

SUBSTITUTE 38

Motion

The *Century Plaza Hotel* located at 2025 Avenue of the Stars in Century City, opened in 1966 as the centerpiece of Century City. The 19-story curved hotel was designed by renowned architect Minoru Yamasaki and constitutes an iconic living piece of Los Angeles history. In 2009 Next Century Associates was proposing to demolish the hotel and replace it with two large mixed-use towers. Recognizing the historic nature of the hotel a motion was introduced on July 7, 2009 to declare the hotel a historic-cultural monument. The Planning and Land-Use Management Committee acted on August 4, 2009 to initiate consideration of the hotel as a monument, and request that planning prepare a report on the designation within 75 days.

At the urging of Council Office 5 the preeminent experts in the preservation field, the Los Angeles Conservancy and the National Trust for Historic Preservation, met with the property owner to discuss options for saving the hotel. Consideration of the Hotel's monument status has been continued at Council while all the parties work together toward a positive solution.

In February of 2010 all the parties came to a landmark understanding to preserve the hotel. This understanding will facilitate the preservation and restoration of the hotel. Working together the parties have developed detailed preservation protocols for each material at the hotel building and each detail of preservation. The preservation project will involve the restoration and enhancement of the hotel use, changing the interior use of some floors in the structure, as well as contemplating potential additional development in the rear and periphery of the site. Any proposed new construction will undergo community, environmental, planning and council review. The goal of any project at the Century Plaza site is and has to be to preserve the historic hotel in perpetuity while allowing uses for the site that do not detract from or impact the historic structure and which are consistent with community needs.

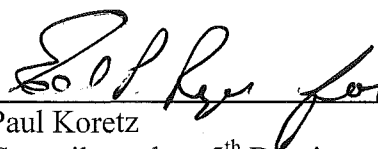
A Historic Evaluation Report will be prepared to analyze the impacts of the preservation project on the Hotel. This report will not only shape the preservation project but will guide the environmental review for any future use of the property. The Cultural Heritage Commission (CHC) is a five-member, mayoral-appointed commission that considers nominations of sites as City Historic-Cultural Monuments (designated City landmarks) and reviews proposed project work affecting more than 900 existing Historic-Cultural Monuments. The Commission also serves as the city's primary forum for the discussion of historic preservation policy. The Commission has great expertise in historic preservation and is in a unique role to evaluate the preservation project's impacts on the historic integrity of the hotel.

The Department of City Planning has prepared a new cultural heritage ordinance that will provide improved protections to the City's historic buildings and setting forth a robust process for reviewing potential historic structures. In particular the new ordinance will enhance the Cultural Heritage Commission's ability to protect historic monuments from demolition. This ordinance is currently being reviewed by the City Attorney prior to being forwarded to the City Council for approval. The best path forward for the preservation of the Century Plaza Hotel is an immediate consideration of the Historic Evaluation Report followed by a later designation of the hotel as a monument under the new cultural heritage ordinance.

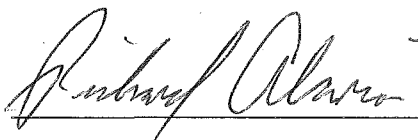
I THEREFORE MOVE:

1. That the initiation for designation of the Century Plaza Hotel as a Historic-Cultural Monument shall be continued in council until such time as a new cultural heritage ordinance is in place.
2. That, upon submission of the Historic Eligibility Evaluation Report, the City's Cultural Heritage Commission is requested to immediately provide input and an advisory opinion on the completeness and adequacy of the Historic Eligibility Evaluation Report for the Century Plaza Hotel preservation project

PRESENTED BY:


Paul Koretz
Councilmember, 5th District

SECONDED BY:



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