

1 SCOPING MEETING FOR.
2 2000 AVENUE OF THE STARS
3

4
5 REPORTER'S TRANSCRIPT OF PROCEEDINGS
6 2029 CENTURY PARK EAST
7 LOS ANGELES, CALIFORNIA
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10 MONDAY, JANUARY 14, 2002
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1 MS. ZAITZEVSKY: We're going to begin now.
2 Thank you for all coming. Do you need me to stand up,
3 or can you hear me in the back? Okay.

4 THE PUBLIC: Speak louder.

5 MS. ZAITZEVSKY: Speak louder. I will try.
6 And let me know if you can't hear me. My name is
7 Maya Zaitzevsky. I'm with the Department of
8 City Planning, Los Angeles Department of Planning and I
9 work in the environmental review section with
10 Hadar Plafkin. And I'm the project coordinator for the
11 Environmental Impact Report that's going to be prepared
12 for the proposed project at 2000 Avenue of the Stars.

13 Tonight we're having a public scoping meeting,
14 which is different than a public hearing. And I'm going
15 to talk to you a little bit about the environmental
16 process; a little bit about the entitlement process; and
17 the applicant is going to make a presentation, and then
18 we're going to open up the room to people who want to
19 speak.

20 And what we're asking is you address the
21 environmental impacts that you are concerned about that
22 might happen with this proposed project, and you can
23 also talk about mitigation measures that you think will
24 be useful to mitigate impacts and to give projects
25 alternatives, is also something that we are going to be

1 looking for.

2 As far as -- it's not a public hearing, and
3 the reason why it's not is we're not making a decision.
4 So I want to make you clear on this. This is the very
5 beginning of the environmental process.

6 And so if you are here to say "I don't like
7 the project" or "I love the project," it is not
8 appropriate for that. When they have hearings, then
9 that will be appropriate. So let me --

10 MR. PLAFKIN: If you have picked up the
11 packages, there is a little handout here which basically
12 describes what the environmental process is. We're
13 pretty much in Step 1. It's a long process, there are
14 many opportunities during the course of the process for
15 people to make comments and to have input into the
16 process.

17 So, and again, it is like Maya said, we are
18 not decision makers; we are basically going to prepare a
19 report. And what we need is help from the public in
20 determining what issues need to be evaluated in that
21 report.

22 THE PUBLIC: We are missing those things. We
23 don't have them.

24 MS. ZAITZEVSKY: It's on the wall. We don't
25 have individual handouts of that. Yeah. I'm going to

1 be discussing it right now.

2 Some people are here because they received a
3 Notice of Preparation. And there's also -- if you
4 didn't receive it, it was sent out to people within
5 500 feet of the project area. If you didn't receive one
6 there is a copy up there and it has the project
7 description and it tells you -- it gives you my name and
8 address. I'm the person that you would address any
9 comments. And I also left my business cards up there.
10 If you want to e-mail or call me after the meeting, if
11 you have questions that come up.

12 There's the comment period, is running through
13 February 4th. We sent out the Notice of Preparation on
14 January 4th and there's a 30-day comment period. So I
15 need to get your comments in writing by February 4th.

16 If you don't feel comfortable today speaking
17 on the motion, then written comments are particularly
18 appropriate. And it might be more helpful if after you
19 hear the presentation that you can come back and write
20 me a comment, or talk to me about it if you don't know
21 how to write a comment letter, but February 4th is the
22 deadline for the comment letters.

23 MR. PLAFKIN: And we want to say once again,
24 the comments are not on the merits of the project.
25 That's when it goes to the hearing examiners at a later

1 date.

2 The comments, rather, are on what
3 environmental issues you feel need to be addressed in
4 the Environmental Impact Report. What this meeting is,
5 is to determine the scope of that report. Because we
6 have some ideas as to what should go into it. Since you
7 live here you probably have a far better idea of what
8 needs to be analyzed.

9 MS. ZAITZEVSKY: We know that people are
10 concerned about traffic. But you as residents, what are
11 your specific traffic needs? What intersections are of
12 concern to you? Things like that.

13 I know there is some people who are concerned
14 about the loss of the Shubert Theater. Tell us
15 specifically what it is you are concerned about, if that
16 was the proposing to have it demolished (inaudible), and
17 they will explain the presentation, if you have specific
18 concerns about that. Let us know either today -- there
19 is a court reporter here to take your testimony, or
20 write comment letter on February 4th.

21 THE PUBLIC: The gentlemen has not been
22 introduced. Can we --

23 MS. ZAITZEVSKY: He is Hadar Plafkin and he is
24 a city planner with the City.

25 THE PUBLIC: Okay. Thank you.

1 MS. ZAITZEVSKY: So like we were saying, this
2 is the beginning of the environmental process and after
3 the environmental process is completed, then the
4 hearings take place for the entitlement.

5 The first initial study was prepared by the
6 City of Los Angeles. And then it was determined that an
7 Environmental Impact Report should be prepared.

8 So now, once we decide to make a determination
9 that an Environmental Impact Report is necessary, we
10 send out the letter called the Notice of Preparation.
11 We are saying that we are preparing this Environmental
12 Impact Report and we'd like your input, as we talked
13 about, on impact areas and mitigation and alternatives.
14 And we sent them out to people within a 500-foot radius
15 of the property; home owners, associations and trustee
16 and responsible agencies.

17 So that's the 30-day review period as we
18 mentioned before. And also during the comment period is
19 the public scoping meeting that we discussed that we're
20 going to be allowing people to talk at this point.

21 Then, after your comments come in, then a
22 consultant is going to prepare an EIR. And as the
23 project coordinator, I'm going to be the one that's
24 going to review it and make sure that everything that
25 you are saying that's a valid concern environmentally --

1 that's all we deal with -- is incorporated into the EIR.

