 'A' Wall Sign, that is attached to, affixed to, leaning against, or otherwise placed inside of a building within six (6) feet of any window or door in such a manner that it is visible from outside the building, but not including the display of merchandise in store windows.

C. Sign Districts.

1. Sign Districts. There shall be five (5) Sign Districts in the Universal Studios Specific Plan area as shown on Exhibit 9-A as of the effective date of this Specific Plan and as shown on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 9-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

   a. Sign District 1 – Lankershim Edge Sign District.

   b. Sign District 2 – Northern Edge Sign District.

   c. Sign District 3 – Studio and Entertainment Sign District.

   d. Sign District 4 – Visitor Gateway Sign District

   e. Sign District 5 – Studio Back Lot Sign District.

2. Permitted and Prohibited Signs by Sign District. Table 17-1 summarizes the Sign categories and Sign Type allowed in each Sign District.

3. Wall Murals. Wall Murals, which do not constitute a Sign, shall be permitted in Sign District 3. Wall Murals shall be prohibited in Sign Districts 1, 2, 4 and 5.

4. Graphic Treatments. Graphic Treatments, which do not constitute a Sign, shall be permitted generally within Sign District 3, shall be permitted in Sign Districts 1, 2, 4 and 5 only as a screening device, and in Sign District 1 shall not be on building façades facing Lankershim Boulevard.

Table 17-1

Permitted and Prohibited Signs

Sign District	Signs Permitted	Prohibited Signs
1 Lankershim Edge	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Monument, Pillar (Pylon), Pole (limited to Information and replacement Sign), Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Group 'A' Wall
2 Northern Edge	**Permitted Sign Categories:** Internal, Building Identification, Information	Off-Site (other than Internal Signs) Temporary (other than Internal Signs)
	Permitted Sign Types: Architectural Ledge, Awning, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs),
3 Studio & Entertainment	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Aerial View, Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall Signs (Group 'A' and Group 'B'), Window Signs	
4 Visitor Gateway	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)
5 Back Lot	**Permitted Sign Categories:** Internal, Building Identification, Information	Off-Site (other than Internal Signs), Temporary
	Permitted Sign Types: Architectural Ledge, Awning, Banner, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)

5. Overall Specific Plan Limitations. The following is a summary of the On-Site (Business) Signs permitted by Subsections 17.C.6 to 17.C.10 below.

   a. A maximum of 36 new On-Site (Business) Signs shall be permitted within the entire Universal Studios Specific Plan area including a maximum of: 10 new On-Site (Business) Signs within the Lankershim Edge Sign District, 17 new On-Site (Business) Signs within the Studio and Entertainment Sign District, 22 new On-Site (Business) Signs within the Visitor Gateway Sign District, and no On-Site (Business) Signs in the Northern Edge and Studio Back Lot Sign Districts.

   b. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of 1 new Electronic Message Sign shall be permitted within the entire Specific Plan area with such Electronic Message Sign located within the Studio and Entertainment Sign District, and no new Electronic Message Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

   c. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of 3 new Group 'A' Wall Signs shall be permitted within the entire Specific Plan with all 3 Group 'A' Wall Signs located within the Studio and Entertainment Sign District, and no Group 'A' Wall Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

   d. One (1) existing On-Site Pole Sign located in the Lankershim Edge Sign District may be relocated as set forth in Subsection 17.C.6.d.vi below.

   e. One (1) existing Area Identification Sign (with an On-Site Electronic Message Sign component) located in the Lankershim Edge Sign District may be replaced as set forth on Subsection 17.C.6.d.vii below.

6. Sign District 1 – Lankershim Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Lankershim Edge Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs
v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs
ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Lankershim Edge Sign District. For all other Sign categories identified in Subsection 17.C.6.a.ii-ix above, the following types of Signs are permitted within the Lankershim Edge Sign District:

i. Animated Signs
ii. Architectural Ledge Signs
iii. Awning Signs
iv. Banner Signs
v. Blade Signs
vi. Channel Letters Signs
vii. Construction Fence/Wall Signs
viii. Electronic Message Signs (limited to one replacement Sign)
ix. Monument Signs
x. Pillar (Pylon) Signs
xi. Pole Signs (limited to Information Signs)
xii. Projecting Signs
xiii. Street Banner Signs – Private
xiv. Wall Signs (limited to Group ‘B’ Wall Signs)
xv. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited within the Lankershim Edge Sign District:

i. Aerial View Signs
ii. Off-Site Signs, other than Internal Signs
iii. Group ‘A’ Wall Signs
iv. Signs that emit audio sounds

d. District Provisions for the Lankershim Edge Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Area Identification Signs: (i) A maximum of 3 new Area Identification Signs shall be permitted within the Lankershim Edge Sign District and a maximum of 5 new Area Identification Signs shall be permitted in the Universal Studios Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection (xiii) below.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall not exceed 75 feet in Height above Finished Grade if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; and (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a

building; (iv) Tenant Identification Signs shall not exceed 40 feet above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 10 new On-Site (Business) Signs shall be permitted within the Lankershim Edge Sign District; (ii) new individual On-Site (Business) Signs shall not exceed 600 square feet in Sign Area; (iii) On-Site (Business) Signs facing north and west shall not exceed 40 feet in Height above Finished Grade; (iv) new On-Site (Business) Signs may take the form of Banner Signs, Blade Signs, and Group 'B' Wall Signs; (v) new On-Site (Business) Signs shall not be Pole Signs or Free-standing Signs; (vi) The existing On-Site (Business) Free-standing Sign located adjacent to Muddy Waters Drive may be relocated southeastwardly to accommodate improvements to Muddy Waters Drive; (vii) On the existing Jules Stein (Bldg. No. 1360) and John Ford (Bldg. No. 1320) Buildings at the locations shown on Figure 17-3, west-facing Group 'B' Wall Signs shall be prohibited from facing the Campo de Cahuenga and a maximum of two (2) west-facing Group 'B' Wall Signs facing the Campo de Cahuenga shall be permitted at the locations shown on Figure 17-3; (viii) the limitations in Subsection 17.C.6.d.vi(vii) above shall only apply to the existing Jules Stein and John Ford Buildings.

vii. Replacement Area Identification Sign / On-site Electronic Message Sign: (i) The existing Area Identification Sign that contains a double sided Electronic Message Sign located in the median of Universal Hollywood Drive at the intersection with Lankershim Boulevard may be replaced with a re-designed Area Identification Sign / On-Site double sided Electronic Message Sign; (iii) The Area Identification Sign shall not exceed 500 square feet in Sign Area and the double sided Electronic Message Sign shall not exceed 1,000 square feet in Sign Area per face; (iv) The Thematic Element of the Area Identification Sign shall not exceed 60 feet in Height and the Electronic Message Sign portion of the Sign shall not exceed 30 feet in Height above Finished Grade; (v) The replacement Area Identification / On-Site double sided Electronic Message Sign shall be located in substantially the same location as the existing Area Identification Sign/Electronic Message Sign near the intersection of Lankershim Boulevard and Universal Hollywood Drive; (vi) The Sign shall comply with the Sign illumination standards in Subsection 17.A.9 above.

viii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable exceed Height Zone.

ix. Temporary Signs: (i) There shall be no more than a maximum of two (2) Temporary Signs at any one time in the Lankershim Edge Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Construction/Contractor Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

