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CITY OF LOS ANGELES
                                                                    APPEARANCES:
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              PLANNING AND LAND USE
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               MANAGEMENT COMMITTEE
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                                                                         COUNCILMEMBER JOSE HUIZAR, CHAIR
     IN RE:
                                                                         COUNCILMEMBER GILBERT A. CEDILLO
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     CENTURY CITY REALTY, LLC, ) Consolidated Matters:
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     1950 AVENUE OF THE STARS;
                                  ) CPC -
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                                                                         NICHOLAS HENDRICKS, City Planner
                       ) 2013-210-SPP-SPR-MSC
     CEQA: ENV-2004-6269-EIR-SUP1, ) 2009-817-DA-M1
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                                                                         CHARLIE RAUSCH, JR., Zoning Administrator
     SCH No.: 2005051145.
                              ) PLUM ITEM NO: 14-1130
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                                                                         SHARON GIN, Legislative Assistant
                                    _) and 14-1130-S1
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       REPORTER'S TRANSCRIPT OF AUDIOTAPED PROCEEDINGS
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              Los Angeles, California
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              Tuesday, January 13, 2015
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     Reported by:
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     LAURIE HELD-BIEHL
     CA CSR No. 6781
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     TX CSR No. 8555
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     RPR/CRR No. 32836
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     JOB No. 305367
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                 CITY OF LOS ANGELES
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                                                                              Los Angeles, California
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                PLANNING AND LAND USE
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                                                                             Tuesday, January 13, 2015
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                MANAGEMENT COMMITTEE
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                                                                       COUNCILMEMBER HUIZAR: Next item.
      IN RE:
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                                                                       THE CLERK: Item 12, Councilman, is the City
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                                                                    Attorney prepare a Development Agreement ordinance
     CENTURY CITY REALTY, LLC,
                                   ) Consolidated Matters:
     1950 AVENUE OF THE STARS;
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                                                                    for a previously approved project in this Committee;
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                                    ) CPC -
                         ) 2013-210-SPP-SPR-MSC
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                                                                    it's a 37-story office building in Century City, the
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     CEQA: ENV-2004-6269-EIR-SUP1, ) 2009-817-DA-M1
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                                                                    Avenue of the Stars project.
     SCH No.: 2005051145. ) PLUM ITEM NO: 14-1130
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                                                                       COUNCILMEMBER HUIZAR: All right. So we heard
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                                       __) and 14-1130-S1
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                                                                    this item before and approved the project. We asked
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                                                                    for the De- -- Development Agreement to come back to
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                                                                    us.
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                                                                          If we could have staff come up, please, and
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                                                                    give a brief presentation on anything that is a
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           Reporter's Transcript of
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                                                                    material issues that need to be raised, considering
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         Audiotaped Proceedings, pages 1
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                                                                    that we already approved this project and
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         through 28, proceedings dated Tuesday,
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                                                                    we just wanted to give some time to prepare the
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         January 13, 2015, transcribed
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                                                                    Development Agreement.
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         Thursday, January 15, 2015, in Irvine,
         California, before LAURIE HELD-BIEHL,
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                                                                       MR. HENDRICKS: Absolutely.
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         California Certified Shorthand
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                                                                          Good afternoon, Honorable Councilmembers and
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         Reporter No. 6781, Texas Certified
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                                                                    Committee Members. My name is Nicholas Hendricks,
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         Shorthand Reporter No. 8555,
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                                                                    I am the hearing officer for this case.
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         Registered Professional Reporter,
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                                                                          We've been to hearing several times on this
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         Certified Realtime Reporter No. 32836.
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                                                                    matter. And as you mentioned earlier, this has gone
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before the PLUM Commission.

The portion of the case today that is back before PLUM is a reopening of the appeals that were already heard. The reason for that is because we prepared an Errata to the Final Subsequent Environmental Impact Report and the Errata contains information and clarifications to the language that's already in the record. They're just minor technical changes and clarifications to the conclusions that have already been considered by the Planning Commission.

Therefore, the appeals that are included in the record, the Planning -- Planning staff still finds that adequate review has been implemented; there's been a vigorous, very robust analysis contained in the Environmental Impact Report. The public record contains numerous amounts of information that clarifies and deals with the appeal issues; so I'm not going to go line -- item by item on the appeal issues.

We also agree with the Applicant's response to the Appellant's arguments that were submitted just very recently as -- as last night. We do not agree with the Appellant's statements. And we find that the Errata was prepared in accordance with the CEQA

further ask that the Committee recommend that theCity Council adopt the Development Agreement.

