

<p style="text-align: center;">CITY OF LOS ANGELES PLANNING AND LAND USE MANAGEMENT COMMITTEE</p> <p>IN RE:)) CENTURY CITY REALTY, LLC,) Consolidated Matters: 1950 AVENUE OF THE STARS;) CPC -) 2013-210-SPP-SPR-MS CEQA: ENV-2004-6269-EIR-SUP1,) 2009-817-DA-M1 SCH No.: 2005051145.) _____) PLUM ITEM NO: 14-1130</p> <p style="text-align: center;">REPORTER'S TRANSCRIPT OF AUDIOTAPED PROCEEDINGS Los Angeles, California Tuesday, September 16, 2014</p> <p>Reported by: LAURIE HELD-BIEHL CA CSR No. 6781 TX CSR No. 8555 RPR/CRR No. 32836 JOB No. 305274</p>	<p>1 APPEARANCES:</p> <p>2</p> <p>3 PLANNING AND LAND USE MANAGEMENT COMMITTEE:</p> <p>4 COUNCILMEMBER JOSE HUIZAR, CHAIR</p> <p>5 COUNCILMEMBER GILBERT A. CEDILLO</p> <p>6 COUNCILMEMBER MITCHELL ENGLANDER</p> <p>7</p> <p>8 LISA WEBBER, Deputy Director, City Planning</p> <p>9 NICHOLAS HENDRICKS, City Planner</p> <p>10 CHARLIE RAUSCH, JR., Zoning Administrator</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p style="text-align: right;">3</p>
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<p>1 COUNCILMEMBER HUIZAR: Thank you. 2 Can we have a brief presentation from Staff 3 on this, please? 4 Is staff here from the Planning Department? 5 Okay. This is awkward. There was a big 6 hoopla about this project and we show up and nobody 7 shows up to the dance. 8 MS. WEBBER: Good -- good afternoon, 9 Councilmembers. Lisa Webber, Deputy Director with 10 the City Planning Department. 11 City Planner Nick Hendricks is the project 12 manager for this project. He's here. He may have 13 just stepped outside very quickly but he's probably 14 the -- the best person to deliver the presentation to 15 the Committee. 16 COUNCILMEMBER HUIZAR: Okay. Do you know if 17 he's going to take long? Should we -- 18 MS. WEBBER: He better not. 19 COUNCILMEMBER HUIZAR: Okay. And this is 20 also -- 21 I understand Councilmember Koretz was going 22 to be here on this project. I don't know, maybe we 23 could -- 24 Mr. Koretz, you wanted to speak on this 25 item? We could probably take you up now while we</p> <p style="text-align: right;">5</p>	<p>1 1.75 million dollars for regional transportation 2 planning and improvements in the South Robertson and 3 Beverlywood communities. 4 Many of the issues raised by these 5 neighborhoods have existed for years and this project 6 offers us an opportunity to help solve them. 7 I fully support the proposed modification to 8 the Development Agreement and I ask that it be 9 incorporated. 10 The Planning Department, DOT and the 11 Planning Commission have confirmed that this project 12 will not generate more traffic than the Specific Plan 13 allows. And JMB and the City followed all of the 14 appropriate procedures in the Specific Plan that have 15 been there for 30 years. 16 I strongly support this project and the 17 substantial benefits that will be provided through 18 the Development Agreement as negotiated by the 19 Mayor's Office, the Planning Commission, the Planning 20 Department and myself. I ask that you support the 21 City Planning Commission's recommendation by denying 22 the appeals, approving the Development Agreement, 23 certifying the EIR and approving this project. 24 This project is the right project for my 25 district and I urge that the Committee deny the</p> <p style="text-align: right;">7</p>
<p>1 wait for the Planning Staff. 2 Welcome. 3 MR. KORETZ: Well, thank you, Mr. Chair, and 4 colleagues. 5 Like many of my fellow councilmembers, I 6 regularly ask developers to work with local groups 7 early in the planning process and this helps to get 8 projects designed the right way at the outset, it 9 helps avoid needless appeals and possible litigation. 10 JMB Realty, Century City Realty has 11 proactively undertaken efforts to address concerns 12 raised by the community and myself, including those 13 of more than 12 community groups and homeowner 14 associations surrounding Century City. The hard work 15 of outreach is undeniable as the project enjoys the 16 support of nearly every homeowners' and community 17 group surrounding them. 18 JMB will provide a private peak-hour shuttle 19 service from Century City to the future Expo Line 20 at -- and their rail station at Westwood Rancho Park. 21 This is a solution-oriented approach which both 22 encourages the use of mass transit and takes real 23 cars off the street. 24 JMB has also agreed to a modification of 25 their Development Agreement to provide for a total of</p> <p style="text-align: right;">6</p>	<p>1 appeals, approve the amendment to the Development 2 Agreement and approve the project's land use 3 entitlements. 4 JMB's proposal represents a 45 percent 5 reduction in mass as compared to their currently 6 approved 1.3-million-square-foot residential project. 7 The proposal will be the first new LEED-platinum 8 high-rise in Los Angeles, which will put our City on 9 a very short national list of municipalities who have 10 made this strong a commitment to sustainable 11 development. 12 As proposed, this iconic building will 13 include more than two acres of substantial open space 14 that the Applicant has committed to open to the 15 public and will provide community benefits that will 16 be designed to improve the quality of life for all 17 Century City residents. Simply put, this project 18 will create thousands of jobs for LA City residents. 19 Also, JMB has established a project labor 20 agreement ensuring that the Century City Center will 21 be built with 100 percent union labor, putting the 22 hard working tradesmen and -women of Los Angeles back 23 on the job site. 24 This project is at the location of the 25 proposed Metro Purple Line Station and if there is</p> <p style="text-align: right;">8</p>

1 going to be more density in Century City, this is
 2 exactly where it should be located. I was glad to
 3 see, however, that JMB did not rely on the subway in
 4 their traffic study and their traffic study and
 5 mitigations hold their own without taking the subway
 6 into consideration. Rather, the project provides
 7 substantial mitigation efforts to help alleviate
 8 existing Westside traffic congestion, which is, as
 9 you know, a very significant problem in my district
 10 and -- and west. This is in addition to the
 11 substantial mitigation and project design features
 12 already provided for in the project -- project's EIR.
 13 This project will provide substantial
 14 benefits in my district and I ask for your
 15 consideration of supporting this project.
 16 Thank you very much.
 17 COUNCILMEMBER HUIZAR: Thank you, Mr. Koretz.
 18 We have, I think, four Appellants but with
 19 three different groups here.
 20 THE CLERK: Five.
 21 COUNCILMEMBER HUIZAR: So the first is Barbara
 22 Broide and John Murdock.
 23 Oh, yes, that's right. The staff is here
 24 now.
 25 Welcome. Do you want to give us a brief

