

Requested Action #3. Pursuant to LAMC Section 12.32 F, a Zone Change from [Q]CCS-O to [Q]C2-2-O for a portion of the Project Site, and to modify the [Q] Conditions pursuant to Ordinance No. 168,859 to be consistent with the changes proposed by the Specific Plan Amendment;

Requested Action #7: Pursuant to LAMC Section 17.50, a Parcel Map for the subdivision of one lot into two ground lots, and a haul route for the export of up to a maximum of 669,127 cubic yards of soil.

Century Glen Homeowners Association/Tract 7260 is not in favor of FOX FUTURE Development as currently proposed due the following reasons:

1) Fox is proposing an amendment to the Century City South Specific Plan that would allow it to develop 3,436,406 square feet of new commercial office space NOT dedicated solely for Fox Studio usage. This is an attempt by Fox Studio's development team to redevelop previously restricted studio parcels for commercial use and sale, thus avoiding the historic cap on commercial development in Century City. The Fox Future plan is proposing to locate two new commercial office towers on rezoned Fox Property parcels, both of which they could resell at a later date.

Century Glen HOA requests that rezoning be DENIED for the "Media Campus Offices" and parking structure proposed for the Olympic Blvd parcel as seen on Page 10 of the Scoping Meeting Slides from the 2/28/24 meeting. Historically, business and high-rise office buildings were sited within the Century City North Specific Plan catchment area ONLY where commercial zoning was approved by the community.

By requesting a subdivision of two lots to allow two new developments NOT necessarily for production purposes, the Fox Future Plan creates an opportunity to sell off two lot parcels with two new Commercial Builds to third-party investors. This is similar to what Fox Studios did when it received a subdivision in 1985 for the Fox Plaza Tower at 2121 Avenue of the Stars and the Fox Plaza Parking Structure at 10269 W. Galaxy Way. The Fox Tower office building was built because Fox Studios said that it needed more office space for its own uses. However, after the Fox Plaza Tower was completed, Fox Studios sold off this property to a third-party investment company, and the tenants of the building soon became non-Fox tenants such as lawyers, CPAs, headhunters, and financial companies.

Interestingly, the Fox Future "Media Campus Office" build was presented to the Century City Chamber of Commerce as a new commercial office complex open to non-production related businesses. Under the currently proposed plan, there are no restrictions on uses for these two new builds that would keep these commercial spaces dedicated to film and television production, which is the intent of the original Century City South Specific Plan. There is no restriction against Fox Studios renting out the "Media Campus Offices" commercial space to any type of user, creating essentially the same conditions that currently exist in Century City NORTH of Olympic Blvd.

Fox Studios is clearly going against the historic Century City South Specific Plan which limited commercial office builds to the Century City North catchment areas. We recommend denying any Q Condition rezoning and subdivision plan so that any new builds must remain part of the Fox Film and Television Production operation as currently zoned. Agreeing to Fox Future's Q Condition amendments would permit Fox to sell off these parcels against historic caps on commercial builds in Century City. Denying these amendments would force Fox Studios to maintain its parcels for production offices and operations consistent with studio usage.

2) Furthermore, we object to rezoning of the "C2-2-0 Specific Plan Area A" parcel adjacent to Olympic Blvd and Galaxy Way on the Fox lot. This parcel is currently subject to the Q condition previously negotiated under the Century City South Specific Plan. The Century City South Specific Plan limits the height of buildings along the Olympic Blvd corridor. Nullifying the existing Q Condition goes against the spirit of the Century City South Specific Plan, which was designed to keep the density moderate and preserve the low intensity development footprint and thus minimize the negative environmental impacts on Olympic Blvd and the adjacent residential neighborhoods to the South and West of this site. We recommend limiting the Fox Future development to only one tower, which would be the R4-2-0 and C2-2-0 parcels along Avenue of the Stars NORTH of Galaxy Way, designated as "Subarea 1A Tower" and "Subarea 1A Terrace." And, to forego development of "Subarea 5A" and "Subarea 5B" along the Olympic Blvd stretch for the 24 floor Media Building & the adjacent parking lot at Century Park West.

3) It should be noted, the proposed "Subarea 1A Tower" and "Subarea 1A Terrace" would generate an increase in traffic of over 3,800 daily employees in a new building with unspecified commercial uses. This will no doubt generate significant increases in daily trips through the Century Park West/Olympic Blvd/Avenue of the Stars portion of Century City. We are not aware of any study to identify where these future employees would be commuting from. Such basic information would be useful in formulating a ride sharing program or a plan to bus in employees from satellite off-site parking lots. Additionally, nothing in the Fox Future plan creates incentives to make employees of the new office towers rely on the new Metro Purple Line instead of cars. We request a study to mitigate any traffic increases and a study to determine other traffic reduction mechanisms to reduce daily trip numbers with their negative environmental impacts on adjacent residential streets and neighborhoods, including: Century Woods Condominiums, Century Glen, Westwood South of Santa Monica, Century Hill Condominiums, Century Park Place Condominiums, Cheviot Hills, West of Westwood, and Comstock Hills. Some of these negative impacts include but not limited to a very high likelihood of increased traffic on Olympic & Pico, and a similar likelihood of increased cut through traffic into these adjacent residential neighborhoods.

Respectfully,

Century Glen Homeowners Association Board