Thank you.

COUNCILMEMBER HUIZAR: Thank you very much.

We'll first go to Appellant reps,

Neill Brower and Ben Reznik.

MR. REZNIK: Mr. Chair, I'll just speak for Mr. Brower as well, if you don't mind; we'll just consolidate our comments.

This is Ben Reznik with Jeffer Mangels Butler and Mitchell. We represent several property owners in Century City as well as the Beverlywood Homes Association, which is 4000 residents adjoining Century City.

I don't take it lightly if -- when I'm -- I'm asking you to oppose a project. We've said our record, we've submitted documents.

But in a nutshell, here's what's missing and what I still would like to see the City ask for.

Under the Specific Plan they can build a 280,000-square-foot office building. That's the way the Plan has been interpreted for 30 years. They want to build 730,000 square feet. They get to that by doing a traffic study --

I put that in quotes.

statute.

Furthermore, we would ask that the PLUM Commission maintain the -- the same position they took before and deny the appeals and sustain the original approval of the City Planning Commission.

Now, the other part of this case is the Development Agreement.

The City Planning Commission, in a hearing that took place over seven hours, and additional hours in a continuance, considered a number of items to be included in the Development Agreement. The Applicant and the City has come into agreement and that's contained in the record.

We feel that we're satisfied with the items that are in there because they contain funds for affordable housing, they contain funds for public improvements, and they also contain funds for planning and transportation studies in the future.

So in saying that -- and also includes provisions for a diverse work force as part of the construction contracts with the various unions and -- and labor groups.

So, therefore, Planning recommends that the Committee deny the appeals and sustain the recommendations of the City Planning Commission. We

-- that shows that the numbers of trips, et cetera, have changed over the years and therefore they don't have to use what the Specific Plan has.

That traffic study consists of four driveway counts at four buildings; two of those buildings the Applicant owns. They did it in 2011, in the heart of the recession. And here's what's still missing.

Every traffic study that's submitted to DOT and to the City has the backup which is the actual raw data: How they did the counts, when they did the counts.

Where is the actual raw data? We have been asking for that now for a year. We asked for it at the Planning Commission. We asked for it in letters.

They have yet to show us, or anyone at the City, the raw data to support their driveway counts that changed the entire size of this building to make it a -- two-and-a-half times the size of the building.

So unless they have it and I don't know about it, we've been looking for it. As of today, as I speak to you today here, it's not been disclosed, it's not in the record, it's nowhere to be found.

We are to take their word that the conclusions of their traffic study, which is a

traffic memo, of four driveway counts -- by the way, two of these driveways were counted in one day; so is that sufficient, is that enough to change an entire Specific Plan that's been in existence for almost 40 years?

So at a minimum we would like to be able to see the raw data that supports the so-called traffic study and counts that they did back in 2011. And so -- and that's our comments.

We've submitted, of course, other issues.

And -- and our concern and our clients' concern basically is that -- the implications this will have on -- on the future in Century City and how -- how buildings are measured in terms of how much you can build and what you can do; so that's --

Thank you very much for the opportunity. COUNCILMEMBER HUIZAR: Thank you.

Barbara Broide. And after Barbara is Bennett Cohen.

MS. BROIDE: Thank you, Chairman Huizar. I'm Barbara Broide, President of Westwood South of Santa Monica Boulevard Homeowners Association. We are 3800 households that lie between Century City, the 10 Freeway and the 405 Freeway. We have the distinction of having Santa Monica, Pico and Olympic

about the need to look further into the traffic analysis and the data that has been presented in support of this new method of computing traffic.

We have an additional concern and that is that in the Development Agreement, a very worthy amount of money has been set aside for our neighbors in Beverlywood. They deserve traffic mitigations and traffic calming measures, particularly because an earlier project approved by this Council allowed a large sum of money to be used for the Cheviot Hills community, a 96-point traffic management plan for their community. That meant that their traffic went to our area and to Beverlywood.

Beverlywood now has, in this Development Agreement, a 1.75-million-dollar pot of money to address some of those problems and to do some neighborhood calming, to calm traffic through their community. We don't have anything.

And that also means that not only will we have the traffic from this project, but we will also have the offset traffic from Beverlywood as less cars seek to cut through their neighborhood.

We support them, we think they should have it, but we don't think we should be left out; so that's an unaddressed issue for us and we think that

Boulevards within our area.

