

CITY OF LOS ANGELES  
CALIFORNIA

JUNE LAGMAY  
City Clerk

HOLLY L. WOLCOTT  
Executive Officer

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



ANTONIO R. VILLARAIGOSA  
MAYOR

Office of the  
CITY CLERK

Council and Public Services  
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SHANNON HOPPES  
Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

January 29, 2013

To All Interested Parties:

**City Attorney (w/blue sheet)**

The City Council adopted the action(s), as attached, under Council File No. 12-1580,  
at its meeting held January 15, 2013.

City Clerk  
io

TIME LIMIT FILES  
ORDINANCES

Mayor's Time Stamp  
OFFICE OF THE MAYOR  
RECEIVED  
2013 JAN 17 AM 10:13  
CITY OF LOS ANGELES

City Clerk's Time Stamp  
CITY CLERK'S OFFICE  
2013 JAN 17 AM 10:13  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

COUNCIL FILE NUMBER 12-1580 COUNCIL DISTRICT 5  
COUNCIL APPROVAL DATE January 15, 2013 LAST DAY FOR MAYOR TO ACT JAN 28 2013  
ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General  
 Improvement  LAMC  LAAC  CU or Var Appeals - CPC No. \_\_\_\_\_

SUBJECT MATTER: THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LOS ANGELES AND NEXT CENTURY ASSOCIATES, LLC TO PERMIT THE REDEVELOPMENT OF THE HYATT REGENCY CENTURY PLAZA HOTEL AT 2025 AVENUE OF THE STARS, 2030 CENTURY PARK WEST AND 1220 WEST CONSTELLATION BOULEVARD

	APPROVED	DISAPPROVED	BY CITY CLERK 2013 JAN 25 AM 8:49 CITY CLERK'S OFFICE RECEIVED
PLANNING COMMISSION	<u>X</u>	_____	
DIRECTOR OF PLANNING	<u>X</u>	_____	
CITY ATTORNEY	_____	_____	
CITY ADMINISTRATIVE OFFICER	_____	_____	
OTHER	_____	_____	

JAN 24 2013

DATE OF MAYOR APPROVAL DEEMED APPROVED OR \*VETO \_\_\_\_\_  
(\*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c))

**(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)**

DATE RECEIVED FROM MAYOR 1-25-13 ORDINANCE NO. 182381  
DATE PUBLISHED 1-28-13 DATE POSTED \_\_\_\_\_ EFFECTIVE DATE 3-9-13  
ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_  
ORDINANCE FOR DISTRIBUTION: YES  NO

Mayor's Time Stamp  
RECEIVED  
2013 JAN 17 AM 10:13  
CITY OF LOS ANGELES

**FORTHWITH**

City Clerk's Time Stamp  
2013 JAN 17 AM 10:12  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 12-1580

COUNCIL DISTRICT 5

COUNCIL APPROVAL DATE January 15, 2013

RE: THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LOS ANGELES AND NEXT CENTURY ASSOCIATES, LLC TO PERMIT THE REDEVELOPMENT OF THE HYATT REGENCY CENTURY PLAZA HOTEL AT 2025 AVENUE OF THE STARS, 2030 CENTURY PARK WEST AND 1220 WEST CONSTELLATION BOULEVARD

LAST DAY FOR MAYOR TO ACT JAN 28 2013  
(10 Day Charter requirement as per LAMC Section 12.24)

**DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY**

APPROVED

✓

\*DISAPPROVED

\*Transmit objections in writing pursuant to LAMC Section 12.24

DATE OF MAYOR APPROVAL OR DISAPPROVAL

JAN 24 2013

MAYOR



BY \_\_\_\_\_  
DEPUTY

CITY CLERK

2013 JAN 25 AM 8:47

RECEIVED  
CITY CLERK'S OFFICE



## Council Action

The City Council ADOPTED the following recommendation(s), contained in a COMMUNICATION FROM THE CITY ATTORNEY which were WAIVED, pursuant to Council Rule 17, by the Chair of the Planning and Land Use Management Committee, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND under the California Public Resources Code Section 21166 and the State's California Environmental Quality Act Guidelines section 15162, on the basis of substantial evidence contained in the whole record, that since certification of (EIR No. 2008-4950-EIR; State Clearing House No. 20090610084) on August 1, 2012, which certification became final on August 13, 2012, there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the project.
2. ADOPT FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department and ADOPT the Statement of Overriding Considerations.
3. ADOPT FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
4. ADOPT the August 23, 2012 FINDINGS of the Los Angeles City Planning Commission, including the development agreement Findings and environmental Findings, as the Findings of the Council.

