

## H. LAND USE

### Existing Conditions

The proposed Project is located in the City of Los Angeles, within the West Los Angeles Community Plan and Century City North Specific Plan (CCNSP) areas. Development of the subject property is governed by policies and regulations set forth in the West Los Angeles Community Plan, the CCNSP and applicable zoning. The provisions set forth in these plans have been adopted with the intention of eliminating or reducing potential land use impacts as a result of development within their jurisdictional boundaries.

There are currently ten establishments on the Project site in which alcohol is available for consumption, including two nightclubs. Alcohol service will continue to be available within the Project for the same or fewer number of establishments, however, the Project will not include a nightclub. The Los Angeles Department of City Planning and Office of Zoning Administration will conduct a review of the operations of the new alcohol-serving establishments to ensure that their operation will not have a detrimental effect upon the surrounding area.

### *Existing Land Use*

#### On-Site Land Use

The proposed Project site is comprised of a 14.02-acre property currently developed with two eight-story buildings and two 44-story buildings (Century Plaza Towers) with an outdoor plaza between the four buildings. The two eight-story buildings (which contain a variety of commercial land uses including office, theater, restaurant, retail, and health club) and the outdoor plaza are located on a 9.2-acre portion of the property are to be redeveloped pursuant to the proposed Project. A six-level parking garage underlies the entire site, housing a total of 5,471 parking spaces.

In anticipation of the 2000 Avenue of the Stars project, some tenants occupying the existing facilities at the Project site (the ABC Entertainment Center) have started to vacate the leased spaces. In addition, the Shubert Theater left the site as of January 2002. Prior to the decision to redevelop the ABC Entertainment Center, the site operated at full occupancy. It should be noted that if this Project were to not occur, the existing buildings could be re-leased and fully occupied in the future.

#### Adjacent and Surrounding Land Uses

The site is surrounded by commercial (office, hotel, retail, restaurant, hospital, utility) and multi-family residential uses as shown in **Figure LU-1**. North of the site, along the north side of Constellation Boulevard, are the Century Club restaurant and night club and the Watt Towers, a high-rise commercial office complex. To the west, across Avenue of the Stars, is the Century Plaza Hotel, a 19-story upscale hotel property. To the east of the Project Site are the 44-story Century Plaza Towers commercial office buildings. To the south, along the south side of Olympic Boulevard, is the Park Place Condominium complex.

Other land uses within the larger surrounding area include the commercial uses to the north and northwest, multi-family residential uses to the south and southeast, and Fox Studios to the southwest.

### *Land Use Plans, Policy, and Zoning*

The City of Los Angeles General Plan guides land use planning within the City. Land use planning designations and policies specific to the Project site are contained within the West Los Angeles Community Plan and the Century City North Specific Plan (CCNSP), which are components of the General Plan. The Southern California Association of Governments Regional Comprehensive Plan and Guide provides regional planning and policy.

**Figure LU-1 Surrounding Land Uses**

### **West Los Angeles Community Plan**

The subject property is located inside the eastern boundary of the West Los Angeles Community Plan (January 10, 1992) (**Figure LU-2**). The intent of this plan is to serve as an official guide for future development within the District that will encourage economic, social and physical health, welfare and convenience within the District, consistent with the General Plan Framework Element. These objectives are carried out through the appropriate designation of private uses and public facilities with respect to their locations, densities and quantities required to support the population. "The Plan encourages the preservation of low-density single family residential areas, conservation of open space and concentration of commercial and residential development within the Century City Center." The Century City Center is a 290-acre area bounded by Santa Monica Boulevard to the north, Pico Boulevard to the south, Century Park West to the west and Century Park East to the east. This area is designated for a mixture of residential and commercial uses as delineated in the Century City Specific Plan. Commercial development within the core area of the Century City Center is not to exceed a density in excess of six times the total land area. According to the West Los Angeles Community Plan, the subject property has been designated Regional Commercial. Allowable uses within the Regional Commercial designation include: commercial, office, retail and residential. The corresponding zoning to the Regional Commercial designation is C2-2-O.

### **Century City North Specific Plan**

The CCNSP is one of two Specific Plans that cover the Century City Center (the other being the Century City South Specific Plan). The boundaries of the CCNSP are shown on **Figure LU-3**. Since its adoption in November of 1981, the CCNSP affects any building, structure or addition to any building or structure excluding any construction or renovation activity which does not add to [Cumulative Automobile Trip Generation Potential] CATGP. Also affected is a change of use which increases CATGP. The intent of CCNSP is to impose regulations that assist in assuring orderly development and redevelopment and provides adequate transportation and other public facilities. The Specific Plan links development with transportation improvements that have been delineated in Phase I of development of the CCNSP. Projects in Phase II of the CCNSP require written findings including consideration of mitigation of transportation impacts. The Specific Plan also provides regulations for shade impacts on residential units and other aesthetics issues pertaining to the design (see Section V.A Aesthetics for an analysis of aesthetics and shading).

The Specific Plan sets forth development requirements for Century City, including allowable uses, floor area ratios, building heights, yard and setback requirements, parking requirements, pedestrian corridors and crossings, and signage.

