

# Attachment A

1. SM Ordinance of 9/28/04 approving Hines Lantana North project, showing yes vote by Councilmember O'Connor.
2. Pam O'Connor's campaign disclosure statement filed October 6, 2008, signed by her, and showing Hines donations on 3/15,16 and 18/2008.
3. Hines press release of 5/3/04 representing that the Lantana Media Campus is "owned and managed by Hines, the international real estate firm" and was purchased by Hines in 1998.
4. Letter on Hines stationary to City Council Members dated September 10, 2004, attaching an overview of the proposed Lantana project, signed by Doug Holte.
5. Argonaut article entitled "Santa Monica: City Council okays two Lantana Media Campus projects," dated September 23, 2004 which begins "Hines, an international real estate firm won" City Council approval for development on the Lantana Media Campus. The article says that SM negotiated the DA with Hines, and states that "Hines senior vice president Douglas Holte" addressed the Council on behalf of Hines. It also described Hines' commitments and meetings.
6. LookOut News article entitled "Lantana Expansion Approved, Residents Divided," dated 9/16/08 discussing "Hines Vice President Doug Holte" urgings to the Council.

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City Council Meeting 9-28-04

Santa Monica, California

TO: Mayor and City Council

FROM: City Staff

SUBJECT: Two Ordinances Approving Development Agreements with Lantana Hines Development, LLC for Projects Located at 3030 Olympic Boulevard and 3131 Exposition Boulevard

Introduction

At its meeting on September 14, 2004, the City Council introduced for first reading two ordinances approving Development Agreements with Lantana Hines Development, LLC for projects located at 3030 Olympic Boulevard and 3131 Exposition Boulevard. The ordinances are now presented to the City Council for adoption.

Recommendation

It is respectfully recommended that the accompanying ordinances be adopted.

PREPARED BY: Marsha Jones Moutrie, City Attorney  
Barry Rosenbaum, Senior Land Use Attorney

ATTACHMENTS: Ordinances

ORDINANCE NUMBER 2140 (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
SANTA MONICA APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE  
CITY OF SANTA MONICA, A MUNICIPAL CORPORATION, AND LANTANA NORTH  
HINES DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY

WHEREAS, on May 13, 2003, Lantana North Hines Development, LLC submitted an application for a development agreement for the proposed construction of a 64,105 square foot, three-story production/post-production studio space with ancillary office space pursuant to Santa Monica Municipal Code Section 9.48.020; and

WHEREAS, on November 12, 2002, the City Council certified Final Environmental Impact Report, dated August 2002 which considered the possible environmental impacts of a similar development that was larger and more intense than the Project; and

WHEREAS, in processing the Development Agreement application, the City, as lead agency, prepared a supplemental Environmental Impact Report pursuant to Section 15162 of the CEQA Guidelines; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The Development Agreement attached hereto as Exhibit 1 and incorporated herein by reference between the City of Santa Monica, a municipal corporation, and Lantana North Hines Development, LLC, a limited liability company, is hereby approved.

SECTION 2. Each and every term and condition of the Development Agreement approved in Section 1 of this Ordinance shall be and is made a part of the Santa Monica Municipal Code and any appendices thereto. The City Council of the City of Santa Monica finds that public necessity, public convenience, and general welfare require that any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this Development Agreement, to the extent of such inconsistencies and no further, be repealed or modified to the extent necessary to make fully effective the provisions of this Development Agreement.

SECTION 3. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would

Approved and adopted this 28<sup>th</sup> day of September, 2004.



Richard Bloom, Mayor

State of California )  
County of Los Angeles ) ss.  
City of Santa Monica )

I, Maria M. Stewart, City Clerk of the City of Santa Monica, do hereby certify that the foregoing Ordinance No. 2140 (CCS) had its introduction on September 14, 2004, and was adopted at the Santa Monica City Council meeting held on September 28, 2004, by the following vote:

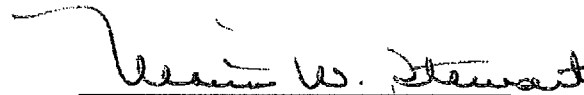
Ayes: Council members: Mayor Bloom, Mayor Pro Tem McKeown,  
Feinstein, Genser, Holbrook, Katz, O'Connor

Noes: Council members: None

Abstain: Council members: None

Absent: Council members: None

ATTEST:



Maria M. Stewart, City Clerk

**Recipient Committee  
Campaign Statement  
Cover Page**  
(Government Code Sections 94200-94216.5)

Type or print in Ink.

SEE INSTRUCTIONS ON REVERSE

Statement covers period  
from JAN 1, 2008  
through JUNE 30, 2008

Date of election if applicable:  
(Month, Day, Year)

**RECEIVED**

OFFICE OF THE  
CITY CLERK  
SANTA MONICA, CALIF.