Applicant: Next Century Associates, LLC

Representative: Mark Armbruster, Armbruster, Goldsmith and Delvac

Case No. CPC-2008-4953-DA

5. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, authorizing the execution of the development agreement, subject to the effective date of the ORDINANCE, between the City of Los Angeles and Next Century Associates, LLC relative to property at 2025 Avenue of the Stars, 2030 Century Park West and 1220 West Constellation Boulevard for the construction of an integrated mixed-use development, providing hotel, residential, commercial and ground level retail and restaurant uses surrounding an over 1.5 acre publicly accessible plaza.
6. REQUEST the Mayor to execute the development agreement on behalf of the City.

7. REQUEST the City Attorney, subject to the effective date of the Ordinance, to obtain all necessary signatures needed to process the development agreement.
8. ADVISE the applicant that, pursuant to Government Code Section 65868.5 that the development agreement is required to be filed with the County Clerk no later than ten days after the City has entered into the agreement.
9. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
10. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
11. INSTRUCT the Department of City Planning to file a Notice of Determination in accordance with State CEQA Guidelines Section 15094.

Council File No. 12-1580

**ADOPTED**

JAN 15 2013

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

MINOR WITH FILE

5/10

1/15/13

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

FILE NO. 12-1580

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

ENVIRONMENTAL IMPACT REPORT, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING AND REPORTING PROGRAM, and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a draft development agreement between Next Century Associates, LLC and the City of Los Angeles to permit the redevelopment of the Hyatt Regency Century Plaza Hotel at 2025 Avenue of the Stars, 2030 Century Park West and 1220 West Constellation Boulevard.

Recommendations for Council action:

1. CERTIFY that the Environmental Impact Report (EIR) (EIR No. 2008-4950-EIR; State Clearing House No. 20090610084) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 12-1580 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department and ADOPT the Statement of Overriding Considerations.
3. ADOPT FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
4. ADOPT FINDINGS of the Los Angeles City Planning Commission (LACPC), including the Environmental Findings, as the Findings of the Council.

Applicant: Next Century Associates, LLC  
Representative: Mark Armbruster, Armbruster, Goldsmith and Delvac

Case No. CPC-20084953-DA

5. REQUEST the City Attorney to prepare and present a final draft Ordinance authorizing the execution of a development agreement with a 15-year term by and between the City of Los Angeles and Next Century Associates, LLC relating to the property located at 2025 Avenue of the Stars, 2030 Century Park West and 1220 West Constellation Boulevard, for the construction of an integrated mixed-use development, providing hotel, residential, commercial and ground level retail and restaurant uses surrounding an over 1.5 acre publicly accessible plaza.

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as

administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At the public hearing held on October 16, 2012, the Planning and Land Use Management Committee considered a draft development agreement between Next Century Associates, LLC and the City of Los Angeles to permit the redevelopment of the Hyatt Regency Century Plaza Hotel at 2025 Avenue of the Stars, 2030 Century Park West and 1220 West Constellation Boulevard. City Planning staff gave the Committee background information on the matter. Testimony was provided by the Applicant's representative as well as staff from Council District Five. After an opportunity for public comment, the Committee recommended that Council approve the LACPC report and recommendations and requested the City Attorney to draft an ordinance authorizing the execution of the development agreement. This matter is now submitted to Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



**ADOPTED**

JAN 15 2013

**LOS ANGELES CITY COUNCIL**

<u>MEMBER</u>	<u>VOTE</u>
REYES	YES
HUIZAR	YES
ENGLANDER	YES

SG  
CD 5  
12/19/12  
12-1580\_rpt\_plum\_10-16-12

- Not Official Until Council Acts -