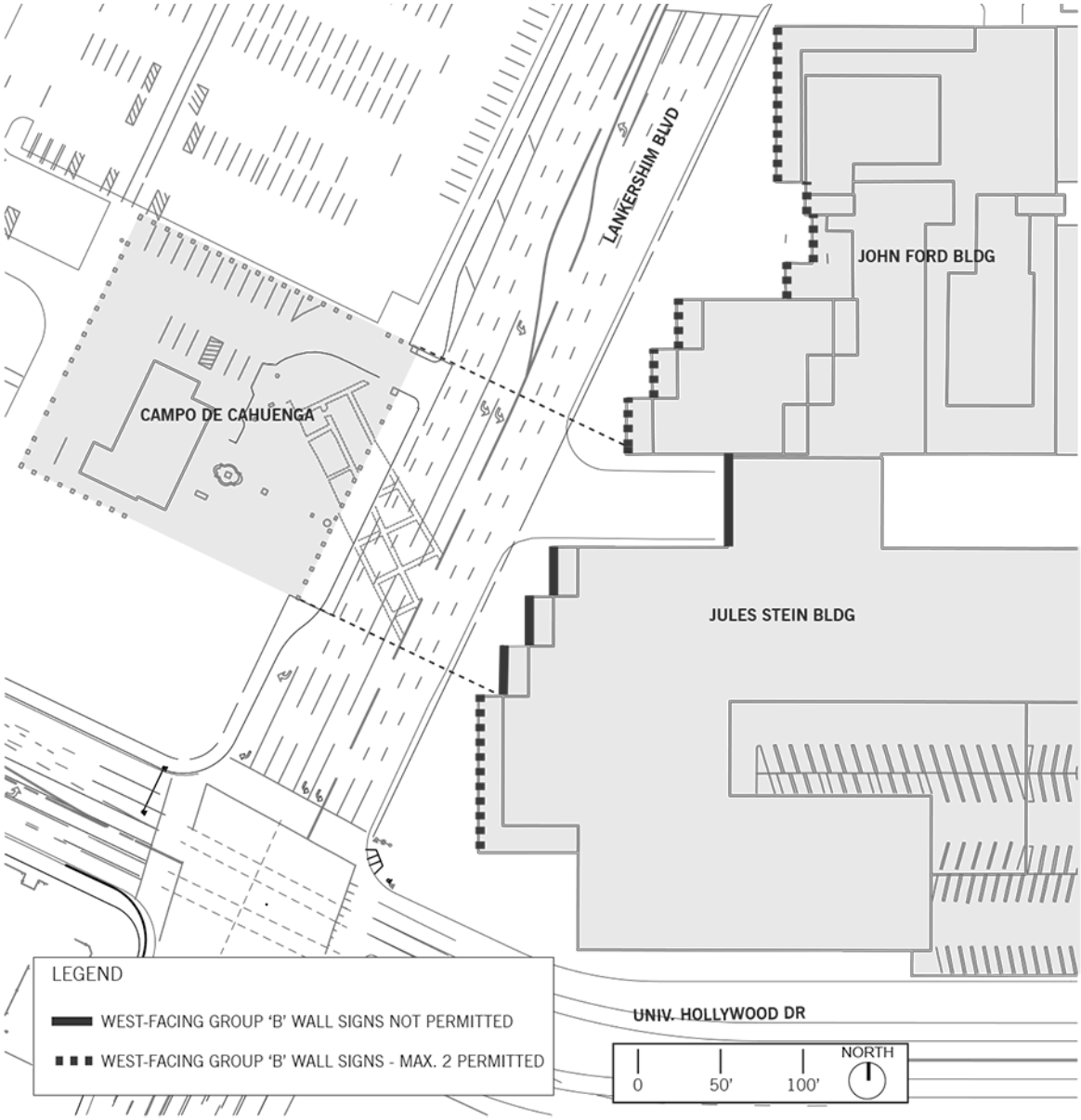
xi. Real Estate Signs: (i) A maximum of 1 Real Estate Sign per Building Face and a maximum of 4 Real Estate Signs per building shall be permitted, however, multiple listings may be shown on 1 Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xii. Street Banners – Private: (i) A maximum of 2 double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes (iv) Street Banners – Private Signs shall not be allowed along Lankershim Boulevard where County jurisdiction applies, but are otherwise allowed on other roadways within the Lankershim Edge Sign District.

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

Figure 17-3

Limitations on Group 'B' Wall Signs Facing Campo de Cahuenga



7. Sign District 2 – Northern Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Northern Edge Sign District:

i. Internal Signs
ii. Building Identification Signs
iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Northern Edge Sign District. For all other Sign categories identified in Subsection 17.C.7.a.ii-iii above, the following types of Signs are permitted within the Northern Edge Sign District:

i. Architectural Ledge Signs
ii. Awning Signs
iii. Blade Signs
iv. Channel Letters Signs
v. Monument Signs
vi. Pillar (Pylon) Signs
vii. Pole Signs (limited to Information Signs)
viii. Projecting Signs
ix. Wall Signs (limited to Group 'B' Wall Signs)
x. Window Signs

c. Prohibited Signs. The following Sign Types are prohibited in the Northern Edge Sign District:

i. Aerial View Signs
ii. Animated Signs, other than Internal Signs
iii. Off-Site Signs, other than Internal Signs
iv. Electronic Message Signs, other than Internal Signs
v. Group 'A' Wall Signs, other than Internal Signs
vi. Signs that emit audio sounds
vii. Temporary Signs, other than Internal Signs

d. District Provisions for the Northern Edge Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs: (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing north, Building Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if attached to a building; (iv) Except for Building Identification Signs facing north, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Except for Building Identification Signs facing north, Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing north, Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone; (iv) Information Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit.

8. Sign District 3 – Studio and Entertainment Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio and Entertainment Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs
v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs
ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio and Entertainment Sign District. For all other Sign categories identified in Subsection 17.C.8.a.ii-ix above, the following types of Signs are permitted within the Studio and Entertainment Sign District:

i. Aerial View Signs
ii. Animated Signs
iii. Architectural Ledge Signs
iv. Awning Signs
v. Banner Signs
vi. Blade Signs
vii. Channel Letters Signs
viii. Construction Fence/Wall Signs
ix. Electronic Message Signs
x. Marquee Signs
xi. Monument Signs
xii. Pillar (Pylon) Signs
xiii. Pole Signs
xiv. Projecting Signs
xv. Street Banners – Private
xvi. Wall Signs (Group 'A' and Group 'B')
xvii. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio and Entertainment Sign District:

i. Off-Site Signs, other than Internal Signs
ii. Signs that emit audio sounds, other than Internal Signs subject to Section 16 of this Specific Plan

d. District Provisions for the Studio and Entertainment Sign District:

i. General Provisions. Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Aerial View, Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Studio and Entertainment Sign District and a maximum of 5 Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area except for Aerial View Area Identification Signs; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 55 feet in Height

above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Aerial View Area Identification Signs shall be limited to Sign District 3 within the Studio and Business Districts as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved; (vi) Aerial View Area Identification Signs shall be limited to 50% of the flat roof area of the building on which it is located; (vii) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection 17.C.8.d(xiii) below; (viii) one (1) Area Identification Sign may be combined with a double sided Electronic Message Sign in the configuration, Sign Area, Height and location as shown on Exhibit 9-C with the combined Sign counting as one (1) Area Identification Sign and one (1) Electronic Message Sign.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 17 new On-Site (Business) Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Except as provided in Subsection 17.C.8.d(viii) below, individual On-Site (Business) Signs shall not exceed 1,000 square feet in

Sign Area; (iii) On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing; (v) Additional limitations on Electronic Message and Group 'A' Wall Signs are contained in Subsections 17.C.8.d(vii) and (viii) below.

vii. On-Site (Business) – Electronic Message Sign: (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of 1 new double sided Electronic Message Sign shall be permitted within the Studio and Entertainment Sign District; (ii) The Electronic Message Sign may be double sided and shall not exceed 1,000 square feet in Sign Area per face; (iii) The Electronic Message Sign may be combined with one (1) Area Identification Sign and located in the area shown on Exhibit 9-C with the combined Sign counting as one (1) Area Identification Sign and one (1) Electronic Message Sign; (iv) The Electronic Message Sign shall not exceed 30 feet in Height above Finished Grade; (v) The Electronic Message Sign shall not be more than incidentally visible from Existing Off-Site Residential Uses; (vi) The Electronic Message Sign shall comply with the Sign illumination standards in Subsection 17.A.9 above.