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1 overview of the project?
 2 I'm sorry. For the public speakers, we're
 3 going to get a -- a presentation from the project.
 4 Thank you.
 5 MR. HENDRICKS: Good afternoon, Honorable PLUM
 6 Committee members. My name is Nicholas Hendricks,
 7 City Planner, and I was the hearing officer for this
 8 case. Also here today are my colleagues from the
 9 Department of Transportation who are here to answer
 10 any traffic-specific questions that you may have.
 11 As the Councilman has stated previously,
 12 this project is originally approved for 100 percent
 13 residential, which was comprised of 1.3 million
 14 square feet of floor area, which would be encompassed
 15 in two 47-story towers and one 12-story tower. The
 16 modified project as originally proposed involved a
 17 100 percent commercial component that was comprised
 18 of 731,250 square feet in one 37-story building.
 19 Of that square footage, 725,000 square feet
 20 of office, 4,100 square feet of retail and 1,300
 21 square feet of mobility hub was incorporated into the
 22 project's design. The Department of City Planning,
 23 based upon its review, decided that the alternative,
 24 which is Alternative 9, which is the enhanced
 25 commercial component, was the better fit for the area

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1 because it involved a little bit more enhanced retail
 2 components and opened up the pedestrian realm in
 3 terms of its design.
 4 Some of the appeal points that you'll hear
 5 today are with reference to Section 6 of the Century
 6 City North Specific Plan which deals with dispute of
 7 a Trip generation factor that's established in
 8 Section 2 of -- of the Specific Plan.
 9 The current Trip allocation, or terms of the
 10 Trip factor, for other office/commercial for a
 11 project such as this is 14 trips per 1,000 square
 12 feet. With the alternative Trip factor that was
 13 proposed, the Trip factor goes down to 4.97 trips per
 14 square -- 1,000 square feet. What this means is that
 15 the number of trips generated by the project are much
 16 lower than what was anticipated in the plan.
 17 Section 6 was created for this purpose to establish a
 18 mechanism so that when one disputes the Trip factor
 19 of the plan, that they could provide that dispute
 20 through a traffic study or a Trip generation study.
 21 In addition to that, which was submitted to
 22 the Department of Transportation, there was also a
 23 comprehensive traffic study of the project in general
 24 and there were three different methodologies that
 25 were used: One was the empirical rate; the empirical

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1 rate with -- with an economy adjustment to account
 2 for the economic downturn; and the published rates,
 3 which are the standard rates that are typically
 4 applied to projects. Based on all of that evidence,
 5 it was determined that the 4.97 Trip factor was
 6 appropriate for this project.
 7 The difference between the size of buildings
 8 and the Trip factors is at dispute as well. Some
 9 individuals are concerned about the size of the
 10 project; however, again, it's about the number of
 11 trips that a project generates, not necessarily the
 12 size.
 13 The original approved project is 1.3 million
 14 square feet. This project is 729 (sic) square feet.
 15 So other -- other appeal points which have
 16 to deal with the Applicant. Applicability of the
 17 multiple approvals ordinance and other issues that
 18 are relative to an environmental impact report have
 19 been completely vetted in the public process. Our
 20 public hearing -- the CPC hearing lasted seven hours
 21 and we went through extensive responses to all the
 22 Appellants' concerns.
 23 So in conclusion, Planning Staff recommends
 24 that you deny the appeals and sustain the City
 25 Planning Commission's determination.

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1 Thank you.
 2 COUNCILMEMBER HUIZAR: Thank you.
 3 You may want to stay up there and see if
 4 there's any questions or comments as we go through
 5 public comment and/or after the public comment; so
 6 we'll begin with the Appellants.
 7 I have three groups of Appellants. Each
 8 group will have five minutes each in total for
 9 your -- each of the three groups. The first is
 10 Barbara Broide and John Murdock; so however you want
 11 to split your time, you have five minutes total.
 12 MR. MURDOCK: Thank you, Mr. Chairman. This is
 13 John Murdock. My client has asked me to go first
 14 rather than have her take that onus.
 15 We have obviously filed this appeal. We've
 16 been following this all the way through from the
 17 Zoning Administrator. All of our comments are in
 18 written form and we incorporate those as well as all
 19 of the comments made by the co-Appellants, the other
 20 Appellants in their writings as well.
 21 The issue that we really take, you know,
 22 opposition to is this use of Section 6 as being a
 23 novel interpretation of the Century City North
 24 Specific Plan. The use of that in the way that it's
 25 been done is based on the contention that there is a

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1 dispute, quote-unquote, over how the plan is to be
 2 applied and how the trips are be -- are to be
 3 counted. There really is no dispute. That's simply
 4 a new application for this particular project that is
 5 setting a precedent that could then become used by
 6 all other properties in Century City.
 7 Our concern -- and my clients are
 8 3800 homeowners who live directly west of Century
 9 City between Santa Monica Boulevard and Pico
 10 Boulevard and Beverly and Sepulveda; so they will get
 11 the brunt of the traffic. Our concern truly is with
 12 traffic. And this does not solve the problem.
 13 The issue that's been presented to you by
 14 the planner merely assumes that the hypothetical Trip
 15 counts that they've generated are going to be true.
 16 We -- our traffic engineer, Art Kassen, and the other
 17 traffic engineers on the other Appellants, don't
 18 agree with that. And it's really a misuse of the
 19 plan to simply reinterpret it in a new way for this
 20 particular project after this property owner has
 21 already sold off his Trip counts to a number of other
 22 sites.
 23 This is complicated. I know you're -- you
 24 probably can't digest it all at once, but we do
 25 oppose the use of that new Trip count. And we also