The commercial area of the CCNSP is divided into "core" and "buffer" areas as shown in **Figure LU-4**. The proposed Project is located within the core area, which allows for a floor area ratio (FAR) of up to 6 to 1, whereas buildings in the buffer areas are allowed an FAR of up to 4.5 to 1. Development is allowed within these commercially zoned areas when a proposed project does not contribute to a number of Trips<sup>28</sup> in excess of that generated by the existing use, or the Trips allocated to designated undeveloped or underdeveloped lots ("Crosshatched Areas", see **Figure LU-4**). Development may also occur if Trips are transferred to the subject property in accordance with the CCNSP, or generated through a change in the existing use or demolition of existing buildings.

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<sup>28</sup> Trips are defined uniquely by the CCNSP as "unit of real property development rights pursuant to this Specific Plan and means a calculation of daily arrivals at and daily departures from a building or structure by motor vehicles of four or more wheels. The number of Trips generated by any Project or existing building or structure shall be calculated utilizing the table set forth in the definition of Cumulative Automobile Trip Generation Potential." (CCNSP section 2, pg 5)

**Figure LU2 WLACPA**

**Figure LU-3 CCNSP**

**Figure LU-4 C2A**

Development rights for a property within the CCNSP are determined by the number of CATGP or other Trips assigned to or transferred to a parcel. CATGP Trips are the cumulative total daily Trips generated by all Projects on commercially zoned lots within the Specific Plan Area for which building permits are issued subsequent to November 15, 1981. Based on the total number of Trips generated within the CCNSP, development has been broken down into two phases. The initial phase (Phase I) allows for development permits of up to 15,226.606 CATGP Trips. The second phase (Phase II) allows for development not to exceed 30,156.789 trips including projects developed under Phase I. Projects developed under Phase I require an administrative approval. Phase II projects require approval of a Project Permit from the City Planning Commission. Upon receiving approval of a Project Permit, Phase II development can only commence when all public improvements set forth in Section 3B1(b) of the CCNSP have been completed, unless completion is beyond the control of the developer and the City of Los Angeles. New development is also permitted if Trips are created through the demolition of existing buildings creating Replacement Trips. The subject Project uses Replacement Trips created by the demolition of the existing buildings. The regulations contained in the Specific Plan are in addition to the City's zoning regulations. However, the Specific Plan supercedes the Zoning Code in cases where it is more restrictive.

### ***Southern California Association of Governments Regional Comprehensive Plan and Guide***

The Southern California Association of Governments (SCAG) reviews Environmental Impact Reports of regionally significant projects to determine consistency with regional plans. As part of this review, SCAG assesses the consistency of such projects with policies contained in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (SCAG, March 1996). These policies are related to the following goals:

- To improve the regional standard of living;
- To maintain the regional quality of life; and
- To provide social, political, and cultural equity.

Applicable policies related to these goals, as identified in SCAG's response letter to the Notice of Preparation for this EIR (January 28, 2002) are discussed below under Project Impacts.

### ***Zoning***

The proposed Project site is zoned C2-2-0. Per the Los Angeles Municipal Code (LAMC) Section 12.14, a C2 zoning designation allows for a variety of office, retail and residential uses, including uses allowed in C1.5 and C1 Limited Commercial zones (LAMC Section 12.13.5A(2) and Section 12.13A), which include retail and commercial uses. Residential uses allowed under the R4 zones are also permitted. The subject property is designated Height District No. 2. Height District No. 2 limits development to a maximum 6:1 Floor Area Ratio (FAR). The property is also designated as being in an "O" Oil Drilling District.

The land uses surrounding the Project site to the west, north, and east are similarly zoned C2-2-O, allowing for the same range of uses as the Project site. The area to the south of the Project site, across Olympic Boulevard, is zoned R4-2-O, a multi-family residential zone with certain development limitations.

### **Threshold of Significance**

Based on criteria established in the City of Los Angeles Draft CEQA Thresholds Guidelines (1998), the proposed Project would result in a significant land use impact if:

- The proposed development is incompatible with surrounding land uses or land use patterns;

- It is not consistent with the goals and policies of the West Los Angeles Community Plan or the purposes of the CCNSP, or the policies contained in applicable regional plans (the Southern California Association of Governments' Regional Comprehensive Plan and Guide or Regional Transportation Plan).

### **Project Impacts**

The proposed Project, 2000 Avenue of the Stars, is a redevelopment of the subject property for a mixed-use commercial office project. The 15-story development would provide 719,924 square feet of office space, 30,527 square feet of restaurant space, 18,318 square feet of retail space, and 10,178 square feet of cultural uses. Existing uses above the subterranean parking garage would be removed.

### ***Land Use Compatibility***

Land use compatibility issues for the proposed Project are related to the site's location within Century City and proximity to residential communities to the south. These considerations are examined in the following analysis with respect to the issues of consistency with land use patterns in the area and compatibility with adjacent uses.

#### Consistency with Land Use Patterns

As shown in **Figure LU-4**, the proposed Project site is situated on the eastern portion of the central core area of Century City. All properties within the core area are consistent with the area's C2-2-O zoning. The proposed mixed-use commercial office Project is consistent with the area's existing land use. The proposed Project would not result in a substantial change in use of the subject property. The existing use of the property is also consistent with land use patterns, but the site is underutilized. Revitalization of the currently underutilized site could help further integrate the property and its uses with the surrounding uses of Century City.