We are well aware of the impact that Century City has had on our communities and we understand that it's one of the city centers that was identified many years ago in City Planning documents. We, however, do believe that the Century City North Specific Plan is an important document that has governed development in this area for many years and has not been amended at this time and should not be reinterpreted to suit a particular development.

We've submitted information about our support for Section 6 as it's been written and we've also submitted a large number of articles --

City Planning Commissioners asked us about them.

-- that shows that the philosophy that's being presented by this project's developers is contrary to everything in current literature about space planning and real estate development. And that is that the old corner offices and the large offices with few employees per floor are a thing of the past with office sharing instead and many more people occupying and therefore potentially generating traffic trips.

So we would support Mr. Reznik's comments

that's something that needs to be addressed.

There is a small comment -- or there's a small provision in the Development Agreement on page 8 that also addresses the need for shuttles, which we have supported and advocated for for a long time, having shuttles to take employees from Century City to the Expo Station and back; however, in this Development Agreement, it actually defines that that shuttle shall operate from the Westwood Station, the Westwood-Rancho Park Station.

That's a mistake. There are other stations in the area that may be more appropriate. If so, it should say "The Palms and/or Rancho Park Station."

The Westwood Boulevard Station will have to take the shuttles to UCLA and Westwood Village. To put and specifically tie in a shuttle to that station in the middle of a residential neighborhood where there is limited access and where there will be a large increase in the number of public buses serving the other areas is in error.

There should be the allowance for the shuttles to go from The Palms and/or Westwood Rancho Park Station. And let the transportation planners make those decisions based on Expo ridership, Century City-bound traffic and the bus patterns that

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1 Planning Commission in support of a project but we 1 establish after Expo opens because, after all, Expo 2 2 feel that the Century City Center is the best of what isn't open yet and we don't know how it will pan out. 3 So I would ask for that change in the 3 development can offer to a city that chooses to take 4 Development Agreement. 4 leadership steps around development. 5 5 I would ask for consideration for our It will provide good union jobs in its 6 community for traffic calming measures and a fund to 6 construction and after its development. It will be 7 7 address it. an economic generator for our city where we know that 8 8 We know a community benefit fund was sustainable employment is key to lifting all people 9 9 negotiated secretly in confidence between the out of poverty. 10 developer and a number of homeowner groups but it is 10 It's going to a provide funds for affordable housing. It's going to have state-of-the-art 11 our understanding that that had nothing to do with 11 12 12 traffic mitigation whatsoever. And -- and we brand-new environmental design, which is good 13 would -- we would like to see something in the open, 13 environmental stewardship for the Earth that God has 14 14 if possible. given us. 15 Thank you for your consideration. 15 It is a building that gives us the 16 COUNCILMEMBER HUIZAR: Thank you. 16 opportunity to lead in a city that should be leading 17 Bennett Cohen. 17 the way for all of the United States when it comes to 18 18 Now, you are the same appeal, correct? creative planning that sets a tone that says that 19 MR. COHEN: I have --19 people come first; good jobs, good development, and a 20 I just have a minute, just one -- one minute 20 good economy for a city that will thrive into the 21 21 future. is all I need. 22 COUNCILMEMBER HUIZAR: Yeah, that's fine. Okay. 22 And we encourage you to continue to support 23 MR. COHEN: Okay. I'm a resident and connected 23 this project. 24 with Westwood South of Santa Monica Homeowners 24 COUNCILMEMBER HUIZAR: Thank you. 25 Association. And I continue my objection to the 25 Now the Applicant reps, George Mihlsten and 13 15 Century City Realty's using Section 6 in connection 1 1 D.J. Moore. 2 with their project. 2 MR. MOORE: Good afternoon, Honorable 3 And with reference to the Century City 3 Councilmembers. D.J. Moore of Latham & Watkins Realty's contribution of \$1,750,000 in paragraph 5(a) 4 4 representing Century City Realty. We're pleased to be here before you again 5 of the Amended Development Agreement, and the -- that 5 6 area does deserve those funds, I do request that the 6 and appreciate your vote at the September hearing to 7 7 Development Agreement be amended to include a approve the project and deny the appeals. 8 provision that the Century City Realty be required to 8 I'll be brief. 9 9 contribute funds for a study and physical First, the Applicant fully supports the 10 improvements of the traffic impact in the areas 10 Development Agreement ordinance and the City including Century City and Sepulveda Boulevard, and 11 11 Attorney's report and asks that you recommend it to 12 between Santa Monica Boulevard and Pico Avenue, as a 12 the Council for adoption. 13 result of the regional transportation planning and 13 Second, as staff mentioned, in December the 14 the construction and development of the Planning Department issued an Errata to the project's 14 15 transportation improvements in the South Robertson 15 EIR. The Errata was prepared to make technical 16 Boulevard and Beverlywood community areas. 16 corrections and also address the volumes of 17 Thank you. 17 additional comments supplied by Mr. Reznik in 18 COUNCILMEMBER HUIZAR: Thank you. 18 September. 19 Pastor Birdie (sic) Roberts. 19 Mr. Reznik has also submitted additional 20 PASTOR ROBERTS: Good afternoon. My name is 20 materials within the last day and we have further 21 Pastor Bridie Roberts and I'm here in support of the 21 responses to those claims that have been submitted to 22 Century City Center. I am the program director of 22 you. 23 Clergy and Laity United for Economic Justice, 23 The last-minute submissions by the opponents 24 CLUE LA. 24 do not change the thorough analysis that's in the EIR 25 It is a rare day when we come before the 25 and in the Errata prepared by staff and the City's