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1 really emphasize the fact that this was done by a
 2 supplemental EIR, which was entirely improper. The
 3 prior project, for instance, your planner was
 4 comparing 1.93 million versus 725-; well, that's a
 5 complete apples-to-orange comparison.
 6 The prior project was a residential tower.
 7 And one of the alternatives which would have allowed
 8 the number of trips called for under the Century
 9 City Specific Plan was a commercial building of
 10 160,000 square feet. That's what would be
 11 appropriate under the Century City Specific Plan.
 12 That's how many trips they have for this piece of
 13 property. We wouldn't oppose that. In fact, my
 14 clients didn't oppose the residential project of
 15 1.93 or whatever million square feet because it's not
 16 the size of the project, it's the traffic that
 17 matters.
 18 And in this case, this traffic is complete
 19 flimflammy if you ask me, and you know, we're going
 20 to have to work it out eventually. But we would ask
 21 that you send this back to the Planning Commission
 22 and tell them to do a proper EIR for this project and
 23 to follow the mandate of the Specific Plan, which is
 24 to have a separate hearing and determination on
 25 whether there is a dispute over the use of the trips

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1 that are called for under the plan, because, as we
 2 pointed out in our letter, there was no dispute; the
 3 prior owner of this property had filed and recorded a
 4 covenant specifying the exact number of trips that
 5 were allocable to this particular piece of property.
 6 Now, that was simply swept aside and
 7 nobody -- everyone is ignoring the fact that that was
 8 agreed to with the City. And of course my clients
 9 didn't object or didn't sue over that, they agreed
 10 with it, and now all of the sudden they're coming in
 11 with a different interpretation which simply throws
 12 the recorded covenant out the window. We think
 13 that's entirely improper because they have to claim
 14 there's a dispute over the traffic.
 15 Well, there was not a dispute at the time
 16 that covenant was recorded and that covenant is
 17 binding on successors and assigns; so I'm sorry to
 18 bore you with legal issues but we do incorporate by
 19 reference all of these arguments and hope that you
 20 would take the time to study this further before you
 21 do anything and then after you study it further, send
 22 it back to the Planning Commission to do the right
 23 job.
 24 Thank you.
 25 COUNCILMEMBER HUIZAR: Thank you.

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1 MS. BROIDE: In short, this project's office
 2 building is no different from any other office
 3 building built or to be built in Century City. And
 4 articles we've submitted have shown that its impact
 5 will be the same as other office buildings.
 6 I brought this ice cream scoop to remind
 7 this Committee and the audience that these prop- --
 8 this property has transferred trips to SunAmerica and
 9 Constellation Place and as a result, now does not
 10 have the needed entitlements to build this building.
 11 That's called double-dipping or triple-dipping, if
 12 you will. They can buy those trips, they can get
 13 them from other properties.
 14 COUNCILMEMBER HUIZAR: Thank you. Thank you.
 15 Bennett Cohen and Marilyn Cohen.
 16 MS. COHEN: We've been married a long time and
 17 he said I can go first.
 18 My name is Marilyn Cohen and I'm the
 19 vice-president of Westwood South of Santa Monica
 20 Homeowners Association. Thank you.
 21 Under the longstanding Century City North
 22 Specific Plan JMB has the right to build a
 23 290,000-square-foot office building but they're
 24 trying to build a 731,000-square-foot building, more
 25 than two-and-a-half times what they're allowed to

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1 build, by subduing the opposition with payoffs and
 2 misinformation. They are trying to create
 3 entitlements where they do not and should not exist.
 4 If this entirely new basis for calculating
 5 development rights prevails, a few people will walk
 6 away with extraordinary riches while the rest of us
 7 are left to cope with the cascading problems of
 8 unmitigatable increased traffic.
 9 The Century City North Specific Plan
 10 provides a development cap designed to limit density
 11 and traffic. JMB used up most of its development
 12 rights for its other high-rise projects in Century
 13 City.
 14 Does anyone seriously believe that the other
 15 major property owners in Century City will not demand
 16 that they will be able to partake of this unexpected
 17 windfall? And voila, new development entitlements
 18 will be created overnight.
 19 On a patronizing attempt toward those of us
 20 at the receiving end of this troubling result, they
 21 are saying that they will make sure that it only
 22 pertains to this single piece of property.
 23 Everyone has played by the rules for
 24 decades. We simply want JMB to play by the same
 25 rules to which all developers have had to adhere in

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1 Century City. I urge this Commission to reject this
 2 illegal development grab.
 3 Thank you very much.
 4 MR. COHEN: Bennett Cohen, a resident in
 5 West LA.
 6 In the Findings section of the CPC
 7 determination at F5 it states "Section 6 of the
 8 Century City North Specific Plan cannot be applied to
 9 any other project in Century City."
 10 In the next sentence it states "Any future
 11 projects seeking an alternative calculation of Trip
 12 generation factors must apply to the City and satisfy
 13 CCNSP Section 6 procedural requirements."
 14 In the next sentence it states that
 15 "Two parcels in Century City can still use the new
 16 interpretation of Section 6."
 17 I am sure there are attorneys for developers
 18 working on these and other inconsistencies and
 19 ambiguities to make sure that Section 6 will apply to
 20 any parcel in Century City; so I ask this Committee,
 21 do you want to open this Pandora's box?
 22 This is a recipe for disaster. Please
 23 send the determination back to the City Planning
 24 Commission to remove the current interpretation of
 25 its -- of Section 6.

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1 Thank you.
 2 COUNCILMEMBER HUIZAR: Thank you.
 3 We have one card as the rep- -- we have
 4 Neill Brower and Ben Reznik. We were --
 5 Item number 4. That's right.
 6 There's a total of five minutes for both.
 7 MR. BROWER: Thank you. It won't take that
 8 long.
 9 Neill Brower of Jeffer Mangels Butler &
 10 Mitchell, I also speak for Ben Reznik. We represent
 11 the Coalition to Save the Westside; 100 Towers, LLC,
 12 that's the Twin Towers and the CAA building; and
 13 1875-1925 Century Park East, that's the Watt Towers.
 14 As we've detailed in our prior
 15 correspondence and testimony, and in our appeal
 16 materials submitted to the City, our clients oppose
 17 the approval sought for the project and we believe
 18 that the approval process for the project, including
 19 the EIR, suffers from numerous substantive and
 20 procedural flaws, excuse me, that render it legally
 21 inadequate.
 22 Out of respect for everyone's time, we will
 23 stand on our submittals.
 24 Thank you very much.
 25 COUNCILMEMBER HUIZAR: Thank you.