2 A draft will be -- after it is reviewed by me,
3 we will send a Notice of Completion to everybody who
4 signed the mailing list and everyone who is in that
5 radius map. And we will say, "Okay, it's been released
6 and there will be a comment period once again on the
7 Draft EIR and they will be available in the libraries
8 and on our website."

9 The City of Los Angeles has a planning
10 department, has a link to the City of Los Angeles
11 website and there's an environmental section. And
12 that's where you can get a copy, download it off the
13 Internet or review it there.

14 And we haven't determined how long the comment
15 period will be. It is either between 30 and 90 days;
16 that is required by State law.

17 Then after the comments are received, then the
18 consultant responds to the comments, with my help, and
19 we do what's called a Final EIR. It includes the
20 Draft EIR that analyzes all the impact areas and
21 response to all the comment, and if there are any
22 changes or additions to the project, that is also
23 incorporated.

24 And once it is completed, we will re-send it
25 for a 10-day period to agencies that have commented on

1 it. But we will notify you on the mailing list that it
2 has been prepared.

3 And at that point, it goes to a hearing. And
4 to either hearing examiner or a zoning administrator is
5 going to be holding the hearing for the City Planning
6 Commission. At this time we don't know who exactly will
7 be holding it.

8 You will get a letter with the Notice of
9 Completion -- I'm sorry -- with the Final Notice, and it
10 will say who's going to be holding the hearing. It
11 won't tell you when, but it will give you a number to
12 call when the hearing will be. You will also -- then
13 your names will be added to the mailing list for
14 whoever, the hearing examiners or zoning administrator,
15 and you will be notified when they do have a hearing.

16 That will be another time for you to make
17 comments when they hold the hearing. That's the time
18 where you can say "I hate this project" or "I love this
19 project." This is the appropriate time for those kind
20 of comments.

21 THE PUBLIC: This is not the final decision?
22 If we petition -- the neighborhood petition, they cannot
23 build?

24 MS. ZAITZEVSKY: I'm sorry?

25 THE PUBLIC: If we petition we don't want to

1 build?

2 MS. ZAITZEVSKY: No.

3 THE PUBLIC: Isn't this ready to go?

4 MS. ZAITZEVSKY: No, no. No.

5 THE PUBLIC: It's not ready?

6 MS. ZAITZEVSKY: No, no. no.

7 THE PUBLIC: So if we petition the
8 neighborhood and they all say no, so they will not
9 build?

10 MS. ZAITZEVSKY: No. No. No. I'm just
11 trying to illustrate there is a lot of times where you
12 can have an impact on what this project, what form it
13 takes in the end. And so these highlighted areas in
14 white, today we are at the scoping meeting. The
15 Draft Environmental Impact Report. And then when the
16 public hearing is held, that's another time where you
17 can attend. And then the City Planning Commission will
18 also be having a hearing.

19 The zoning administrator or the public or
20 the -- excuse me -- the hearing examiner will make a
21 recommendation to the City Planning Commission, and then
22 they will hold a hearing and then you can also make
23 comments at that point.

24 And then if the City Planning Commission
25 decision is appealed, then it goes to the City Council.

1 Another time to comment on the project.

2 And then finally the mayor reviews it. And
3 that's pretty much the process.

4 MR. PLAFKIN: In the end, basically we are
5 preparing this report so that when it goes to the zoning
6 administrators and the Planning Commission and, if it
7 happens, ultimately to the Council, they have
8 information in front of them as to what the impacts on
9 the environment would be if the project is approved.

10 Ultimately though, it's the
11 Planning Commission and the City Council that make that
12 decision as to whether to approve it or not. And that's
13 what the report -- in City terms, we're preparing that
14 report for the Planning Commission. So that when they
15 look at the project, if they decide to approve it, they
16 know what they are really approving.

17 MS. ZAITZEVSKY: But only the environmental.
18 There is a zoning investigator who also does a staff
19 report.

20 MR. PLAFKIN: And they will look at other
21 issues.

22 THE PUBLIC: When's the traffic? That's the
23 problem the neighborhood is going to have.

24 MS. ZAITZEVSKY: From the applicant, the
25 traffic study will be submitted to the Department of

1 Transportation either this week or next week.

2 THE PUBLIC: Is there any prior history as to
3 what the purchase was made of the property?

4 MS. ZAITZEVSKY: That's nothing we will be
5 getting into right now.

6 THE PUBLIC: Don't interrupt me. Let me
7 rephrase my question.

8 MS. ZAITZEVSKY: Sorry.

9 THE PUBLIC: Is there any prior history or on
10 the Internet or within your web page regarding the prior
11 history?

12 MR. PLAFKIN: There wouldn't be. No.

13 MS. ZAITZEVSKY: CEQA is called the California
14 Environmental Quality Act, and it deals with this point
15 in time. From when the day of the Notice of Preparation
16 goes out is what we look at it.

17 THE PUBLIC: Obviously something had to be
18 done prior to this environmental report.

19 MS. ZAITZEVSKY: In what regard?

20 THE PUBLIC: The purchase of the property, the
21 design, all of this previous work, obviously, has been
22 done.

23 MR. PLAFKIN: And what we do is we analyze the
24 proposal that is given to us. But the history of how
25 the proposal got to us for our consideration, is not

1 important. We are looking at the impacts of the
2 proposal that is being put before us.

3 THE PUBLIC: What about the history of
4 Century City. You are not looking for that?

5 THE PUBLIC: Well, the history of
6 Century City, we are supposed to have a bridge to cross
7 over, not through the streets.

8 MR. PLAFKIN: What we look at is what the
9 current environmental setting is as of today, what the
10 traffic is as of today, the air pollution as of today.
11 Then we look at what those -- what the impacts would be
12 if the project as proposed is built and how it would
13 change the baseline that is today. And that's the
14 purpose of the Environmental Impact Report.

