

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知  
Abiso ng Pagdinig sa Publiko • Հանրային լսումների  
մասին ծանուցադիր



Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



**Thursday, February 13, 2025**

After 8:30 a.m.

**Los Angeles City Hall, Council Chambers**

200 North Spring Street, Room 340

Los Angeles, CA 90012

**Hearing Body:**

City Planning Commission

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see [planning4la.org/hearings](https://planning4la.org/hearings) for the meeting agenda.

For a 51-story mixed use development

1105-1123 South Olive Street, 90015



## Project Address

1105-1123 South Olive Street, 90015

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
ծրագրի Հասցե

## Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing  
Proyekto  
Առաջարկվող ծրագիր

For the construction, use, and maintenance of a 51-story mixed use development comprised of 536 residential dwelling units and up to 4,178 square feet of ground floor commercial uses.

## Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

The proposed development at Site 2 involves the demolition of existing surface parking lot and the construction, use, and maintenance of a 51-story mixed use development comprised of 536 residential dwelling units and up to 4,178 square feet of ground floor commercial uses on a 36,120 square foot area lot pre-dedication and 35,734 square feet of lot area post-dedication. The Project would provide 581 automobile parking spaces for residential use in six (6) subterranean levels and three (3) above-grade levels. The building would have a maximum height of 603 feet, a floor area ratio of 9.13:1 (491,515 square feet), the removal of one (1) street tree on Olive Street and replacement with six (6) new London plane trees; the removal of two (2) street trees on 11th Street and replacement with two (2) Chinese flame trees; and would require the export of approximately 118,543 cubic yards of soil.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

1. Pursuant to Section 12.27 of Chapter 1 of the LAMC, a Zone Variance to allow a reduced parking stall size to a minimum of 8 feet and 6 inches with a depth of 16 feet, in lieu of 9 feet, 4 inches by 18 feet, as otherwise required by Section 12.21 A.5(c) of Chapter 1 of the LAMC; and
2. Pursuant to Section 12.27 of Chapter 1 of the LAMC, a Zone Variance to allow a reduced parking to a minimum of 25 feet and one inch, in lieu of the required 27 feet and 4 inches driveway width as required by Section 12.21 A.5(c) of Chapter 1 of the LAMC;
3. Pursuant to Section 14.5.6 B of Chapter 1 of the LAMC, a Transfer of Floor Area Rights (TFAR) of up to 274,795 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 9.13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
4. Pursuant to Section 12.21 G.3 of Chapter 1 of the LAMC, a Director's Decision to allow 115 trees to be planted on-site in lieu of the otherwise required 134 trees pursuant to Section 12.21 G.2(a)(3) of Chapter 1 of the LAMC;
5. Pursuant to Section 16.05 of Chapter 1 of the LAMC, a Site Plan Review for a project that results in net increase of 50 or more dwelling units;
6. Pursuant to Section 12.24 W.1 of Chapter 1 of the LAMC, a Main Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages within a total of four establishments comprised of two (2) on-site consumption and two (2) off site consumption.

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

CPC-2018-2600-ZV-TDR-DD-SPR-MCUP

### Environmental Case Number(s):

ENV-2018-2601-SCEA

### Related Case Number(s):

VTT-82109

### Overlay(s):

N/A

### Zone:

C2-4D-O

### Community Plan Area:

Central City

### Land Use Designation:

Regional Center Commercial

### Council District:

14 - Jurado

### Assigned Staff Contact Information:

Alice Okumura, Associate City Planner  
alice.okumura@lacity.org  
(213) 978-1356

### Applicant:

Kevin Lindquist, MREG 1105 Olive LLC

### Representative:

Paul Garry, PSOMAS

## Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.