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December 12, 2014

SUPPLEMENTAL NOTICE OF COMPLETION AND AVAILABILITY OF FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. ENV-2004-6269-EIR-SUP-1 STATE CLEARINGHOUSE NO. 2005051145

To: Commenters, Owners of Property and Occupants, and Other Interested Parties

Project Name: Century City Center Development

Applicant: Century City Realty, LLC

Site Location: 1950 Avenue of the Stars in the Century City community of the City of Los Angeles, CA 90067

Community Plan Area: West Los Angeles

Council District: 5

The Final Subsequent Environmental Impact Report ("EIR") for the Century City Center Development ("Project") was published on October 10, 2013. The Final Subsequent EIR comprises the second and final part of the Subsequent EIR for the Project and supplements the Draft Subsequent EIR previously circulated for public review from March 14, 2013 to April 29, 2013. Comments received during the public review period and the City of Los Angeles's ("City") responses to those comments can be found in the Final Subsequent EIR. The City has prepared an Errata to clarify and correct information in the Final Subsequent EIR. The Errata includes minor edits and revisions to the Final Subsequent EIR, as well as new and revised appendices to the Final Subsequent EIR. The revisions provided in the Errata do not contain significant new information that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect, and the information clarified in the Errata does not present a feasible Project alternative or mitigation measure considerably different from others previously analyzed in the Final Subsequent EIR. This Supplemental Notice of Completion and Availability is to advise you that the Errata and additional appendices have been added to the Final Subsequent EIR.

PROJECT DESCRIPTION: Century City Realty, LLC (the “Applicant”) proposes to modify a project previously approved by the City of Los Angeles in 2006, which permitted the development of approximately 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 approximately 5.5-acre site at 1950 Avenue of the Stars, Los Angeles, California, which is located at the northeast corner of Avenue of the Stars and Constellation Boulevard in Century City (the “Project Site”). The Applicant originally proposed to modify the Approved Project to allow for the construction of one 37-story (approximately 570 feet in height at site perimeter or 849 feet above mean sea level), approximately 700,000-square-foot office building, approximately 25,830 square feet of low-rise, one- and two-story office space, an approximately 1,300-square-foot Mobility Hub, a Transit Plaza, approximately 4,120 square feet of ancillary retail, and a partially subterranean parking structure with approximately 1,579 stalls, and a 2.14-acre green roof deck (the “Modified Project”). In total, the Modified Project included approximately 731,250 square feet of floor area, which represents a decrease of 561,108 square feet as compared to the Approved Project. At its hearing on June 12, 2014, the City Planning Commission approved Alternative 9 (the “Enhanced Retail Alternative”) as described in the Project’s Subsequent EIR. The Applicant has accepted approval of the Enhanced Retail Alternative in lieu of the Modified Project. 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. The Enhanced Retail Alternative would also 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. This represents a reduction of approximately 1,421 total square feet as compared with the Modified Project and a reduction of approximately 562,529 total square feet as compared with the Approved Project.

As noted previously, it is anticipated that approvals required for the Project would include, but may not be limited to, the following:

- Project Permit Compliance Review
- Alternative Calculation of Trip Generation Factors pursuant to Section 6 of the Century City North Specific Plan
- Amendment of the Development Agreement between Century City Realty, LLC and the City of Los Angeles dated September 16, 2009, as approved by City Council Ordinance No. 180,765
- Certification of a Subsequent EIR
- Revised existing access covenant and agreement with the City, and other covenant agreements as necessary
- Approval of enhanced street planting
- Ministerial permits and approvals, such as grading permits, excavation permits, foundation permits, building permits, and public works permits

- Submittal of a Notice of Intent to the State Water Resources Control Board to comply with the Construction National Pollution Discharge Elimination System General Permit
- Storm sewer discharge permit and a Temporary Construction Dewatering Permit from the Regional Water Quality Control Board
- Notice of Proposed Construction or Alteration/Determination of No Hazard to Air Navigation from the Federal Aviation Administration
- Any necessary permits from DOGGR with regard to closed on-site wells
- Haul Route permit
- Other permits and approvals to be requested or as deemed necessary to implement the Modified Project

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: As noted previously, based on the analysis contained in the Subsequent EIR, the Project could result in significant unavoidable impacts to traffic (operational impacts to intersections) and noise (construction-related cumulative impacts). In addition, although mitigation is available to reduce Project impacts to access and circulation during operations (installation of a traffic signal at private driveways or installation of a median that would limit the Project's primary driveway to right-turns in and out) to a less than significant level, if this mitigation cannot be implemented, a significant unavoidable impact to traffic access could result.

All other potential impacts identified would be mitigated to less than significant levels. Other issues addressed in detail in the Subsequent EIR that are not anticipated to result in significant unavoidable impacts include: land use; aesthetics; air quality; climate change; hazards and hazardous materials; hydrology and water quality; population, housing, and employment; public services (fire protection, police protection, public schools and library services); utilities (water supply, wastewater, and solid waste); energy (electricity and natural gas); and geology and soils. The Project was determined not to result in significant impacts in the following environmental issue areas, which are not addressed in detail in the Subsequent EIR: agriculture and forestry resources; biological resources; cultural resources; mineral resources; and parks and recreation.

DOCUMENT REVIEW: If you wish to review a copy of the Final Subsequent EIR, including the Errata, or the documents referenced in the Final Subsequent EIR, including the additional appendices added to the Final Subsequent EIR with the Errata, you may do so at the City of Los Angeles, Department of City Planning at: 200 North Spring Street, Room 750, Los Angeles, CA 90012. Please call ahead to make an appointment. Copies of the Final Subsequent EIR are also at the following Library Branches:

- *Los Angeles Central Library:* 630 West 5th Street, Los Angeles, CA 90071
- *Robertson Branch Library:* 1719 S. Robertson Blvd., Los Angeles, CA 90035
- *West Los Angeles Regional Library:* 11360 Santa Monica Blvd., Los Angeles, CA 90025

- *Palms-Rancho Park Branch Library*: 2920 Overland Ave., Los Angeles, CA 90064
- *Westwood Branch Library*: 1246 Glendon Ave., Los Angeles, CA 90024

The Project Site is located near the jurisdiction of the City of Beverly Hills. The Final Subsequent EIR, including the Errata and additional appendices, will also be available in digital format for review at this library that is outside the City of Los Angeles Public Library system, due to its proximity to the Project Site: (1) Beverly Hills Main Public Library, 444 N. Rexford Dr., Beverly Hills, CA 90210.

The Final Subsequent EIR, including the Errata and additional appendices, may also be viewed online at the Department of City Planning's website: <http://cityplanning.lacity.org/> (click on "Environmental" and then "Final EIR"). The Final Subsequent EIR can be purchased on cd-rom for \$7.50 per copy. Contact Erin Strelch of the City of Los Angeles at (213) 978-1351 to purchase one or for other inquiries.

Michael J. LoGrande
Director of Planning



Erin Strelch
EIR Unit