



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



ITEM 4 ITEM 5

City Planning Commission

Date: June 12, 2014 (Continued from May 8, 2014)
Time: 8:30 a.m.
Place: Los Angeles City Hall
Board of Public Works Hearing Room
200 North Spring Street, Room 350
Los Angeles, CA 90012

Public Hearing: November 15, 2013
Appeal Status: Appealable to City Council
Expiration Date: June 12, 2014
Multiple Approval: Yes (SPP/SPR/MS/DA)

Case Nos.: CPC-2013-210-SPP-SPR-
MSC (Century City Center)
CPC-2009-817-DA-M1
CEQA No.: ENV-2004-6269-EIR-SUP1
(SCH No. 2005051145)
Incidental Cases: N/A
Related Cases: CPC-2004-6275-SPP-SPR
Council No.: 5 - Paul Koretz
Plan Area: West Los Angeles
Specific Plan: Century City North; West
Los Angeles Transportation
Improvement and Mitigation
Westside
Certified NC: Westside
GPLU: Regional Center
Commercial
Zone: C2-2-O
Applicant: Century City Realty, LLC
Representative: George Muhlsten, Esq./DJ
Moore, Esq., Latham &
Watkins, LLP

PROJECT LOCATION: 1950 Avenue of the Stars, Century City, Los Angeles 90067 (Assessor's Parcel Numbers 4319002053; 4319002054; 4319002055; 4319002059)

PROPOSED PROJECT: 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.

REQUESTED ACTIONS:

- 1) Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), concurrently consider the requests 2 through 5.
- 2) Pursuant to **Section 21082.1(c)** of the Public Resources Code, certification of the Subsequent

Environmental Impact Report and the adoption of findings and Statement of Overriding Considerations of the environmental evaluation provided in the Subsequent Environmental Impact Report. Also, pursuant to **Section 21082.1(c)(3)** of the Public Resources Code, adopt the proposed mitigation monitoring and reporting program (MMRP).

- 3) Pursuant to Section **11.5.7 of the LAMC**, approval of a Modified Project Permit for the Modified Project for compliance with the Century City North Specific Plan (Ordinance 156,122).
- 4) Pursuant to **Section 65868 (Amendment) and Sections 65864-65869.5** of the California Government Code and the City of Los Angeles' implementing procedures, approval of an amendment of the Development Agreement between Century City Realty, LLC and the City of Los Angeles as approved by Ordinance No. 180,765, dated September 16, 2009.
- 5) Pursuant to Century City North Specific Plan **Section 6**, approval of an Alternative Calculation of Trip Generation Factor for the Modified Project.
- 6) Pursuant to Section 11.5.7-C(f) of the Los Angeles Municipal Code, the Department of City Planning has determined that Site Plan Review Regulations are not applicable to this project due to the fact that similar project site planning regulations and environmental review requirements are already a consideration as part of the Project Permit Compliance Regulations of the Century City North Specific Plan.

ACTIONS TO BE CONSIDERED BY THE CITY PLANNING COMMISSION:

- A. If the Commission finds that the Department of Transportation's recommendation of approval for the proposed alternative Trip generation factor of 4.97 Trips per 1,000 square feet of floor area in lieu of 14 Trips per 1,000 square feet of floor area is **appropriate** for this proposed project, then the following actions are recommended for approval as follows:
1. Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), concurrently **Act** on requests 2 through 6, including Section B (Development Agreement);
 2. Pursuant to Section 21082.1(c) of the Public Resources Code (California Environmental Quality Act), **Certify** the Environmental Impact Report and **Adopt** the Findings and Statements of Overriding Considerations as provided in the environmental evaluation of the Environmental Impact Report. Also, pursuant to **Section 21082.1(c)(3)**, **Adopt** the proposed Mitigation Monitoring and Reporting Program (MMRP);
 3. Pursuant to Section 6 of the Century City North Specific Plan, **Approve** the proposed Alternative Calculation of Trip Generation Factor for the project as 4.97 per 1,000 square feet of floor area;
 4. Pursuant to Section 11.5.7-C of the Los Angeles Municipal Code, **Approve** a Project Permit associated with Alternative 9 (enhanced retail);
 5. **Adopt** the attached findings;
 6. 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 may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.
- B. Pursuant to Section 65868 (Amendment) and Sections 65864-65869.5 of the California Government Code and the City of Los Angeles' implementing procedures, recommend that City Council **Approve** the proposed amendments to the previously approved Development Agreement between Century City Realty, LLC and the City of Los Angeles subject to the additional modifications as proposed by staff.



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- 4) Pursuant to **Section 65868 (Amendment) and Sections 65864-65869.5** of the California Government Code and the City of Los Angeles' implementing procedures, approval of an amendment of the Development Agreement between Century City Realty, LLC and the City of Los Angeles as approved by Ordinance No. 180,765, dated September 16, 2009.
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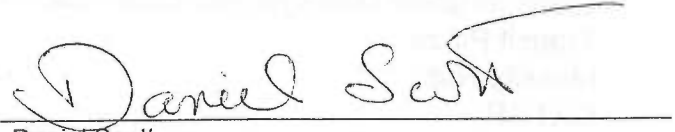
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- B. Pursuant to Section 65868 (Amendment) and Sections 65864-65869.5 of the California Government Code and the City of Los Angeles' implementing procedures, **Approve** the proposed amendments to the previously approved Development Agreement between Century City Realty, LLC and the City of Los Angeles subject to the additional modifications as proposed by staff.

