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Up Front



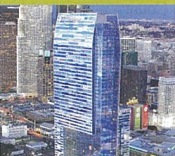
Lisa Meadows teaches challenged Angelenos to be bank tellers; her program is going national. **PAGE 3**

News & Analysis



Some L.A. firms dislike slipping oil prices. Others are pumped. **PAGE 5**

The Lists



This Ritzy building was designed by L.A.'s largest architecture firm. **PAGE 17**

Exec Style



Francis Ryu's secret to a fine appearance: Find a good tailor and sew him up. **PAGE 85**

More Dark Clouds for Rainmaker

LAW: Now, creditors may get most of payout to Clippers dealmaker.

By **CALE OTTENS** Staff Reporter

There have been so many comebacks in the 40-year career of mercurial attorney **Pierce O'Donnell** that spectacular reversals of fortune are almost expected.

Charged with campaign finance law violations – twice – he served time and his law license was suspended. But just in the last year, he got a new job with a national firm, brought in **Shelly Sterling** as a client and helped broker the sale of the **Los Angeles Clippers**. Then, only days later, he filed for personal bankruptcy.

Now, due to get a \$2.3 million payday for his role representing Sterling in the Clippers deal, O'Donnell



O'Donnell

has seen all but \$200,000 claimed by the bankruptcy trustee managing his case. A hearing next week will determine whether \$2.1 million of his Clippers bonus will be used to help pay his creditors, who are owed nearly \$7.5 million.

"I won the greatest cases of my career while I was under this dark cloud," O'Donnell said in an interview last week.

Indeed, O'Donnell's career has been marked by dark clouds that have cast a shadow over what otherwise would be a shining array of professional accomplishments. And the drama that has swirled around him

Please see **LAW** page 84

Discretion Paid In Bank Deal

LENDING: City National touts reserve in pickup by RBC.

By **MATT PRESSBERG** Staff Reporter

Tinsel Town is full of rumors, but there wasn't a peep about the sale of Hollywood's bank until the deal was announced last week: **City National Bank**, the "bank to the stars" and the largest lender in Los Angeles, will be acquired by Toronto's **Royal Bank of Canada** for \$5.4 billion.

It's a deal that took everyone by surprise, including those who closely follow the bank. City National's longtime chief executive, **Russell Goldsmith**, though, said that level of discretion is a hallmark of his bank's culture – and one reason why it was such an appealing target.

City National wasn't on the market, hence the

Please see **LENDING** page 82

REAL ESTATE QUARTERLY

SPECIAL REPORT



DTLA's Retail Revival

WITH the office market perking up, residential development booming and entertainment well established, the next thing needed in downtown Los Angeles is a robust retail sector. But that might be around the corner. Projects such as **RATKOVICH CO.**'s Bloc, its 400,000 square feet of retail anchored by a Macy's, are filling in the missing pieces of the development puzzle.

BEGINNING ON PAGE 21

Lego Strategy Taking Shape

ENTERTAINMENT: Toymaker follows Disney's footsteps in film.

By **SANDRO MONETTI** Staff Reporter

Lego, the family-owned Danish toy firm, is building its case brick by brick to be considered the world's leading entertainment and merchandising business – to the consternation of some L.A.-based companies.

On the strength of \$468 million in worldwide box office for last year's "The Lego Movie" – including \$258 million in the United States – the company was propelled past

\$30 million

Revenue by which Lego eclipsed Mattel to become world's biggest toymaker.

Please see **ENTERTAINMENT** page 83

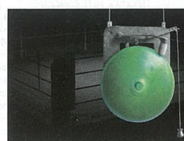
LAX Hotels Aim To Land Events

By **SUBRINA HUDSON** Staff Reporter

Hotels near Los Angeles International Airport are freshening up with new paint, carpet and furniture – but not in their guest rooms.

They're revamping conference and event spaces as they try to attract more weddings, conventions and corporate meetings. Hotels lining Century Boulevard near the airport, including the **Crowne Plaza LAX**, **Hilton Los Angeles Airport** and **Sheraton Gateway LAX**, have spent millions upgrading their meeting and event spaces in the past year. Last week, **Concourse**

Please see **HOSPITALITY** page 82



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THE LIST

ARCHITECTURE FIRMS

Ranked by 2014 L.A. County billings

► **NEXT WEEK**

The Largest Motion Picture Distributors and Largest Production Companies

THE PACESETTER: Gensler tops the list of the largest architecture firms operating in L.A. County with \$81 million in billings last year. That's an increase of \$5.1 million from 2013. The firm employs 279 people dedicated to its architecture practice, including 125 licensed architects, in its downtown Los Angeles office.

