

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: City Planning Commission
Date: Thursday, February 25, 2016
Time: 8:30 A.M.*
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Staff Contact: Elva Nuño-O'Donnell
Phone No.: (818) 374-5066

Case No.: CPC-2007-253-DA-M1
CEQA No.: ENV-2007-254-EIR
(SCH No. 2007071036)
Incidental Cases: None
Related Cases: CPC-2007-251-GPA-ZC-SP-
SPA-CA/CPC-2007-252-AD
Council No.: 4 - David Ryu
2 - Paul Krekorian
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Specific Plan: None
Certified NC: Hollywood Hills West
GPLU: Regional Center Commercial
Zone: [Q]C2-1-SN
Applicant: City of Los Angeles
Representative: Department of City Planning

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

PROPOSED PROJECT: Amendment to Section 4.1.3(13) of the Development Agreement between the City of Los Angeles and Universal Studios, LLC (Ordinance No. 182,437; C-121996 adopted by City Council on February 5, 2013) pursuant to a council motion adopted by City Council on December 17, 2015 (CF 12-1657-S10), instructing the Department of City Planning to process an amendment to delete the fund deposit instructions for the Outpost Community Funds and the Cahuenga Boulevard Improvement Funds to now be paid directly to said neighborhoods by Universal Studios, including a refund of \$137,500 to Universal Studios already deposited with the City, as those funds will be paid directly to those neighborhoods by Universal Studios.

**REQUESTED
ACTION:**

1. **FIND** under the Public Resources Code Section 21666 and the California Environmental Quality Action (CEQA) Guidelines section 15162, on the basis of substantial evidence contained in the whole record, that since the certification of the Environmental Impact Report (EIR) No. ENV-2007-254-EIR (SCH 2007071036), on November 14, 2012, there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the Project;
2. Pursuant to **Section 65868 (Amendment) and Sections 65864-65869.5** of the California Government Code and the City of Los Angeles' implementing procedures, **Approval** of an amendment of the Development Agreement between Universal Studios, LLC and the City of Los Angeles as approved by Ordinance No. 182,437 (CF 12-1657, CPC Case No. 2007-253-DA), dated February 5, 2013;
3. **ADVISE** the Applicant that, pursuant to the California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the Project and the City may require any necessary fees to cover the cost of such monitoring; and
4. **ADVISE** the Applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption will be required to be submitted to the County Clerk prior to or concurrent with any Environmental Notice of Determination filing, if a Notice of Determination is filed.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The City Planning Commission will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. After the hearing, the City Planning Commission will issue a recommendation to the City Council.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

***ADVICE TO PUBLIC:** The exact time this case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission, Department of City Planning, 200 North Spring Street, Room 532, Los Angeles, CA 90012.