MICHAEL J. LOGRANDE
Director of Planning



Lisa M. Webber, AICP
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Principal City Planner



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Commission Office Only: Subsequent Environmental Impact Report, Color Renderings, Site Plan, Color Landscape Plan and other materials provided under separate cover.

PROJECT ANALYSIS

Site Attributes and Environmental Setting

The subject property is located on the northeasterly corner of Constellation Boulevard and Avenue of the Stars, approximately 683 feet south of Santa Monica Boulevard and approximately 732 feet north of Olympic Boulevard. The approximate 266,475 square-foot site is relatively flat and unremarkable relative to its size and shape.

The surrounding area is urban, built-out, and devoid of substantial environmental resources such as woodlands, native plant assemblages, wildlife corridors, etc. Further, the surrounding area is within the high-density commercial "Core Area" of Century City and is substantially developed with multi-story commercial and residential developments subject to the C2-2-O Zone. Historically, the subject site was used for various purposes, including commercial uses and oil production. The subject site's oil exploration and production activities began in the 1950's and remained active until 1990. The oil production facilities encompassed a total of 28 oil wells, all of which were capped and removed from service in accordance with the California Department of Conservation—Division of Oil, Gas, and Geothermal Resources standards (DOGGR) in 1991.

The subject site's commercial uses included a restaurant, nightclub, drive-through banking facility and associated offices. Aside from the commercial uses, the majority of the site was vacant. All the previously-existing structures have been demolished. Today, the subject site consists of disturbed land, asphalt, surface parking lots, and various remnant structures such as walls and foundations from the prior uses. As part of the proposed project, all existing improvements and remnant structures would be removed.

Street Designations: Avenue of the Stars, Constellation Boulevard, Santa Monica Boulevard, and Olympic Boulevard are all classified as Major Highways and improved with curb, gutters and sidewalks.

Project

Approved Project: The project previously approved by the City in 2006 (Case No. CPC-2004-6275-SPP-SPR/CPC-2009-817-DA), permitted the development of 483 residential condominium units in two 47-story towers and one 12-story building. The project contained approximately 1.3 million square feet of floor area on an approximate 5.5-acre site located at the northeasterly corner of Avenue of the Stars and Constellation Boulevard in the Century City North Specific Plan Area. An Environmental Impact Report (EIR) was also certified in concurrence with the project approval (Case No. ENV-2004-6269-EIR).

The EIR included a number of alternatives for consideration by the City Planning Commission including a single, 13-story commercial project comprised of 261,000 square feet of commercial uses consistent with the Century City North Specific Plan's Cumulative Automobile Trip Generation Potential (CATGP) of 14 trips per 1,000 square feet of commercial office uses (the CATGP will be discussed in detail in later sections of this report). The floor plate of the project was proposed to be approximately 20,000 square feet inclusive of 8.4 percent of the subject site. The remainder of the site (approximately 92 percent) was proposed to include surface parking, driveways, pedestrian path, and landscaped open space areas.

Modified Project: The applicant is now proposing to modify the previous project approval to allow for an augmented version of the previously analyzed commercial alternative which would

involve the construction of a 37-story building (approximately 570 feet in height at the site perimeter or 849 feet above mean sea level) containing approximately 700,000 square feet of office space, approximately 25,830 square feet of low-rise, one- and two-story office space, an approximate 1,300-square-foot Mobility Hub, a Transit Plaza, approximately 4,120 square feet of ancillary retail, and a partial subterranean parking structure with approximately 1,579 parking spaces (1,509 parking spaces required). The parking structure would also feature an approximate 93,000 square-foot landscaped green roof deck accessible to project tenants and their guests, and approximately 35,000 square feet of public open space on site.

The Modified Project desires to achieve a Leadership in Energy and Environmental Design (LEED) Platinum rating or equivalent green building standard. In total, the Modified Project includes approximately 731,250 square feet of floor area, which represents a decrease of 561,108 square feet of floor area as compared to the Approved Project. The following table provides project data comparing the approved and modified project:

Project Data	Approved Project	Modified Project
Floor Area	1.3 Million sf	731,250 sf
Height	Two 47-Story Towers and One 12-Story Tower	One, 37-Story building including attached one and two-story low rise
Land Use	100% Residential	100% Commercial <ul style="list-style-type: none"> • 725,830 sf Office • 4,120 sf Retail • 1,300 sf Mobility Hub

Note: Also see Trip comparison table under Alternative CATGP Section of this report.

Project Entitlements - Project Permits in the Century City North Specific Plan are subject to City Planning Commission determinations (LAMC Section 11.5.7-J).

Approved Project (Case Nos. VTT-61958 / CPC-2004-6275-SPP-SPR / CPC-2009-817-DA)

- Vesting Tract Map/Project Permit/Site Plan Review
- Development Agreement
- Adopted by Council – Ordinance No. 180,765

Modified Project (Case Nos. CPC-2013-210-SPP-SPR-MSU / CPC-2009-817-DA-M1)

- Project Permit/Alternative Trip Generation Factor (MSC)
- Multiple Approvals Ordinance is being applied (LAMC Section 12.36)
- Modified Development Agreement

Note: Alternative Trip Factors are filed as a Miscellaneous Entitlement with the Planning Department after Department of Transportation submittal for the Alternative Trip Calculation.

Urban Design, Walkability and Pedestrian Orientation

The provisions of the Century City North Specific Plan provide a number of design requirements that encompass the following:

- The implementation of pedestrian corridors and pedestrian crossings;