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June 28, 2011

**NOTICE OF PREPARATION  
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC SCOPING MEETING**

**CASE NO.:** ENV-2004-6269-EIR-SUP1

**PROJECT NAME:** Century City Center

**PROJECT LOCATION/ADDRESS:** 1950 Avenue of the Stars, Los Angeles, CA 90067

**COMMUNITY PLANNING AREA:** West Los Angeles

**COUNCIL DISTRICT:** 5

**DUE DATE FOR PUBLIC COMMENTS:** July 28, 2011

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of a Subsequent Environmental Impact Report ("EIR") for the Century City Center project. The Department of City Planning requests your comments as to the scope and content of the Subsequent EIR. The project description, location, and the potential environmental effects are set forth below.

Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft Subsequent EIR. The purpose of the Scoping Meeting is to receive input from the public as to what areas the Subsequent EIR should study. No decisions about the Century City Center project are made at the Scoping Meeting. **THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS**, which will be scheduled after preparation of the Subsequent EIR.

A copy of the Initial Study prepared for the Century City Center project is not attached but is available for public review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

**PROJECT DESCRIPTION:** Century City Realty, LLC (“Applicant”) proposes to modify a project previously approved by the City of Los Angeles in 2006 which permitted the development of approximately 483 residential condominiums in two 47-story towers and one 12-story building for a total of approximately 1.3 million square feet (the “Approved Project”). The Approved Project included 1,208 parking spaces and 1.7 acres of open space. On November 29, 2006, the City Council certified an Environmental Impact Report (EIR No. 2004-6269-EIR) for the Approved Project. After the Approved Project was approved, most of the previously existing structures on the Project site were demolished. The development rights and Replacement Trips resulting from the demolition were recorded in a covenant. In its current condition, the Project site consists of disturbed land, asphalt, surface parking lots, and various remnant structures.

The Applicant proposes to modify the Approved Project to construct a 37-story office tower (“Modified Project”). The proposed Modified Project would contain approximately 731,250 square feet including an approximately 700,000 square-foot office tower, approximately 25,830 square feet of low-rise office space, approximately 4,120 square feet of ancillary retail, and an approximately 1,300 square foot Mobility Hub. The proposed Modified Project would include a Transit Plaza consisting of approximately 35,000 square feet of public open space which would be designed to accommodate the potential Century City Westside Subway Extension station. The proposed Modified Project would also include a parking structure consisting of approximately 1,579 parking spaces in three subterranean levels and two aboveground levels, which would have an approximately 2.14 acre landscaped roof. Vehicle access to the parking garage would be provided from a proposed driveway along Constellation Boulevard. Vehicle access would also be provided on the northwest and southeast corners of the parking garage. Staircases for pedestrian access would be provided on the northwest and northeast corner of the parking garage. The proposed Modified Project intends to incorporate several sustainable design practices in order to allow the improvements to be constructed to LEED Platinum standards or equivalent green building construction methods.

**PROJECT LOCATION:** The 5.5-acre Project site is located at 1950 Avenue of the Stars in the Century City area of the City of Los Angeles. The Project site is situated at the northeast corner of Avenue of the Stars and Constellation Boulevard, and falls within the West Los Angeles Community Plan area in the City of Los Angeles. Please reference Figure 1 for a Project site location map. Major streets to the north and south of the Project site include Santa Monica and Olympic Boulevards, respectively. Regional access to the Project site is provided by Interstate 405 (I 405) and Interstate 10 (I 10).

**REQUESTED PERMITS/APPROVALS:** It is anticipated that approvals for the proposed Modified Project would include, but may not be limited to, the following: Modified Project Permit; Modified Site Plan Review; Alternative Calculation of Trip Generation Factors per Section 6 of the Century City North Specific Plan (CCNSP); Amendment to Development Agreement; Certification of a Subsequent EIR; grading, excavation foundation, and associated building permits; and other permits and approvals as to be requested or as deemed necessary.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics, Air Quality, Greenhouse Gas Emissions, Hazard and Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Noise; Population and Housing; Public Services; Transportation/Traffic; Utilities/Service Systems; and Mandatory Findings of Significance

**PUBLIC SCOPING MEETING DATE AND LOCATION:** The public Scoping Meeting will be held on July 13, 2011 from 5:30 p.m. to 7:30 p.m. at the location below. The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the Draft Subsequent EIR. The Scoping Meeting is in an open house format. City staff and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:30 and 7:30 to view materials, ask questions, and provide comments. The Scoping Meeting will provide information regarding the proposed Modified Project and the anticipated scope of analyses to be contained in the Draft Subsequent EIR.