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1 We have one card as the representative for
 2 the project.
 3 George Mihlsten.
 4 MR. MIHLSTEN: Honorable Councilmembers,
 5 George Mihlsten, Latham & Watkins, representing
 6 Century City Center.
 7 We are pleased to be here today before you
 8 with this project which was unanimously approved by
 9 the Planning Commission, recommended by the Planning
 10 Department and concurred in by the Department of
 11 Transportation.
 12 The proposed project is to be located in the
 13 heart of Century City, literally the center of
 14 Century City, at Avenue of the Stars and
 15 Constellation Boulevard. The corner is also proposed
 16 to be the location for the subway portal for the new
 17 Westside subway, the Purple Extension, which will be
 18 coming from Downtown through the center of
 19 Los Angeles through Beverly Hills to Century City and
 20 Westwood. This building will be located at that
 21 portal.
 22 Century City Realty has been a long-time
 23 developer and owner of properties in Century City,
 24 having developed SunAmerica Tower and Constellation
 25 Place, two of the premier locations in Century City.

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1 The project, as is before you today, will be
 2 a LEED-platinum 37-story world-class office building
 3 with a variety of amenities including a transit
 4 portal, a mobility hub, retail and pedestrian plazas,
 5 and a two-acre park that will be open to the public
 6 as was described by the Councilman.
 7 When this project started in 2011 Councilman
 8 Koretz challenged the project to work with the
 9 homeowners in the community and the community groups
 10 to get support for the project. Sarah Shaw and her
 11 team did an incredible job. And I would like to ask
 12 the supporters of the project to stand now and be
 13 recognized.
 14 It has been an incredible level of support.
 15 Virtually every homeowner group, with only a couple
 16 of exceptions, in fact, 12 groups have now supported
 17 this, including Comstock, West of Westwood, Cheviot
 18 Hills and Tract 7260. In addition, the project has
 19 received the support of the South of Robertson
 20 Neighborhood Council.
 21 This LEED-platinum building has received
 22 unprecedented support from environmental groups,
 23 including the Natural Resources Defense Council, the
 24 Sierra Club, the Clinton Global Initiative and other
 25 environmental groups. And the project, as the

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1 Councilman noted, will be built by union labor with a
 2 project labor agreement with the Los Angeles Building
 3 Trades Council.
 4 Also, the project includes a noteworthy
 5 green building training program where members of the
 6 trades will learn green building techniques to be
 7 used throughout the City.
 8 The project also has a long-standing
 9 relationship with the SEIU -- SEIU on its other
 10 buildings and looks forward to working with them and
 11 other labor groups on operating this building.
 12 We are extremely proud of the support from
 13 many members of organized labor and the many
 14 community organizations that have stood up to support
 15 this project. This project will provide over
 16 350 million dollars' investment, private investment
 17 in Los Angeles and will create 6,000 construction and
 18 permanent jobs. Moreover, it will integrate the new
 19 Westside subway, will provide a new shuttle service
 20 between the Expo Line and Century City and will help
 21 us to ensure Century City remains one of the most
 22 important economic centers of Los Angeles.
 23 Working with Councilman Koretz and the
 24 community, we are requesting your approval of changes
 25 to the Development Agreement which have been

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1 distributed to the Committee reflecting the
 2 agreement -- our commitment to increase funding for
 3 community benefits as well as other issues.
 4 We obviously disagree with the comments of
 5 Mr. Brower, Mr. Murdock and Mr. Reznik. We believe
 6 these have been addressed by Staff in the findings
 7 and in the legal issues that are before you. We
 8 request that you reject the appeals and approve the
 9 project, approve the change to the Development
 10 Agreement as requested by the Councilman and the
 11 community and approve this EIR.
 12 With that, I'm here to answer any
 13 questions you may have after the conclusion of public
 14 testimony.
 15 Thank you very much, Honorable
 16 Councilmembers.
 17 COUNCILMEMBER HUIZAR: Thank you.
 18 We have a number of cards that are here in
 19 support of the project. Each speaker has one minute
 20 but if you feel for the -- if something has already
 21 been raised, don't feel fully compelled to continue
 22 to raise that same issue. But if you want to be
 23 mindful of your comments, we would all greatly
 24 appreciate that.
 25 The first two speakers are Leslie Gersicoff

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1 and Michael Eveloff.
 2 Ma'am, the shortest distance between two
 3 points is a straight line from like right there to
 4 right there.
 5 MS. GERSICOFF: Not with my hips and knees.
 6 Good afternoon, I'm Leslie Gersicoff. I'm
 7 the executive director of the Jewish Labor Committee,
 8 Western Region. We have worked with CLUE LA on this
 9 project, the Century City Center, for quite awhile.
 10 I've been to many meetings and I'm here to give our
 11 support for the project and to hope that you will
 12 move it forward.
 13 The key word that I would like to leave you
 14 with is integrity. We have honored Judd Malkin of
 15 JMB because of the integrity with which he's worked
 16 with labor. I believe that that same integrity has
 17 gone into working with the communities. And I
 18 believe that in approving this project you will give
 19 L -- Los Angeles and Century City not only a good
 20 project with good jobs but you will also return some
 21 of the integrity that's been missing from
 22 development.
 23 Thank you.
 24 COUNCILMEMBER HUIZAR: Thank you.
 25 MR. EVELOFF: Good afternoon. My name is Mike

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1 Eveloff, I live in the neighborhood directly adjacent
 2 to Century City. I am president of the Friends of
 3 West Los Angeles and for over ten years I served as
 4 president of the Tract 7260 Homeowners Association.
 5 I live about two blocks from the project.
 6 This project represents a textbook case of a
 7 community-centered developer working with virtually
 8 every homeowner association to arrive at a project
 9 that will be beneficial for the community and
 10 beneficial for the developer. This kind of teamwork
 11 between a developer and a community is how we build a
 12 City which is both business- and resident-friendly.
 13 I was surprised to figure prominently in one
 14 of the appeals from Save the Westside. One of the
 15 Appellants went as far as to say my comments were
 16 proof that the EIR was misleading, as I was so
 17 clearly wrong. Either they don't give it or they
 18 don't want you to get it. I have presented you with
 19 a brief rebuttal of their arguments.
 20 I ask you to approve the project, approve
 21 the proposed Trip rate, and perhaps most importantly
 22 approve of the way that JMB and the community worked
 23 together for the greater benefit of the City.
 24 Thank you.
 25 COUNCILMEMBER HUIZAR: Thank you.