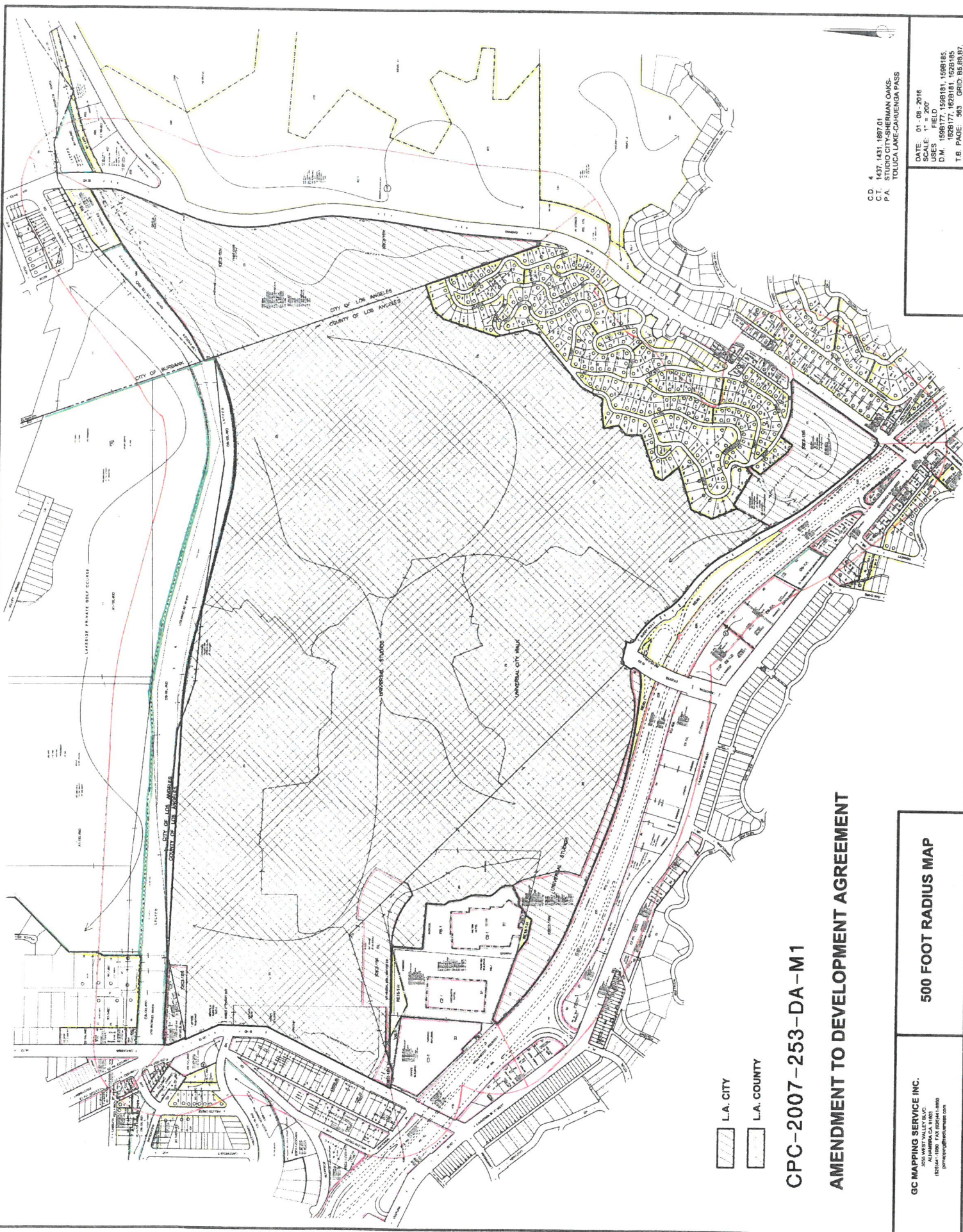
STAFF REPORT: The Staff Report will be available ten days prior to the City Planning Commission hearing and may be accessed via electronic link at <http://cityplanning.lacity.org>. The link is located under "Commissions and Hearings" - "City Planning Commission," then click the Agenda link associated with hearing date and case number. Hardcopies will also be available upon request and may also be provided in PDF format through email. Contact Elva Nuño-O'Donnell at (818) 374-5066 or email at: elva.nuno-odonnell@lacity.org.

REVIEW OF FILE: *The complete file is available for public inspection in the Department of City Planning, 6262 Van Nuys Boulevard, Room 351, CA 91401 between the hours of 8:30 am and 3:30 pm, Monday through Friday. Cases will not be available for inspection on the day of the hearing. For further information, please contact Elva Nuño-O'Donnell at (818) 374-5066.*

ACCOMMODATIONS: *As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*



Other services, such as translation between English and other languages, may also be provided upon request. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the Commission Executive Assistant (213) 978-1300 or by email at CPC@lacity.org. Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.



CPC-2007-253-DA-M1

AMENDMENT TO DEVELOPMENT AGREEMENT

 LA. CITY
 LA. COUNTY

CD 1437, 1431, 1887, 01
 C.T. STUDIO CITY-SHERMAN OAKS
 P.A. TOLUCA LAKE CAHUENGA PASS

DATE: 01-08-2016
 SCALE: 1" = 200'
 SHEET: 1508101, 1508105
 D.M.: 1028177, 1028181, 1028185
 T.B. PAGE: 563 GRID: B6,B6,B7,
 C5,C6,C7,D5,D6,D7

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