**Date:** July 13, 2011

**Time:** 5:30 p.m. to 7:30 p.m.

**Location:** Olympic Collection, 11301 Olympic Boulevard, Los Angeles 90064

The Department of City Planning encourages all interested individuals and organizations to attend this meeting, but attendance is not mandatory to submit comments and no verbal comments or public testimony will be taken at this open house meeting. All written comments will be considered in the preparation of the Subsequent EIR. Written comments will be accepted at the Scoping Meeting described above, or may be submitted by mail, e-mail, or fax to the Department of City Planning contact below. Written comments must be submitted to this office by Thursday, July 28, 2011.

Please direct your responses to:

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Department of City Planning  
200 N. Spring Street, Room 750  
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Michael J. LoGrande  
Director of City Planning



Erin A. Strelch  
Project Coordinator, EIR Unit, Environmental Analysis Section

Enclosures: Figure 1: Project Location Map



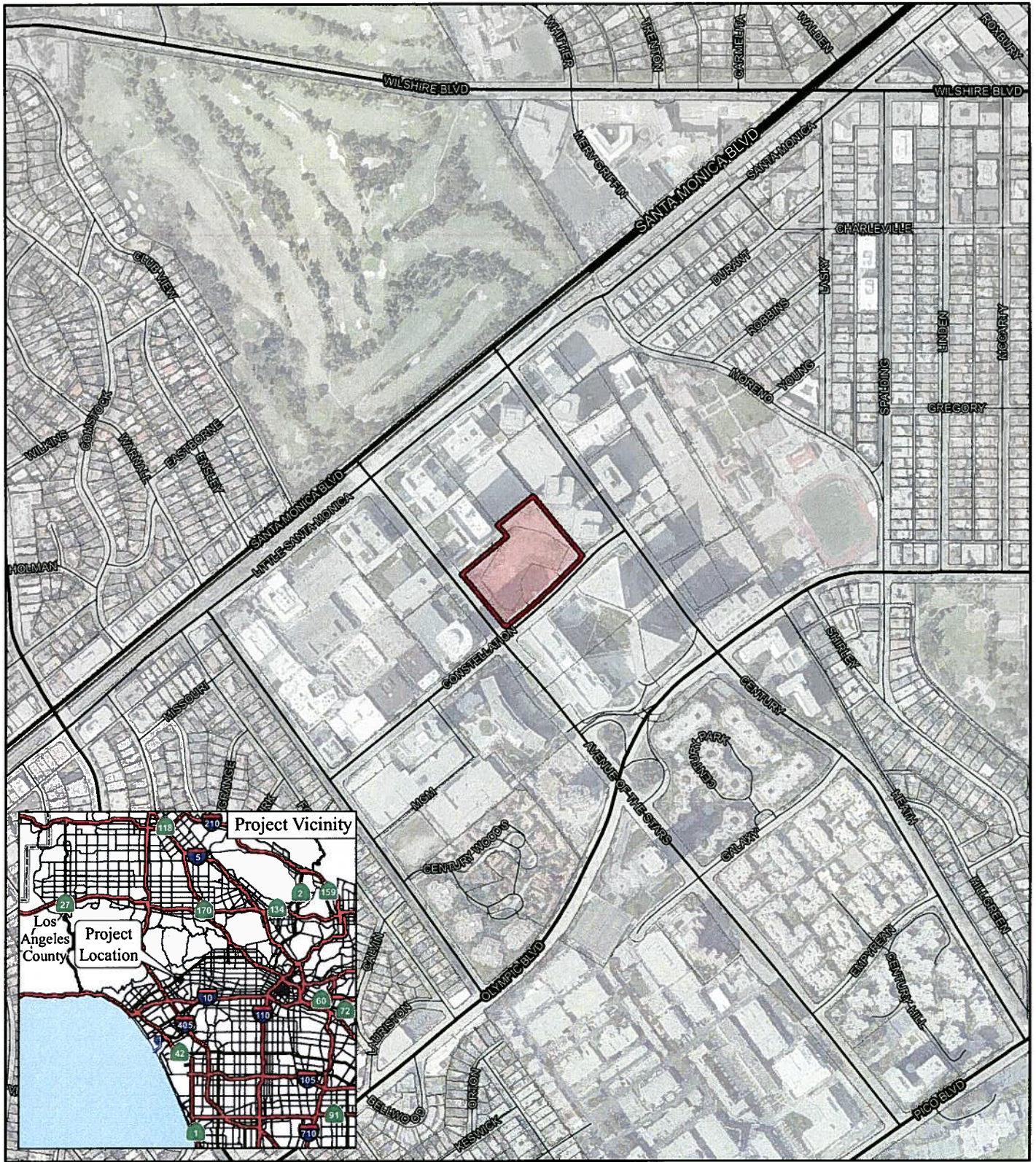
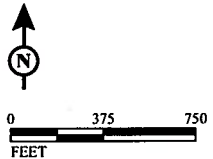


FIGURE 1

LEGEND  
 Project Site



Century City Center  
 Project Location Map

SOURCE: LAR-IAC 2 (2008); TBM (2009); County of Los Angeles (2010)  
 I:\CCY1101\GIS\ProjectLocationMap.mxd (6/13/2011)