LOS ANGELES: HNTB's recent projects include the first LEED Gold NFL Stadium – Levi's Stadium in Santa Clara, home of the San Francisco 49ers – as well as renovation projects at LAX's Tom Bradley International and United Airlines terminals.

Gold Standard
Most LEED certifications awarded to buildings in L.A. County were at the gold level.

Certified	20
Silver	31
Gold	41
Platinum	13

Source: U.S. Green Building Council

Rank	Company • name • address • website	L.A. County Billings ¹ • 2014 • 2013	Current Projects (partial list)	Profile • L.A. architects • L.A. employees ² • offices (L.A./total) • headquarters	Top Local Executive • name • title • phone
1	Gensler 500 S. Figueroa St. Los Angeles 90071 gensler.com	\$81.1 \$76.0	Television Academy, Sony, LAX Midfield, Element LA, Metropolis, NBC Universal, JPL/NASA, Wiseburn High School, Waldorf Astoria, California State University	125 279 1/46 N/A	John Adams/Barbara Bouza/ Michael White Co-Managing Directors (213) 327-3600
2	RTKL Associates Inc. 333 S. Hope St., Suite C200 Los Angeles 90071 rtkl.com	49.4 31.9	Grand Avenue Hotel and Residences, LXM Residential Towers, W Hotel Beijing, Eau Claire Mixed Use, ARC Centre Plaza, Wuxi Suning	47 232 1/15 Baltimore	Nate Cherry Vice President (213) 633-6000
3	Aecom Technology Corp. 515 S. Flower St. Los Angeles 90071 aecom.com/architecture	38.0 16.5	New Face of the Central Terminal Area, Midfield Satellite Concourse, San Diego Airport Parking Plaza, Downtown Harbor, Glendale Narrows Phase 1, San Pedro Waterfront Master Plan	13 26 14/923 Los Angeles	Ross Wimer Senior Vice President (213) 593-8000
4	ZGF Architects 515 S. Flower St., Suite 3700 Los Angeles 90071 zgf.com	35.1 35.0	California Science Center, UCLA Wasserman Football Center, Santa Clara County Family Justice Center Courthouse	30 80 1/6 Portland, Ore.	Ted Hyman Partner (213) 617-1901
5	Perkowitz+Ruth Architects 111 W. Ocean Blvd., 21st Floor Long Beach 90802 prarchitects.com	31.5 27.6	Del Mar Highlands Town Center, Island Cinema, USC Our Savior Church & Caruso Catholic Center, Midtown Crossing, The Lot, Long Beach Airport Retail	20 76 1/4 Long Beach	Steve Ruth CEO, President (562) 628-8000
6	DLR Group 3130 Wilshire Blvd., Sixth Floor Santa Monica 90403 dlrgroup.com	28.7 23.9	USC Coliseum Renovation, LACCD SW College SOCTE, El Camino College Student Services, LAUSD Jordan High School, Beverly Hills High School, Westfield LAX, Kaiser Permanente, Dubai Mall of the Emirates	23 95 2/20 Los Angeles	Adrian O. Cohen California Region Leader/Senior Principal (310) 828-0040
7	CO Architects 5055 Wilshire Blvd., Ninth Floor Los Angeles 90036 coarchitects.com	28.5 29.0	Kaiser Permanente San Diego Central Hospital, UCSD Biological & Physical Sciences Building, Indio Family Courthouse, Univ. of Kansas School of Medicine, Univ. of Arizona Biosciences Partnership Building	26 75 1/1 Los Angeles	Scott P. Kelsey Managing Principal (323) 525-0500
8	HOK 9530 Jefferson Blvd. Culver City 90232 hok.com	26.0 25.5	Ventura County Medical Center, LAX, Kaiser Baldwin Hills Crenshaw, ARTIC, USC - Michelson Center for Convergent Bioscience, Scripps Cardiovascular Institute, East County Detention Center	N/A N/A 1/23 St. Louis	Robert Cull Senior Vice President, Managing Principal (310) 838-9555
9	CannonDesign 1901 Avenue of the Stars, Suite 175 Los Angeles 90067 cannondesign.com	23.7 26.6	UCSD Jacobs Medical Center, VA West LA New Essential Care Tower, Cedars-Sinai, Museum of Tolerance, SDSU Conrad Prebys Aztec Student Union, UC Riverside Student Recreation Center	23 62 1/16 Buffalo, N.Y.	Michael J. Smith Executive Director, West Region (310) 229-2700
10	HNTB Architecture 601 W. Fifth St., Suite 1000 Los Angeles 90071 hntb.com	19.6 23.0	City of Los Angeles - Sixth Street Viaduct Replacement, LAX Tom Bradley Terminal, San Francisco 49ers Stadium, Crenshaw/LAX Transit Corridor, United Airlines, 6, 7 and 8 at LAX	13 36 2/65 Kansas City, Mo.	Phil Petrocelli President, West Division (213) 403-1000