2008 OCT -6 PM 3:24

1 of 9

For Official Use Only

**COVER PAGE**  
**CALIFORNIA**  
**FORM 460**

**1. Type of Recipient Committee:** All committees - Complete Parts 1, 2, 3, and 4.

- Officeholder, Candidate Controlled Committee
- State Candidate Election Committee
- Recall (Also Complete Part 5)
- General Purpose Committee
- Sponsor
- Small Contributor Committee
- Political Party/Central Committee
- Primarily Formed Candidate/Officeholder Committee (Also Complete Part 7)
- Primarily Formed Ballot Measure Committee
- Controlled
- Sponsored (Also Complete Part 6)

**2. Type of Statement:**

- Pre-election Statement
- Semi-annual Statement
- Termination Statement
- Amendment (Explain below)
- Quarterly Statement
- Special Odd-Year Report
- Supplemental Pre-election Statement - Attach Form 495

**3. Committee Information**

COMMITTEE NAME (OR CANDIDATE'S NAME IF NO COMMITTEE) FRIENDS OF PAM O'CONNOR I.D. NUMBER 942366

STREET ADDRESS (NO P.O. BOX)

CITY SANTA MONICA STATE CA ZIP CODE 90403 AREA CODE/PHONE 310-393-5961  
MAILING ADDRESS (IF DIFFERENT) NO. AND STREET OR P.O. BOX

**Treasurer(s)**

NAME OF TREASURER ALFREDO CORREANZU  
MAILING ADDRESS

CITY SANTA MONICA STATE CA ZIP CODE 90403 AREA CODE/PHONE 310-393-5961  
OPTIONAL FAX / E-MAIL ADDRESS

CITY SANTA MONICA STATE CA ZIP CODE 90403 AREA CODE/PHONE 310-393-5961  
OPTIONAL FAX / E-MAIL ADDRESS

**4. Verification**

I have used all reasonable diligence in preparing and reviewing this statement and to the best of my knowledge the information contained herein and in the attached schedules is true and complete. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 10-3-2008  
Date  
Executed on \_\_\_\_\_  
Date  
Executed on \_\_\_\_\_  
Date

By MONICA Signature of Treasurer or Assistant Treasurer  
By \_\_\_\_\_ Signature of Controlling Officeholder, Candidate, State Measure Proponent or Responsible Officer of Sponsor  
By \_\_\_\_\_ Signature of Controlling Officeholder, Candidate, State Measure Proponent  
By \_\_\_\_\_ Signature of Controlling Officeholder, Candidate, State Measure Proponent

**Recipient Committee  
Campaign Statement  
Cover Page — Part 2**

Type or print in ink.

**5. Officeholder or Candidate Controlled Committee**

NAME OF OFFICEHOLDER OR CANDIDATE  
PAM O'CONNOR  
OFFICE SOUGHT OR HELD (INCLUDE LOCATION AND DISTRICT NUMBER IF APPLICABLE)  
COUNCIL MEMBER SVUTA MONICA  
RESIDENTIAL/BUSINESS ADDRESS (NO. AND STREET) CITY STATE ZIP  
SVUTA MONICA CA 94063

**Related Committees Not Included in this Statement: List any committees not included in this statement that are controlled by you or are primarily formed to receive contributions or make expenditures on behalf of your candidacy.**

COMMITTEE NAME	I.D. NUMBER	CONTROLLED COMMITTEE?
		<input type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF TREASURER		
COMMITTEE ADDRESS	STREET ADDRESS (NO P.O. BOX)	
CITY	STATE ZIP CODE	AREA CODE/PHONE
COMMITTEE NAME	I.D. NUMBER	
NAME OF TREASURER		CONTROLLED COMMITTEE?
		<input type="checkbox"/> YES <input type="checkbox"/> NO
COMMITTEE ADDRESS	STREET ADDRESS (NO P.O. BOX)	
CITY	STATE ZIP CODE	AREA CODE/PHONE

**6. Primarily Formed Ballot Measure Committee**

NAME OF BALLOT MEASURE  
BALLOT NO. OR LETTER JURISDICTION  
 SUPPORT  OPPOSE  
Identify the controlling officeholder, candidate, or state measure proponent, if any.  
NAME OF OFFICEHOLDER, CANDIDATE, OR PROPONENT  
OFFICE SOUGHT OR HELD DISTRICT NO. IF ANY

**7. Primarily Formed Candidate/Officeholder Committee. List names of officeholder(s) or candidate(s) for which this committee is primarily formed.**

NAME OF OFFICEHOLDER OR CANDIDATE	OFFICE SOUGHT OR HELD	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>
NAME OF OFFICEHOLDER OR CANDIDATE	OFFICE SOUGHT OR HELD	<input type="checkbox"/> SUPPORT <input type="checkbox"/> OPPOSE
NAME OF OFFICEHOLDER OR CANDIDATE	OFFICE SOUGHT OR HELD	<input type="checkbox"/> SUPPORT <input type="checkbox"/> OPPOSE
NAME OF OFFICEHOLDER OR CANDIDATE	OFFICE SOUGHT OR HELD	<input type="checkbox"/> SUPPORT <input type="checkbox"/> OPPOSE

Attach continuation sheets if necessary.