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1 Will Wright, Jan Reichmann.
 2 MR. WRIGHT: Good afternoon, Will Wright. I'm
 3 here to speak as a car-free Angeleno to remind
 4 everyone in the room that buildings do not cause
 5 traffic, people cause traffic, cars cause traffic.
 6 This is a well-designed building that will
 7 improve Los Angeles, it will propel us into the
 8 future with a more sustainable land use approach.
 9 This building represents a commitment to
 10 investment -- investing in the future of Los Angeles.
 11 And opposing this building represents fear that is
 12 misappropriated because buildings do not cause
 13 traffic. And as soon as we can get our laws to
 14 reflect that and as soon as we can get our level of
 15 service understandings in VMT reworked, I think
 16 everyone will be much more clear with that; so thank
 17 you for your support of this wonderful project.
 18 Thanks.
 19 MS. REICHMANN: Good afternoon, I'm Jan
 20 Reichmann, president of Comstock Hills Homeowners
 21 Association. We're the residential neighborhood just
 22 north of Century City. And what happens in Century
 23 City uniquely affects us.
 24 We support Century City Center because it
 25 will be a model of sustainable development. We

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1 believe JMB can be trusted to deliver on what they
 2 promise. They spent many hours reviewing their
 3 project with our board and answering our concerns
 4 about the project. We liked what we heard.
 5 We look forward to plans for the subway
 6 station to be located at Century City Center's front
 7 door; not only is it good for our neighborhood, but
 8 it will finally serve the tens of thousands of
 9 employees trying to get to work. It is a win-win for
 10 all of the community. It deserves your support.
 11 Thank you.
 12 COUNCILMEMBER HUIZAR: Carol Spencer, Mike
 13 Eveloff, but you -- there was already a --
 14 Mike Metcalf.
 15 MS. SPENCER: Good afternoon, and thank you for
 16 the opportunity to speak to you. My name is Carol
 17 Spencer. I've lived in Comstock Hills just north of
 18 Century City for 50 years.
 19 I am very much in agreement with the design
 20 of the project that reflects the need for pedestrian
 21 safety comfort and the needs for greens -- green
 22 spaces and transportation innovation.
 23 This design is a model for all new
 24 buildings. And one day in the future the Westside
 25 subway will have a station at Century City Center's

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1 front door. The combined transportation innovations
2 of the project and the subway will make the
3 difference that will satisfy everyone's fears.
4 I hope you will approve Century City Center
5 today.
6 Thank you very much.
7 COUNCILMEMBER HUIZAR: Mike Metcalf, Francesca
8 Beale and Ron Miller.
9 MR. METCALF: Good afternoon, Honorable
10 Committee Members. My name is Mike Metcalf, I'm a
11 local resident. I've lived in Westwood for 46 years.
12 I'm a past president of the Westwood Homeowners
13 Association, also an urban planner, an architect and
14 urban designer. I've worked for a number of public
15 agencies in the region. I've been an active
16 participant in community affairs for a long time.
17 I'm here to support the Century City Project
18 for JMB. It is a model of excellence and smart
19 growth and good development. It actually
20 demonstrates the implementation of Assembly Bill 32
21 and Senate Bill 375. It will be a remarkable and
22 most-appropriate land use intensification within the
23 walkable radius of a major transportation center, the
24 subway station site.
25 It's one of the most thoughtfully designed

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1 projects ever proposed.
2 Thank you for your consideration.
3 COUNCILMEMBER HUIZAR: Thank you.
4 Francesca Beale, Ron Miller.
5 MS. BEALE: Good afternoon. My name is
6 Francesca Beale and I serve on the board of
7 California Country Club Homeowner Association and on
8 the Westside Neighborhood Council. I serve on these
9 boards because I'm concerned about the quality of
10 life in our neighborhood and I want to be sure that
11 our concerns are recognized.
12 My neighborhood is just south of Century
13 City and we are very well aware of the development
14 projects there. I'm here to support Century City
15 Center because it's a great project that will be an
16 asset to the community.
17 JMB has gone to great lengths to design a
18 project that is sustainable, beautiful and responsive
19 to concerns of neighbors. They are an active
20 participant in our community and have earned the
21 support of nearly every resident association because
22 of their willingness to listen and respond. This
23 project should be a model for future development and
24 it deserves your approval.
25 Thank you.

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1 COUNCILMEMBER HUIZAR: Thank you.
2 Ron Miller, Dominique Smith.
3 MR. MILLER: Good afternoon, Councilmen. I'm
4 Ron Miller, Executive Secretary of the LA/Orange
5 County Building and Construction Trades Council. We
6 represent 140,000 skilled men and women within
7 48 local unions across 14 trades. And many of them
8 are here today; if I could get them to stand up.
9 We're here today to strongly support the
10 JMB Century City Center project. It will complete
11 Century City and bring it into the future.
12 We are at a pivotal place right now when it
13 comes to driving the development of LA City. After a
14 devastating recession, we're seeing activity through
15 the City.
16 I want to remind you, JMB has been
17 developing this project since the depths of the great
18 recession. When the banks stopped lending and our
19 jobs were being killed by the tens of thousands, JMB
20 stayed the course, they were persistent and
21 committed. When the City of Los Angeles said this is
22 what the community needs and this is what the City
23 needs for you to be able to build, JMB was there.
24 They answered every request that the City made.
25 We ask you to support this project and let's

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1 put some people to work.
2 Thank you.
3 COUNCILMEMBER HUIZAR: Thank you.
4 Dominique Smith, Susan Loranger.
5 MS. LORANGER: I don't know where Dominique is
6 so I'll start.
7 Susan Loranger.
8 COUNCILMEMBER HUIZAR: Go right ahead.
9 MS. LORANGER: Good afternoon.
10 COUNCILMEMBER HUIZAR: Good afternoon.
11 MS. LORANGER: I live in Park Place in Century
12 City which is just a stone's throw from the proposed
13 project but I'm also a Westside commercial real
14 estate broker for 25 years and I'd like to give you a
15 slightly different perspective on why Century City
16 Center should be approved.
17 As you know, Century City is Westside's
18 premier office address. We are fortunate to have
19 companies locate here and bring high-quality,
20 high-paying jobs with them. Century City anchors our
21 local economy and generates revenue for employees,
22 for the City, and for thousands of local businesses.
23 In order to maintain its pre-eminence,
24 Century City needs continual investment to stay at
25 the forefront of business achievement. Century City

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1 Center is exactly -- provides exactly the kind of
 2 investment which helps our local economy to continue
 3 to thrive.
 4 COUNCILMEMBER HUIZAR: Thank you.
 5 MS. LORANGER: Thank you very much.
 6 COUNCILMEMBER HUIZAR: Thank you.
 7 I'm going to start calling four people up at
 8 a time.
 9 Gene Hale, Hilary Norton, Lee Wallach and
 10 Rani Narula-Woods.
 11 MR. HALE: Good afternoon. My name is Gene
 12 Hale, I'm chairman of the Greater Los Angeles African
 13 American Chamber of Commerce.
 14 We're here to support this project as we
 15 have in the past. We think that it will bring
 16 significant economic stimulation to the region. We
 17 believe that it will create substantial opportunities
 18 for minority businesses, veterans and workers. We
 19 fully support this project and we ask for your
 20 support as well.
 21 Thank you.
 22 COUNCILMEMBER HUIZAR: Thank you.
 23 MS. NORTON: Good afternoon, Councilmembers. My
 24 name is Hilary Norton and I'm the executive director
 25 of FAST, Fixing Angelenos Stuck in Traffic.

