



C.F. 14-1130
1-13-15 PLUM

January 8, 2015

City Clerk
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE: 1950 Avenue of the Stars (Century City Center)

Thank you for providing the City of Beverly Hills (the "City") with the opportunity to comment on the project at 1950 Avenue of the Stars (also referred to as Century City Center).

The City has provided several comment letters regarding the project throughout the entitlement process raising concerns about traffic analysis methodology and potential significant impacts to surrounding communities. After reviewing the environmental documents for the project, the City has significant concerns regarding traffic and air quality impacts that could affect residents in Beverly Hills as well as neighborhoods in the City of Los Angeles near the proposed project site. In addition, the City disagrees with the methodology used for arriving at a reduced trip generation factor. It does not appear that these concerns have been adequately addressed. As such, the City requests that the Planning and Land Use Management Committee of the Los Angeles City Council delay approving the project until the traffic and air quality concerns raised by the City and other parties are adequately addressed through project adjustments and mitigation measures.

The City of Beverly Hills has been involved in the establishment of mitigation measures for past projects in Century City with potentially significant impacts. Due to the close proximity of the project to the City of Beverly Hills, the City would like to work with the City of Los Angeles, the developer, and the property owner to discuss appropriate and adequate mitigation measures for potential traffic and air quality impacts from the proposed modified project.

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If you have questions for the City of Beverly Hills, I can be reached at (310) 285-1120.

Sincerely,



Susan Healy Keene, AICP, Director
Community Development Department

cc: Michael LoGrande, Director of Planning Department, City of Los Angeles

Paul Koretz, Councilmember, City of Los Angeles

Jeff Kolin, City Manager, City of Beverly Hills

Laurence Weiner, City Attorney, City of Beverly Hills

Mahdi Aluzri, AICP, Assistant City Manager, City of Beverly Hills

George Chavez, Director of Public Works Services, City of Beverly Hills

Aaron Kunz, AICP, Deputy Director – Transportation, City of Beverly Hills

Michele McGrath, Principal Planner, City of Beverly Hills

Bijan Viziri, Senior Transportation Engineer, City of Beverly Hills