**Campaign Disclosure Statement  
Summary Page**

Type or print in ink.  
Amounts may be rounded  
to whole dollars.

SUMMARY PAGE

SEE INSTRUCTIONS ON REVERSE  
NAME OF FILER

PAM O'CONNOR

Statement covers period  
from Jan 1, 2008  
through June 30, 2008

CALIFORNIA FORM **460**

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ID NUMBER  
942366

**Contributions Received**

	Column A TOTAL THIS PERIOD (FROM ATTACHED SCHEDULES)	Column B CALENDAR YEAR TOTAL TO DATE
1. Monetary Contributions	Schedule A, Line 3 \$ 4,330.00	\$ 4,330.00
2. Loans Received	Schedule B, Line 3 0	0
3. SUBTOTAL CASH CONTRIBUTIONS	Add Lines 1 + 2 \$ 4,330.00	\$ 4,330.00
4. Nonmonetary Contributions	Schedule C, Line 3 0	0
5. TOTAL CONTRIBUTIONS RECEIVED	Add Lines 3 + 4 \$ 4,330.00	\$ 4,330.00

**Expenditures Made**

6. Payments Made	Schedule E, Line 4 \$ 4,248.00	\$ 4,248.00
7. Loans Made	Schedule H, Line 3 0	0
8. SUBTOTAL CASH PAYMENTS	Add Lines 6 + 7 \$ 4,248.00	\$ 4,248.00
9. Accrued Expenses (Unpaid Bills)	Schedule F, Line 3 4,200.00	4,200.00
10. Nonmonetary Adjustment	Schedule G, Line 3 0	0
11. TOTAL EXPENDITURES MADE	Add Lines 8 + 9 + 10 \$ 48.00	\$ 48.00

**Current Cash Statement**

12. Beginning Cash Balance	Previous Summary Page, Line 16 \$ 35.54	
13. Cash Receipts	Column A, Line 3 above 4,330.00	
14. Miscellaneous Increases to Cash	Schedule I, Line 4 0	
15. Cash Payments	Column A, Line 8 above 4,248.00	
16. ENDING CASH BALANCE	Add Lines 12 + 13 + 14, then subtract Line 15 \$ 82.00	

If this is a termination statement, Line 16 must be zero.

17. LOAN GUARANTEES RECEIVED	Schedule B, Part 2 0	
<b>Cash Equivalents and Outstanding Debts</b>		
18. Cash Equivalents	See instructions on reverse 0	
19. Outstanding Debts	Add Line 2 + Line 9 in Column B above 0	

**Calendar Year Summary for Candidates  
Running in Both the State Primary and  
General Elections**

20. Contributions Received	1/1 through 6/30	7/1 to Date
21. Expenditures Made	\$ _____	\$ _____

**Expenditure Limit Summary for State  
Candidates**

22. Cumulative Expenditures Made*	(if Subject to Voluntary Expenditure Limit)	Total to Date
Date of Election (mm/dd/yy)		\$ _____
		\$ _____

\*Amounts in this section may be different from amounts reported in Column B.



**Schedule A**  
**Monetary Contributions Received**

Type or print in ink.  
Amounts may be rounded  
to whole dollars.

SEE INSTRUCTIONS ON REVERSE

NAME OF FILER PAM O CONNOR

Statement covers period  
from JAN 1 2008  
through JUNE 30 2008

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CALIFORNIA  
FORM  
**460**

SCHEDULE A

I.D. NUMBER 942366

DATE RECEIVED	FULL NAME, STREET ADDRESS AND ZIP CODE OF CONTRIBUTOR (IF COMMITTEE, ALSO ENTER ID NUMBER)	CONTRIBUTOR CODE *	IF AN INDIVIDUAL, ENTER OCCUPATION AND EMPLOYER (IF SELF-EMPLOYED, ENTER NAME OF BUSINESS)	AMOUNT RECEIVED THIS PERIOD	CUMULATIVE TO DATE CALENDAR YEAR (JAN. 1 - DEC. 31)	PER ELECTION TO DATE (IF REQUIRED)
3/15	JEFF HINES HOUSTON, TX 77056	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROP HINES	\$ 250.00		
3/15	JIM BUIE ROSS, CA 94957	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROP HINES	\$ 250.00		
3/15	MARY BUIE ROSS, CA 94957	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	HOMEOWNER	\$ 250.00		
3/16	JAMES MORRISON PALO ALTO, CA 94303	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROFESSIONAL	\$ 250.00		
3/16	ANNE WILBUR PALO ALTO, CA 94303	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	HOMEOWNER	\$ 250.00		
<b>SUBTOTAL \$</b>				<b>1,250.00</b>		