11	AC Martin Partners Inc. 444 S. Flower St., Suite 1200 Los Angeles 90071 acmartin.com	18.7 16.2	Wilshire Grand Redevelopment Project, USC School of Business Fertitta Hall, California Institute of Technology Thomas Laboratory, Los Angeles County Mental Health Courthouse, CSUN Student Housing Phase 2	60 96 1/1 Los Angeles	Christopher C. Martin Chairman, CEO (213) 683-1900
12	HKS Architects Inc. 10880 Wilshire Blvd., Suite 1850 Los Angeles 90024 hksinc.com	18.0 19.7	USC Norris Healthcare Consultation Center, Edition Hotel and Residences West Hollywood, Lincoln Square Expansion, Westfield UTC Expansion	26 58 1/26 Dallas	Scott Hunter Principal & Managing Director (310) 788-7700
13	HMC Architects 633 W. Fifth St., Third Floor Los Angeles 90071 hmcarchitects.com	18.0 18.1	Rancho Campana High School, Oxnard Union High School District, Henry Mayo Newhall Hospital Patient Tower, Mt. San Antonio College Athletics Complex East	8 28 1/9 N/A	Kirk Rose/Pasqual Gutierrez Healthcare Practice Leader/ Managing Principal (213) 542-8300
14	5+design 1024 N. Orange Drive, Suite 215 Hollywood 90038 5plusdesign.com	17.6 17.8	Del Amo Fashion Center, Quantum of the Seas, Jumeirah Emirates Tower, Piazza Maras, Wuhan Park Place, Shenyang Diamond Hill, Vanke One City, China World Trade Center	12 90 1/3 Hollywood	Michael Ellis/Stan Hathaway Managing Principal/Managing Partner (323) 308-3558
15	Jerde Partnership 913 Ocean Front Walk Venice 90291 jerde.com	17.0 17.5	Pacific City, Santa Monica Place ArcLight Cinemas, Museum Square Office, Puerto Cancun Town Center, Monterrey Frida Kahlo District, Ningbo Seafood Street, Shenyang HQ Mixed-use City	10 85 1/4 Venice Beach	John Simones/Paul Martinkovic Co-CEOs (310) 399-1987
16	Marmol Radziner 12210 Nebraska Ave. Los Angeles 90025 marmol-radziner.com	16.0 17.0	9 Dots Community Learning Center, Century Plaza Hotel, Sugarfish Pasadena, The Emerson Luxury Apartments, The Waverly Condominiums	9 70 1/1 Los Angeles	Leo Marmol/Ron Radziner Managing Principal/Design Principal (310) 826-6222
17	Skidmore Owings & Merrill 555 W. Fifth St., Suite 2900 Los Angeles 90013 som.com	15.8 19.4	Crossroads of the World Masterplan, Long Beach Civic Center, New United States Federal Courthouse, Sunset La Cienega, The Desmond	20 57 1/10 N/A	Michael Mann/Paul Danna/ Jose Palacios Directors (213) 327-2400
18	Harley Ellis Devereaux 601 S. Figueroa St., Suite 500 Los Angeles 90017 harleyellisdevereaux.com	15.4 11.7	USC Village, Metropolis, 1200 South Fig, Century Plaza Towers, Pepperdine Student Housing, 6250 Sunset Blvd., Manhattan Beach Public Library	21 91 1/5 Southfield, Mich.	J. Peter Devereaux Corporate President (213) 542-4501
19	NBBJ 523 W. Sixth St., Suite 300 Los Angeles 90014 nbbj.com	14.4 13.4	Samsung North America Headquarters, Loma Linda University Medical Center, Rupp Arena Renovation	17 37 1/10 N/A	Jonathan Ward/Robert Mankin Partners (213) 243-3333
20	Perkins+Will 617 W. Seventh St., Suite 1200 Los Angeles 90017 perkinswill.com	14.2 12.2	Harbor-UCLA Medical Center Master Plan, USC BSL-3, Metro Division LAPD Station, Kaiser Permanente Carson North MOB, CSMC Lower Level Pharmacy, Skid Row Housing Trust	N/A N/A 1/24 N/A	Eric Van Aukee Managing Director (213) 270-8400

¹ In millions.
² Employees dedicated to architectural services.
Note: Information for this list was provided by the companies themselves. Numbers that appear to be tied have been rounded. Firms are ranked by 2014 and 2013 L.A. County billings, respectively. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of the list,

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Researched by David Nusbaum

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ARCHITECTURAL FIRMS *Continued from page 17*

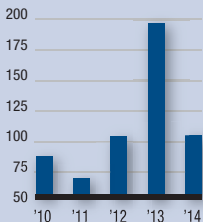
RETAIL: Nadel's retail division recently completed the Azalea Regional Shopping Center in South Gate.