#### Compatibility with Adjacent Uses

This analysis examines whether the Project would create a significant land use incompatibility impact on the functional capability of adjacent land uses. Such an impact would occur if the proposed Project's physical characteristics or associated activities prevent or substantively impair existing adjacent land uses to continue their function. The analysis considers impacts such as noise and aesthetics only to the extent that they affect the ability of the adjacent land uses to continue their existing function. (A noise or aesthetic impact is not, by itself, considered a land use compatibility impact unless that impact affects the functional capacity of adjacent uses.)

As described above, the Project proposes a mixed-use commercial office development with 12 stories of office, a Street Level with the lobby, office and cultural uses, a Plaza Level with retail and restaurant uses, and a Parking Level and six levels of underground parking. Although similar uses, office and hotel, surround the Project site, in one direction the new building would be located across Olympic Boulevard from residential uses. This analysis focuses on the compatibility of these adjacencies.

The proposed commercial uses would be consistent with hotel, office, restaurant and hospital land uses located to the north, east and west of the subject property. While hotel and hospital uses are more sensitive to land use incompatibilities resulting from certain impacts (such as noise or odors) than other commercial uses, the temporary occupancy of hotels and hospitals results in a reduced sensitivity when compared to permanent occupants within a residential development. Regardless, this document does consider the impacts resulting from the Project within each of the environmental issue discussions of Section V. This analysis shows that the physical characteristics or associated activities would not prevent or substantially impair the functionality of nearby hotel and hospital uses.



Residential units may be considered incompatible if located directly adjacent to the commercial uses proposed. However, the residential uses in this instance are separated from the Project by Olympic Boulevard which is six lanes wide in the area of the subject property. Noise generated by traffic on Olympic Boulevard would drown out noise generated by uses of the subject property. In addition, the proposed Project would contain approximately 39,000 sf less retail than the existing use of the site.

The CCNSP requires that all Projects within the Specific Plan area must avoid casting a shadow for more than two hours, between the hours of 8 am and 8 pm, on any detached single-family residential structure. (See Section V.A, Aesthetics for a discussion of Project related shadow impacts.) The proposed Project would cast shadows longer than the existing buildings. However, winter and summer solstice shadows from the Project would be completely confined to the interior commercial areas of the CCNSP area, and would not cast a shadow on any single-family residential buildings. Therefore, the proposed Project would be consistent with CCNSP policies regarding shadow impacts on adjacent uses.

### ***Consistency of the Proposed Development with Zoning, and Land Use Plans and Policy***

#### ***City of Los Angeles Municipal Code***

The proposed Project is a 15-story commercial structure consisting of office, restaurant, retail and cultural uses. All of the proposed uses are allowable uses and would not conflict with the C2-2-O zoning designation. The C2-2-O zoning designation is within Height District No. 2, which allows for a 6:1 FAR. The subject property covers 610,834 square feet (14.023 acres) of land area, which allows for a total of 3,665,051 square feet of floor area. Currently the site is developed to 3,067,338 square feet, with 2,388,516 square feet located in the Century Plaza Towers. The proposed Project would remove 678,822 of existing floor area and develop 778,947 square feet resulting in a net increase of 100,125 square feet. The addition of this development would yield a total of 3,167,463 square feet of floor area on the subject property, or an FAR of 5.2:1. Therefore the proposed FAR would be less than allowed by the zoning. The Project will satisfy all required parking requirements.

The total code required parking spaces for the proposed Project is 6,065 spaces and includes parking space reductions pursuant to Los Angeles Municipal Code Sections 12.21-A 4(c) and 12.24-Y. Refer to section V.M for a discussion of the parking for the site.

The Project requires the approval of a Major Development Project Conditional Use Permit by the City of Los Angeles because it involves the net addition of more than 100,000 square feet of floor area. In addition, because the Project is located within the boundaries of a Specific Plan area, it will also undergo Project Permit Compliance Review to determine whether the Project complies with the applicable regulations of the Specific Plan. This review is a separate entitlement process and approval, and is not the same as a “Project Permit” approval under the Century City North Specific Plan (CCNSP). A “Project Permit” under the CCNSP is required if a development is defined as a “project” under the Specific Plan. The CCNSP defines a “project” as any building to be constructed in a lot within the Specific Plan area, excluding any construction or renovation activity which does not add to the CATGP Trips. Because the proposed development does not generate additional CATGP Trips (see **Table V.H-1** below), it is not a “project” under the CCNSP, and therefore, does not require a “Project Permit.”

#### ***Consistency with the West Los Angeles Community Plan***

The West Los Angeles Community Plan identifies goals, objectives and policies (referred to collectively as policy statements) related to different land uses within the planning area. This section assesses the proposed Project’s consistency with each of the applicable policy statements contained within the Community Plan.