**Schedule A Summary**

- Amount received this period - itemized monetary contributions.  
(Include all Schedule A subtotals) ..... \$ 4,250.00
- Amount received this period - unitemized monetary contributions of less than \$100 ..... \$ 80.00
- Total monetary contributions received this period.  
(Add Lines 1 and 2. Enter here and on the Summary Page, Column A, Line 1.) ..... **TOTAL \$** 4,330.00

\*Contributor Codes

IND - Individual  
COM - Recipient Committee  
(other than PTY or SCC)  
OTH - Other (e.g., business entity)  
PTY - Political Party  
SCC - Small Contributor Committee

**Schedule A (Continuation Sheet)**  
**Monetary Contributions Received**

Type or print in ink.  
 Amounts may be rounded  
 to whole dollars.

Statement covers period  
 from Jan 1, 2008  
 through JUNE 30, 2008

CALIFORNIA  
 FORM

**460**

SCHEDULE A (CONT.)

NAME OF FILER

Pam Occauer

ID NUMBER

942366

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DATE RECEIVED	FULL NAME, STREET ADDRESS AND ZIP CODE OF CONTRIBUTOR (IF COMMITTEE ALSO ENTERED, NUMBER)	CONTRIBUTOR CODE *	IF AN INDIVIDUAL, ENTER OCCUPATION AND EMPLOYER (IF SELF-EMPLOYED ENTER NAME OF BUSINESS)	AMOUNT RECEIVED THIS PERIOD	CUMULATIVE TO DATE CALENDAR YEAR (JAN. 1 - DEC. 31)	PER ELECTION TO DATE (IF REQUIRED)
3/14	PAUL PERKINS SAN FRANCISCO, CA 94109	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROFESSIONAL HINES	\$250 -		
3/14	JAMES BOWMAN LOS ALAMITOS, CA 90720	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROFESSIONAL HINES	\$250 -		
3/14	ROBERT BRUNSWEIL LAGUNA BEACH, CA 92653	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROFESSIONAL BUCHANAN ST PARTNERS	\$250 -		
3/14	TIMOTHY HAUTHORNE NEWPORT BEACH, CA 92663	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROFESSIONAL BUCHANAN ST PARTNERS	\$250 -		
3/14	KRISTIN PRANDHALL NEWPORT BEACH, CA 92660	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROFESSIONAL BUCHANAN ST PARTNERS	\$250 -		
<b>SUBTOTAL \$</b>				<u>1,250.00</u>		

\*Contributor Codes  
 IND - Individual  
 COM - Recipient Committee (other than PTY or SCC)  
 OTH - Other (e.g., business entity)  
 PTY - Political Party  
 SCC - Small Contributor Committee

**Schedule A (Continuation Sheet)**  
**Monetary Contributions Received**

Type or print in ink.  
Amounts may be rounded  
to whole dollars.

NAME OF FILER

Pam O'Connor

Statement covers period  
from Jan 1, 2008  
through JUNE 30, 2008

SCHEDULE A (CONT)  
CALIFORNIA  
FORM  
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ID NUMBER  
942366

DATE RECEIVED	FULL NAME, STREET ADDRESS AND ZIP CODE OF CONTRIBUTOR (IF COMMITTEE, ALSO ENTER ID NUMBER)	CONTRIBUTOR CODE *	IF AN INDIVIDUAL, ENTER OCCUPATION AND EMPLOYER (IF SELF-EMPLOYED, ENTER NAME OF BUSINESS)	AMOUNT RECEIVED THIS PERIOD	CUMULATIVE TO DATE CALENDAR YEAR (JAN. 1 - DEC. 31)	PER ELECTION TO DATE (IF REQUIRED)
3/17	TIM BALLARD NEWPORT BEACH, CA 92666	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROFESSIONAL BUCHANAN ST, PARTNERS	\$ 250 -		
3/20	ABC CONSULTANTS SHUNTA MONICA, CA 94903	<input type="checkbox"/> IND <input checked="" type="checkbox"/> COM <input checked="" type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC		\$ 250 -		
3/18	COLIN STEPHEN LOS ANGELES, CA 90077	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	<del>REAL ESTATE</del> REAL ESTATE PROFESSIONAL FINES	\$ 250 -		
3/18	JACQUELINE SHEPHERD LOS ANGELES, CA 90077	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	HOMEOWNER	\$ 250 -		
3/18	POD6 HOLTE LAGUNA BEACH, CA 92651	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	REAL ESTATE PROFESSIONAL FINES	\$ 250 -		
<b>SUBTOTAL \$</b>				<b>1,250 -</b>		

\*Contributor Codes  
IND - Individual  
COM - Recipient Committee  
(other than PTY or SCC)  
OTH - Other (e.g., business entity)  
PTY - Political Party  
SCC - Small Contributor Committee

**Schedule A (Continuation Sheet)  
Monetary Contributions Received**

Type or print in ink.  
Amounts may be rounded  
to whole dollars.