viii. On-Site (Business) – Group 'A' Wall Signs : (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of 3 new Group 'A' Wall Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Individual Group 'A' Wall Signs shall not be limited in Sign Area, however, the total combined Sign Area for all 3 Group 'A' Wall Signs shall not exceed 9,000 square feet; (iii) Group 'A' Wall Signs shall not exceed 150 feet above Finished Grade and shall not exceed the Height of the building; (iv) Group 'A' Wall Signs shall be architecturally and compositionally integrated into the building's façade; (v) Group 'A' Wall Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

ix. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Temporary Signs: (i) There shall be maximum of two (2) Temporary Signs at any one time within the Studio and Entertainment Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

xi. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

xii. Real Estate Signs: (i) A maximum of 1 Real Estate Sign per Building Face and a maximum of 4 Real Estate Signs per building shall be permitted, however, multiple listings may be shown on 1 Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

9. Sign District 4 – Visitor Gateway Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Visitor Gateway Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs

v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Visitor Gateway Sign District. For all other Sign categories identified in Subsection 17.C.9.a.ii-viii above, the following types of Signs are permitted within the Visitor Gateway Sign District:

i. Animated Signs
ii. Architectural Ledge Signs
iii. Awning Signs
iv. Banner Signs
v. Blade Signs
vi. Channel Letters Signs
vii. Construction Fence/Wall Signs
viii. Marquee Signs
ix. Monument Signs
x. Pillar (Pylon) Signs
xi. Pole Signs
xii. Projecting Signs
xiii. Street Banner Signs – Private
xiv. Wall Signs (limited to Group 'B' Wall Signs)
xv. Window Signs

c. Prohibited Signs. The following Sign types are prohibited in the Visitor Gateway Sign District:

i. Off-Site Signs, other than Internal Signs
ii. Aerial View Signs
iii. Electronic Message Signs, other than Internal Signs
iv. Group 'A' Wall Signs, other than Internal Signs
v. Signs that emit audio sounds

d. District Provisions for the Visitor Gateway Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall

not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Visitor Gateway Sign District and a maximum of 5 Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection 17.C.9.d(xi) below.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 22 new On-Site (Business) Signs shall be permitted within the Visitor Gateway Sign District; (ii) Individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) other than the height of certain southerly facing

On-Site (Business) Signs that are set forth in Subsection 17.C.9.d(xii) below, On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade, if Free-standing; (v) Additional limitations on Animated and southerly facing Signs are contained in Subsections 17.C.9.d(xi) and (xii) below.

vii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

viii. Temporary Signs: (i) There shall be maximum of two (2) Temporary Signs at any one time in the Visitor Gateway Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

ix. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Construction/Contractor Signs per building shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

x. Street Banners – Private: (i) A maximum of 2 double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes.

xi. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion

of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

xii. Additional Limitation on Southerly Facing On-Site (Business) Signs. (i) On-Site (Business) Signs located in the area identified on Exhibit 9-A as of the effective date of this Specific Plan, and on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), shall not be oriented south of the Visitor Gateway Sign District; (ii) South facing On-Site (Business) Signs located along the north-side of Universal Hollywood Drive shall not exceed 40 feet in Height above Finished Grade and shall have trees, other landscaping, or Signs across from such On-Site (Business) Signs on the opposite side of the roadway to buffer the view of the south facing On-Site (Business) Sign to the satisfaction of the Director.

10. Sign District 5 – Studio Back Lot Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio Back Lot Sign District:

i. Internal Signs
ii. Building Identification Signs
iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio Back Lot Sign District. For all other Sign categories identified in Subsection 17.C.10.a.ii-iii above, the following types of Signs are permitted within the Studio Back Lot Sign District:

i. Architectural Ledge Signs
ii. Awning Signs
iii. Banner Signs
iv. Blade Signs
v. Channel Letters Signs
vi. Monument Signs
vii. Pillar (Pylon) Signs
viii. Pole Signs (limited to Information Signs)
ix. Projecting Signs
x. Wall Signs (limited to Group 'B' Wall Signs)
xi. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio Back Lot Sign District:

i. Aerial View Signs
ii. Animated Signs, other than Internal Signs
iii. Electronic Message Signs, other than Internal Signs
iv. Off-Site Signs, other than Internal Signs
v. Group 'A' Wall Signs, other than Internal Signs
vi. Temporary Signs
vii. Signs that emit audio sounds

d. District Provisions for the Studio Back Lot Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing east, Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) Except for Building Identification Signs facing east, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing east, Information Signs shall not exceed 40 feet in Height above Finished Grade; (iv) Information Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit.

D. Sign Review Procedures.

1. Sign Conformance Review.

a. Review procedures. The Director shall establish appropriate forms and fees required for the Sign Conformance Review application from among those fees provided in Section 22.60.100 of the Zoning Code. The Sign Conformance Review application shall be deemed complete within (15) calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the reason therefore. Within thirty (30) calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the application or indicate how the application is not in compliance with this Specific Plan or any applicable County Code regulations, unless the time limit is extended by mutual consent of the Applicant and the Director. Upon any approval, the Director shall stamp, sign, and date an approved Sign plan to be given to the Department of Public Works. The Department of Public Works shall issue any applicable Sign permit upon receipt of the Director's approval and verification of compliance with this Specific Plan.

b. Applications. The Applicant shall submit a Sign plan drawn to scale, in such quantities or electronic form as determined by the Director, indicating the Sign Area, Sign type, Sign Height, placement, lettering styles, materials, colors and lighting methods for the proposed Sign(s). The application also shall identify the location graphically on a map similar to Sign District Map Exhibit 9-A as of the effective date of this Specific Plan, and Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), the proposed location of the Sign and indicate conformance with the requirements of this Specific Plan. For Signs utilizing landscaping as visual screening pursuant to Subsections 17.A.7 and 17.C.9.d.xii above, the application also shall include a landscape design plan. An Applicant may apply for Sign approvals for individual Signs or for a more comprehensive Sign program through the Sign Conformance Review procedure.

c. Decision. The Director shall approve the Sign Conformance Review application if the application is in compliance with the requirements of this Specific Plan and any applicable County Code regulations. If the application fails to comply with the applicable requirements of this Specific Plan, the Sign Conformance Review

shall be denied. If denied, the Director shall set forth the specific reasons for denial in the decision letter.

d. Re-application. If the Director denies an application for a Sign Conformance Review, the Applicant may file without prejudice at any time a new application with a revised sign plan addressing the Director's reasons for denial. Review of the new application shall be in accordance with Subsections 17.D.1.a-c above.

2. Internal Sign Review.

a. Application. The Applicant shall submit to the Department of Regional Planning a plan drawn to scale indicating the Sign Area, Sign location and Sign Height of the proposed illuminated Internal Sign in Sign Districts 1, 2, 4 or 5 using the County's standard Zoning Conformance Review application form accompanied by the filing fee applicable to a Zoning Conformance Review as established in Section 22.60.100 of the Zoning Code.

b. Review and Decision. At the time the application is submitted, the Director shall confirm that the proposed illuminated Internal Sign conforms with the definition of Internal Sign in Subsection 17.B above. If the proposed illuminated Internal Sign conforms with the definition of Internal Sign, the Sign is cleared as an Internal Sign and no further review is required. If a proposed illuminated Internal Sign in Sign District 1, 2, 4 or 5 is determined not to conform with the definition of Internal Sign, the Applicant shall submit a Sign Conformance Review application as set forth in Subsection 17.D.1 above.

Section 18. Communication Facilities

A. Existing Communication Facilities. All Communication Facilities that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be subject to this Specific Plan. Any alteration or replacement of such existing Communication Facilities that does not enlarge the area occupied and/or the Height of the Communication Facility by more than 10 percent shall not be subject to Substantial Conformance Review as outlined in Section 20 of this Specific Plan.

B. New Communication Facilities.

1. New Communication Facilities 3.9 meters or less in diameter shall be permitted anywhere within the Universal Studios Specific Plan area. No more than eight (8) individual Communication Facilities shall be permitted on any individual building rooftop.

2. New Communication Facilities greater than 3.9 meters in diameter shall be subject to Substantial Conformance Review pursuant to the procedures set forth in Section 20 of this Specific Plan. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for a Communication Facility shall contain the following information:

   a. Type of Communication Facility and other related equipment and necessary support infrastructure;

   b. The site plan shall include an elevation showing in sufficient detail the location and materials of the proposed Communication Facility and any related equipment; including distance from edge of roof and/or nearest walkway, if applicable; type of screening material, if applicable; and nearest pedestrian public location within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, if applicable.