*Goal 2: A strong and competitive commercial sector which promotes economic vitality, and serves the needs of the community through well designed, safe and accessible areas while preserving the community's unique commercial, historic and cultural character.*

**Consistent.** The proposed Project would redevelop underutilized property with a mixed-use commercial development that features office, restaurant, retail and cultural uses. The Project would enhance the economic vitality of the area through the re-development of an underutilized site with the proposed uses as well as sidewalk and streetscape pedestrian improvements, landscaping, street trees, indoor and outdoor dining facilities and landscaped plaza area with a lawn area. A number of design features would enhance pedestrian access from the corner of Avenue of the Stars and Constellation Boulevard to the landscaped plaza. In lieu of the existing above grade mechanical and storage areas for the building on the corner, a level, spacious plaza would encourage at-grade circulation from the corner into the site. The base of the building is set back approximately 90 feet from Avenue of the Stars, and the northern corner of the building base is set back approximately 40 feet from Constellation Boulevard. Further, the architecture on the north corner is intended to be very transparent, with floor to ceiling glass. The north corner is intended to be an open office or retail use, to further allow maximum visibility through the space into the plaza. Pedestrian access to the plaza will be further facilitated by wide stairs along Constellation Boulevard, as the street drops in elevation east of the corner. The paving from the sidewalk at the corner, around the base of the building, and into the plaza will be architectural concrete and attractive stone materials. Lighting will further indicate that the corner is the main public entrance into the site. The iconic image of the Century Plaza Towers designed by the distinguished architect Minoru Yamasaki, will be visible from the corner of Avenue of the Stars and Constellation Boulevard. Further, trees and activities in the plaza will be visible from various locations at and near the corner. Improved vehicular access to the parking facilities and curb-side valet service would increase safety in the parking areas.

All these elements would help bring patrons to the retail and restaurant uses to help revitalize this area. As discussed above, the Project is designed to complement the architectural integrity and character of surrounding areas with the Project's sophisticated contemporary design. The Project would remove the existing theater uses of the property. However, the theater uses are underutilized, and the proposed Project would include a cultural facility to be located on the Street Level. Neither of the buildings to be removed are considered historic structures.

*Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide opportunities for new, compatible commercial development and services within existing commercial areas.*

**Consistent.** The proposed Project would replace the existing office (287,701 sf), theater (148,481 sf), restaurant (144,390), retail (57,316 sf) and health club (40,934 sf) uses, with a mixed-use commercial development comprised of office (719,924 sf), restaurant (30,527 sf), retail (18,318 sf) and cultural (10,178 sf). The proposed office uses respond to under-utilization of the site and a decline in use of the theater uses. Development of the Project would strengthen the commercial base of Century City by providing compatible commercial development, including service commercial uses within and adjacent to areas allowing commercial development.

*Policy 2-1.1: New commercial development should be located in existing established commercial areas or shopping centers.*

**Consistent.** The proposed Project would be located within the well-established Regional Commercial area of Century City.

*Policy 2-1.2: Protect commercially planned/zoned areas from encroachment by residential only development.*

**Consistent.** The proposed Project provides for a mix of commercial uses in an area zoned for commercial uses.

*Policy 2-1.3: Ensure the viability of existing stores and businesses which support the needs of local residents and are compatible with the neighborhood.*

**Consistent.** The proposed Project would accommodate the additional employees within Century City, which would help to ensure the viability of existing stores in the area. The proposed Project would also provide space for Project and community-serving stores, restaurants and other businesses. These uses would support the needs of local residents and employees of adjacent properties by providing a safe and comfortable shopping or dining experience in a pedestrian-friendly area. As discussed in the above section regarding land use compatibility, the proposed development is compatible with the surrounding community.

*Policy 2-1.4: Require that commercial projects provide adequate parking, and improve safety and aesthetics of parking areas.*

**Consistent.** As described in Section V.M., Transportation/Traffic, the proposed Project provides adequate parking. The amount of parking is in compliance with the Specific Plan and Municipal Code parking requirements. Improved access to the parking areas would improve the safety of the parking areas. Parking will be provided within an enclosed and subterranean structure, which ensures that such areas would not affect the aesthetics of the area.

*Policy 2-2.1 Encourage pedestrian-oriented design in designated areas and in new development.*

**Consistent.** The proposed Project would enhance the Century City commercial and pedestrian-oriented district by replacing an underutilized site with a mixed-use commercial development that features community-serving retail and restaurant uses. A number of improvements including the new plaza and lawn area, cultural facility, reconfiguration of the pedestrian corridor under Avenue of the Stars and a new landscaping plan would enhance the pedestrian environment and would contribute to increased pedestrian activity within Century City.

*Policy 2-2.2: Promote mixed-use projects along transit corridors and in appropriate commercial areas.*

**Consistent.** The proposed Project is not located along but within walking distance of the designated transit corridors of Santa Monica, Wilshire, and Sawtelle Boulevards. The Project site is within a designated commercial area.

*Policy 2-2.3: Require that mixed use projects and development in pedestrian oriented districts be designated and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses.*

**Consistent.** The proposed Project would develop a “Class A” office building and facilities with a high level of quality. The proposed architecture of the building is unique, and could be considered a local monument due to its unique design. The Project’s modern architecture would be compatible with the predominantly modern architecture of the Century City area. See above discussion regarding Policy 2-1.3 for compatibility with existing uses

*Policy 2-2.5: Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented districts, incorporate commercial uses.*

**Consistent.** The Street Level would include the lobby to the office building, some tenant space and a cultural facility. A pedestrian promenade would direct guests from Avenue of the Stars through the site passing by gardens to the proposed retail and restaurant uses of the site.

*Objective 2-3: To enhance the appearance of commercial districts.*

**Consistent.** The proposed Project would redevelop the western portion of the subject property, replacing two existing buildings along Avenue of the Stars and renovation of the existing plaza. The buildings to be replaced exhibit a travertine skin, and stark architecture. The proposed building addresses market demand for a unique office environment. The building would have an opening in the center, and would be modern in style utilizing clear glazing and metal cladding. The hardscaped plaza would be renovated and landscaped including a lawn area for use by employees and visitors.