SCHEDULE A (CONT.)  
**CALIFORNIA  
FORM  
460**

Statement covers period  
from APR 1, 2008  
through JUNE 30, 2008

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ID NUMBER  
942366

DATE RECEIVED	FULL NAME, STREET ADDRESS AND ZIP CODE OF CONTRIBUTOR (IF COMMITTEE, ALSO ENTER ID NUMBER)	CONTRIBUTOR CODE *	IF AN INDIVIDUAL, ENTER OCCUPATION AND EMPLOYER (IF SELF-EMPLOYED, ENTER NAME OF BUSINESS)	AMOUNT RECEIVED THIS PERIOD	CUMULATIVE TO DATE CALENDAR YEAR (JAN. 1 - DEC. 31)	PER ELECTION TO DATE (IF REQUIRED)
3/18	USA HOLTE LAGUNA BEACH, CA 92651	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	HOME MAKER	\$ 250 --		
3/18	DOUGLAS METZLER OCEANSIDE, CA 92054	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	RETI ESTIMATE PROFESSIONAL	\$ 250 --		
<b>SUBTOTAL \$</b>				<u>500 --</u>		

\*Contributor Codes  
IND - Individual  
COM - Recipient Committee  
(Other than PTY or SCC)  
OTH - Other (e.g., business entity)  
PTY - Political Party  
SCC - Small Contributor Committee

**Schedule E  
Payments Made**

Type or print in ink.  
Amounts may be rounded  
to whole dollars.

Statement covers period  
from JAN 1, 2008  
through JUNE 30, 2008

CALIFORNIA  
FORM  
**460**  
SCHEDULE E

SEE INSTRUCTIONS ON REVERSE  
NAME OF FILER

PAM OCONNOR

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I.D. NUMBER  
942366

**CODES:** If one of the following codes accurately describes the payment, you may enter the code. Otherwise, describe the payment.

CMP	campaign paraphernalia/misc.	MGR	member communications	RAD	radio airtime and production costs
CNS	campaign consultants	MTG	meetings and appearances	RFD	returned contributions
CTB	contribution (explain nonmonetary)*	ORC	office expenses	SAL	campaign workers' salaries
CVC	civic donations	PET	petition circulating	TEL	t.v. or cable airtime and production costs
FL	candidate filing/ballot fees	PHO	phone banks	TRC	candidate travel, lodging, and meals
FND	fundraising events	POL	polling and survey research	TRS	staff/spouse travel, lodging, and meals
IND	independent expenditure supporting/opposing others (explain)*	POS	postage, delivery and messenger services	TSP	transfer between committees of the same candidate/sponsor
LEG	legal defense	PRO	professional services (legal, accounting)	VOT	voter registration
LT	campaign literature and mailings	PRT	print ads	WEB	information technology costs (internet, e-mail)

NAME AND ADDRESS OF PAYEE (IF COMMITTEE ALSO ENTER I.D. NUMBER)	CODE	OR	DESCRIPTION OF PAYMENT	AMOUNT PAID
<u>THE POLITICAL SCIENTISTS</u>	<u>CNS</u>			<u>84,200-</u>
<u>HERNOSA BEACH, CA 90254</u>				
<b>SUBTOTAL \$</b>				<u>4,200-</u>

\* Payments that are contributions or independent expenditures must also be summarized on Schedule D.

- Schedule E Summary**
- Itemized payments made this period. (Include all Schedule E subtotals.) ..... \$ 4,200-
  - Unitemized payments made this period of under \$100 ..... \$ 48-
  - Total interest paid this period on loans. (Enter amount from Schedule B, Part 1, Column (e).) ..... \$ 0-
  - Total payments made this period. (Add Lines 1, 2, and 3. Enter here and on the Summary Page, Column A, Line 6.) ..... **TOTAL \$** 4,248-

**Schedule F  
Accrued Expenses (Unpaid Bills)**

Type or print in ink.  
Amounts may be rounded  
to whole dollars.

SEE INSTRUCTIONS ON REVERSE  
NAME OF FILER

FRM OCEANOR

Statement covers period  
from Jan 1, 2008  
through June 30, 2008

CALIFORNIA  
FORM  
**460**  
Page 9 of 9  
I.D. NUMBER  
942366

**CODES:** If one of the following codes accurately describes the payment, you may enter the code. Otherwise, describe the payment.