15 THE PUBLIC: Can I ask a question? I'd like
16 to know if any of the City personnel, any staff members
17 here. Are there any staff members here?

18 THE CITY: I'm here with
19 Councilman Jack Weiss' office.

20 MS. ZAITZEVSKY: So next, the applicant is
21 going to make the presentation. And then we will have a
22 period where you can comment, and we're allowing three
23 minutes each to comment. And if there is anybody else
24 who wants to fill out a speaker card, let me know and
25 bring it up and I will call your name.

1 THE PUBLIC: And can we ask questions of the
2 applicant?

3 MS. ZAITZEVSKY: That's not the format that
4 we're doing today. They are going to make their
5 presentation. I don't think they are prepared to answer
6 questions, but if you want, you know, if you want to
7 speak to them afterwards, feel free to go ahead. Okay.
8 So are you ready? Shall we get out of the way?

9 THE PUBLIC: Could you mail that to the people
10 who signed the list here that --

11 MS. ZAITZEVSKY: Sure. Does everybody --
12 yeah. I will send it to everybody.

13 THE APPLICANT: Hi. I'm Dan Niemann. I'm
14 with Trammel Crow. I'm the senior vice president of
15 Trammel Crow and senior vice president in charge of the
16 project. Thank you for coming tonight.

17 I thought I would take just a few minutes to
18 tell you while we, Trammel Crow, are here tonight and
19 why we are working on this project. And our architect,
20 Gensler, I think is going to make a short PowerPoint
21 presentation.

22 I do have a stack of cards, if you want to
23 talk to me about the project at any time. We met most
24 of you at the community meetings of the homeowners.

25 THE PUBLIC: I forgot your name already.

1 THE APPLICANT: I will put them out at the
2 end. Five years ago Trammel Crow assisted a consortium
3 of large American corporate pension plans in the
4 acquisition of this entire block that runs from
5 Century Plaza to Century Park East to Avenue of the
6 Stars, Constellation to Olympic.

7 We looked at, of course, The Towers. And, of
8 course, The Towers were in bankruptcy and owned by a
9 consortium of Japanese bankers. ABC Entertainment was
10 on a master lease. That was the ABC corporate
11 headquarters, the cinemas and the Shubert Theater and
12 all the retail space you see today.

13 That lease expires on October 31st of this
14 year, meaning that the property becomes entirely vacant,
15 that ABC is moving to their brand-new building over on
16 the Disney campus in Burbank. The cinemas are in
17 bankruptcy. The Shubert has vacated their property.
18 They will be moving out by the end of the month. Their
19 business has now terminated and they will be out of
20 their property by the end of the month.

21 Our charge as the developer, broker, property
22 manager of this 3-million-plus square foot complex was
23 to study what the highest and best use for the pension
24 funds would be on the ABC, to reposition these towers
25 and to release these towers and also look at the ABC

1 side, that million square feet over there, parking and
2 retail and office space and entertainment facilities and
3 tell them what the highest, best use of that space would
4 be.

5 After a couple of years of really exhaustively
6 planning and many different schemes and trying to save
7 the buildings, we determined that the buildings were not
8 only vacant, but they weren't marketable. The
9 (inaudible) wasn't appropriate.

10 The buildings are loaded with asbestos; they
11 are not up to current structural and seismic codes; they
12 are not up to A.D.A., Americans With Disability Act
13 Code; and it would take \$100 million just to retrofit
14 these buildings, and they really wouldn't be marketable
15 in today's market.

16 What we have come up with is a new -- exciting
17 new plan. And I'd like you to look at this tonight, and
18 I am going to make a presentation on it. We think it's
19 a good plan. We think it's a relatively sensitive and
20 responsible plan.

21 I know nobody -- a lot of people don't like to
22 see development, but to tell you the truth, our current
23 entitlement by zoning and FAR and the Central City North
24 Specific Plan, we probably have the right to build
25 another one of these 44-story towers, and we didn't

1 think that was a good idea.

2 We like the lower twin tower concept and
3 connected with a bridge (inaudible) architecture status.
4 We love the big publicly accessible open space, a
5 four-acre park with greenscape, landscape, trees, lot of
6 retail, lot of places to eat and a lot of activity.

7 We have a cultural center that is
8 10,000 square feet. That will be put in place,
9 hopefully, and mitigate the loss of the Shubert. There
10 is not a lot we can do about the Shubert. To rebuild a
11 building for \$100 million.

12 We talked about -- to a lot of people who are
13 concerned about the Shubert. We are concerned about the
14 Shubert. We have a long relationship with the Shubert.
15 J.P. Morgan who manages that consortium pension fund has
16 a much longer history with them than anybody else in the
17 room, and it's a very serious banking relationship and
18 they are very concerned about the future of the Shubert.
19 And unfortunately, the \$700 million to put a theater
20 back in there would be too deep of an economic subsidy.

21 We've looked at theaters in L.A., and there
22 are some new theaters going in. There is the new
23 Disney Concert Hall, the Kodak Theater. Most of them
24 receive very heavy subsidies -- the government or
25 philanthropic organizations.

1 In any event, we know there are concerns about
2 traffic. We've been out talking with the community, we
3 have prepared a Mitigated Negative Declaration and
4 submitted it to the City and was accepted by the City
5 and circulated at the public comment period that expired
6 November 21st.

7 Some of you, we have a few letters on file
8 that the City shared with us. We see your group and a
9 couple others, Tract 7260 and some of their
10 representatives here tonight. And the council's office
11 was -- represented council office was there when I made
12 the presentation that night, have stated that they
13 prefer that we do a little more, little deeper study on
14 the environmental side.

15 That's why we're here today. We've agreed to
16 do the Environmental Impact Report. We feel it would be
17 an exhaustive environmental review of the project and we
18 will find the project to be -- to not have a significant
19 environmental impact.