*Policy 2-3.1: Establish street identity and character through appropriate sign control, landscaping and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.*

**Consistent.** The Project does not propose any new billboards, nor would it effect existing billboards along surrounding streets including Santa Monica Boulevard. Landscape and streetscape improvements made to the subject property would be consistent with the design criteria of the West Los Angeles Community Plan, CCNSP, and would be compatible with the surrounding uses of Century City.

*Policy 2-3.2: Require that commercial projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with surrounding uses and development.*

**Consistent.** See discussion regarding Objective 2-3 and Policy 2-1.3.

#### Consistency with the Century City North Specific Plan

This discussion identifies relevant sections of the CCNSP and assesses the proposed Project's conformance with the requirements set forth in each section. The proposed Project is consistent with the goals and policies of the CCNSP.

*3A. The purpose of this Section [3] is to assure orderly development and to provide street capacity and other public facilities adequate for the intensity and design of development by establishing phases for construction within the Specific Plan Area. The first phase of development shall continue until building permits and certificates of occupancy have been issued for Projects, which generate all of the CATGP allocated to such first phase. The second phase of development shall begin when building permits have been issued for Projects generating 15,225.606 Trips, exclusive of Trips assigned by this Ordinance to Parcel A of Parcel Map Los Angeles No. 3784 and Parcel B of Parcel Map Los Angeles No. 1483; and when all public improvements set forth in Section 3B1(b) of this Ordinance are completed, unless such completion is delayed by conditions beyond the control of the developer and the City of Los Angeles as determined by the City Planning Commission. In the event a Project is proposed whereby the CATGP, including Trips generated by such Project, exceeds said 15,225.606 Trips, the developer of such Project shall comply with Sections 3B1 and 10 of this Ordinance, such Project shall require a Project Permit, and such Project may utilize the Trips allocated to such Project for both phases of development. Nothing contained in this Ordinance shall prevent the issuance of a building permit for a Project in the residentially zoned areas of the Specific Plan Area, so long as such Project complies with the provisions of Sections 3B2(g), 3B2(h), and 3B2(i) of this Ordinance and conforms to the zoning of and any other regulations applicable to the lot on which it is located.*

All undeveloped and underdeveloped parcels ("Crosshatched Areas") within the CCNSP were allotted a certain number of Cumulative Automobile Trip Generation Potential (CATGP) trips in one or both of the two specific plan phases. Development under the CCNSP is governed and capped by the CATGP trips allocated to each parcel, along with other CCNSP requirements. Development is allowed within these commercially zoned areas when it does not contribute to a number of trips in excess of the existing use, or the amount allocated to the subject property if it is undeveloped or underdeveloped. Development may also occur if trips are transferred to the subject property in

accordance with the CCNSP, or generated through a change in the existing use or demolition of existing buildings. For the Project site, no additional CATGP trips have been allocated beyond those associated with the existing uses.

Existing uses at the Project site generate 19,161 daily trips according to trip generation factors for development within the CCNSP (Table V.H-1). The proposed Project would generate 12,450 daily trips, or 6,711 fewer trips, compared to the existing uses. The remaining trips would be considered Replacement Trips, for they are responsible for a portion of the baseline condition. Therefore, the proposed Project would be consistent with the Section 3A of the CCNSP.

**Table V.H-1**  
**Trip Generation**  
**Per Century City North Specific Plan (CCNSP)**

Land Uses	FAR Area	Per CCNSP Daily Trip	
		Rate/1,000 sf FAR	Daily Trips
<b>Proposed Uses</b>			
Office	719,924 sf	14	10,079
High-Turnover Restaurant	15,264 sf	45	687
Quality Restaurant	15,263 sf	45	687
Retail	18,318 sf	35	641
Cultural Use	10,178 sf	35	356
<b>(A) Totals</b>	<b>778,947 sf</b>		<b>12,450</b>
<b>Existing Uses</b>			
Office	287,701 sf	14	4,028
Theater	148,841 sf	35	5,197
Restaurant	144,390 sf	45	6,497
Retail	57,316 sf	35	2,006
Health Club	40,934 sf	35	1,433
<b>Existing Total</b>	<b>678,822 sf</b>		<b>19,161</b>
<b>Net Total</b>	<b>100,125 sf</b>		<b>-6,711</b>

Source: Crain and Associates, 2002.

**3C. Second Phase of Development:** During the second phase of development, a Project in the commercially zoned areas shall be permitted only if the CATGP, including the Trips generated by such Project, does not exceed 30,516.789 Trips, and if the following requirements are met:

1. A Project Permit, including such conditions as are deemed necessary by the City Planning Commission, has been granted for such Project pursuant to the procedures set forth in Section 4 of this Ordinance. The City Planning Commission shall make the following written findings prior to approving any such Permit:
  - a. Such Project conforms to all of the provisions of this Specific Plan, the West Los Angeles Community Plan and all other applicable provisions of the General Plan.

As discussed under Section 3A, the proposed Project would not be considered a "Project" under the CCNSP and a Project Permit is not required. Regardless, the proposed Project would be consistent with the provisions of the plans identified above.