- |     |   |     |   |     |   |
|-----|---|-----|---|-----|---|
| CAP | campaign paraphernalia/misc.                                  | MBR | member communications                     | RAD | radio airtime and production costs                        |
| CNS | campaign consultants  | MTG | meetings and appearances                  | RFD | returned contributions                                    |
| CTB | contribution (explain nonmonetary)*                           | ORC | office expenses                           | SAL | campaign workers' salaries                                |
| CVC | civic donations   | FET | petition circulating                      | TEL | tv. or cable airtime and production costs                 |
| FIL | candidate filing/ballot fees                                  | PHO | phone banks                               | TRC | candidate travel, lodging, and meals                      |
| FND | fundraising events  | POL | polling and survey research               | TRS | staff/spouse travel, lodging, and meals                   |
| IND | independent expenditure supporting/opposing others (explain)* | POS | postage, delivery and messenger services  | TSF | transfer between committees of the same candidate/sponsor |
| LEG | legal defense   | PRO | professional services (legal, accounting) | VOT | voter registration  |
| LT  | campaign literature and mailings                              | PRT | print ads                                 | WEB | information technology costs (internet, e-mail)           |

NAME AND ADDRESS OF CREDITOR (IF COMMITTEE, ALSO ENTER ID. NUMBER)	CODE OR DESCRIPTION OF PAYMENT	OUTSTANDING BALANCE BEGINNING OF THIS PERIOD	AMOUNT INCURRED THIS PERIOD	AMOUNT PAID THIS PERIOD (ALSO REPORT ON B)	OUTSTANDING BALANCE AT CLOSE OF THIS PERIOD
THE POLITICAL SCIENTISTS HERMOSA BEACH, CA 90254	CNS	\$6,000.00	0	\$4,200.00	\$1,800.00
<b>SUBTOTALS \$</b>		<b>6,000.00</b>	<b>0</b>	<b>4,200.00</b>	<b>1,800.00</b>

\* Payments that are contributions or independent expenditures must also be summarized on Schedule D.

**Schedule F Summary**

- Total accrued expenses incurred this period. (Include all Schedule F, Column (b) subtotals for accrued expenses of \$100 or more, plus total unitemized accrued expenses under \$100.) INCURRED TOTALS \$ 0
- Total accrued expenses paid this period. (Include all Schedule F, Column (c) subtotals for payments on accrued expenses of \$100 or more, plus total unitemized payments on accrued expenses under \$100.) PAID TOTALS \$ 4,200.00
- Net change this period. (Subtract Line 2 from Line 1. Enter the difference here and on the Summary Page, Column A, Line 9.) NET \$ -4,200.00

# Hines

## PRESS ROOM

### PRESS RELEASES

#### **Hines' Lantana Media Campus Wins Sustainable Quality Award**

City of Santa Monica to Honor Winners at May 4 Luncheon

5/3/2004

(SANTA MONICA, CA) – Lantana Media Campus, owned and managed by Hines, the international real estate firm, has swept all three award categories to become a winner of the 2004 Sustainable Quality Award. For the past eight years, the award, developed by the Santa Monica Chamber of Commerce's Environmental Affairs group, has recognized businesses that exhibit sustainable operating principles. Award categories are environmental, economic development and social responsibility. Winners were presented with a State of California certificate at the Santa Monica Festival on May 1. Winners will also be honored during a May 4 Chamber of Commerce luncheon at the Four Points Sheraton in Santa Monica.

A few of the many sustainable practices at Lantana Center are:

- Permeable Paving Pilot Program - case study involving the use of five different paving materials to help determine which materials perform best and reduce storm water run-off
- Parking lots designed without curbs to allow water to be absorbed into the soil rather than lost down storm drains
- Water Augmentation Study - pilot project to monitor the impact of storm water infiltration on groundwater quality
- Lighting retrofit that includes a self-contained motion-sensing lighting control for energy savings
- CO-sensors in the subterranean garage, reducing exhaust fan run-time and cutting electricity expenses
- Electric car charging stations
- Skylights and operable windows

Since Hines' purchase of Lantana in 1998, the firm has actively supported a myriad of social programs. Recent Hines community outreach projects include corporate sponsorship of local elementary school Edison Language Academy, a local job fair in conjunction with St. Anne's Catholic Church and support of various local art programs/groups. Lantana's extensive benefits, such as its Wellness Program and Personal Development Program, consistently exceed industry standards. Lantana Media Campus, a three-building, 330,000-square-foot complex, is home to many entertainment businesses, including the IMAX headquarters, Revolution Studios, Lawrence Gordon Productions and such shows as Crime & Punishment and Curb Your Enthusiasm.

Hines is a leader in environmental and economic stewardship, with 71 properties now designated with the EPA's ENERGY STAR label. Hines recently received the EPA's ENERGY STAR Sustained

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Excellence Award recognizing the firm's leadership in reducing greenhouse gas emissions through superior energy management. Hines is a privately owned real estate firm involved in developing, acquiring, leasing and managing real estate, as well as providing extensive global investment management and advisory services. The Hines portfolio of projects completed and underway includes 737 properties representing over 244 million square feet of office, mixed-use, industrial, hotel, medical, sports facilities and residential properties, as well as large, master-planned communities and land developments. With offices in 62 U.S. cities and 12 foreign countries, and controlled assets valued in excess of \$14 billion, Hines is one of the largest real estate organizations in the world. Access [www.Hines.com](http://www.Hines.com) for more information.