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1 It is a pleasure to speak before three
 2 councilmembers who have been committed to changing
 3 the economy of this City. And Century City Center is
 4 exactly the kind of project you want to be part of
 5 the new economy. Not only is it going to create jobs
 6 building this project, but it is going to be creating
 7 the kind of high-powered jobs that are going to
 8 rebuild Los Angeles. And in doing so, it's going to
 9 encourage people to take transit, not take cars.
 10 The people of the generation that are going
 11 to be working in this building are going to be taking
 12 transit, they're going to be taking shuttles, they're
 13 going to be using the mobility hubs that FAST has
 14 supported, car-share, bike-share, bike parking. And
 15 JMB has put its money where its mouth is by helping
 16 Century City do this already. They are already on
 17 the vanguard.
 18 And not only that, they have committed to
 19 daily Trip counts to prove that they -- their heart
 20 is in the right place. Far from being of
 21 questionable integrity, it takes a significant
 22 integrity to commit to everyday Trip counts because
 23 they know they're doing the right thing and that's
 24 why this project should be approved.
 25 Thank you very much.

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1 COUNCILMEMBER HUIZAR: Thank you.
 2 MR. WALLACH: Councilmembers, thank you.
 3 Lee Wallach. I wear three hats here, no pun
 4 intended, but first off as a resident.
 5 I'm one of the closest residents living next
 6 to this project. And when I moved in I actually
 7 noticed Century City and figured I would probably see
 8 some growth there. And quite happy to see that
 9 happen.
 10 Almost --
 11 Also as an environmentalist, as you guys
 12 knows, president of Faith to Green, on the
 13 Sustainable Business Council Board. And then finally
 14 as the Motor Association Board president.
 15 We've looked at this project up and down.
 16 We've worked with the developer. This developer has
 17 been proactive and has worked with us extensively.
 18 Motor gets significant traffic going to
 19 Century City. This developer has not waited until
 20 the project pops up. This developer is helping us
 21 with current problems today. They're helping us now.
 22 This progressive approach is what's needed. This is
 23 what our community needs.
 24 I --
 25 Our organization and almost every other

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1 association in the area, you know, urges you to
 2 support this project. Please listen to your Staff;
 3 the interpretation of Section 6 and the Trip count is
 4 appropriate and so is this project.
 5 Thank you.
 6 COUNCILMEMBER HUIZAR: Thank you.
 7 MS. NARULA-WOODS: Good afternoon. My name is
 8 Rani Narula-Woods and I am the deputy political
 9 director at the Los Angeles County Federation of
 10 Labor. I am the newest addition to the Labor Fed and
 11 I am excited to be here with you today. I look
 12 forward to working with the Council and Staff on
 13 creating good jobs here in Los Angeles.
 14 I have the honor of standing before you to
 15 represent Maria Elena Durazo and hundreds of
 16 thousands of breadwinners and their families who
 17 support this project.
 18 This project takes a big step in the right
 19 direction by putting people back to work in good
 20 middle-class jobs. It will create 6,000 new jobs
 21 during the construction and operations of the project
 22 and pump 350 million in private investment into our
 23 City, as well as create 4.3 million in new annual
 24 revenues.
 25 This project has broad support from

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1 organized labor and is the only shovel-ready major
 2 project in Los Angeles. We ask you that you join
 3 workers, community, clergy and business in moving
 4 this forward today.
 5 Thank you.
 6 COUNCILMEMBER HUIZAR: Thank you.
 7 Mike McCosker, Antonio Sanchez,
 8 Evangelina Monterosa, Brady Roberts.
 9 MR. McCOSKER: Good afternoon, Mr. Chairman,
 10 members. I'll try to take less than a minute. I've
 11 listened with --
 12 Mike McCosker, United Firefighters,
 13 representing firefighters and paramedics of this
 14 City.
 15 I listened with interest to the comments so
 16 far. I've heard your rather erudite and soft-spoken
 17 colleague Koretz I think layout an ironclad argument
 18 for going forward. And he summarized -- in his
 19 summary he -- he touched on what is the -- the theme
 20 for us as firefighters and -- and it's probably best
 21 expressed by Brother Miller here, jobs.
 22 We strongly urge you to move forward as
 23 expeditiously as possible with this very important
 24 project for one reason and one reason only, it
 25 provides jobs for people -- the people of this City.

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1 Thank you.
 2 COUNCILMEMBER HUIZAR: Thank you.
 3 MR. SANCHEZ: Good afternoon, Councilmembers.
 4 Antonio Sanchez, I'm with the International
 5 Brotherhood of Electrical Workers, Local 11. And
 6 with me stand some of my brothers from the local. We
 7 represent about 12,000 members in LA County and we're
 8 here to ask for your continued support.
 9 This is good development in the exact
 10 neighborhood that it should be at. It's going to be
 11 one of the greenest buildings west of the
 12 Mississippi. It's transit-oriented development.
 13 It's going to put cranes in the skies and people to
 14 work; so we ask for your support.
 15 Thank you.
 16 COUNCILMEMBER HUIZAR: Thank you.
 17 Evangelina Monterosa and Brady Roberts. Not
 18 here? Okay.
 19 David Mattis, Jonathan Klein, Leslie
 20 Gersicoff, which I think spoke already, Lori Pekrul.
 21 RABBI MATTIS: Good afternoon, my name is
 22 David Mattis. I'm a rabbi living and working in the
 23 Pico-Robertson neighborhood. I just wanted to
 24 reflect a residential perspective that I support the
 25 amendments, I support Century City Center.