3. New Third-Party Communication Facilities. New freestanding third-party outdoor wireless Communication Facilities on the property shall be subject to the permitting requirements applicable to such use as provided in the Zoning Code.

C. Design Standards for New Communication Facilities.

1. Communication Facilities shall not occupy more than 50 percent of a building rooftop.

2. Communication Facilities shall be set back a minimum of 20 feet from the edge of the building rooftop on which it is located.

3. Screening. Communication Facilities shall be screened by landscaping or fencing in order to minimize visibility of the Communication Facilities from the view of pedestrian public locations within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. “Minimizing visibility” means that not more than 25 percent of the antenna, exclusive of any structural supports, shall be visible from pedestrian public locations. Screening shall be maintained.

Section 19. Administration

A. Implementation. The Director is responsible for the overall administration and enforcement of the provisions of this Specific Plan. Within 30 days of the effective date this Specific Plan, the Universal Studios Specific Plan area property owner shall file at the Office of the County Department of Regional Planning an affidavit in substantially the form attached as Exhibit 10-A.

B. Enforcement. The regulatory portions of this Specific Plan have been adopted by Ordinance and therefore are subject to the enforcement and penalty provisions of the County Code. Notwithstanding anything to the contrary in the County Code, the monitoring data collected by a third-party consultant retained by the Director pursuant to this Specific Plan, including Subsection 16.F of this Specific Plan, may be used as a basis to enforce the sound attenuation regulations of this Specific Plan. Nothing herein shall limit the ability of the Applicant or Universal Studios Specific Plan area property owner(s) to challenge any enforcement action or penalty as provided in the County Code.

C. Annual Report. An annual report for the prior calendar year prepared by each Universal Studios Specific Plan area property owner shall be submitted by March 31st of each year to the Director for review. The annual report shall contain the following:

1. Identification of the property;

2. Name, address and contact information of the property owner;

3. Summary of Projects that occurred during the prior calendar year and the current Conceptual Site Plan as described in Subsection 20.D.3 of this Specific Plan;

4. Identification of the location and quantity of associated parking, if applicable and a copy of the current parking table as described in Subsection 14.A.2 of this Specific Plan;

5. A summary of any demolition, relocation, alteration, and/or new construction within the potential Universal Studios Historic District and verification of compliance with the Historic Preservation Plan during the prior calendar year;

6. A summary of any Oak Tree removals within the property during the prior calendar year;

7. A summary of any Alcohol Use Approvals or Conditional Use Permits for other new alcohol use establishments within the property obtained during the prior calendar year; and

8. A summary of new Area Identification, Electronic Message Signs, On-site (Business) Signs, and Group 'A' Wall Signs requiring Sign Conformance Review, by locations, during the prior calendar year.

D. Adopted Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program including Attachments adopted by the County applicable to those portions of the NBC Universal Evolution Plan located within the County is incorporated in full by reference as a condition of this Specific Plan and all activities undertaken pursuant to this Specific Plan shall comply with the Mitigation Monitoring and Reporting Program.

E. Inspection and Monitoring Fee. Prior to approval of the first Substantial Conformance Review pursuant to Section 20 of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall provide an initial deposit with the Department of Regional Planning in the amount of $50,000.00 to be used to compensate the Department of Regional Planning for all reasonable expenses incurred while inspecting and monitoring the Universal Studios Specific Plan area for compliance with the applicable provisions of this Specific Plan. The fee shall be placed in a performance fund that shall be used exclusively to compensate the Department of Regional Planning for reasonable expenses incurred by the Department of Regional Planning or third-party consultants retained by the Department of Regional Planning to inspect the property to determine compliance with the provisions and conditions of this Specific Plan. If during the inspection and monitoring process, actual costs or expenses reasonably incurred by the Department of Regional Planning reach 80 percent of the amount on deposit, the Universal Studios Specific Plan area property owner(s) shall deposit additional funds sufficient to bring the balance up to the initial deposit amount if requested by the Department of Regional Planning. There is no limit to the number of supplemental deposits that may be required throughout the life of this Specific Plan. If there are multiple Universal Studios Specific Plan area property owners in the future, such deposits and costs shall be proportionally paid by each Universal Studios Specific Plan area property owner.

F. Community Outreach and Feedback.

1. Community Advisory Panel. A Community Advisory Panel ("CAP") shall be established to foster communication about ongoing operations within the Universal Studios Specific Plan area and to allow the community representatives to provide input to the County and the Applicant concerning ongoing operations within the Universal Studios Specific Plan area.

a. CAP Members. The CAP shall include two (2) representatives from each of the following community organizations:

- Cahuenga Pass Neighborhood Association
- Cahuenga Pass Property Owners Association

- Hollywood Knolls Community Club
- Studio City Residents Association
- Toluca Estates Drive Homeowners Association
- Toluca Lake Homeowners Association

The CAP shall also include a representative of the Supervisorial District (currently Third District) and one representative for each of the City of Los Angeles City Council Districts adjacent to the Universal Studios Specific Plan area (currently 2nd and 4th Districts).

b. CAP Meetings. The CAP shall meet quarterly each year. The first quarterly meeting of each year shall be open to all members of the community organizations represented by the CAP as an annual community meeting to provide updates to the community on operations within the Universal Studios Specific Plan area. Notice of all CAP meetings shall be sent the CAP members, the applicable Supervisorial and Los Angeles City Council Districts and the Department of Regional Planning. The Department of Regional Planning may attend the CAP meetings.

c. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports prepared by the County pursuant to Subsection 16.F of this Specific Plan shall be provided to all CAP members. Copies of the monitoring and compliance reports shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of any violations of the provisions of Section 16 this Specific Plan that have occurred since the last CAP meeting.

2. Community Hotline. The Universal Studios Specific Plan area property owner(s) shall maintain a community hotline and dedicated email address for community members to file comments or complaints concerning the Universal Studio Specific Plan area operations ((anonymously, if preferred) – (818) 622-2995 and Community.Hotline@nbcuni.com which may be updated, the Community Hotline shall be answered by a live person 24 hours / 7 days a week.

3. Ombudsperson(s). The Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area. The ombudsperson(s) shall be familiar with all operational provisions of this Specific Plan. It shall be the further responsibility of the ombudsperson(s) to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to individual and community concerns regarding operations within the Universal Studios Specific Plan area. The

name, title, email address, and telephone number of the ombudsperson(s) shall be posted on the Universal Studios Specific Plan area web site, prominently displayed in the newsletter distributed annually pursuant to Subsection 19.F.7 below, and provided to any other persons requesting such information. The ombudsperson(s) also shall meet at reasonable times with interested parties in an attempt to resolve issues regarding operations within the Universal Studio Specific Plan area. The ombudsperson(s) shall have authority to initiate a response on behalf of the Universal Studios Specific Plan area property owner(s) in matters relating to operations within the Universal Studio Specific Plan area.

4. Comments and Complaints.

   a. The Universal Studios Specific Plan area property owner(s) shall be required to maintain a written log of all calls to the Community Hotline number and emails registering comments or complaints regarding Universal Studios Specific Plan area operations. The log shall include the date, time, nature of the comment or complaint, and the response or resolution offered. A copy of the log shall be provided to the Director and the CAP on a quarterly basis and updated on the Universal Studios Specific Plan area web site on an on-going basis.

   b. The ombudsperson(s) designated pursuant to Subsection 19.F.3 above shall be called promptly to assist in resolving reported conditions regarding Universal Studios Specific Plan area operations.

   c. Each call or email comment or complaint shall be responded to within 24 hours or the next business day, as applicable, with an update on the Applicant's actions to address the comment or complaint.

5. Community Meetings. The Universal Studios Specific Plan area property owner(s) shall hold a community meeting open to all members of the community organizations represented by the CAP on an annual basis at the first quarterly CAP meeting as provided pursuant to Subsection 19.F.1 above to provide updates on operations within the Universal Studio Specific Plan area.

