

**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  
C

**CITY PLANNING COMMISSION**

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COMMISSION EXECUTIVE ASSISTANT II

(213) 978-1300

**CITY OF LOS ANGELES  
CALIFORNIA**



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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)

**May 17, 2012**

**NOTICE OF COMPLETION AND AVAILABILITY OF  
FINAL 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

**Applicant:** Next Century Associates, LLC

**Site Location:** 2025 Avenue of the Stars, Los Angeles, CA 90067  
(refer to attached map)

**Community Plan Area:** West Los Angeles

**Council District:** 5

**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 (the "Rehabilitated Building"). 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.

The Final EIR includes more detailed information regarding Alternative 5, the Community Input Alternative, to enable the decision-makers and the public to evaluate more fully this Alternative. Alternative 5 was analyzed as an Alternative to the Proposed Project in the Draft EIR. Alternative 5 has the same development program as Option B; however, the north and south buildings would be repositioned toward the center of the plaza behind the Rehabilitated Building to provide an increased buffer from the Century Woods condominium development to the southwest of the Project Site.

The discretionary entitlements required for the Proposed Project 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.

For Alternative 5 Only:

- Vesting Tentative Tract Map (with haul route approval) with condominium conversion from commercial (hotel) to residential use and lot line adjustment along the western property line.

**DOCUMENT REVIEW:** If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, 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 EIR are also at the following Library Branches:

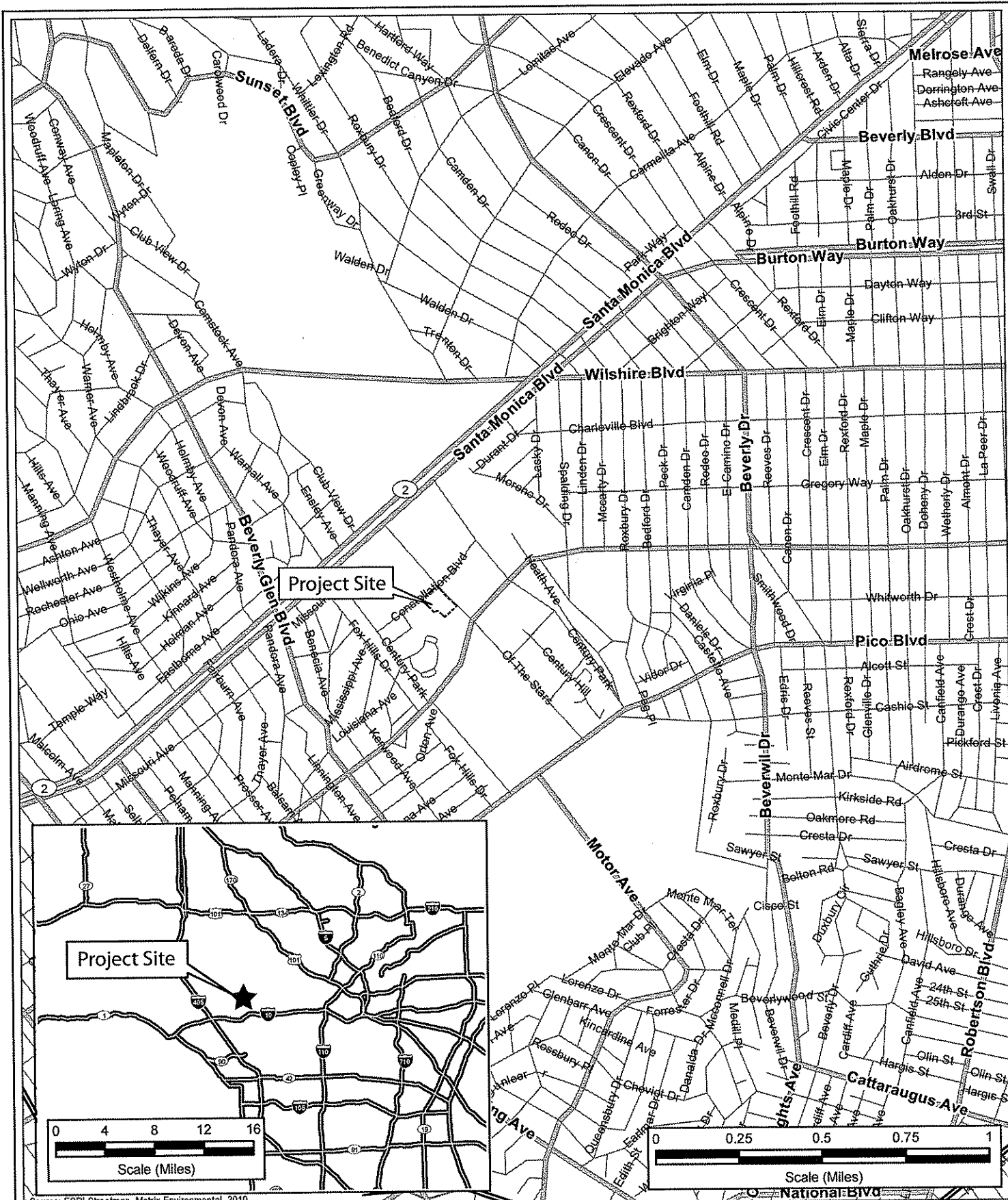
- 1) Central Library - 630 W. 5<sup>th</sup> Street, Los Angeles, CA 90071
- 2) West Los Angeles Regional Library: 11360 Santa Monica Blvd., CA 90025
- 3) Palm-Rancho Park Branch Library: 2920 Overland Ave., Los Angeles, CA 90064
- 4) Robertson Branch Library: 1719 S. Robertson Blvd., Los Angeles, CA 90035
- 5) Westwood Branch Library: 1246 Glendon Ave. Westwood, CA 90024.

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Final EIR")]. The FEIR can be purchased on cd-rom for \$7.50 per copy. Contact Nicholas Hendricks at (818) 374-5046 to purchase one.

Michael J. LoGrande  
Director of Planning



Nicholas Hendricks  
EIR Unit



Source: ESRI Streetmap, Matrix Environmental, 2010.



Regional and Project Vicinity Map