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When making inquiries relative to
this matter, please refer to the
Council File No. **14-1130**



ERIC GARCETTI
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September 18, 2014

Honorable Mike Feuer, City Attorney
Room 800, City Hall East

Attn: Terry Kaufmann-Macias
Kenneth Fong
Laura Cadogan
Paulette Jones
Athena Chenoweth

REQUEST FOR DEVELOPMENT AGREEMENT AND ORDINANCE

On September 16, 2014, the Planning and Land Use Management (PLUM) Committee considered the proposed project the Los Angeles City Planning Commission (LACPC) approved for 1950 Avenue of the Stars. The proposed project the LACPC approved is Alternative 9 (Enhanced Retail) as described in the project's Environmental Impact Report (EIR). 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.

The PLUM Committee considered: (1) the EIR, the Findings and Statement of Overriding Considerations, the Mitigation Monitoring and Reporting Program for the proposed project; (2) the appeals filed by the parties listed below, from the entire determination of the LACPC; and (3) proposed amendments to the previously approved Development Agreement between Century City Realty, LLC and the City of Los Angeles, subject to the additional modifications proposed by the LACPC. The draft Development Agreement is attached as Exhibit A to the LACPC's August 4, 2014 written determination.

<u>Appellant</u>	<u>Representative</u>
1875 / 1925 Century Park East Company and WP Twin Towers Inc.	Benjamin Reznik, Jeffer Mangels Butler and Mitchell, LLP
Coalition to Save the Westside	Benjamin Reznik, Jeffer Mangels Butler and Mitchell, LLP
Beverlywood Homes Association	Benjamin Reznik, Jeffer Mangels Butler and Mitchell, LLP
One Hundred Towers, LLC	Benjamin Reznik, Jeffer Mangels Butler and Mitchell, LLP
Barbara Broide, President, Westwood South of Santa Monica Boulevard HOA (WSSM)	John B. Murdock, Attorney at Law

The PLUM Committee requested the Office of the City Attorney to do the following:

1. Prepare a Development Agreement by and between Century City Realty, LLC and the City of Los Angeles that includes the additional modifications as proposed by LACPC at its June 12, 2014 meeting and approved by the PLUM Committee on September 16, 2014. (A copy of the development agreement is attached to Council File No. 14-1130 as Exhibit A to the LACPC's August 4, 2014 written determination.)
2. Include in the Development Agreement the attached modification requested by Council District Five and approved by the PLUM Committee.
3. Prepare and present an ordinance authorizing the execution of a Development Agreement by and between Century City Realty, LLC and the City of Los Angeles.

Please transmit the requested documents to the City Council, c/o the City Clerk's Office, Room 395, City Hall and reference Council file No. 14-1130. If you have questions, I may be contacted at (213) 978-1074 or at Sharon.Gin@lacity.org.

Thank you,

Sharon Gin
 Planning and Land Use Management Committee Clerk

Attachment
 14-1130_DA request.doc

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**Proposed Modification to Section 5(a) of
Draft First Amendment to Development Agreement**

Replace Section 5(a) approved by the City Planning Commission with the following:

- a) Planning, Transportation Planning and Improvements Funds: Property Owner shall contribute a total of \$2,500,000 of community benefit funds to be dedicated to planning studies and regional transportation planning in the West Los Angeles area to improve mobility and the quality of life for all residents in Council District 5 and adjacent areas, as follows:
1. Property Owner shall contribute \$500,000 of the community benefit funds to the City Planning Department for regional transportation planning studies upon the issuance of the First Structural Building Permit.
 2. Property Owner shall contribute \$2,000,000 of the community development funds to the City Planning Department for planning studies for the West Los Angeles area upon the issuance of the First Structural Building Permit.

In addition, Property Owner shall contribute \$1,750,000 of additional community benefit funds for regional transportation planning and the construction and development of transportation improvements in the South Robertson Boulevard (south of Pico Boulevard and north of the I-10 Freeway) and Beverlywood community areas through a program satisfactory to the Office of Council District 5 to improve mobility and the quality of life for residents in and around the Century City area and adjacent areas.