6. Universal Studios Specific Plan Area Web Site. The Universal Studios Specific Plan area property owner(s) shall maintain and update on a regular basis a Universal Studios Specific Plan area web site that shall include information on operations within the Universal Studios Specific Plan area.

a. All monitoring and compliance reports prepared by the County pursuant to Subsection 16.F of this Specific Plan (except to the extent they contain information that may not legally be disclosed) shall be posted promptly on the Universal Studios Specific Plan area web site in PDF format. CAP members shall be given password-protected access to all monitoring and compliance reports on the Universal Studios Specific Plan area web site.

7. Newsletter. The Universal Studios Specific Plan area property owner(s) shall publish an informational newsletter annually, which shall contain updated information on operations within the Universal Studio Specific Plan area and any related effects on the surrounding community. The newsletter shall be mailed by the Universal Studios Specific Plan area property owner(s) to all owners of property within 500 feet of the perimeter of the Universal Studios Specific Plan area as shown in the records of the County assessor's office and to any person or entity who has filed a written request with the Director. The Universal Studios Specific Plan area property owner(s) also shall make these newsletters available on the Universal Studios Specific Plan area web site. The web site address shall be publicized in each newsletter.

Section 20. Substantial Conformance Review

A. General. Except for the activities exempted under Subsection 5.C of this Specific Plan, no grading permit, foundation permit, building permit, or land use permit, including a change of use, shall be issued for a Project until a Substantial Conformance Review application has been approved pursuant to the procedures set forth in this Section.

B. Director's Authority. The Director shall have the authority to review each Project for substantial compliance with the applicable requirements of this Specific Plan and applicable provisions of the Zoning Code not addressed by this Specific Plan. The Director may consult with other County Departments as necessary, including, but not limited to, the Department of Public Works and the Los Angeles County Fire Department. If the Project is in substantial compliance with the applicable requirements of this Specific Plan, the Director shall grant a Substantial Conformance Review determination conditioned upon the applicable requirements of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan. If the Project fails to be in substantial compliance with the applicable requirements of this Specific Plan, the Director shall deny the application for a Substantial Conformance Review determination.

C. Procedures. A Substantial Conformance Review application shall be filed by the Applicant using the Ministerial Site Plan Review application form with associated fees from Section 22.60.100 of the Zoning Code. The Substantial Conformance Review application shall be deemed complete within thirty (30) calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within sixty (60)

calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the Substantial Conformance Review application or deny the application and indicate how the Substantial Conformance Review application is not in substantial compliance with this Specific Plan or any applicable Zoning Code regulations not addressed in this Specific Plan, unless the time limit is extended by the mutual consent of the Applicant and the Director. The decision of the Director shall be final and not appealable.

D. Applications. In addition to the forms that may be required under Subsection 20.C above, the following information and documents shall be submitted with an application for Substantial Conformance Review:

1. All applications for Substantial Conformance Review shall contain the following information: name, signature and address of the Applicant and of all persons owning any or all of the property included in the application; evidence that the Applicant is the owner of the property involved or has written permission of the owner(s) to make such application; location of subject property; legal description of property; and description of the proposed facility or use.

2. A site plan, in such quantities or electronic form as determined by the Director, illustrating the proposed use, type of operation, and construction boundaries of the Project. Site plans must be drawn to a scale and sufficient detail satisfactory to the Director.

3. An updated Conceptual Site Plan that identifies the Project that is the subject of the Substantial Conformance Review application and for informational purposes only the existing structures and uses, and other proposed conceptual development distinguished from existing uses and the Project. Each Conceptual Site Plan submitted to the Director shall be numbered sequentially and dated.

4. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing an inventory of actual cumulative to date and proposed quantities in cubic yards of earth import and export relative to the total 530,000 cubic yards of import or export, and maximum On-Site grading quantities allowed by Subsections 12.A and 12.D. of this Specific Plan. The Director shall use said report to compare with the current inventory on file with the Department of Regional Planning to monitor compliance with the provisions of Section 12 of this Specific Plan.

5. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing a table, in the format shown on Table 20-1, with an inventory of Floor Area for each Land Use Category as follows:

a. Total Existing Development (square feet);

b. Proposed Project Demolition (square feet);

c. Proposed Project Gross New Development (square feet);

d. Proposed Project Net New Development (square feet); and

e. Total Development including Proposed Project (square feet).

The Director shall use said report to compare with the current inventory on file with the Department of Regional Planning to monitor compliance with the Total Permitted Floor Area provisions of Subsection 5.B of this Specific Plan. The Director shall advise the Department of Public Works, Building and Safety Division, in writing, whether the proposed Project would be in compliance with the Total Permitted Floor Area provisions of this Specific Plan.

6. In addition to filing the Substantial Conformance Review application required according to Subsection 20.C above, pursuant to the following Sections and Subsections of this Specific Plan, additional procedures and/or information may be required as applicable:

a. Landscape design plan for the following:

i. Projects utilizing landscaping as visual screening: Subsections 6.E.1, 6.E.2, 6.E.3;

ii. Projects as may be required by Subsection 6.G.1;

iii. Projects directly facing Lankershim Boulevard: Subsection 6.G.2;

iv. Parking facilities: Subsections 14.H.1, 14.H.2 and 14.H.4;

v. Communication Facilities: Subsection 18.C.3;

vi. As may otherwise be required by this Specific Plan;

b. Land Use Equivalency: Subsection 7.B;

c. Historic Resources: Section 8;

d. Oak Tree removal: Subsections 11.C and 11.D;

e. Parking: Subsection 14.A.2;

f. Shared Parking: Subsection 14.J;

g. Alcohol Use Approval: Subsections 10.A, 10.B and 10.C;

h. Sign Conformance Review: Subsection 17.D.1;

i. New Communication Facility: Subsection 18.B;

j. Grading Project, Off-Site Transport: Subsections 12.C and 12.D;

k. Temporary Use Review: Subsection 6.C.3; and

l. Internal Sign Review: Subsection 17.D.2.

m. Other information that the Director deems necessary to process the application.

Table 20-1

Substantial Conformance Review Floor Area Inventory

Land Use Category	**Total Existing Development** (Sq. Ft.)	**Proposed Project Demolition** (Sq. Ft.)	**Proposed Project Gross New Development** (Sq. Ft.)	**Proposed Project Net New Development** (Sq. Ft.)	**Total Development including Proposed Project** (Sq. Ft.)
Studio Use					
Studio Office					
Office					
Hotel					
Entertainment Use					
Entertainment Retail Use					
Amphitheater					
TOTAL					

E. Ministerial Review. The Substantial Conformance Review shall be a ministerial review of the applicable provisions of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan and determination whether a Project is in substantial compliance with the applicable provisions of this Specific Plan and applicable provisions of the Zoning Code not addressed in this Specific Plan.

F. Decision and Re-application. If the Director denies an application for a Substantial Conformance Review, the Director shall set forth the specific reasons for denial in the determination letter. Following a denial, the Applicant may file without prejudice at any time a new application for a Substantial Conformance Review with a revised Project addressing the Director's reasons for denial. Review of the new Substantial Conformance Review application shall be in accordance with Subsections 20.A through 20.F.

G. Expiration date of unused Substantial Conformance Review Approval.

1. A Substantial Conformance Review approval issued pursuant to the provisions of Subsection 20.E above that is not used within two (2) years after the granting of the Substantial Conformance Review approval becomes null, void and of no effect at all.

2. In all cases of an expiration per Subsection 20.G.1 above, the Director may extend such time for a period of not to exceed one (1) year, provided an application in writing with payment of the application fee requesting such extension is filed prior to such expiration date.

3. A Substantial Conformance Review approval shall be considered used, within the intent of this Subsection, when construction or other development authorized by such permit has commenced that would be prohibited if no Substantial Conformance Review had been granted.