- b. Such Project has been designed in a way to reasonably assure that it will not cast a shadow for more than two hours, between 8 a.m. and 8 p.m., upon any detached single-family dwelling located outside the Specific Plan Area.*

The proposed Project would conform to this requirement, as the Project does not cast shadows on any detached single-family dwellings. See Section V.A, Aesthetics, for a discussion of shade and shadow impacts as a result of the proposed project.

- c. Sufficient provisions have been made, if necessary, to assure the installation of a continuous Pedestrian Corridor in accordance with the provisions of Section 10 of this Ordinance and as shown on the Map.*

In compliance with the Century City North Specific Plan, a grade-separated pedestrian crossing is provided below Avenue of the Stars to allow pedestrians to easily walk between the Century Plaza Hotel and the retail, restaurants and amenities in the landscaped plaza in the 2000 Avenue of the Stars project. Currently, a grade-separated pedestrian crossing is provided below Avenue of the Stars connecting the Project site to the Century Plaza Hotel. The existing corridor is 50 feet wide and nine feet in height.

The proposed pedestrian corridor would connect the existing courtyard at the Century Plaza Hotel to the new plaza elevation by way of a well-lit and ventilated pedestrian corridor under Avenue of the Stars that would be approximately 16 feet wide, and between 10 and 15 feet in height. A canopy of signage would mark the enlarged entry on the Hotel side, and a series of murals would decorate the pedestrian corridor itself (see Figure PD-13). The pedestrian corridor would have a tiled floor, plaster walls and a plaster ceiling with cove lighting. The pedestrian corridor slopes down from the Hotel courtyard about 5 feet over 150 feet to an escalator that connects up one level to the Plaza level lobby. A pedestrian promenade would direct guests from Avenue of the Stars through the site, passing by sitting areas, gardens, flowering canopy trees, courtyards, and grassy slopes. The proposed Project would also maintain at grade pedestrian access from Constellation Boulevard and Century Park East. The proposed Project would be located so as not to impede the location of construction of the Pedestrian Corridor required in connection with other developments. Pedestrian access to and through the site would, however be improved by opening up the northwest corner of the site to street level.

- d. Sufficient provisions have been made, if necessary, to assure the installation of Pedestrian Crossings in accordance with the provisions of Section 10 of this Ordinance and as shown on the Map.*

See discussion above regarding Section 3C.1.c.

- e. The Project has been designed in a manner, which adequately screens ventilation, heating and air conditioning ducts, tubes, equipment and other related appurtenances from the view of pedestrians, motorists and occupants of adjacent buildings.*

The proposed Project has been designed such that these appurtenances are not visible at ground level by pedestrians or motorists, or from above by occupants of adjacent buildings.

- f. Consideration has been given by the City Planning Commission to impacts generated by the Project on the vehicular circulation system within the Specific Plan Area and on the sections of Pico, Olympic and Santa Monica Boulevards between one mile easterly and one mile westerly of the boundaries of the Specific Plan Area, including specifically the impacts at those intersections serving the Specific Plan Area at Pico, Olympic and Santa Monica Boulevards, and that mitigation measures, if any, were given due consideration. Such consideration of impacts and mitigation measures shall include, but not be limited to, forecasts of potential traffic from: (1) all Projects within the Specific Plan Area and the area governed by the Century City South Specific Plan for which building permits have been issued, but which have not yet been constructed and (2) all allowable future development permitted under the densities and uses set forth for said areas. These forecasts shall be based on the Trip generation factors contained in the definition of CATGP. Said consideration of impacts and mitigation measures shall be made in writing or reduced to writing and shall be a part of the Project Permit file.*

See discussion above regarding Section 3A.

- h. Adequate sewers and similar public utilities, facilities and services, other than those considered pursuant to Section 3C1(g) of this Ordinance, exist or will exist to service the intensity and design of the proposed Project and other development in the Specific Plan Area.*

See Section V.N, Utilities and Services, for a discussion of utilities and service system impacts as a result of the proposed Project. The proposed Project would not generate additional impacts on utilities and services above and beyond the existing conditions.

- i. Sufficient provisions have been made to assure the installation of any on-site or off-site improvements deemed necessary by the City Engineer to accommodate any cumulative impacts generated by the Project on existing sewers or other similar public utilities, facilities and services, other than those considered pursuant to Section 3C1(g) of this Ordinance.*

See discussion regarding Section 3.C1.h.

- 2. During the second phase of development, Projects in commercially zoned areas shall conform to the applicable provisions below:*
- c. A Project may be constructed on a lot within the non-crosshatched areas shown on Appendix A only to the extent that Trips transferred to the Project Site in accordance with Sections 3C5 and 5 of this Ordinance, and Trips resulting from changes of use or demolition of existing buildings, have not already been utilized on such Project Site.*

See discussion regarding Purpose 3A.

- d. A Project within the Buffer Area may have a Floor Area Ratio of not more than four and one-half to one. A Project within the Core Area may have a Floor Area Ratio of not more than six to one.*

The proposed Project is located within the Core Area of the CCNSP. The proposed Project would result in an FAR of 5.2:1, which would meet this requirement.

#### Consistency with Regional Plans

As described in Table V.H-2, the proposed Project would be consistent with applicable regional policies, as identified by SCAG.