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1 And thank you.
 2 COUNCILMEMBER HUIZAR: Thank you.
 3 RABBI KLEIN: Hi. My name is Rabbi Jonathan
 4 Klein and I speak here also for the well-being of
 5 6,000 people who will have opportunities to work in
 6 Los Angeles as a result of this project moving
 7 forward. 6,000 people will celebrate soon enough
 8 knowing that they're going to have not just jobs but
 9 good jobs, a way to provide for their families.
 10 Councilmember Paul Koretz spoke eloquently
 11 in favor of this. Sierra Club and NRDC support this,
 12 labor and even a lot of businesses support this. The
 13 Planning Commission supported it unanimously. And
 14 hundreds of faith leaders, for which I work as the
 15 executive director of CLUE LA, support this project
 16 because we know that this is good for working people
 17 in this City and ensuring that everyone has a fair
 18 chance to a good life and good jobs. And I
 19 personally support it as a resident of South
 20 Robertson myself.
 21 Thank you very much.
 22 COUNCILMEMBER HUIZAR: Thank you.
 23 Lori Pekrul, Piedmont Brown, Gary Cook,
 24 Kevin Bass and Delfino de la Cruz.
 25 MR. BROWN: Good afternoon, I'm Piedmont Brown,

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1 President of the Ironworkers, Local 433.
 2 Right now we're on the job on some of the
 3 major buildings in Los Angeles such as the Wilshire
 4 Grand and the Federal Downtown courthouse. This is
 5 the time to build.
 6 After years of great recession, Los Angeles
 7 is on the map as one of the major centers for the
 8 buildings of the future. And when it comes to
 9 building them, the ironworkers and the building
 10 trades are the experts.
 11 We have supported the JMB Century City
 12 Center project since it started. It's another
 13 project that will become a Los Angeles landmark. I
 14 ask you, the members of the PLUM Committee, to move
 15 this project forward to full City Council approval.
 16 It will create thousands of jobs and keep Century
 17 City as one of the major commercial areas of
 18 Los Angeles. It's a step towards the future for
 19 Los Angeles and that's something we can all support.
 20 Thank you.
 21 COUNCILMEMBER HUIZAR: Thank you.
 22 MR. COOK: Councilmen, Gary Cook, UA Plumbers
 23 Local 78.
 24 We stand in support of this project as being
 25 smart, intelligent and moving in progress that is --

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1 in a project that is intelligent and shovel-ready.
 2 Thank you.
 3 COUNCILMEMBER HUIZAR: Thank you.
 4 MR. BASS: Good afternoon, Councilmembers.
 5 Kevin Bass with Painters and LA Trades representing
 6 about 11,000 members in Southern California. And we
 7 strongly urge you to move this project forward. This
 8 is a precedent-setting project, being the first
 9 Platinum-LEED project to be built here.
 10 And we also have to look at the
 11 6,000 families that will be benefiting from this
 12 by -- by putting their family members back to work.
 13 I empathize with the people that don't want building
 14 in their area but this is how -- this is how we have
 15 to move things forward and this is how the country
 16 has always moved things forward.
 17 Myself, I live about three -- three to four
 18 blocks from Dodger Stadium and they're still speaking
 19 of building a football stadium there. If they do,
 20 I'll be one of the first people to come out and
 21 support it because it's for the greater good and not
 22 just the traffic that it's going to bring to my area;
 23 so, again, could we please move this forward.
 24 Thank you.
 25 COUNCILMEMBER HUIZAR: Thank you.

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1 MR. DE LA CRUZ: Good afternoon, Committee
 2 Members. My name is Delfino de la Cruz and I am here
 3 on behalf of Sergio Rascon, business manager of
 4 Laborers Local 300, and over 500 members of -- that
 5 are currently out of work in our out-of-work list.
 6 We are here in support of this project
 7 because it is the only project that is ready to start
 8 and that will create hundreds of good-paying,
 9 career-building jobs.
 10 Our members, as well as many members from
 11 our sister unions that are here today with us, need
 12 these jobs now, not later. That is why we are urging
 13 you to vote in favor of moving this project forward.
 14 Without change, there is no change.
 15 Thank you.
 16 COUNCILMEMBER HUIZAR: Thank you.
 17 Frank Zavala, Greg Bashem, Christopher Lamar
 18 and Jorge Flores.
 19 MR. BASHEM: Good afternoon, my name is
 20 Greg Bashem and I'm here in the hopes of getting you
 21 guys to move on this project. It's -- it's long
 22 overdue. It's needed tremendously by the building
 23 trades, which we're a part of. I'm with Teamsters.
 24 And actually it's a PLA that was signed many
 25 years ago already. And as you guys know, PLAs do

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1 work in the City of Los Angeles; so let's see this
 2 one work too.
 3 And this is Ed Rendon from Joint Council.
 4 MR. RENDON: In the interest of time, thank you
 5 for hearing us today.
 6 We stand with our brothers and sisters,
 7 Ed Rendon, Teamsters Joint Council 42, and ask to
 8 move this JMB program to the City Council.
 9 Thank you so much.
 10 COUNCILMEMBER HUIZAR: Thank you.
 11 MR. LAMAR: Hi, good afternoon. Christopher
 12 Lamar speaking on behalf of the LA County Business
 13 Federation representing 125 top business groups and
 14 268,000 businesses across our region.
 15 On behalf of the board I'm here to express
 16 strong support for LA's first LEED-Platinum high-rise
 17 building, the Century City Project, which represents
 18 350 million dollars of investment in LA's economy and
 19 the creation of 6,000 jobs. These jobs, of course,
 20 are not just the 6,000 jobs but the tax revenue that
 21 will be generated here and after.
 22 This project will set a new standard for
 23 environmentally sensitive planning while also
 24 responding to the demand for Class A office space in
 25 the area, providing a balance in the many residential

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1 projects recently approved in the community.
 2 I'd like to make three concise statements:
 3 First, this project will be a flagship attracting new
 4 business, maintaining Century City's reputation as a
 5 first-class business center; second, the project will
 6 of course create jobs, but as these workers are
 7 working on the construction, local businesses will
 8 benefit from the additional revenue; and third, the
 9 idea of the mobility hub and the attention to
 10 innovative transportation solutions.
 11 In short, BizFed sees the Century City
 12 Project as a win for the economy, environment and
 13 community. And we urge your support.
 14 Thank you.
 15 COUNCILMEMBER HUIZAR: Thank you.
 16 MR. FLORES: Good afternoon, councilmembers. My
 17 name is Jorge Flores, I'm a resident of Beverlywood
 18 and I'm the co-president of the Friends of Canfield
 19 Group, the nonprofit org- -- parent organization at
 20 Canfield Elementary School.
 21 I just want to applaud the developer for
 22 their outreach and their willingness to work with the
 23 community and support this very forward-thinking
 24 project.
 25 Thank you.