Section 21. Specific Plan Boundaries, Exhibits and Tables Following LAFCO Action

A. As of the effective date of this Specific Plan, the boundaries of the Universal Studios Specific Plan area shall be as shown on Exhibit 1-A and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-A, 1-C, 2-A, 2-C, 2-D, 2-E, 3-A, 4, 5, 6, 7-A, 8-A, 8-B, 8-C, 9-A, 9-C and 10-A, Tables 5-1, 7-1, 17-1 and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2 and 17-3.

B. If the Local Agency Formation Commission for the County of Los Angeles approves the annexation and detachment actions shown on Exhibit 1-C, then the Universal Studios Specific Plan area shall encompass those areas shown on Exhibit 1-B and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-B, 1-C, 2-B, 2-C, 2-D, 2-E, 3-B, 4, 5, 6, 7-B, 8-A, 8-B, 8-C, 9-B, 9-C and 10-A, Tables 5-2, 7-1, 17-1 and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2 and 17-3. If the Local Agency Formation Commission for the County of Los Angeles modifies the annexation and detachment areas shown on Exhibit 1-C, the boundaries of the Specific Plan area shall be modified consistent with the Local Agency Formation Commission's action and the Director is authorized to modify Exhibits 1-B, 2-B, 3-B, 7-B, and 9-B and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action without an amendment to this Specific Plan.

C. No further Regional Planning Commission or Board of Supervisors action shall be required to modify the boundaries of the Specific Plan area and Exhibits 1-B, 2-B, 3-B, 7-B, 9-B and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action. These boundary, exhibit and table modification procedures shall apply only to modifications for consistency with the Local Agency Formation Commission's action. All other boundary adjustments, exceptions, amendments and interpretations to this Specific Plan shall follow the applicable procedures set forth in the Zoning Code.

Section 22. Interpretations

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

Section 23. Severability

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

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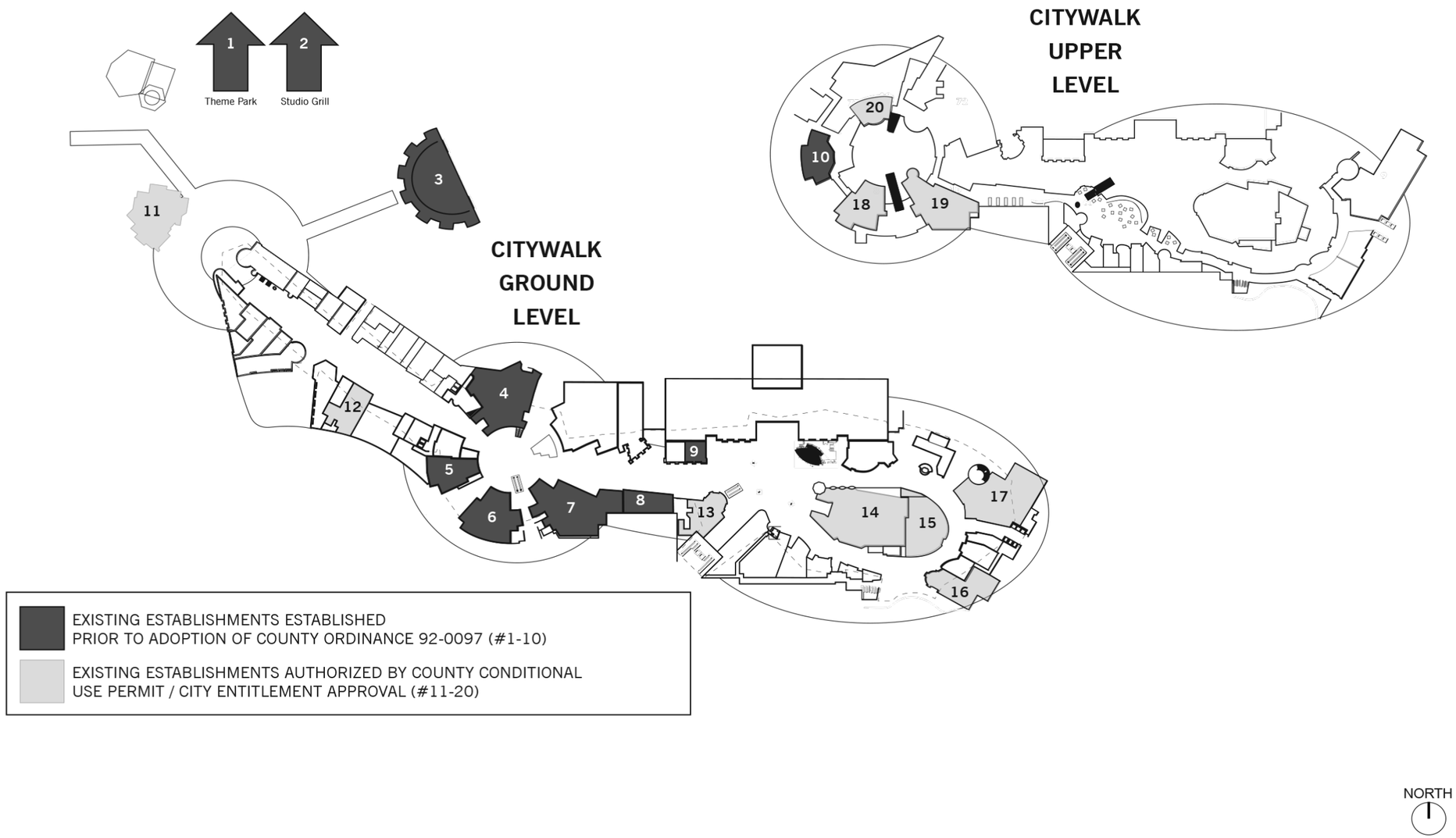

EXHIBIT 8-A – Locations of Existing Establishments That Sell and/or Serve Alcoholic Beverages

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EXHIBIT 8-B

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

1. The sale of alcoholic beverages shall be limited to on-site consumption within the establishment boundaries only.

2. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

3. The Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

7. The permittee shall ensure each employee of said establishment/permit who sells or serves alcoholic beverages shall attend training classes in the sale and service of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to Planning Staff upon request.

8. Posted signs shall include the following information:

    a. No alcohol beyond establishment boundaries;

    b. Contact information for the Sheriff's Substation and Department of Regional Planning;

c. Complimentary non-alcoholic beverages available to designated drivers; and

d. Hours of alcohol service.

9. The permittee shall provide adequate lighting above the entrance of the premises. The lighting shall be of sufficient power to illuminate and make easily discernible persons entering or exiting the premises.

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

11. Restaurants/Cafes/Dinner Theaters.

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease thirty (30) minutes prior to closing of the restaurant.

b. The premises shall be maintained as a bonafide restaurant and shall provide a menu containing an assortment of foods. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and non-alcoholic beverages during the same period.

c. The perimeter of outdoor eating areas shall be defined by physical barriers and shall be designed to prevent the unrestricted flow of persons to and from the establishment boundaries.

12. Night Club Establishments/Comedy Clubs/Music Clubs:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease thirty (30) minutes prior to closing of the night club.

13. Cinemas:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m.

b. Food items shall also be offered for sale where alcoholic beverages are sold.

c. Restricted areas for sale and dispensing. Alcoholic beverages may be sold and dispensed only within a restricted area located within concession areas of the cinema, as determined by the Alcohol Use

Approval review. Said area shall be physically separated (via ropes or similar devices) from other circulation areas of the cinema/theater. A uniformed cinema/theater employee shall be stationed at the entrance to any restricted areas.

d. Theater auditorium use.

i. At all times that alcoholic beverage sales, dispensing, and consumption is available to the general public, all access to the designated theaters and balconies shall be restricted to patrons who have purchased a reserved and designated seat. Patrons shall provide staff with sufficient identification to confirm that patrons with alcoholic beverages are 21 years of age or older at the entry locations to each theater.

ii. No sales or dispensing of alcoholic beverages shall take place within any theaters, except that patrons may carry their alcoholic beverages from the restricted areas to the designated theaters and balconies, and for patrons requiring or requesting assistance, servers may transport patrons' alcoholic beverages from the restricted areas to the designated theaters and balconies for them.

iii. During the period from the initiation of seating until the commencement of the feature presentation (which interval shall not be shorter than 10 minutes), ambient light in the designated theaters shall remain at a level sufficient to allow a reasonable person to observe patrons who may be consuming alcoholic beverages.

e. There shall be no requirement for an admission charge or a cover charge, nor shall there be a requirement to purchase a minimum number of drinks.

f. All servers providing alcoholic beverage service within the restricted areas shall be at least 21 years of age.

g. At such times as a theater is utilized for a private function, alcoholic beverages may be sold, dispensed and consumed in the presence of persons under 21 years of age.

h. The sale of distilled spirits by the bottle for same day or future consumption is prohibited.