HOSPITALS: HDR is working with Kaiser Permanente Southern California on ambulatory care design.

HOMES: KTGY designed Gaspar in Silver Lake, a Small Lot Ordinance development. The homes are three stories with two and three bedrooms and direct access two-car garage. These single-family detached homes are separated by 6 inches.

LEED Certified

The number of buildings that received LEED certification in L.A. County, by year.



Going Green

The number of LEED certified buildings in L.A. County by type of construction.

Commercial Construction	41
Homes	29
Commercial Interiors	24
Renovations	11

Source: U.S. Green Building Council

Rank	Company • name • address • website	L.A. County Billings ¹ • 2014 • 2013	Current Projects (partial list)	Profile • L.A. architects • L.A. employees ² • offices (L.A./total) • headquarters	Top Local Executive • name • title • phone
21	Nadel Inc.: Architecture + Planning 1990 S. Bundy Drive, Suite 400 Los Angeles 90025 nadelarc.com	\$14.0 \$14.0	Azalea Regional Shopping Center, Multiple Multi-Family Residential Renovations Downtown Los Angeles, Millennium Woodland Hills Multi-Family Residential, Molina Healthcare Adaptive Reuse Long Beach	15 48 1/5 Los Angeles	Herb N. Nadel CEO (310) 826-2100
22	RBB Architects Inc. 10980 Wilshire Blvd. Los Angeles 90024 rbbinc.com	13.4 16.7	Cedars Sinai Medical Center Lobby, California Hospital, PIH Health, Northridge Hospital Medical Center, Miller Children's Hospital Long Beach, Orthopaedic Institute for Children Surgery Center, Antelope Valley Hospital	19 21 1/3 Los Angeles	Joseph A. Balbona CEO (310) 473-3555
23	Johnson Fain 1201 N. Broadway Los Angeles 90012 johnsonfain.com	13.3 13.2	Runway at Playa Vista, LA Plaza, Blossom Plaza, Century City Center, PacMutual, Christ Cathedral, IMT Residential, Amgen, UCLA	17 51 1/1 Los Angeles	William H. Fain Jr./Scott Johnson Co-Presidents (323) 224-6000
24	Gruen Associates 6330 San Vicente Blvd., Suite 200 Los Angeles 90048 gruenassociates.com	12.2 11.5	Union Station Master Plan, Glendale Central Library, Northeast Police Station, Maimonides Academy, LAX Central Utility Plant, Century Corridor Streetscape, Korean American Museum	13 65 1/1 Los Angeles	Michael A. Enomoto Managing Partner (323) 937-4270
25	Callison 1453 Third Street Promenade, Suite 400 Santa Monica 90401 callison.com	11.0 10.7	Ala Moana Center, Fashion Show Mall, Crayola Experience, Interlomas Mall	6 29 1/11 Seattle	Bill Lacey/Paul Makowicki Principals (310) 394-8460
26	HDR 251 S. Lake Ave., Suite 1000 Pasadena 91101 hdrinc.com	9.6 13.5	Intermountain Healthcare Utah Valley Regional Medical Center, Kaiser Permanente Chino Grand Medical Office Building, Orange County Sanitation District – Feasibility Master Plan	18 56 1/41 Omaha, Neb.	Amy Williams V.P., Managing Principal (626) 584-1700
27	House & Robertson Architects Inc. 10125 Washington Blvd. Culver City 90232 hrarch.com	8.4 6.7	Columbia Square Mixed Use, Petersen Automotive Museum, Kilroy Academy Square, Disney Animation, Sacramento Mixed Use Tower, Forum Renovation, Terasaki Foundation	14 29 1/1 Culver City	Jim House/Doug Robertson Principals (323) 935-3158
28	Langdon Wilson International 1055 Wilshire Blvd., Suite 1500 Los Angeles 90017 langdonwilson.com	7.8 11.9	LAUSD High School, Special Needs Schools Kuwait, MLK Medical Campus East Parking Structure, Las Vegas Hotel	10 22 1/4 Los Angeles	Asad M. Khan President (213) 250-1186
