

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN  
PRESIDENT  
REGINA M. FREER  
VICE-PRESIDENT  
SEAN O. BURTON  
DIEGO CARDOSO  
GEORGE HOVAGUIMIAN  
JUSTIN KIM  
ROBERT LESSIN  
BARBARA ROMERO  
MICHAEL K. WOO  
JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271

ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

EVA YUAN-MCDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273

VACANT  
DEPUTY DIRECTOR  
(213) 978-1274

FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

July 21<sup>st</sup>, 2011

**NOTICE OF AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT NO.  
ENV-2008-4950-EIR  
STATE CLEARINGHOUSE NO. 2009061084**

To: Owners of Property and Occupants and other interested parties

Project Name: Century Plaza Mixed-Use Development

**SITE LOCATION:** 2025 Avenue of the Stars, Los Angeles, CA 90067

**PROJECT DESCRIPTION:** The approximately 5.74-acre project site is located in the Century City area of the City of Los Angeles within the West Los Angeles Community Plan Area. The project site is currently developed with the 16-story Hyatt Regency Century Plaza Hotel. The Proposed Project is analyzed as two different project development options ("Option A" and "Option B"). Option A would remove the existing hotel and construct two 49-story buildings containing 293 residential dwelling units ("DU") and a mix of office, hotel and retail uses. Pursuant to the definition of floor area in LAMC Section 12.03, Option A would result in a net increase of approximately 684,409 square-feet of floor area on the project site. Option B would construct a similar mixed-use development but would rehabilitate and integrate the existing hotel into the project design. Two 46-story buildings would be constructed behind (west of) the existing hotel. The south building would contain residential uses only. The north building would include either (1) a mix of office and residential uses (the "Option B With Office Scenario"), or (2) residential units only with no office space ("the Option B Without Office Scenario"). The Option B With Office Scenario would result in a net increase of approximately 774,964 square-feet of floor area on the project site (including 261 DU). The Option B Without Office Scenario would result in a net increase of approximately 778,682 square-feet of floor area on the project site (including 353 DU). Both Option A and Option B would include an approximately two-acre publicly accessible plaza that would be surrounded by ground-level retail and restaurant uses.

Option B With Office Scenario would provide approximately 2,453 parking spaces, while Option B Without Office Scenario would provide approximately 2,480 parking spaces. Option A would provide approximately 2,568 parking spaces.

Option B is the preferred option.

The discretionary entitlements required for both Options are:

Specific Plan Project Permit Compliance;  
Site Plan Review;  
Development Agreement;  
Plan Approval to an Existing Conditional Use Permit to allow for the relocation of a wireless telecom facility;  
A Master Conditional Use Permit or various Conditional Use Permits for the sale or dispensation of alcoholic beverages (CUB) at several locations at the Project Site for on- and off-site consumption;

A Zoning Administrator's Adjustment to establish 0-foot yards around the Project Site;

Approval for Relocating Pedestrian Corridors (pursuant to CCNSP Section 10.B.9);

Any approvals that may be required from the Federal Aviation Administration, pursuant to notification of the Federal Aviation Administration under Form 7460-1 Notice of Proposed Construction or Alteration; and

Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, demolition permits, grading permits, excavation permits, foundation permits, and building permits.

For Option A Only:

Conditional Use Permit to allow hotel use within 500 feet of an R zone; and  
Vesting Tentative Tract Map (with haul route approval).

For Option B Only:

A Conditional Use Permit or Plan Approval to a deemed approved Conditional Use Permit to allow hotel use within 500 feet of an R zone; and

Vesting Tentative Tract Map (with haul route approval) with condominium conversion from commercial (hotel) to residential use.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Based on the analysis contained in this DEIR, the proposed project would result in significant and unavoidable environmental impacts with regard to visual quality/views (Option A only); shading/shadows (Option A and Option B); criteria pollutants during construction (Option A and Option B); historic resources (Option A only); construction-related noise and vibration (Option A and Option B); cumulative population and housing generation (Option A and Option B); Libraries (Option A and Option B); Construction Traffic (Option A and Option B); and traffic intersection capacity (Option A and the Option B With Office Scenario). Other issues addressed in the EIR include visual quality/views, Shade/shadow, air quality (including Greenhouse gases), historic resources, energy, geology and soils, hazards and hazardous materials, hydrology, land use and planning, noise, population and housing, public services, transportation and traffic, and utilities.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 W. 5<sup>th</sup> Street, Los Angeles, CA 90071
- 2) West Los Angeles Regional Library: 11360 Santa Monica Blvd., CA 90025

- 3) Palm-Rancho Park Branch Library: 2920 Overland Ave., Los Angeles, CA 90064
- 4) Robertson Branch Library: 1719 S. Robertson Blvd., Los Angeles, CA 90035
- 5) Westwood Branch Library: 1246 Glendon Ave. Westwood, CA 90024.

The DEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Hadar Plafkin** of the City of Los Angeles at (213) 978-1357 to purchase one.

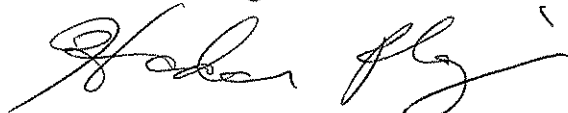
If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **September 6th, 2011**.

Please direct your comments to:

Hadar Plafkin, Environmental Review Coordinator  
Los Angeles Department of City Planning  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
(213) 978-1343 (fax)  
[Hadar.Plafkin@lacity.org](mailto:Hadar.Plafkin@lacity.org) (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose. If you have any questions, please contact Hadar Plafkin at the location above.

Michael J. LoGrande  
Director of Planning



Hadar Plafkin City Planner, EIR Unit  
Division of Land/Environmental Review