**Table V.H-2**  
**Consistency With Applicable SCAG Regional Policies<sup>29</sup>**

Policy	Project Consistency
<b>Growth Management Chapter</b>	
<p>3.01 <i>The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.</i></p>	<p><b>Consistent.</b> Section V.J., Population, Housing, and Employment, discusses the proposed Project's generation of population, housing, and employment at the Project site and compares these to regional forecasts provided by SCAG. As described in Section V.J., the proposed Project would not generate population or housing units and its employment levels would be within SCAG forecasts.</p>
<b>Growth Management Chapter</b>	
<p>3.03 <i>The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.</i></p>	<p><b>Consistent.</b> Sections V.K., V.L., V.M., and V.N. of this EIR evaluate the relationship of the proposed Project's demand to existing and planned public facilities, utility systems, and transportation systems. As described in these sections, the proposed Project would not result in significant impacts after mitigation with respect to these services.</p>
<b>Growth Management Chapter Policies Related to Improve the Regional Standard of Living</b>	
<p>3.05 <i>Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.</i></p>	<p><b>Consistent.</b> The proposed Project would redevelop an underutilized site within an existing urban area that is served by existing infrastructure. The Project would make use of the existing infrastructure without creating a need for substantial additional infrastructure. Century City is a central commercial area, which is well located and planned near residential neighborhoods, allowing for reduced commuting distances for many employees.</p>
<p>3.09 <i>Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.</i></p>	<p><b>Consistent.</b> The anticipated infill development involves lower infrastructure and public service delivery cost as compared to development in areas that are not currently served by existing infrastructure.</p>

<sup>29</sup> The policies listed in this table are those identified by SCAG in its January 28, 2002 NOP response letter.



**Table V.H-2 (Cont.)**  
**Consistency With Applicable SCAG Regional Policies<sup>30</sup>**

Policy	Project Consistency
<p>3.10 Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.</p>	<p><b>Consistent.</b> The proposed Project is intended to enhance the economic vitality and competitiveness of the uses at the Project site and in Century City.</p>
<p><b>Growth Management Chapter Policies Related to Improve the Regional Quality of Life</b></p>	
<p>3.12 Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.</p>	<p><b>Consistent.</b> The site is very accessible from area roadways and mass transit. The proposed Project is not anticipated to generate a significant alteration of the existing distribution of population or employment base. Residential housing units are located adjacent and proximate to the Project site. This proximity, as well as the provision of restaurants in conjunction with existing and proposed office uses in Century City would shorten and/or avoid vehicle trips during lunch hours, and often delay evening return trips as commuters stay for dinner, shopping or entertainment near work. The Project site is also adjacent to bus transit along Avenue of the Stars and Constellation Boulevard, and will include bicycle parking spaces, both of which reduce automobile trips and facilitate use of alternative modes of travel.</p>
<p>3.13 Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.</p>	<p><b>Consistent.</b> The proposed Project would replace/redevelop two commercial structures and associated facilities. Implementation of the Project would increase the use of a currently underutilized site within the heart of the Century City North Specific Plan.</p>
<p>3.16 Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.</p>	<p><b>Consistent.</b> The proposed Project would redevelop and revitalize a currently underutilized site located within Century City, and identified Regional Center in the City of Los Angeles General Plan. It is also one block south of the Santa Monica Boulevard transportation corridor.</p>

<sup>30</sup> The policies listed in this table are those identified by SCAG in its January 28, 2002 NOP response letter.

**Table V.H-2 (Cont.)  
Consistency With Applicable SCAG Regional Policies<sup>31</sup>**

Policy	Project Consistency
<b>Growth Management Chapter Policies Related to Improve the Regional Quality of Life</b>	
3.18 <i>Encourage planned development in locations least likely to cause adverse environmental impact.</i>	<b>Consistent.</b> The proposed Project would be developed on an underutilized site that is surrounded by urban development of similar use, scale and character to that proposed. This reduces the possibility that the Project would create adverse environmental impacts. Proposed Project development is consistent with plans and zoning for the site.
3.20 <i>Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.</i>	<b>Consistent.</b> The proposed Project would be built in an urban environment, which does not include any of these resources. Therefore the proposed Project would not adversely affect these resources. In addition, the reuse of existing urban development could reduce pressures for development in non-urban areas that more likely result in the potential for effects on these resources.
3.21 <i>Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.</i>	<b>Consistent.</b> The Project would remove two existing structures and redevelop the site with a mix of land uses. A six-level subterranean parking garage is currently located underneath the subject property. No grading below the fill materials located under the parking garage would occur as a result of the Project.
3.22 <i>Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.</i>	<b>Consistent.</b> The proposed Project site is not subject to hazards associated with high fire, flood, or steep slopes. As described in Section V.E, impacts associated with seismic shaking are considered potentially significant. However, Project compliance with applicable Uniform Building Code requirements would reduce impacts to a less than significant level.

<sup>31</sup> The policies listed in this table are those identified by SCAG in its January 28, 2002 NOP response letter.