14. Hotel:

    a. Hours of sales. Alcoholic beverages may be sold as part of banquet or meeting room activities, within lobby, pool and similar guest areas, within restaurants/cafes or night clubs which are physically located within the Hotel or are physically/operationally connected to the Hotel; during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. Mini-bars located within hotel guest rooms and room service shall not be limited in the hours of alcohol service.

15. Theme Park:

    a. The Theme Park shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages at various locations within the boundaries of the Theme Park.

    b. Hours of sales. Alcoholic beverages may be sold during Theme Park operational hours, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

    c. Venues that sell and/or serve alcoholic beverages within the Theme Park shall be subject to conditions outlined in this Exhibit.

    d. Alcoholic beverages sold within the Theme Park shall be consumed on-site and shall not be taken or consumed outside the boundaries of the Theme Park.

16. Amphitheater/Performance Venue

    a. An Amphitheater/performance venue shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages.

    b. Hours of sales. Alcoholic beverages may be sold during operational hours of the Amphitheater or performance venue, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

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

EXHIBIT 8-C

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

1. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

2. Consumption on the premises of alcoholic beverages sold for off-site consumption is prohibited unless same establishment also has a license for on-site consumption.

3. Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which permittee has control.

6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces

7. The permittee shall ensure each employee of said establishment/permit who sells alcoholic beverages shall attend training classes in the sale of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to County Staff upon request.