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September 10, 2004

Honorable City Council  
City of Santa Monica  
City Hall  
1685 Main Street  
Santa Monica, CA 90401

Dear City Council Members:

Hines

Enclosed for your review is an overview of the proposed Lantana South and East project, which you will review and advise upon this Tuesday, September 14<sup>th</sup>. Specifically enclosed is:

- one page overview of the key elements of the proposed project
- summary of the two remaining open issues in the development agreements (where staff recommendations differ from developer position)
- a copy of the presentation Lantana will provide Tuesday evening
- a copy of the support letters from a broad range of persons and groups delivered to the Planning Commission

In the interest of time and in light of extensive prior review, we have focused on the key points of this proposed project, as outlined in the materials attached. For more detailed information on any aspect of this proposed project, we encourage you to ask questions, and we look forward to having the opportunity to present this project again.

Sincerely,



Doug Holte



David Jordon

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# Santa Monica: City Council okays two Lantana Media Campus projects

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Posted September 23, 2004 by anitavarghese in News - Features

Hines, an international real estate firm, won unanimous Santa Monica City Council approval to build two new entertainment studios on the developer's eastside Lantana Media Campus.

The Tuesday, September 14th, vote will allow Hines to build the three-story, 64,105-square-foot Lantana East on Olympic Boulevard and the three-story, 130,000-square-foot Lantana South on Exposition Boulevard.

Lantana East will have a two-level, 378-space subterranean parking garage in addition to 55 surface parking spaces.

Lantana South has a one-level, 303-space subterranean parking garage plus 133 surface parking spaces.

"Upon looking at the environmental impact report and the wide range of benefits for this project, it is not a hard decision to support this agreement," said Councilmember Ken Genser.

The Lantana Media Campus is located on Olympic Boulevard and Exposition Boulevard between Stewart Street and Centinela Avenue.

Currently, the campus is headquarters for IMAX, Revolution Studios and Lawrence Gordon Productions

The television shows "Curb Your Enthusiasm" and "Crime & Punishment" are filmed on the site.

Lantana Media Campus consists of environmentally friendly buildings and won the 2004 Sustainable Quality Award from the Santa Monica Chamber of Commerce for its "green" buildings.

**PUBLIC BENEFITS** — The City of Santa Monica "negotiated" Lantana East and Lantana South development agreements with Hines to provide more than \$2 million in traffic mitigation and public programs.

City staff recommended that Hines be obligated to provide separate lists of benefits associated with the construction of each building, whichever building is built first.

The City Council agreed to shift most of the public benefits onto Lantana South after Hines senior vice president Douglas Holte said a large cost associated with the smaller Lantana East could result in neither project being built.

"Lantana East should not bear the burden for Stewart Street Park and Edison Playground Partnership improvements," Holte said.

"It will be difficult to get financing for a project under a development agreement that is too expensive," he

said.

Hines is expecting to construct Lantana East first. The company, throughout five years, will:

- contribute \$80,000 per year up to \$400,000 to the city to support childcare subsidies for low-income families;
- contribute \$100,000 to fund art or cultural programs at Virginia Avenue Park;
- replace and upgrade the public restroom building in Stewart Street Park;
- fund playground improvements and operating costs for the city Edison Elementary School Playground Partnership program;
- construct sidewalks on Olympic Boulevard and Centinela Avenue; and
- fund neighborhood traffic plan improvements and follow-up traffic studies one year after each building is constructed.

“Something will eventually be built there. Let’s make this project happen at a level Hines can support so we get the childcare funds right now,” mayor pro tem Kevin McKeown said.

Suzanne Frick, city planning director, had recommended Hines pay \$925,000 over five years for childcare subsidies.

Hines also agreed to make commitments to train and hire Pico Neighborhood residents and at-risk youths and unemployed Santa Monica residents for construction jobs.

**SUNSET TRAFFIC** — Several residents from Sunset Park, near but not directly adjacent to the Lantana Media Campus, wanted the City Council to reject the development agreements because those residents said the projects would cause more traffic congestion.

“We spent the last year and a half undertaking extensive analysis and review of potential options for neighborhood protection per City Council directive,” Holte said.

“Only one intersection, at Pico Boulevard and Centinela Avenue, will be significantly impacted after mitigation,” he said.

Hines has had five meetings with the Pico Neighborhood Association, two meetings with Friends of Sunset Park and meetings with several surrounding facilities as part of the public review process.

Holte said — and City Council members agreed — that entertainment industry employees do not keep 9 a.m. to 5 p.m. office hours and traffic problems have been mitigated as reasonably as possible.

McKeown said Hines is “the best developer for the site.”

