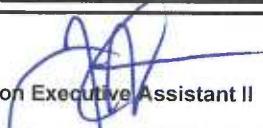


TRANSMITTAL TO CITY COUNCIL

Case No.(s) CPC-2013-210-SPP-SPR-MSC	Planning Staff Name(s) and Contact No. NICHOLAS HENDRICKS 818-374-5046	C.D. No. 5
Items Appealable to Council: SPP, SPR, MSC	Last Day to Appeal: AUG. 19, 2014	Appealed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Location of Project (Include project titles, if any.) 1950 AVENUE OF THE STARS		
Name(s), Applicant / Representative, Address, and Phone Number. CENTURY CITY REALTY, LLC 10250 CONSTELLATION BLVD. 200 LOS ANGELES, CA 90067 REPRESENTATIVE: GEORGE MIHLSTEN, ESQ., D.J. MOORE, LATHAM & WATKINS, LLP 355 S. GRAND AVENUE LOS ANGELES, CA 90071 213-485-1234		
Name(s), Appellant / Representative, Address, and Phone Number. APPELLANT #4 ONE HUNDRED TOWERS, LLC 2049 CENTURY PARK EAST 2600 LOS ANGELES, CA 90067 REPRESENTATIVE: BENJAMIN REZNIK JEFFER, MANGELS, BUTLER & MITCHELL, LLP 1900 AVE. THE STARS 7 TH FLOOR LOS ANGELES, CA 90067 310-712-8572		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.) Century City Realty, LLC (the "Applicant") received a previous approval by the City of Los Angeles in 2006, which permitted the development of 483 residential condominiums in two 47-story towers and one 12-story building for a total of approximately 1.3 million square feet (the "Approved Project") on an approximate 5.5-acre site located at 1950 Avenue of the Stars (northeast corner of Avenue of the Stars and Constellation Boulevard) in Century City (the "Project Site"). The Applicant proposes to modify the Approved Project to allow for the construction of a 37-story (approximately 570 feet in height at site perimeter or 849 feet above mean sea level), 700,000 square-foot office building, 25,830 square feet of low-rise, one- and two-story office space, a 1,300-square-foot Mobility Hub, a Transit Plaza, 4,120 square feet of ancillary retail, and a partially subterranean parking structure with 1,579 stalls (the "Modified Project"). The parking structure would feature a 2.14-acre (approximately 93,000 square feet) landscaped private green roof deck accessible to project tenants and their guests, and the Applicant proposes to provide approximately 35,000 square feet of public open space on site. The Modified Project also would be designed to achieve a Leadership in Energy and Environmental Design (LEED) Platinum rating or equivalent green building standards. In total, the Modified Project includes approximately 731,250 square feet of floor area, which represents a decrease of 561,108 square feet as compared to the Approved Project. The originally Approved Project would remain valid if the proposed modified project is not approved.		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No. ENV-2004-6269-EIR-SUP-1, SCH#2005051145
		Commission Vote: 7 - 0
 JAMES WILLIAMS, Commission Executive Assistant II		Date: AUG 26 2014