EIR consultants. methodology and calculations, including independent 1 1 2 2 data from the Twin Towers, which included occupancy The raw data that Mr. Reznik mentioned is in 3 the record; the Department of Transportation has it. 3 data. 4 And both the Department of Transportation and the 4 Simply put, JMB's analysis is accurate. 5 Planning Department approved the project's traffic 5 Trips for Class A office space in Century 6 study and confirmed its accuracy. 6 City buildings truly are generating less than they 7 7 did before. That's what the Century City analysis At your September meeting more than 8 8 25 project supporters from labor, environmental 9 9 I ask you to approve the proposed project. groups and community groups asked you to approve 10 Century City Center and to bring this LEED-platinum 10 And perhaps most importantly approve the way that JMB 11 office tower to the site of the proposed Purple Line 11 and the community worked together for the greater 12 Station in Century City. This is in addition to the 12 benefit of the City. 13 13 Thank you. hundreds of supporters who have attended many 14 hearings and the several thousand supporters who have 14 COUNCILMEMBER HUIZAR: Thank you. 15 15 signed support cards and petitions, all in support of Ernesto Pantoja and --16 the project. 16 Okay. Thank you. 17 The project and the Development Agreement 17 Lee Wallach. After Lee Wallach --18 were also fully endorsed by Councilman Koretz, who 18 Is Lee Wallach here? Okay. 19 19 Peter Beal. Peter Beal. spoke to you in September. 20 We ask again that you reject the appeals, 20 Francesca Beal. Francesca Beal. 21 approve the project, including the Errata to the 21 Lori Pekrul. 22 Subsequent EIR, and recommend that the City Council 22 Rabbi Jonathan Klein. 23 23 adopt the Development Agreement ordinance. After Rabbi Jonathan Klein is Ron Miller. 24 Thank you. 24 RABBI KLEIN: I'll be quick. Thank you 25 COUNCILMEMBER HUIZAR: Thank you. 25 Mr. Cedillo, Mr. Huizar. 17 19 1 Is Mr. Mihlsten speaking? No. Okay. 1 Rabbi Jonathan Klein, Clergy and Laity 2 We have a number of support cards. We 2 United for Economic Justice, CLUE LA. 3 3 We support this project, as do our friends have -- like I mentioned earlier, had previously 4 4 at the Sierra Club. We know this is a good project. approved this project. There's really not much 5 5 I personally will add as a resident in CD5 difference from our position from before, as I understand it; so if you're supporting the project, 6 that I drive by that site every day when I take my 6 7 we're inclined to move in that direction. If you 7 daughter to school and I can tell you right now that 8 want to just come up and say you support it or try 8 the -- I really do not see this as anything close to 9 not to be redundant in terms of what other people 9 what is being described as a traffic burden. It's 10 10 not Dodger Stadium, we're not talking about game day, have brought up, in -- for the interest of time, if 11 you so wish, but it's your minute. 11 we're just talking about a new building. And I think 12 12 all the hysteria around traffic is out of control. So Mike Eveloff and then Ernesto Pantoja. 13 13 MR. EVELOFF: Hi there. But I also think that this is a great 14 opportunity for jobs in this city. And we at CLUE, Good afternoon, my name is Mike Eveloff. I 14 15 live in the neighborhood directly adjacent to Century 15 as well as our friends at Sierra Club, wholeheartedly 16 City. I'm on the board of Friends of West 16 support this environmentally sustainable building. 17 Los Angeles and for many years I served as the 17 Thank you. 18 president of the Tract 7260 Homeowners Association. 18 COUNCILMEMBER HUIZAR: Thank you. 19 I have been and continue to be involved in 19 Ron Miller, Delfino de la Cruz. 20 community projects and issues because the quality of 20 MR. MILLER: Good afternoon, Councilmen. I'm 21 life in our neighborhoods depends on the 21 Ron Miller, executive secretary of the LA/Orange 22 22 participation of people who actually live there. County Building Trades. 23 23 I have looked at the independent trip And the good pastor said it all. I can't 24 24 generation rates from other projects. I have relate to any more.