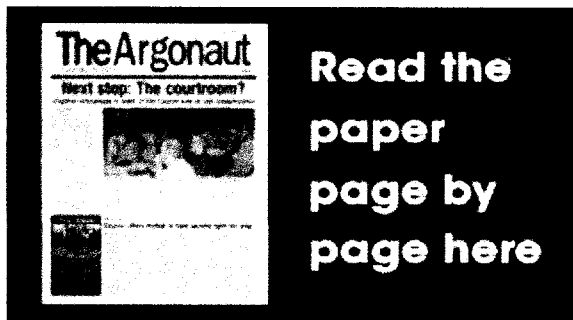
The site is part of the Light Manufacturing and Studio District.

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## Lantana Expansion Approved, Residents Divided

By Susan Reines  
Staff Writer

*September 16* -- The City Council approved a major production studio expansion Tuesday night to mixed reaction from residents, who were divided over whether the hefty community benefits package the developers agreed to provide would compensate for extra traffic in the area.

The "development agreement" unanimously approved by the council requires developer Hines Lantana to pay over \$2 million in traffic mitigation and donations to schools and City childcare in exchange for permission to add two new buildings to its Lantana Media Campus, which houses production studios for tenants such as Disney, Paramount, Warner Brothers and HBO.

Council members said they were generally satisfied with the final balance between traffic impacts in the residential areas near the City's industrial corridor, where the expansion will take place, and community benefits.

"Nobody can offer guarantees, but I believe upon looking at the EIR (Environmental Impact Report) and also weighing the potential for negative impacts, when that's compared to the wide range of benefits for this project, for me it's not a hard decision to support this agreement," said Council member Ken Genser.

"We can't purchase [the land] at this time for parks. Something will be built there," said Mayor Pro Tem Kevin McKeown. "So it's not that we're not aware of traffic problems."

McKeown and other council members suggested that, for neighbors, Lantana would be the best developer for the site because the project was environmentally friendly and traffic would be spread over the course of the day, since entertainment industry employees do not generally keep typical office hours.

Since the council denied Hines Lantana's request to expand its current facilities on Olympic Boulevard two years ago, the developers reduced the size of one of the proposed buildings by about 15 percent and worked extensively with residents of the adjacent Pico Neighborhood, gathering input on the benefits package and paying for the neighbors to hire their own traffic consultant.

Most of the residents at the meeting seemed to agree with the council that the millions of dollars in community benefits would compensate for traffic impacts of the seemingly inevitable development of the property.

Marcia Zimmer, resident of one of the closest streets to Lantana, said she initially opposed the project but "came around."

"Basically, I figure they're going to build something there sometime and these people (Lantana) at least are going to give some traffic mitigation measures and a lot of other benefits to the community," Zimmer said.

Still, a small number of residents who spoke at Tuesday's meeting lobbied the council to deny the 194,000-square-foot expansion, saying the neighborhood could not handle the approximately 1,800 car trips the new buildings would generate each day.

These speakers came primarily from the Sunset Park Neighborhood, which is near but not adjacent to Lantana, and so will not receive the traffic mitigations and other benefits granted to the Pico Neighborhood.

But the council members held that they could not address traffic concerns because the "prime" lot between Olympic and Exposition Boulevards would inevitably be developed either by Lantana or another developer.

None of the council members expressed fundamental objections to the expansion; their discussion focused on the size of the community benefits package the developer should provide.

At the urgings of Senior Hines Vice President Doug Holte that "it's in no one's best interest to have projects under a development agreement that will probably never be built because it's too expensive," the council accepted the benefits packaged offered by the developer even though City staff and the Planning Commission both recommended packages that would have cost hundreds of thousands more.

The final benefits package of over \$2 million dollars includes traffic mitigation measures such as installation of medians, a follow-up traffic study a year after the larger of the two buildings opens, construction of new sidewalks along Olympic Boulevard, a "first-source" hiring program for neighborhood youth, improvements to the playground of the nearby Edison School, \$100,000 for arts education and \$400,000 to the City's childcare fund.

Planning Director Suzanne Frick said staff recommended a much larger childcare contribution of \$925,000 based on calculations by a consultant who determined how many employees would be hired per square foot of development and how much those employees, in turn, would use the City's childcare services.

Holte said Hines Lantana's smaller offer of \$400,000 was double the contribution required in even the "most progressive" cities. Berkeley and the few other cities that require childcare contributions charge at most \$1 per square foot, Holte said, and Hines Lantana offered double that figure "on good faith."

Irene Zivi of the city's Early Childhood Education Task Force and other representatives of the childcare community said they were happy with Hines Lantana's \$400,000 offer.

Council member Michael Feinstein said he agreed with City staff and the Planning Commission that the developer should pay more to the childcare fund, but the other council members seemed concerned that a larger sum would prohibit the projects, which Holte said are already "unfeasible" in the current economy, from ever becoming a reality.

"Let's make this project happen at a level (Hines Lantana) can support so the funds get to childcare now," McKeown said, adding that he did not want Lantana's level of contribution to set a precedent for other developers.



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