

SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a proposed project located at 1950 Avenue of the Stars (10131 Constellation Boulevard).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CERTIFY that the Subsequent Environmental Impact Report (EIR No. ENV-2004-6269-SFEIR-Errata, State Clearing House No. 2005051145), including the Errata, 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. 14-1130 in the custody of the City Clerk and in the files of the Los Angeles Department of Transportation (LADOT) and the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Subsequent Environmental Impact Report.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the DCP and previously adopted by the Los Angeles City Planning Commission (LACPC) and ADOPT the Statement of Overriding Considerations.
3. ADOPT the 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 FINDINGS submitted by the DCP on January 8, 2015, attached to Council file No. 14-1130, and the LACPC findings, including the Environmental Findings, as the Findings of the Council.
5. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, authorizing the execution of a First Amendment to the development agreement by and between the City of Los Angeles and Century City Realty, LLC, a Delaware limited liability company, relating to real property in the Century City community of the City of Los Angeles at 1950 Avenue of the Stars (10131 Constellation Boulevard). The proposed project the LACPC approved is Alternative 9 (Enhanced Retail) as described in the project's Subsequent 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, as described in the Subsequent EIR.

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 DCP to file a Notice of Determination in accordance with State CEQA Guidelines Section 15094.

Applicant: Century City Realty, LLC

Representative: George Mhlsten, Esq., DJ Moore, Esq., Latham and Watkins, LLP

Case Nos. CPC-2013-210-SPP-SPR-MSA, CPC-2009-817-DA-M1

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.

TIME LIMIT FILE - JANUARY 30, 2015

(LAST DAY FOR COUNCIL ACTION - JANUARY 30, 2015)

Summary

At the public hearing held on January 13, 2015 (continued from previous meetings), the Planning and Land Use Management Committee considered reports from the Los Angeles Department of Transportation, LACPC, and City Attorney, appeals, and an ordinance for an amendment to the development agreement for a project located at 1950 Avenue of the Stars (10131 Constellation Boulevard). Department staff gave the Committee background information on the matter. Representatives from the applicant and appellants, members of the public, and staff from Council District Five also spoke. After an opportunity for public comment, the Committee recommended that Council approve the actions listed above. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	ABSENT

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-