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This is a good project, a good developer.

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carefully reviewed JMB's assumptions, data,

1 And if all the developers in the city were like JMB 1 that type of information be readily available to any 2 we would have -- you wouldn't have a job, probably; 2 interested party? 3 so let's take this out of the hands of the guys who 3 MR. RAUSCH: I'm sorry, can you repeat that 4 get paid by the word and let's put it in the hands of 4 again? 5 the guys who get paid by the hour and break ground 5 COUNCILMEMBER HUIZAR: One of the public 6 and get this thing going. 6 commenters, the representative for the -- for one of 7 7 Thank you. the Appellants, mentioned they couldn't get 8 COUNCILMEMBER HUIZAR: Thank you. 8 information with respect to the raw data on the 9 9 Delfino de la Cruz and then Noah Muhlstein traffic impacts. And my view is shouldn't that 10 from the CD5. 10 information be available to the public if they so ask 11 MR. DE LA CRUZ: Good afternoon, Chairman and 11 for it; whether they are an Appellant or not, that's 12 Committee Members. My name is Delfino de la Cruz; 12 public information that should be available, correct? 13 I'm here on behalf of Sergio Rascon, business manager MR. RAUSCH: That's absolutely correct. And --13 14 14 of Laborers Local 300. COUNCILMEMBER HUIZAR: So is that raw data 15 15 available or not, can we provide it to them? And we are here -- also over -- our over 16 8000 members which reside in Los Angeles and in the 16 MR. RAUSCH: The data that supports the traffic 17 following communities. 17 study and the trip generation study have -- has 18 We are asking that the Council deny the 18 always been in the record. It's not -- it is not a 19 19 appeal and approve the project. true statement that the numbers are not available. 20 Thank you. 20 The appendices of the Draft EIR and all the 21 COUNCILMEMBER HUIZAR: Thank you. 21 other subsequent documents that have come out all 22 Noah Muhlstein. 22 contain the information that is -- is necessary to 23 MR. MUHLSTEIN: Honorable Committee Members, my 23 understand how the data was manipulated and -- and 24 name is Noah Muhlstein. I'm the Planning Deputy for 24 concluded within the traffic study. 25 Councilmember Paul Koretz. I know it's been a long 25 COUNCILMEMBER HUIZAR: And how about the raw 21 23 day so I'll keep my remarks short and brief. 1 1 data? 2 Our office has been working with the project 2 MR. RAUSCH: The raw data? 3 Applicant for -- the project Applicant and the many 3 We have somebody here with the Trans- --4 communities that surround the proposed site for quite 4 Department of Transportation. Perhaps I can have --5 a long time. 5 COUNCILMEMBER HUIZAR: Sure. Thank you. 6 Aside from being Los Angeles's first new 6 MR. HAERI: Good afternoon. Sean Haeri, 7 LEED-platinum office tower, which will create 7 Department of Transportation. 8 thousands of good-paying jobs, it is also -- it is 8 After the last PLUM meeting I actually asked 9 9 also the location of the future Metro Purple Line. my staff -- I expected that somebody will be asking for 10 The project also enjoys the tremendous amount of 10 that raw data. I did ask my staff to have it ready 11 support from many of the surrounding communities and 11 in case there was a request. There was none. I 12 will provide many benefits to the Century City and 12 never received a request for that raw data. 13 surrounding communities and the city as a whole. 13 As one of the opponents mentioned, the four 14 It is for those reasons, and for many more buildings that were studied, two of them belong to 14 15 reasons, our office continues to support the 15 the -- to the Applicant. And when they came to us 16 proposal. We ask that you deny the appeal and 16 originally they -- they came with the data from the 17 approve the Development Agreement and recommend 17 two buildings and we asked them to come up with two 18 18 approval of this project. other buildings of a similar nature, but not owned by 19 Thank you. 19 them, to just make sure the numbers are consistent. 20 COUNCILMEMBER HUIZAR: Can we have staff come up 20 And that was verified. 21 briefly, please. 21 But getting back to the information being 22 An issue was brought up about providing 22 available: They have always been available. I've 23 simple raw data to the public, whether it is someone 23 never received -- and my office is the custodian of 24 who is representing the Appellant or not. I would 24 the records and I have never received one request 25 imagine that that type of information -- or should 25 from anyone. And if somebody wants it, I can provide