8. Sale of alcoholic beverages from drive-up or walk-up windows is prohibited.

9. Hours of sales. Alcoholic beverages may be sold 7 days a week between the hours of 9:00 a.m. and 2:00 a.m.

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

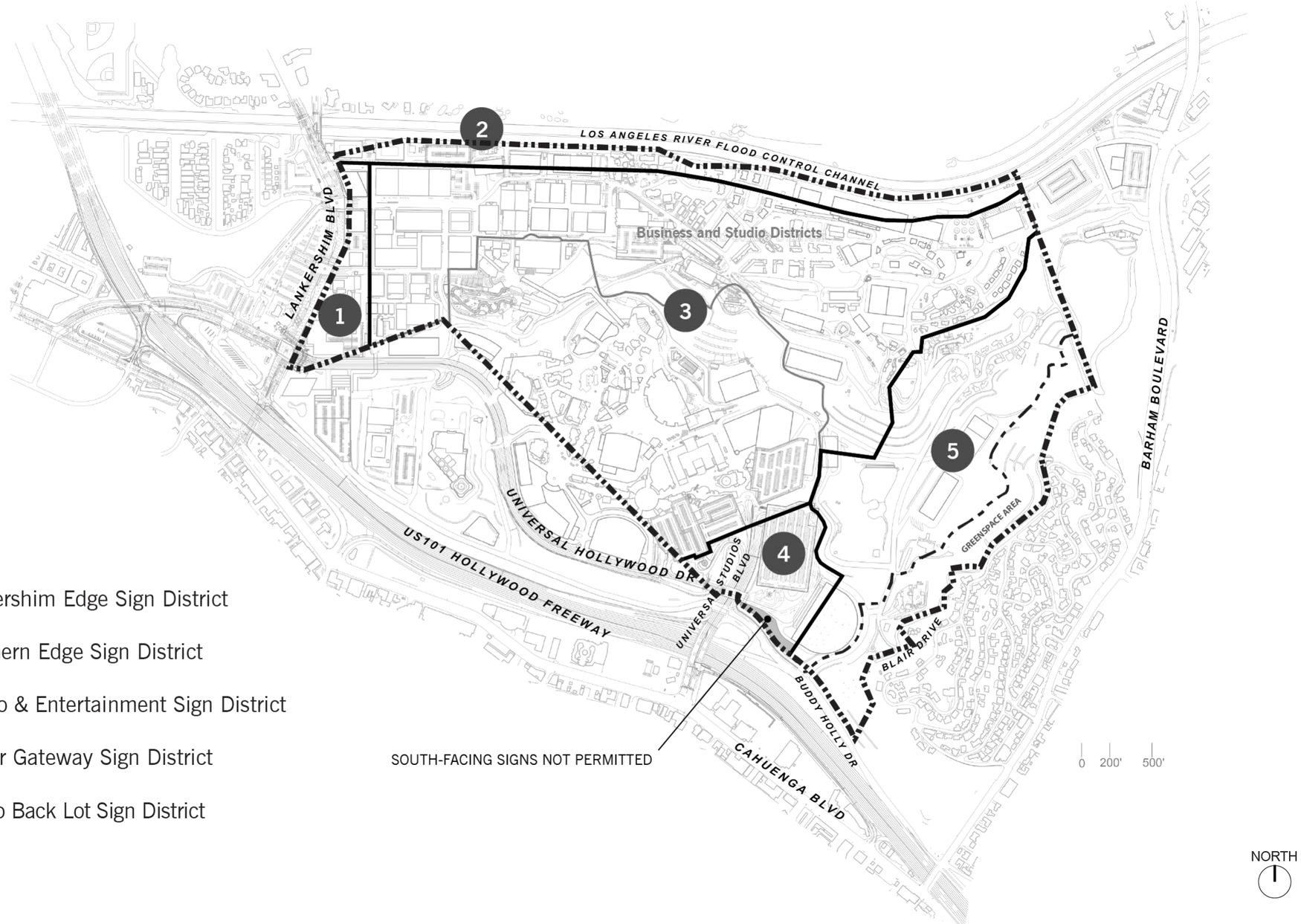

EXHIBIT 9-A – Sign District Map Prior to Annexation/Detachment

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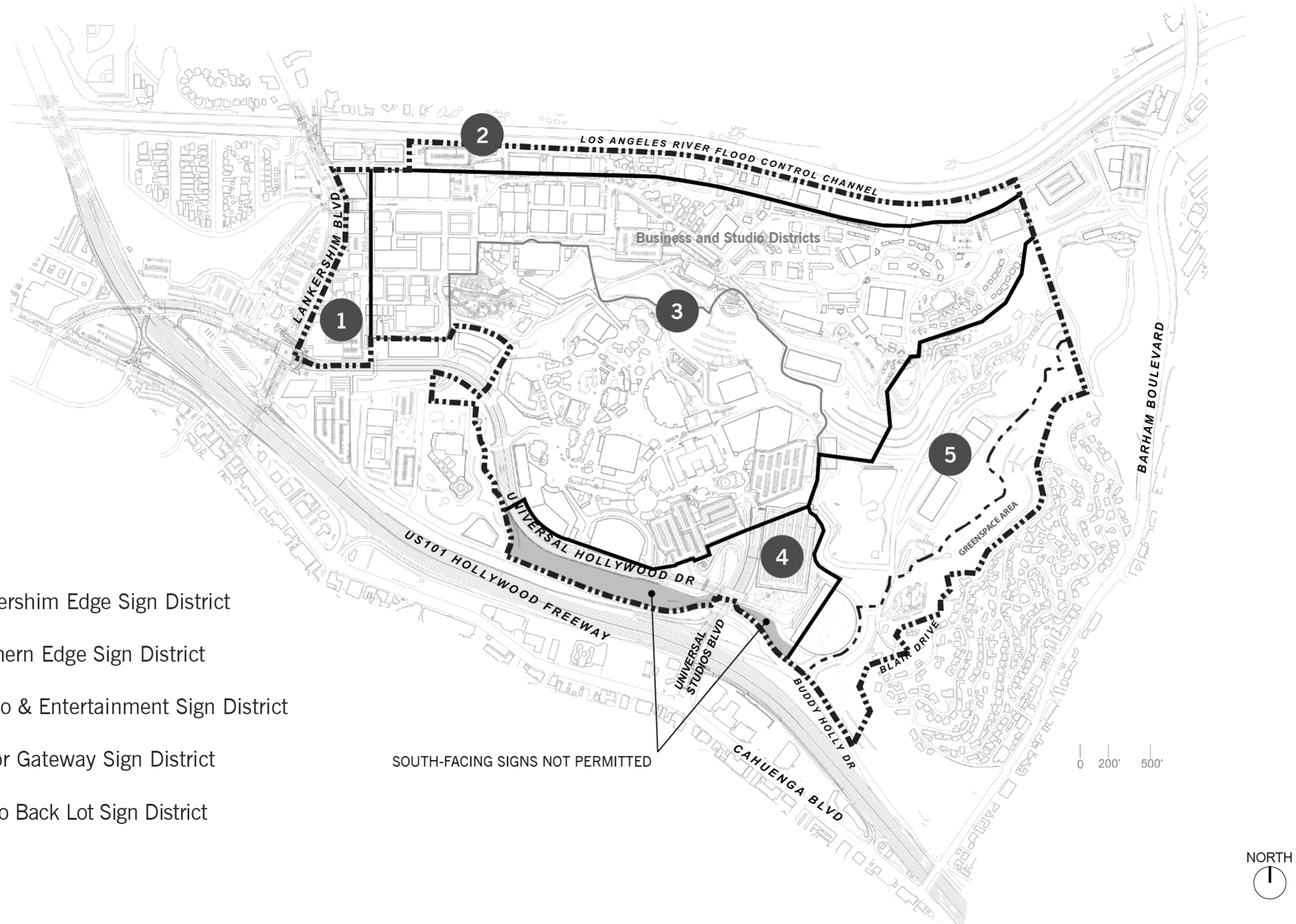

EXHIBIT 9-B – Sign District Map After Annexation/Detachment

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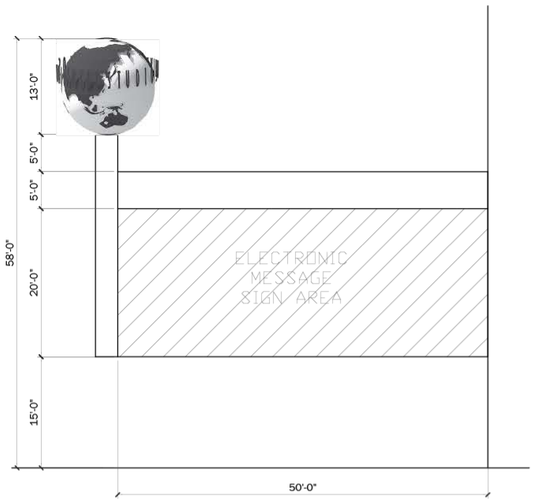
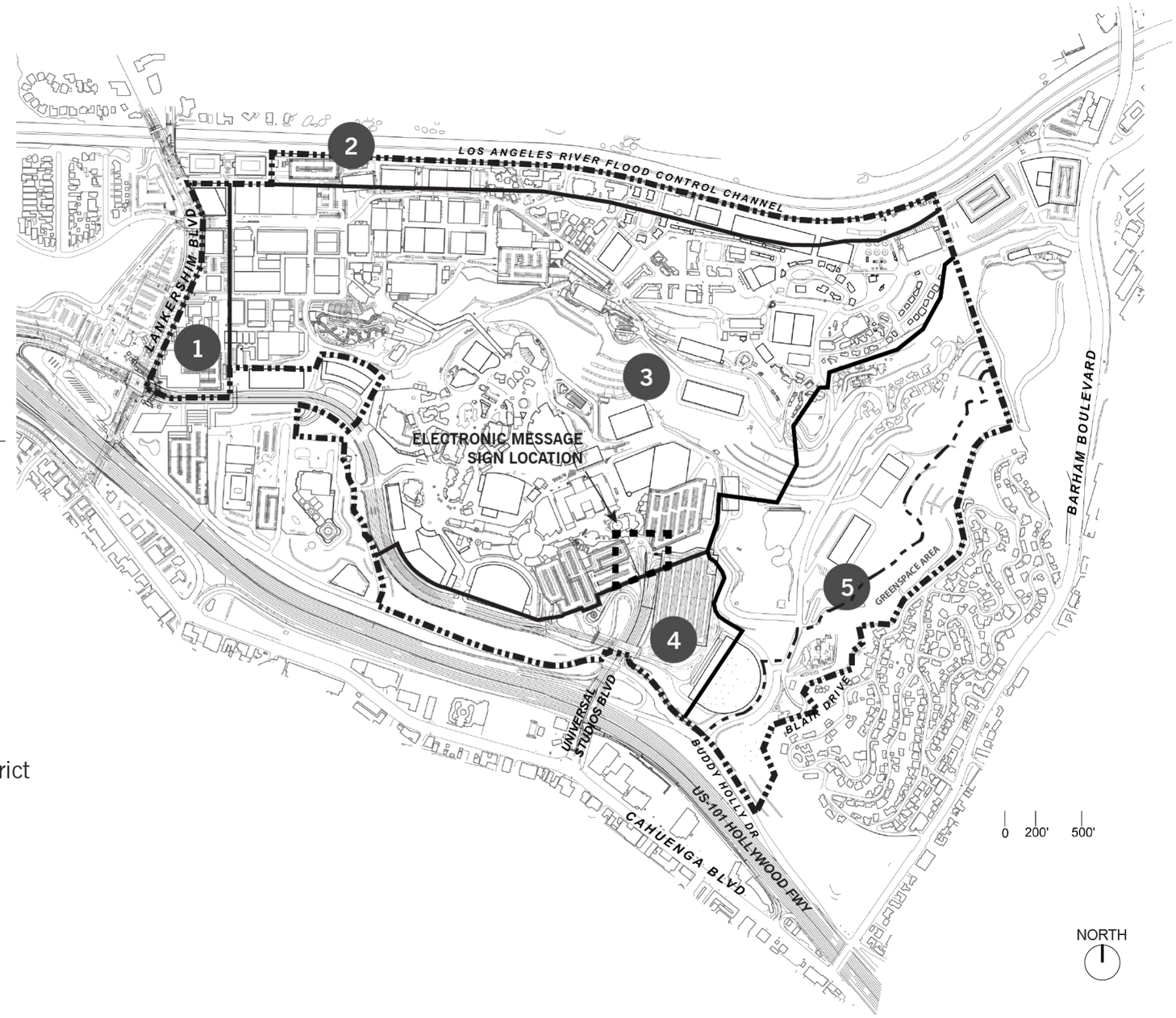


SOUTH ELEVATION



1 Lankershim Edge Sign District

2 Northern Edge Sign District

3 Studio & Entertainment Sign District

4 Visitor Gateway Sign District

5 Studio Back Lot Sign District

EXHIBIT 9-C – Proposed Area Identification Sign with Electronic Message Sign in Studio and Entertainment Sign District

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EXHIBIT 10-A

Form of Affidavit of Acceptance

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Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. TR068565-(3)
SPECIFIC PLAN NO. 200700001
100 Universal City Plaza, Universal City, CA 91608
APN(S): 2424-043-019, 2424-043-020, 2424-043-021, 2424-043-022, 2424-043-024, 2424-044-009, 2424-044-023, 2424-045-009

_____ hereby states:

_____ is the owner of the property described above. _____ is aware of and accepts the provisions of the Universal Studios Specific Plan (Ordinance No. _____) as those provisions were set forth in the Universal Studios Specific Plan adopted on, [date]. Nothing in this affidavit shall limit the Universal Studios Specific Plan property owner(s) from challenging or defending the application of any provision of the Universal Studios Specific Plan, or challenging the constitutionality or enforceability of any amendment or modification to the initially adopted Universal Studios Specific Plan.

Executed this _____ day of _____ ,20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Signature must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____