

The Westside Neighborhood Council's (WNC) Land Use Committee (LUC) and the WNC will be considering a proposed project/development in your area at the following meeting:

WNC Land Use Committee (LUC)

DATE: Thursday, July 29, 2009 at 7:00 p.m.
PLACE: Westside Pavilion, COMMUNITY ROOM A,
third floor of Westside Pavillion, behind the Food Court.
ADDRESS: 10850 W. Pico, Los Angeles, CA 90064

Project Developer Name: **Next Century, LLC**

Developer Contact Info: **Joseph DeTuno**, 310 824 2200, or **Mark Armbruster**, 310 209 8800

Project Title: **Century Plaza Development**

Project Description: The Proposed Project would involve the construction of a mixed-use development including two 49 story, 570-foot buildings, positioned on the north and south sides of an approximate two-acre publicly accessible plaza area (the Plaza), surrounded by ground-level retail and restaurant uses. The proposed mixed-use development would consist of residential, hotel and office uses, as well as retail and restaurant uses. The south building would be exclusively residential, with 130 luxury condominium units, concierge services and residential amenities. The north building would be mixed-use, including 240 hotel rooms, 163 condominium units, and 117,647 gross square feet of office space. Ballroom and meeting space will total 26,250 square feet. The ground level two-acre Plaza area would be surrounded by approximately 109,278 gross square feet of retail, restaurant and café uses. The Plaza is pedestrian friendly, publicly accessible, and extensively landscaped with water features.

The Proposed Project would remove the existing 19-story Hyatt Regency Century Plaza Hotel (Existing Hotel) and associated buildings as well as all landscaping now located on the Project site. The Existing Hotel contains 726 hotel rooms, as well as a spa/health club, restaurants, conference rooms, a ballroom and a lounge.

Project Address: **2025 Avenue of the Stars, Los Angeles, CA 90067**

Entitlements Requested: **Vesting Tentative Tract Map; Specific Plan Project Permit Compliance; Planning Director's Interpretation of the Specific Plan Development Agreement; Master Conditional Use Permit for sale or dispensation of alcoholic beverages; Conditional Use Permit to allow hotel use within 500 feet of an R zone; Demolition permits, approvals required from the FAA; Site Plan Review**

Planning Dept. Contact info: **Jimmy C. Liao, Environmental Review Section**
200 N. Spring Street, #750 Los Angeles, CA 90012 (213) 1343

Planning Dept. File #: **ENV-2008-4950-EIR**

Projected Future Presentation date in front of the full WNC Board: **To Be Determined**

Representatives of the above project will be making a project presentation to the WNC LUC. If you would like to hear more about this proposed project, please take this opportunity to learn more, ask questions and express your opinion.



What is the Land Use Committee (LUC)?

A new building, a new retail store, a major construction proposal, all issues that concern stakeholders are the purview of the Land Use Committee. Proposals for changes in our community are brought by their proponents to the Committee meetings prior to development. All issues concerning the quality of life and development within the borders of the WNC are our concern. *Stakeholders are welcome to offer input.*

- LUC Chair:** Shannon Burns
- LUC Vice-Chair:** Gerry Del Sol
- LUC Members:** Ty Vahedi, Bob Guerin, Renato Romano, Dick Harmetz, Lisa Morocco, Mike Eveloff, Leticia Bugarin and Shlomo Fattal.

Committee e-mail: luc@wncla.org

The Westside Neighborhood Council is made up of community members who are interested in making difference in their neighborhood. The WNC meets on the 2nd Thursday of each month at 7pm. The Westside Neighborhood Council (WNC) covers an area bounded by: Santa Monica Blvd. on the north, the San Diego Freeway on the west, National Blvd./the Santa Monica Freeway on the south, and including Cheviot Hills and Century City on the east (See map on other side).

To find out more information visit our website at: www.wncla.org