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1 COUNCILMEMBER HUIZAR: Thank you.
 2 Doug Fitzsimmons and last is Shawn Bayliss
 3 from Council District 5.
 4 MR. FITZSIMMONS: Thank you, Councilmembers. My
 5 name is Doug Fitzsimmons, I'm president of the South
 6 Robertson Neighborhoods' (sic) Council and I'm here
 7 in that official capacity.
 8 As you may know, our neighborhood council
 9 was long opposed to this project based on the
 10 projected impact to our -- the traffic situation in
 11 our neighborhood as well as, you know, some concerns
 12 about future developments using the same Section 6
 13 arguments.
 14 We have worked very hard with all parties,
 15 the Council office, JMB Realty and, in fact,
 16 Beverlywood Homes Association, to try to mitigate
 17 some of those things and we have, in fact, an
 18 agreement that will provide mitigation funds for our
 19 neighborhood; so based on that, with that change, the
 20 South Robertson Neighborhoods' Council supports this
 21 project. We still have concerns about Section 6 but
 22 we're confident that we can get through those.
 23 Thank you very much.
 24 COUNCILMEMBER HUIZAR: Thank you.
 25 MR. BAYLISS: Good afternoon. My name is

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1 Shawn Bayliss, planning -- director of planning and
 2 land use for Councilmember Paul Koretz. I'll make
 3 this very brief as the Councilmember has already
 4 spoken.
 5 One, we just want to thank the developer,
 6 JMB, for reaching out to the community and doing it
 7 over a number of years and meeting exhaustively and
 8 trying to address everyone's concerns. We also want
 9 to make sure that we support amendment Section 5A of
 10 the Development Agreement.
 11 And I'm here to answer any questions, should
 12 you have any.
 13 Thank you.
 14 COUNCILMEMBER HUIZAR: Thank you.
 15 Is there any questions or comments from
 16 the --
 17 Okay. No questions --
 18 One question is the staff, you -- was a
 19 supplemental EIR the correct way to go about this
 20 procedurally and how would you defend that?
 21 MR. HENDRICKS: Nick Hendricks, City Planning.
 22 Yes. The subsequent EIR is the appropriate
 23 mechanism. The EIR is connected to previously
 24 approved project for which an EIR was -- was prepared
 25 and certified. There was a misstatement of the type

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1 of EIR previously which they called a "supplement."
 2 This is a "subsequent." There's a difference -- a
 3 big difference between a "supplement" and
 4 "subsequent" EIR.
 5 This was a subsequent EIR; so yes,
 6 procedurally this is the correct document to use
 7 under the CEQA statute.
 8 COUNCILMEMBER HUIZAR: Okay. Thank you.
 9 Well, thank you very much.
 10 And having viewed this project for some time
 11 I -- I'm certainly supportive of this project. Not
 12 only is it achieving the LEED-Platinum but also it's
 13 providing much-needed jobs. There are some community
 14 benefits, I think, that can go towards transportation
 15 planning and other planning in the region that is
 16 needed. But ultimately this is the type of
 17 investment we need -- we need in this City at this
 18 time, if all other things adhere.
 19 So I'm supportive of this and -- and ready
 20 to move for this.
 21 Any other questions or comments?
 22 COUNCILMEMBER CEDILLO: So moved.
 23 COUNCILMEMBER HUIZAR: Okay. Okay. It's been
 24 moved by Mr. Cedillo and so the language for the
 25 motion will be that we deny appeals and approve the

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1 project, approve the EIR, approve the CPC report on
 2 the project, adopt the proposed findings, approve the
 3 modifications requested by Council District 5 which
 4 were passed out here, request the City Attorney to
 5 prepare the Development Agreement ordinance.
 6 And if I could ask the Applicant to come up,
 7 please, I have a question of you.
 8 Is it okay if we --
 9 Are you okay with extension of appeals?
 10 Because we actually may come back with the
 11 Development Agreement ordinance, it may need another
 12 hearing; so you -- you would be okay with the
 13 extension of appeals?
 14 MR. MIHLSTEN: Honorable Councilmember, George
 15 Mhlsten.
 16 We will provide a letter agreeing to the
 17 extension to provide for the continued consideration
 18 of the matter.
 19 COUNCILMEMBER HUIZAR: Okay. Sounds good.
 20 So we --
 21 MR. RAUSCH: Excuse me, Councilmen, this is
 22 Charlie Rausch of Planning Department Staff.
 23 One change in nomenclature. If you could
 24 just say "certify the EIR."
 25 COUNCILMEMBER HUIZAR: Okay. We will certify

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1 the EIR. We don't approve it, we certify it.
 2 Thank you very much.
 3 Yes, sir.
 4 MR. BOSTROM: I also want to make sure that your
 5 motion includes that you would be adopting the
 6 statement of overriding considerations? I didn't
 7 hear that in your motion, I just wanted to make sure
 8 that it's present in your motion.
 9 COUNCILMEMBER HUIZAR: Yes, it is now. That is
 10 adopt the proposed findings and the statement of
 11 overriding considerations, right? Okay.
 12 Thank you very much.
 13 So with that, seeing no objection, this is
 14 approved.
 15 Any other items on the agenda? No other
 16 items on the agenda, meeting adjourned.
 17 Thank you very much.
 18 /
 19 /
 20
 21
 22
 23
 24
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1 I, the undersigned, a Certified Shorthand
 2 Reporter of the State of California, do hereby
 3 certify:
 4 That the foregoing audiotaped proceedings
 5 were transcribed before me at the time and place
 6 herein set forth; that a verbatim record of the
 7 audiotaped proceedings was made by me using machine
 8 shorthand, to the best of my ability, based on the
 9 quality of the audiotape, and same was thereafter
 10 transcribed under my direction; further, that the
 11 foregoing is an accurate transcription of said
 12 audiotaped proceedings, again, to the best of my
 13 ability, and not having personally been in attendance
 14 at said audiotaped proceedings.
 15 I further certify that I am neither
 16 financially interested in the action nor a relative
 17 or employee of any attorney of any of the parties.
 18 IN WITNESS WHEREOF, I have this date
 19 subscribed my name.
 20
 21 Dated: _____
 22
 23
 24 _____
 25 LAURIE HELD-BIEHL, CSR, RPR, CRR
 CSR No. 6781

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