20 We are happy to talk to any of your groups,
21 either together or individually. I'll give you my
22 cards, feel free to call me. Come in and take a look at
23 our models, take a look around at what we have here now.

24 We can do something much bigger and much
25 grander and probably make a lot more money off of it,

1 but it's not our intention to fight with the community
2 about building a 37-story in their back yard. We would
3 like to keep it low scale; we'd like to keep it
4 sensitive.

5 We like the basic public open space. We
6 really feel that we restored this project to the human
7 scale. People know how to get in, know how to get out
8 and they will be able to use it. We feel (inaudible)
9 not only to the tenant but to the community.

10 The cultural facility, we asked every
11 homeowners group -- there are seven, eight of them now,
12 including the hotel owners across the street -- to help
13 us to identify some cultural resources so that we can
14 program this space at night.

15 Right now, the sidewalks roll up at 6:00 at
16 night. This is an office park with a little bit of
17 tenant amenity retail. It is not an entertainment
18 center. The Shubert Theater has been dark over the last
19 five years all but 20 weeks. It hasn't activated this
20 plaza. It hasn't given the retailers and the
21 restaurateurs the patrons that they need for their
22 business to survive.

23 And if you look at the businesses right now,
24 you will understand what I'm talking about. Half of
25 them are vacant; the other half don't pay. We know. We

1 leave them in there because, one, the owners are nice
2 guys; and two, it's better to have somebody in there
3 than for it to be vacant. But it is a concept that may
4 have worked in the '70s, but we question that was ever
5 successful. We haven't seen any reinvestment.

6 What we are planning is a \$300 million
7 reinvestment in Century City. We think this is going to
8 be a great thing for Century City. We don't need to
9 overwhelm you with huge commercial project, but in the
10 scope of things, this is a 3-million-square-foot project
11 when it started, and it's going to be maybe 3 percent
12 larger when we are done. And I think there is going to
13 be a lot of trade-offs in there.

14 That's what we are here to talk about. I'm
15 not sure that I'm really allowed to answer questions
16 here tonight, but I will give out my cards tonight.
17 Anybody who wants to talk to me personally, and talk
18 about it.

19 I see a lot of familiar faces in the room
20 where we had many conversations with and we will
21 continue to -- with the Council's office, with the
22 City Planning, the mayor's office is here in the room.
23 I don't know that anybody introduced Dan from the
24 mayor's office -- who is from the mayor's business
25 development team or business team. Thank you for coming

1 tonight.

2 This really isn't our meeting, so I don't want
3 to hog the floor, but we are here to answer your
4 questions at the time that it's appropriate.

5 We have done a lot of planning, because we had
6 to figure out how this thing worked. We have to figure
7 out what the building looks like in the context of
8 Century City; that's what this is about. And how it
9 works in the context of our own project at a micro level
10 over here.

11 So we have spent a lot of time and a lot of
12 money because we have a lot of faith in Los Angeles and
13 a lot of faith in Century City and we have a lot of
14 faith in your people. If we don't have a tremendous
15 impact, that you will be supportive of what we think is
16 a very beautiful project that has a lot for everyone.

17 With that, I'm going to turn it over to
18 Andy Cohen who is the managing principle for Gensler and
19 his office is in Santa Monica. Gensler has won numerous
20 awards, including the Architect of the Year award last
21 year, and we think they've done a great job. They've
22 been working hard on this project for years -- more than
23 two years, three, four, five years that he has been on
24 this project.

25 And we really feel this is something to be

1 proud of. We want your comments and we want to know
2 what you want to look at as well as the City, and we
3 want to accommodate those requests. If anybody has
4 questions for me I'll be here at the end of the meeting.
5 I will give you my cards and take it from there.

6 THE PUBLIC: I was told by your office that
7 you are a very busy man.

8 THE APPLICANT: I'm a very busy man.

9 THE PUBLIC: How do we talk to you?

10 THE APPLICANT: You call me. Arlene Sangster,
11 my boss, is sitting in the back of the room. Are you
12 standing right now? She will put you on my calendar,
13 okay. And it might not be the next day. I have a lot
14 of people to answer to -- pension fund and back and
15 forth.

16 THE PUBLIC: E-mailing is a very --

17 THE APPLICANT: You can e-mail me. Write me,
18 e-mail me, call Arlene.

19 THE PUBLIC: Are you going to read all your
20 e-mails?

21 THE APPLICANT: I read all my e-mails. It
22 takes a long time. I work late at night and very early
23 in the morning. We do have a lot of work to do. We
24 have a huge team of technicians, architects, engineers
25 and entitlement people, attorneys. You don't want to

1 know the people we are using to put this together. It
2 is mind-boggling, but we think it's a good project and
3 we think it's in the right spirit and for Century City
4 and good for the neighborhood.

5 You and I will meet sometime in the very near
6 future; we can sit down and talk about it. Call me.

7 She picks up my phone if you don't leave a voice mail or
8 whatever and send e-mail. It's on the card. We will
9 talk. And if you are part of one of the homeowners
10 group, you would have seen me by now, with the exception
11 of a couple we are meeting in the next couple of weeks.

12 That's okay. You don't have to be one of
13 them. You can talk to us about your concerns. We want
14 to be friends. We want to be partners and we hope we
15 can come to a common ground where everybody can
16 eventually support this project when you understand it.

17 With that --

18 THE PUBLIC: One short general question.

19 THE APPLICANT: Sure.

20 THE PUBLIC: This part of Century City at
21 night is a dead city. There is -- you think that there
22 would be a change with this project?

23 THE APPLICANT: We think we can help that. We
24 think we can get rid of some of the things that do
25 happen late at night in Century City that we don't like.

1 Like the clubs -- and we already evicted one and working
2 on the other one. All these leases are now terminated
3 and moving out by November 30th. We are cleaning up our
4 act here.

