Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 23, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. TR068565-(3)
NBC UNIVERSAL EVOLUTION PLAN
SPECIFIC PLAN CASE NO. 200700001
PLAN AMENDMENT NO. 200700001
ZONE CHANGE NO. 200700001
DEVELOPMENT AGREEMENT NO. 200700001
APPLICANT: UNIVERSAL CITY STUDIOS LLC
100 UNIVERSAL CITY PLAZA
UNIVERSAL CITY, CA 91608
UNIVERSAL CITY ZONED DISTRICT
(THIRD SUPERVISORIAL DISTRICT) (3 VOTES)

SUPPLEMENTAL REPORT

SUBJECT

The applicant, Universal City Studios, LLC, has proposed an additional lighting regulation in the Universal Studios Specific Plan ("Specific Plan") to further control night lighting from office buildings on Lankershim Boulevard. This proposal is a supplement to the Specific Plan that the Regional Planning Commission recommended to the Board of Supervisors contained in the letter dated April 23, 2013

ADDITION TO UNIVERSAL STUDIOS SPECIFIC PLAN LIGHTING REGULATIONS

Add as new Section 15.C.10 (Lighting Regulations; Light Sources Requirements and Limitations) on page 96 of the Specific Plan dated April, 2013.

"10. In office buildings greater than four (4) stories in height and abutting Lankershim Boulevard, the property owner shall implement, at the property owner's election, one of the following features to reduce the visibility of interior lights of offices facing north or west after 10:00 p.m.:

(A) installing and maintaining an electronic or mechanical device, such as motion sensors, that turn off the interior lights of offices facing north or west that are not in use;

(B) installing and maintaining opaque window shades in offices facing north or west that are lowered by 10 p.m; or

(C) on-site personnel walking through the building by 10 p.m. each night to turn off any interior lights of offices facing north or west that are not in use."

EVALUATION

The additional regulation will be beneficial to neighbors located to the west and north of the office buildings located along Lankershim Boulevard and will have no negative impacts on the community.

REGIONAL PLANNING RECOMMENDATION

In accordance with the recommendations adopted by the Regional Planning Commission and forwarded to your Board, it is recommended that your Board, after the public hearing, take the following actions:

1. Acting as a Responsible Agency pursuant to the California Environmental Quality Act, consider the effects of the Project as shown in the environmental impact report prepared for the Project by the City of Los Angeles as the Lead Agency and certified by the City on November 14, 2012; and find that, on the basis of the whole record that the significant adverse impacts of the Project, as described in the certified EIR, have either been reduced to a level of less than significant, or for those impacts that are significant and unavoidable, have been reduced to an acceptable level and are outweighed by specific social, economic, legal, technological, or other considerations of the Project as stated in the County's CEQA Findings of Fact and Statement of Overriding Considerations ("Findings and SOC").

2. Certify that the County's Mitigation Monitoring and Reporting Program for the Project is adequately designed to ensure compliance with the mitigation measures during Project implementation.

3. Adopt the County's CEQA Findings and SOC and the County's MMRP.

4. Indicate the Board's intent to approve General Plan Amendment Case No. 2007-00001-(3); Specific Plan Case No. 2007-00001-(3), with the additional lighting regulation as stated above; Zone Change Case No. 2007-00001-(3); and Development Agreement Case No. 2007-00001-(3); and direct County Counsel to bring back final documents for these entitlements for the Board's consideration at a future Board meeting.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:JS:SZD:KKS

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works