**Table V.H-2 (Cont.)  
Consistency With Applicable SCAG Regional Policies<sup>32</sup>**

Policy	Project Consistency
<p>3.23 Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage and to develop emergency response and recovery plans.</p>	<p><b>Consistent.</b> The proposed Project site does not contain significant biological or ecological resources and therefore the proposed Project would not affect such resources. As described in Section V.I., the proposed Project is not expected to result in significant impacts related to operational noise. However, although this EIR includes construction noise reducing mitigation measures, the Project would result in a potentially significant construction noise impact. This is temporary in nature. This EIR includes mitigation measures to reduce potential seismic impacts (see Section V.E).</p>
<p><b>Growth Management Chapter Policies to Provide Social, Political, and Cultural Equity</b></p>	
<p>3.27 Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.</p>	<p><b>Consistent.</b> Sections V.K., V.L., and V.N. of this EIR evaluate the relationship of the proposed Project's demand to existing and planned public facilities and utility systems. As described in these sections, the proposed Project would not result in significant impacts after mitigation with respect to these services.</p>
<p><b>Core Regional Transportation Plan Policies</b></p>	
<p>4.01 Transportation investments shall be based on SCAG's adopted Regional Performance indicators regarding mobility, accessibility, environment, reliability, safety, equity/environmental justice, and cost effectiveness</p>	<p><b>Consistent.</b> As described in Section V.M., the proposed Project would not result in significant traffic impacts after mitigation and therefore would not require transportation investments as mitigation. The proposed Project would not otherwise involve transportation investments.</p>
<p>4.02 Transportation investments shall mitigate environmental impacts to an acceptable level.</p>	<p><b>Consistent.</b> As described in Section V.M., the proposed Project would not result in significant traffic impacts after mitigation and therefore would not require transportation investments as mitigation.</p>

<sup>32</sup> The policies listed in this table are those identified by SCAG in its January 28, 2002 NOP response letter.

**Table V.H-2 (Cont.)**  
**Consistency With Applicable SCAG Regional Policies<sup>33</sup>**

<b>Policy</b>	<b>Project Consistency</b>
4.04 <i>Transportation Control Measures shall be a priority.</i>	<b>Consistent.</b> As described in Section V.M., the proposed Project would not result in significant traffic impacts after mitigation.
4.16 <i>Maintaining and operating the existing transportation system will be a priority over expanding capacity.</i>	<b>Consistent.</b> As described in Section V.M., the proposed Project would not result in significant traffic impacts after mitigation. No increase in capacity is proposed.
<b>Air Quality Chapter Core Actions</b>	
5.07 <i>Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.</i>	<b>Not Applicable.</b> This policy is implemented by SCAG with regard to their regulatory programs. As described in Section V.B., the proposed Project would not result in significant air quality impacts.
5.11 <i>Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.</i>	<b>Consistent.</b> Air quality, land use, and transportation issues are discussed in Sections V.B., V.H., and V.M., respectively. The proposed Project would not result in conflicts or significant impacts after mitigation with respect to these issues. The project could, however contribute to a potentially significant air quality impact for construction.
<b>Water Quality Chapter Recommendations and Policy Options</b>	
11.07 <i>Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.</i>	<b>Consistent.</b> As described in Section V.N.3, the water supplier for this project, LADWP, is working to increase the portion of its supply that is provided by recycled water. In addition, the proposed project would result in a net reduction in the demand for water.

**Mitigation Measures**

The proposed Project would not result in significant land use compatibility or land use plan consistency impacts, and, therefore, mitigation measures are not required.

<sup>33</sup> The policies listed in this table are those identified by SCAG in its January 28, 2002 NOP response letter.

### **Significant Project Impacts After Mitigation**

The proposed Project would not result in significant land use compatibility or land use plan consistency impacts. Therefore, it would not result in significant unavoidable impacts.

### **Cumulative Impacts**

Included in the development attributable to past, present and probable future projects would be some development related to the unutilized Replacement Trips associated with the existing buildings that would be available for use in the Century City North Specific Plan (CCNSP) area. It would be speculative to try to determine what projects might be engendered from these trips. The Replacement Trips (Trips) may be utilized at one or more sites in the plan area through the transfer procedures set forth in the CCNSP. All of these Trips are within the anticipated development projections of the CCNSP. As such, they were planned for, and development associated with these Trips is a part of the local land use projections of the City of Los Angeles and part of the existing baseline. These projections are utilized regionally by SCAG and SCAQMD, and thus would not represent new unanticipated growth. The Replacement Trips (and impacts of the associated development) are currently in use as a part of the existing development on the site; in other words, they represent part of the existing baseline conditions. It should be noted, however, that the potential use of these trips is very limited. They must be used within the CCNSP area, and cannot be used in other jurisdictions or in other parts of Los Angeles. Further, any development utilizing these trips would, like the Project, be subject to the City of Los Angeles environmental review procedures, and appropriately analyzed and addressed under CEQA. No cumulatively considerable impact is anticipated as a result of the Project when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects, including development that may occur as a result of the Replacement Trips.

Section IV, Environmental Setting, provides a list of projects that are planned or are under construction in the project area. West of the site, along the south side of Constellation Boulevard, the Constellation Place Project (related project #1) is currently under construction. Anticipated uses include office space and retail/commercial uses. Since the proposed Project and other developments planned for the area (such as the Constellation Place Project and the Westfield Shoppingtown Century City expansion) are consistent with the overall existing and planned land use patterns in the area, cumulative impacts in this regard are not expected. As discussed above, the proposed Project is compatible with existing uses immediately surrounding the site. Moreover, the Project would remain compatible with other known proposed development in the area, such as the Constellation Place project and the Westfield Shoppingtown Century City Expansion. Therefore, cumulative land use impacts are less than significant.