5 The late night stuff that nobody likes is
6 going to stop, but the early night stuff we'd like to
7 see really being enhanced. If you walk in here at
8 6:00 at night, Harper's might be closed and Harry's
9 might be open, and if there is a show on, which is
10 unusual nowadays, they might all be open. We'd like to
11 activate this plaza between, say, 6:00 and 9:00 at
12 night, say.

13 We're going to put a lot of food -- we're
14 going to have limited retail because we've seen if you
15 build too much retail it all gets diluted and no one is
16 successful and the quality goes down with that. We have
17 plans for a very fine destination restaurant where
18 people will come to Century City because it's mostly
19 office space and people, residents.

20 There isn't a lot of reason for people to be
21 here. They go to the mall and the theater a little bit.
22 We would like to create an environment -- and if we
23 could put some sort of -- say it's some sort of small
24 performing arts facility in our cultural facility, where
25 we can activate this place from 6:00 to 9:00 at night

1 and people would go to dinner and frequent the eating
2 establishments, that would be a great thing. And maybe
3 it's a visual arts, maybe it's a museum. On the weekend
4 and people could come and bring their families on the
5 weekend, activate during the weekend.

6 We're sitting right now -- I don't want to get
7 into the technical side of the project. It's very, very
8 complicated. We are sitting on top of six stories,
9 three million square feet of parking. Six thousand
10 stalls of parking.

11 And I know obviously during the day all the
12 lawyers and investment bankers and everybody comes to
13 work here and parks there. But they go home at 5:00 or
14 6:00 at night and they don't come back until 9:00 the
15 next morning and it's vacant. And it's vacant on the
16 weekend. And so are all the retailers. It's
17 unacceptable. It's unacceptable to us and I think it's
18 unacceptable to you. You are not getting the level of
19 service that you would expect.

20 We looked at movie theaters. We don't think,
21 given the nature of the business, given the crowd at the
22 movie theaters, we don't think that's the best thing.
23 They are in bankruptcy. They got to figure their act
24 out; the whole industry is. And until they do that, we
25 can't create a \$25 million shell not knowing if anybody

1 is ever going to move in and it's more vacant space
2 potentially.

3 We are working for a pension fund. It is not
4 a huge, speculative entrepreneurial-type development
5 like you might see in some of the high rise buildings
6 that have gone on around here. This is an institutional
7 deal and these people are, again, taking -- if you've
8 seen me quoted in articles you'll understand. This is
9 quite a leap of faith on their part. They have a lot of
10 confidence in this town, and they know that this can be
11 successful.

12 And they are doing it for a return. I'm not
13 sure that anybody would invest in their hard-earned
14 money -- it may be some of your money. These are
15 household names, the owners of this property. So
16 there's -- it's a very, very important project for them.
17 It's a very large project; it is a billion-dollar deal
18 overall.

19 This is a very big part of it that enhances
20 the value of not only this entire block but everything
21 else in Century City, and we see it as a tremendous
22 catalyst. We're not redevelopment. There is nowhere
23 else to redevelop Century City. There is a new tower
24 going up, but after that, it's all gone, there are no
25 more rights.

1 Ours is a redevelopment. Ours is a
2 replacement project. It is, by right we feel, to take
3 one thing out and replace it with something else,
4 something better, more beautiful and something more to
5 serve the community a little better.

6 We hope that you feel the same way. And I
7 understand that everybody won't see eye to eye on this
8 and we can only agree to disagree. We agreed to put the
9 EIR and we will debate it over that if we absolutely
10 have to. I think a lot of you are going to see a lot of
11 merit in this.

12 THE PUBLIC: So the movie theaters --

13 THE PUBLIC: Can we move on now?

14 THE APPLICANT: Sure. I'm happy to.

15 THE PUBLIC: I'm curious with the movie
16 theaters of Century City are purported to be the highest
17 grossing AMC theaters in the country.

18 THE APPLICANT: They are.

19 THE PUBLIC: And yours is essentially a
20 permanent failure?

21 THE APPLICANT: Excuse me?

22 THE PUBLIC: Why would you -- you already
23 stated the theater would be a permanent failure --

24 THE APPLICANT: We're not here to discuss
25 economics. I can talk to you about that earlier and I

1 can answer that question. It's a very simple answer.
2 They asked me to move along, turn it over to Andy, and
3 we can talk afterwards. You have my card?

4 THE PUBLIC: You put more security --

5 THE PUBLIC: Can we move on?

6 THE APPLICANT: Good evening. Thank you for
7 everyone coming to the scoping meeting. My name is
8 Andy Cohen. I'm with Gensler Architect and managing
9 architect of Gensler here in Los Angeles.

10 And tonight, as Dan said, we'd like to show
11 you some brief slides of the project describing the
12 project to you in context. After the presentation there
13 are a number of models around the room that would be
14 great to look at just to show the scale and size of the
15 mid rise buildings, and different scaled models to show
16 how the buildings really work and some sketches on the
17 side wall. Someone get the lights. Go to the next one.

18 The first slide is a slide of the existing
19 project, and you can see the Century Plaza in the
20 foreground, the existing ABC Entertainment Center, the
21 large concrete and Traver Team Plaza that -- and
22 Glary Plaza that exists out here today.

23 And as Dan mentioned, the buildings are very
24 antiquated. They have seismic and structural problems;
25 they are filled with asbestos, and a number of different

1 issues going on with the building today. And also what
2 is important 40 percent of the area sits below grade and
3 is windowless space.

4 So the ownership and Trammel Crow has asked to
5 try to create office space that brings in natural light
6 and retail that has natural light in lieu of the layered
7 spaces that are below grade right now and are part of
8 the concrete Glary Plaza that is out there today.

9 One of our goals was to really create a people
10 space, and you can see today it's a very windy area.
11 There isn't most of the retail does not face on to the
12 Plaza. It's not a place for people really to gather.