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	it.  COUNCILMEMBER HUIZAR: Great. Thank you very much.  Okay. So any questions or comments? Seeing none, we'll move that the Planning and Land Use Management Committee recommends that the City Council deny all five appeals of the City Planning Commission's determination and that we certify the Supplemental Environmental Impact Report and that including the submitted Errata, the corrections, technical corrections that were submitted, and that we adopt the Findings as proposed.  And that we adopt the Findings of the Planning and Land Use Management Committee and the environmental Findings and the Findings of the and the environmental Findings as well.  And we're approving the alternative calculation of Trip generation factor for the project.  We're approving the Modified Project Permit associated with Alternative 9.  And we're adopting the Conditions of Approval as approved by the Los Angeles City Planning Commission on August 4th and as modified by the	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	Okay. That would be the order. There's no objections. Thank you so much.  Next item.  And I'm sorry, when is this in committee, Counsel, the item we just approved; is there a scheduled date for that?  MS. GIN: January 27th; Tuesday, sir.  COUNCILMEMBER HUIZAR: Thank you very much	ch.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	Planning and Land Use Management Committee.  And we're approving the modifications requested by the Office of Council District 5 to the Draft First Amendment to Development Agreement by and between the City of Los Angeles and Century City Realty LLC.  And we further move that the Planning and Land Use Management Committee approve the August 4, 2014 recommendations of the Commission related to the First Amendment to Development Agreement and request that the City Attorney prepare and deliver to the City Clerk the Development Agreement ordinance for the City Council's consideration.  Was that made clear, sir? I summarized MR. RAUSCH: And the MMRP and the Statement of Overriding Considerations.  COUNCILMEMBER HUIZAR: Okay. Thank you. MS. GIN: Mr. Chair, the there is also an ordinance for the Development Agreement, sir; so that is before the Committee.  COUNCILMEMBER HUIZAR: Yes. We are approving that as well.  MS. GIN: Are you approving the ordinance?  Yes?  COUNCILMEMBER HUIZAR: Yes.	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	I, the undersigned, a Certified Shorthand Reporter of the State of California, do hereby certify:  That the foregoing audiotaped proceedings were transcribed before me at the time and place herein set forth; that a verbatim record of the audiotaped proceedings was made by me using machine shorthand, to the best of my ability, based on the quality of the audiotape, and same was thereafter transcribed under my direction; further, that the foregoing is an accurate transcription of said audiotaped proceedings, again, to the best of my ability, and not having personally been in attendance at said audiotaped proceedings.  I further certify that I am neither financially interested in the action nor a relative or employee of any attorney of any of the parties.  IN WITNESS WHEREOF, I have this date subscribed my name.  Dated:  LAURIE HELD-BIEHL, CSR, RPR, CRR CSR No. 6781	28

Ability 28:8,13 ablie 9:6 absolutely 4:20 23:13 access 12:18 accuracy 17:6 amount 11:6 23:13 accurate 19:4 accurate 19:4 addition 17:12 addition 17:12 addition 17:12 addition 17:12 address 11:16 23:14 11:13 12:12 address 11:16 23:14 adjacent 18:15 addressed 12:1 addressed 12:1 addresses 12:1 adjacent 18:15 adjacent 18:15 adjacent 18:15 adjoining 7:13 Administrator 3:8 adopting 7:13 Administrator 3:8 argenement 4:6 15:10 afternoon 4:21 4:20 16:2 18:14 20:20 21:14:2 14:20 16:2 18:14 20:20 21:14:2 14:2 12:2 agree 5:2.1,23 approval 6:5 22:18 25:24 approval 6:6 4:12,19 6:7.11 6:12 7:2 11:5 23.8 13:4 14:5.7 6:10 17:17.23 2:17 26:4,10 26:12,19 allowed 11:9 allowed 11			l	l	
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