

CITY OF LOS ANGELES

CALIFORNIA



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When making inquiries relative to
this matter, please refer to the
Council File No.

Office of the
CITY CLERK

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SHANNON HOPPE
Division Manager

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January 28, 2015

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-1130, at its meeting held January 27, 2015.



City Clerk
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1/27/15

File No. 14-1130

SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a proposed project located at 1950 Avenue of the Stars (10131 Constellation Boulevard).

Recommendations for Council action:

1. CERTIFY that the Subsequent Environmental Impact Report (EIR No. ENV-2004-6269-SFEIR-Errata, State Clearing House No. 2005051145), including the Errata, has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 14-1130 in the custody of the City Clerk and in the files of the Los Angeles Department of Transportation (LADOT) and the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Subsequent Environmental Impact Report.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the DCP and previously adopted by the Los Angeles City Planning Commission (LACPC) and ADOPT the Statement of Overriding Considerations.
3. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
4. ADOPT the FINDINGS submitted by the DCP on January 8, 2015, attached to Council file No. 14-1130, and the LACPC findings, including the Environmental Findings, as the Findings of the Council.
5. RESOLVE TO DENY THE APPEALS filed by: 1875/1925 Century Park East Company and WP Twin Towers Inc., Coalition to Save the Westside, Beverlywood Homes Association, One Hundred Towers, LLC, (Representative: Benjamin Reznik, Jeffer Mangels Butler and Mitchell, LLP) and Barbara Broide, President, Westwood South of Santa Monica Boulevard HOA (Representative: John B. Murdock, Attorney at Law), from the entire determination of the LACPC, and THEREBY:
 - a. Adopt the modified Conditions of Approval approved by the LACPC on August 4, 2014 and the revised Conditions of Approval submitted by the DCP on January 8, 2015, attached to Council file No. 14-1130.
 - b. Approve the Alternative Calculation of Trip Generation Factor for the project as 4.97 Trips per 1,000 square feet of office floor area pursuant to Section 6 of the Century City North Specific Plan.
 - c. Approve the Modified Project Permit associated with Alternative 9 (Enhanced Retail Alternative), pursuant to Los Angeles Municipal Code Section 11.5.7.

6. APPROVE the modifications requested by Council District Five to the draft First Amendment to the development agreement by and between the City of Los Angeles and Century City Realty, LLC (Exhibit A to the LACPC's Determination attached to Council file No. 14-1130).
7. APPROVE the LACPC August 4, 2014 recommendations related to the First Amendment to the development agreement. The proposed project the LACPC approved is Alternative 9 (Enhanced Retail) as described in the project's Subsequent EIR. The proposed project is located at 1950 Avenue of the Stars (10131 Constellation Boulevard). The Enhanced Retail Alternative would include the construction of one 37-story, 700,000 square foot office building, approximately 10,338 square feet of low-rise, one- and two-story office space, a 2,389-square foot Mobility Hub, a 39,037-square foot Transit Plaza, approximately 17,102 square feet of ancillary retail, and a partially subterranean parking structure with 1,530 stalls on the Project Site. In addition, the Enhanced Retail Alternative would include a 2.14-acre landscaped green roof deck on the parking structure which would be open to members of the public between 6:00 a.m. - 8:00 p.m., seven days per week, as an additional public amenity. In total, the Enhanced Retail Alternative would comprise approximately 729,829 square feet of occupiable square footage, which would be a reduction of approximately 1,421 total square feet as compared with the Modified Project, as described in the Subsequent EIR.
8. ADVISE the applicant that, pursuant to 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.
9. 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 is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
10. INSTRUCT the DCP to file a Notice of Determination in accordance with State CEQA Guidelines Section 15094.

Applicant: Century City Realty, LLC

Representative: George Muhlsten, Esq., DJ Moore, Esq., Latham and Watkins, LLP

Case Nos. CPC-2013-210-SPP-SPR-MS, CPC-2009-817-DA-M1

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 30, 2015

(LAST DAY FOR COUNCIL ACTION - JANUARY 30, 2015)

Summary

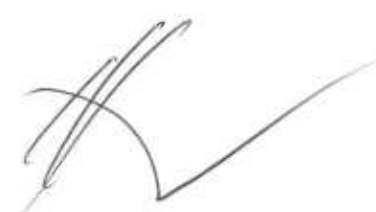
At the public hearing held on January 13, 2015 (continued from previous meetings), the Planning and Land Use Management Committee considered reports from the Los Angeles Department of Transportation, LACPC, and City Attorney, appeals, and an ordinance for an amendment to the development agreement for a project located at 1950 Avenue of the Stars (10131 Constellation Boulevard). Department staff gave the Committee background information on the matter. Representatives from the applicant and appellants, members of the public, and staff from Council District Five also spoke. After an opportunity for public comment, the Committee recommended that Council approve the actions listed above. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	ABSENT

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-

ADOPTED

JAN 27 2015

LOS ANGELES CITY COUNCIL