13 The corner of Avenue of the Stars and
14 Constellation right now is a concrete mechanical room.
15 There is no way to enter the project off of the corner
16 at that corner. On the top left-hand slide you can see
17 basically concrete on the corner. This is a view on the
18 bottom left of that concrete mechanical room. It
19 doesn't create a pedestrian-oriented, friendly
20 environment, open, warm environment for pedestrians.

21 And then, of course, the below-grade space
22 where the retail is in the lower right, where it's
23 windswept, there's no -- very poor circulation. And
24 again, there's a lot of space that's here today that
25 really doesn't work. So the ownership decision -- Next.

1 This is more existing slides showing the Plaza
2 and the walkways. Again, there is a lot of A.D.A.
3 issues out here and handicapped issues that we're
4 dealing with.

5 The streetscape on the right-hand side, the
6 corner again, look at the concrete and the multi layers.
7 A lot of people are still trying to find their way
8 through within the facility, understanding where the
9 theaters were or where the retail was. All different
10 things we wanted to craft.

11 This is the new site plan. You can see the
12 context of Century City, what we are creating. Again,
13 the new building in the center is a mid-rise building
14 around which most buildings in Century are high-rise
15 buildings. And what we're creating is taking that Plaza
16 and creating a four-acre park, a pedestrian-oriented
17 park with restaurants, limited restaurants, and retail.
18 About 50,000 square feet are restaurants and retail --
19 amenity restaurants for the project.

20 Again, Dan said -- mentioned bringing in a
21 Class A restaurant into the facility. Significantly
22 downgrading the size of the retail and restaurants that
23 are here today, making it more amenity oriented. The
24 building itself fitting in context, our goal was to
25 compliment the Century Plaza towers using a similar

1 vernacular, two twin towers in context connected by a
2 bridge, creating a 100 foot by 100 foot window in the
3 center of the project that is on axis with the
4 Century Plaza Towers, creating a drop-off space in the
5 front of the tower.

6 The goal was to create floor-to-floor heights
7 that really worked well for Class A tenants. There you
8 can see on the upper left is the 100 foot by 100 foot
9 window. The views and vistas through that are now
10 blocked through to The Towers themselves, office space
11 above the ground floor. The lobby is obviously on the
12 ground floor itself, and you can see the Century Plaza
13 Towers in the rear. The view on the bottom left is a
14 view of the corner that now we've taken that concrete
15 barrier out and created an open vista into the Plaza in
16 that four-acre park.

17 And, again, we've opened up the corner to
18 bring natural light in the Plaza area.

19 A view of the tower looking down Avenue Of The
20 Stars, again, all high rises around. As Dan mentioned,
21 we looked at many studies where we could have built
22 another high rise the height of the Century Tower.

23 We chose this context to create a tower that
24 would be much in the scale with the Century Plaza Hotel
25 and juxtaposed against the twin towers maintaining the

1 twin towers that are in today, the icon buildings of
2 this project. A site plan that depicts the office tower
3 on the bottom. As Dan mentioned, a Class A, five-star
4 restaurant. Again, the goal would be restaurants and
5 retail that would open up to this wonderful four-acre
6 park.

7 Amenity retail on the right-hand side focused
8 on the central amenity that is used by the public. We
9 are now able to walk on the site, which you can't today,
10 from the corner of Avenue of the Stars and Constellation
11 and walk into the Plaza. Walk directly into the Plaza.
12 That means people crossing the street at Avenue of the
13 Stars now from the hotel can go right into the Plaza
14 area.

15 To the right is the cultural amenity, and Dan
16 mentioned, is the investigation into particularly what
17 that cultural amenity would be. It's the idea of really
18 creating a place for people on the weekends and evenings
19 to come to the special cultural amenity that would be at
20 the plaza level looking out at the garden.

21 Landscaping now becomes a very important part
22 of our concept. Different types of elements, from rock
23 gardens to terrace lawns, so people can sit out and eat
24 their lunch during the day, and colonnades, green color
25 and vibrancy in the central plaza area that is now a

1 benign concrete plaza.

2 Here's a view looking down from the very
3 towers we are in. If you look out the window here --
4 actually on the other side, you'd see the same view
5 looking down to this central landscape plaza area. The
6 restaurant is to the right, the amenity retail and the
7 restaurants that will look out on the plaza to the left,
8 and the office building, which you can see is much more
9 narrower than the existing buildings.

10 The existing buildings come out to this
11 location. So the building has been skinned down
12 significantly to the buildings that are here today.
13 Keep it in scale with the plaza and the other buildings
14 surrounding it. At the pedestrian level, places for
15 people to dine, to sit, places for people on the
16 weekends to grab a bite to eat. Again, we are creating
17 a very large lawn there where people can sit out and
18 create that green space between the buildings.

19 And the lobby itself terraces down a grade
20 change between Avenue of the Stars and the plaza, and we
21 are terracing the lobby down to an open-area lobby where
22 you can see through the building from Avenue of the
23 Stars to the plaza amenity and landscaping within the
24 lobby itself, actually taking the landscaping and
25 wrapping it right into the lobby. The idea of an

1 inside-out design where it literally can see the
2 landscaping, the garden space, once you enter the
3 building off of Avenue of the Stars.

4 I mentioned the corner of Avenue of the Stars
5 and Constellation. Here you can see a 14-foot-high
6 concrete mechanical room and the new -- our project on
7 the right creates this open, pedestrian-oriented
8 environment where people can enter the plaza. There's a
9 grade change here and you can see that we have taken
10 care of that grade change with a slight slope. The idea
11 is, instead of a concrete monolith, we are opening the
12 building to be light and lacy and using glass in a
13 manner that keeps in context with the existing
14 Century Plaza Towers building -- join to -- hard to
15 understand, but Dan mentioned this is a section through
16 the project.