29	Altoon Partners 617 W. Seventh St., Suite 400 Los Angeles 90017 altoonpartners.com	6.0 5.2	Downtown Summerlin, Victoria Gardens, Los Angeles Mixed-Use Project (office, retail, residential), Bergen Town Center, Del Amo Fashion Center, Nieuw Hoog Catharine	13 20 1/3 Los Angeles	Gary K. Dempster/William J. Sebring/James C. Auld Partners (213) 225-1900
30	Rachlin Partners 8640 National Blvd. Culver City 90232 rachlinpartners.com	5.8 5.0	Sage Creek High School Performing Arts Center, Righetti HS Classroom Building, Bonita Center for the Arts	7 21 1/25 Culver City	Michael Rachlin Partner (310) 204-3400
31	KTGY Group Inc. 12555 W. Jefferson Blvd., 100 Los Angeles 90066 ktgy.com	5.6 5.5	1001 Olive & Olympic, One Santa Fe, The Waverly, Belmar Apartments, Skylar at Playa Vista, Camden at Playa Vista	9 32 1/6 Irvine	Manny Gonzalez Principal (310) 394-2623
32	Cunningham Group Architecture Inc. 8665 Hayden Place Culver City 90232 cunningham.com	5.6 7.5	525 Broadway Mixed-Use, Broadstone Fairfax Mixed-Use, Kaiser West LA Campus Architect, USC Norris and Doheny Health Campus	16 52 1/9 Minneapolis	James Scheidel Chairman (310) 895-2200
33	Killefer Flammang 1625 Olympic Blvd. Santa Monica 90405 kfalosangeles.com	5.4 4.1	Dream Hotel, Freehand Hotel, 2nd and Lex Mixed-Use, Pershing Hotel	20 40 1/1 Santa Monica	Barbara Flammang President (310) 399-8020
34	Ehrlich Architects 10865 Washington Blvd. Culver City 90232 ehricharchitects.com	5.3 3.5	East Los Angeles College Student Center, Parcel B Mixed-Use Development, Elevation Corporate Campus, Sunset Time Hotel	9 35 1/1 Culver City	Steven Ehrlich Founding Principal (310) 838-9700
35	Rottet Studio 555 S. Flower St., Suite 700 Los Angeles 90071 rottetstudio.com	4.5 5.1	Viking River Cruises, InterContinental Hotel Hong Kong, Langham Hotels, Kimpton Hotel	3 3 1/4 Houston	Richard Riveire Design Principal (213) 612-4585
36	Abramson Teiger Architects 8924 Lindblade St. Culver City 90232 abramsonsteiger.com	3.4 2.8	Altamarea Restaurant, Alberini Residence, Craftsman and Wolves Cafe, Deutch LA, Cedars-Sinai Urgent Care, Grubman residence, Huge, Laemmle Santa Monica Theatre, Menorah Housing Renovation	7 17 1/1 Culver City	Trevor Abramson/Douglas Teiger Design Partner/Managing Partner (310) 838-8998
37	HGA Architects and Engineers 1918 Main St., Third Floor Santa Monica 90405 hga.com	2.7 4.4	East Los Angeles College Student Success Center, Kaiser-Multiple Campuses, Barlow Respiratory Hospital, Los Angeles City College Clausen Hall, LA County of Public Works	10 29 1/8 Minneapolis	James Matson Vice President, Principal, Office Director (310) 557-7600
38	Frederick Fisher and Partners 12248 Santa Monica Blvd. Los Angeles 90025 fisherpartners.net	2.5 2.3	Princeton University Firestone Library, Otis College of Art and Design Studio and Residences, University of Virginia Fralin Museum, Occidental College Academic Commons, Crossroads School Science Building	11 24 1/2 Los Angeles	Frederick B. Fisher President (310) 820-6680
39	Large Architecture 1551 S. Robertson Blvd., Second Floor Los Angeles 90035 largearch.com	2.0 1.6	Legacy 101, America Center 2, Playa Runway TI projects, North Palms Condos, 6230 Yucca, Lincoln Parsons, Lincoln Calabasas, Aloft Hotel	7 12 1/1 Los Angeles	Alan M. Grant/Gregory LaGrega/ Mike Rich Principals (310) 553-1959
40	Torti Gallas + Partners 523 W. Sixth St., Suite 212 Los Angeles 90014 tortigallas.com	1.9 1.7	Specific Plan for Downtown Santa Monica, Las Palmas/Hollywood Choice Neighborhoods Renovation/Redevelopment Plan, Mayor Wright Homes TOD Redevelopment Plan	3 10 1/4 Silver Spring, Md.	Neal I. Payton Principal (213) 607-0070

¹ In millions.

² Employees dedicated to architectural services.

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