17 You can see the six levels of parking. This
18 is grade right here. This is the plaza level. There
19 are six levels of parking that goes underneath the
20 tower. We're making the parking more user friendly.
21 There will be valet parking off of Avenue of the Stars
22 with the proper Q depths.

23 Here you can see the landscape quad that makes
24 its way down to the Avenue of the Stars to Century
25 Towers.

1 Just to explain real quickly. This is the
2 Century Plaza tower and this is the new building on the
3 right. Different floor plans. Again, you are looking
4 at the ground floor plan with the common lobby that
5 joins two elevator cores that go up into the building.
6 The restaurant -- five-star restaurant to the top and
7 cultural amenity to the right-hand side with a large
8 viewing deck. Again, different floor plans.

9 Very quickly, these buildings are very compact
10 and efficient for -- to be competitive in the market
11 place. You can see before the bridge, there were
12 two standard office plates, office plates smaller than
13 the triangular towers that are here today and the bridge
14 level that connects the cross. Again, to keep the
15 building in context with the Century Plaza, a couple of
16 floors that flow across that create larger floor plates
17 for users. Flip the lights on again, please.

18 Thank you very much. Again, Dan and I are
19 here to answer questions after the presentation.

20 MS. ZAITZEVSKY: Now it's time for the people
21 to comment on the Environmental Impact Report. You are
22 allotted 30 minutes. I have about 30 speaker cards. Is
23 there anybody else who wants to turn one in? Okay. So
24 I'm going to take them in order which I received them.
25 We're going to start.

1 MR. PLAFKIN: I'll ask that when you step to
2 the microphone, please state your name and your address
3 for the court reporter. Help her out a little bit.

4 MS. ZAITZEVSKY: And try to be as specific as
5 you can, everybody that is speaking. We don't want just
6 everybody say they are concerned about traffic. Be as
7 specific what are your concerns.

8 Lucy Bava. And then I'll tell -- let you
9 know, the next four, five people are Nancy Samovar,
10 Nancy Kattler, Diane Manzella and John Levi.

11 THE PUBLIC: For the court reporter, my name
12 is Lucy Bava. I live at 2946 Motor Avenue. I'm an
13 active member of the Cheviot Hills Homeowners
14 Association.

15 The Cheviot Hills Homeowners Association is
16 comprised of 1400 homes located directly to the south of
17 Century City. Due to our close proximity to
18 Century City and the 10 Freeway, we're now the West Side
19 cut through community Cheviot (inaudible) clogged with
20 traffic generated by the Fox Expansion Project. Soon
21 J and P will add its traffic to our community, and the
22 City is now reviewing plans to expand the Century City
23 Shopping Mall to the south, the Sony renovation of the
24 southern end of Motor Avenue, who has only added to our
25 community's already overburdened street.

1 All of these developments have been
2 individually reviewed carefully by the City. All
3 completed the requisite EIR, but none were studied in
4 conjunction with the other. The cumulative impact has
5 never been analyzed nor reviewed, notwithstanding the
6 well-known traffic burden suffered by Motor and Manning
7 Avenue. J and P's recent EIR omitted this in all of its
8 study. The City of Los Angeles never required a study
9 of these significantly-impacted streets before granting
10 J and P approval of its project.

11 Cheviot Hills cannot continue to absorb more
12 traffic for expansions of Century City. Streets
13 designed to carry 14,000 cars a day are now carrying
14 25,000 to 30,000. The quality of residential life is
15 suffering far beyond what developers are able to
16 mitigate.

17 L.A.D.O.T. has proven its inability to
18 mitigate additional traffic by its failure to complete
19 the neighborhood protection plan it helped create and
20 implement in conjunction with the Fox Expansion Project.
21 Every significant intersection in close proximity of
22 this proposed project is already at the F level, which
23 is unacceptable.

24 It's particularly important to study and
25 understand the process by which the City recognizes

1 cars, car trip and traffic generation. The prior
2 development has met City guidelines dictating car trips
3 relative to square footage build out. It is the real
4 and actual additional cars on city streets which must be
5 studied in this EIR and addressed, not the theoretical
6 formulas which bear little or any resemblance to
7 actually what materializes on our streets every day in
8 Los Angeles.

9 Our commuter doesn't suffer gridlock in the
10 name of progress and tax generation for Los Angeles.
11 Can our residents be assured their quality of life
12 issues will be protected before approval is granted? We
13 urge you to carefully analyze what you will be creating
14 when you approve this and other building in already
15 highly-congested area of the city.

16 With each new approval residents are told this
17 is the last project that will be approved in
18 Century City. We actually learned that tonight. But
19 before the concrete is dry and the lawyers and
20 consultants are paid and the lobbyists have left
21 City Hall, the Planning Department is already reviewing
22 the next Century City project to be built in the name of
23 progress.

24 Every new office building creates the most
25 destructive and difficult form of traffic, that which

1 arrives at peak hours. Unlike the theaters, restaurants
2 and entertainment center being replaced, this new office
3 building will bring new traffic at a time during the day
4 that our streets are unable to accommodate it.

5 We have three other members of our association
6 that will be addressing specific EIR issues.

7 MS. ZAITZEVSKY: Nancy Samavar.

8 THE PUBLIC: My name is Nancy Samavar. I live
9 at 3001 Motor Avenue. I'm speaking about traffic. In
10 order to establish an honest traffic study, we need to
11 know what the actual trip generation for the movie
12 theaters, the Shubert Theater, restaurants and adjunct
13 businesses is at this day and age. Right now. How many
14 a.m., p.m. peak trips are actually generated currently
15 every morning and every afternoon at the
16 ABC Entertainment Center.

17 The EIR then must study the a.m., p.m. peak
18 trip generation under the new project land use
19 configuration. In other words, we want the EIR to
20 separate the a.m. and p.m. peak trips existing now and
21 then establish what will be generated with the new
22 building.

23 We want the analysis to include studies of
24 both weekend trip generation and as well weekday trip
25 generation. It appears that there would be a change in

1 timing patterns from weekend evening to Monday through
2 Friday, 9:00 to 5:00.

3 We believe today's current usage generates
4 little, if any, daytime traffic, as the restaurants,
5 particularly McDonald, Jamba Juice and the like, serve
6 those that work within walking distance of the
7 ABC Entertainment Center. Those using the movie
8 theaters or the Shubert do not come to the complex at
9 9:00 in the morning and leave at 5:00.

10 We need the study so that we can have proper
11 and effective mitigation of future traffic. Mitigation
12 is absolutely meaningless without effective enforcement.
13 What are the plans to enforce future mitigation? Where
14 do we go when the required mitigation is not effective
15 or not implemented? These are critical issues that must
16 be addressed by the EIR.

17 All traffic generation should be disclosed
18 for a.m. and p.m. peak traffic periods. There should be
19 no 24-hour averaging of the traffic. We ask that no
20 traffic studies be done during vacations, holidays,
21 public holidays or religious holidays. All traffic
22 analysis should include all of Cheviot Hills, including
23 Motor Avenue and Manning Avenue. Neither of these
24 streets nor any other street within the boundaries of
25 our homeowners association should be excluded in any

1 traffic analysis or EIR. Thank you.

2 MS. ZAITZEVSKY: Thank you. Nancy Kattler.

3 THE PUBLIC: My name is Nancy Kattler. I'm
4 the board member of the Cheviot Hill Homeowners
5 Association. I just want to address some other traffic
6 issues. The traffic mitigation package should be
7 separate from any payment made to the Department of
8 Traffic employees. Mitigation money should not pay
9 staff salaries. The traffic mitigation budget should be
10 available to the public during the entire project. We
11 don't want any traffic mitigations dependent upon the
12 adoptive traffic control system. We want -- again, as
13 said previously, we want real numbers.

14 MS. ZAITZEVSKY: Can you wait one minute. He
15 has to change the cassette.

16 THE PUBLIC: We want the real numbers as to
17 what impacts the project will have upon our community.
18 And also the surrounding streets. We want studies to
19 indicate what mitigations will actually do, not what
20 mitigations might do.

21 Now, to talk about Overland. The Overland, we
22 want to ensure that the Overland Avenue widening project
23 promised us during the Fox Expansion years ago, we want
24 that project to be complete before certificate of
25 occupancy is issued for any new building projects in

1 Century City. Now, this widening of Overland is key to
2 controlling the community traffic through Cheviot Hills.
3 It's not going to eliminate it, but we can control it.

4 Now, the suggested traffic mitigations to be
5 provided by the Cheviot Hills Homeowners Association
6 analyzed each of the suggested mitigation and what
7 really impacts these mitigations will have upon traffic
8 in our community.

9 The land use. City must require a project
10 permit under the Century City North Specific Plan. Once
11 a proper trip generation study is conducted based on
12 actual traffic counts, actual traffic counts, it will be
13 apparent that the proposed project will create new
14 trips, and a project permit will be required under the
15 Century City North Specific Plan.

16 What's the scope of the traffic alternatives
17 to this building? All alternatives to current proposed
18 project must be studied.

19 Now, they talked about the demolition and the
20 asbestos. We'll get to that in one-half a second. We
21 want to know the haul route plans. We would like to
22 know the -- provide us with specific routes, provide
23 specific time designations. Carefully govern staging of
24 haul route vehicles outside of the residential
25 communities. The Cheviot Hills Homeowners Association

1 must be included in all the haul route issues.

2 The noise, pollution during the demolition --
3 here we go. What hours, days of work? The pollution
4 generated by demolition, the dangerous substance, the
5 asbestos, the PCBs and so on. We need strict controls
6 of all pollution issues during demolition and building.

7 MS. ZAITZEVSKY: Can you please --

8 THE PUBLIC: One more. Air and water samples
9 should be taken throughout the demolition and building,
10 and all samples should meet city and state and federal
11 safety guidelines.

12 MS. ZAITZEVSKY: I know three minutes isn't a
13 lot of time. Everybody is welcome to submit a letter in
14 addition to speaking tonight. I don't feel you want to
15 be rushed. We want to take as much testimony as
16 possible. Thank you.

17 THE PUBLIC: I'm Diane Manzella. I don't live
18 on Motor Avenue. I live on Cheviot Drive 10268.

19 The next issue is tenant mix and usage. The
20 EIR should include all specific usages and square
21 footage and its allocations. How many restaurant uses
22 are proposed? How many square feet are being allocated
23 for restaurant space? What is the size and scope of the
24 proposed cultural center? What will the cultural center
25 be used for specifically? Is the City of Los Angeles

1 participating in any funding of this cultural center?
2 The EIR -- I want to say E.R.A. -- should include size
3 and usage of the cultural center.

4 Are there any other uses planned to this
5 project such as a gym facility or private clubs? I
6 think maybe Dan Niemann said no on that, on the private
7 clubs. I think he committed this already.

8 The EIR should include all uses and
9 specifications on interior and exterior of the project.
10 Where will the entrances and exits to this project be?
11 How will current security checkpoints affect entrances
12 in the proposed project? The EIR should designate that
13 all mitigation be agreed to and in place before the
14 certificate of occupancy is issued in order to insure
15 protection of all negatively-impacted communities.

16 With regard to parking and transportation.
17 How many parking spaces are assigned to the existing
18 buildings and how many new spaces will be added for the
19 new project? On-site versus off-site parking, where is
20 the off-site parking located? And what method of
21 transporting people between the off-site parking and
22 project will be used? Define valet parking and how it
23 will be used in the new project. Who uses it for what?
24 Where will valets park the valeted cars?

25 What does the term "upgraded transportation"