



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Re: 1045 Oliver Project IS and NOP

1 message

Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Wed, Dec 13, 2017 at 10:56 AM

To: Gary Schalman <GSchalman@esassoc.com>

Cc: Jessie Barkley <JBarkley@esassoc.com>, ryan.leaderman@dlapiper.com, "Ibarra, Luciralia" <Luciralia.ibarra@lacity.org>

Gary and Jessie,

I am trying to finalize these documents today so that that the IS and NOP can be published on 12/21/17 as planned, so please don't make any additional edits or additions to the text without letting me know. I noticed a couple mistakes in the additional text that was added since the time I finalized "Attachment A" in the entitlements section. Please see changes in **red**:

- Approval of a **Transfer of Floor Area Rights (TFAR)** for a Transit Area Mixed-Use Project, from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to the Project Site (Receiver Site) for the approximate amount of 404,803 square feet of floor area, pursuant to LAMC Section 14.5.6;
- Approval of **Master Conditional Use Permit (MCUP)** for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within up to ten establishments, pursuant to ~~L.A.C~~ **LAMC** Section 12.24-W.1;
- **Site Plan Review** for a project that would result in an increase of 50 or more dwelling units, pursuant to LAMC Section 16.05;
- **Approval/Clearance from CRA/LA** for conformance with the City Center Redevelopment Plan;
- Provision of a **Zoning Administrator Interpretation (ZAI)** pursuant to LAMC Section 12.21-A.2 as follows:
 - An interpretation that all parts of the Project's wrap-around balconies, including corner areas, do not fit the definition of Floor Area under LAMC Section 12.03, even if some or all of such areas do not count toward meeting the Project's open space requirement and
 - An interpretation of the LAMC to clarify that the covered exterior open space provided within the Project's open space building cutout features are not considered Floor Area and meet the LAMC definition of "Common Open Space". If the building cutout areas are not counted as Common Open Space, there be an interpretation that these spaces qualify as "Recreation Rooms" under ~~L.A.C~~ **LAMC** Section 12.21-G.2(a)(4)(i), to allow the areas to be counted towards interior Common Open Space;
- Permission to provide residential parking consistent with LAMC Section 12.21-A.4(p) at a ratio of approximately 1.1 parking space per residential dwelling unit in consideration of its proximity to jobs, services, and public transit, in lieu of the 2.25 parking spaces per **residential** condominium unit provided by Advisory Agency policy memo AA-2000-1;
- Approval of **Vesting Tentative Tract Map 74531, for the merger and subdivision of the project site** to create one master ground lot, ~~and to subdivide the site into 17 airspace lots, for a high density urban mixed use Project containing a maximum of 794 residential condominium units and up to 12,504 square feet of commercial space, pursuant to L.A.M.C.~~ **LAMC** Section 17.01 and Section 17.15;
- Approval of a haul route in conjunction with the Vesting Tentative Tract Map ~~approval~~; and
- Other administrative approvals and permits as deemed necessary by the City to implement the Project including but not limited to the following: demolition, excavation, shoring, grading, foundation, building, street tree removal, and tenant improvements.

Thank you,



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 Los Angeles, CA. 90012

On Wed, Dec 13, 2017 at 10:30 AM, Gary Schalman <GSchalman@esassoc.com> wrote:

Hi Sarah,

I believe what you have is up-to-be date, but to make sure you can copy the list from the last page of the project description at the link below:

[4_Attachment A - Project Description_Final.docx](#)

Also notice the correct project title in the footer, which we can fix in the checklist update that you are preparing.

Gary Schalman, PhD

Principal Planner

ESA | Environmental Science Associates

310.451.4488 main | 310.566.8039 direct

From: Sarah Molina-Pearson [mailto:sarah.molina-pearson@lacity.org]

Sent: Wednesday, December 13, 2017 10:14 AM

To: Jessie Barkley <JBarkley@esassoc.com>

Cc: Gary Schalman <GSchalman@esassoc.com>

Subject: Re: 1045 Oliver Project IS and NOP

Hi Jessie,

Can you send me a word doc that has the entitlements listed with all edits completed? I want to copy/paste into the NOP.

Thank you,



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On Fri, Dec 8, 2017 at 2:43 PM, Jessie Barkley <JBarkley@esassoc.com> wrote:

Thanks Sarah, we will make these edits quickly. Please review our minor comments contained in the link below and let us know if you are fine with these and then we can prepare the final Initial Study with a Table of Contents.

Regarding a potential circulation period, our goal would be to finalize the Initial Study with the City/City Clerk by next Friday December 15th with publication the following Thursday, December 21st and hold our scoping meeting on January

10 or 11th.

Thanks and have a great weekend.

[comments on 1045 Olive Edits -.pdf](#)

Jessie Barkley

Senior Managing Associate

ESA

[310-566-8005](tel:310-566-8005) direct

From: Sarah Molina-Pearson [mailto:sarah.molina-pearson@lacity.org]
Sent: Friday, December 8, 2017 12:43 PM
To: Jessie Barkley <JBarkley@esassoc.com>; Gary Schalman <GSchalman@esassoc.com>
Cc: Alexander Irvine <alex@irvineassoc.com>; ryan.leaderman@dlapiper.com; Ibarra, Luciralia <luciralia.ibarra@lacity.org>
Subject: 1045 Oliver Project IS and NOP

Hi Jessie,

I added my final Initial Study edits to the folder "[Initial Study - Final edits](#)". The Department is now compiling all parts of the IS into one PDF, therefore you will also need to include a Table of Contents immediately after the Cover Page.

I still need to review the NOP which I can get back to you next week. I need to copy the information into our new template which unfortunately cannot yet be shared with our consultants.

Is there a date in mind for the scoping meeting? We are getting very close to the holidays, therefore I think it would be best to hold off on issuing the NOP, especially since we like to schedule the scoping meeting in the middle of the comment period.

Thank you,



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On Wed, Dec 6, 2017 at 11:48 AM, Sarah Molina-Pearson <sarah.molina-pearson@lacity.org> wrote:

Jessie,

I am currently working on finalizing the IS and NOP. You can access the agency mailing list [here](#).

Thank you,



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On Fri, Dec 1, 2017 at 11:46 AM, Jessie Barkley <JBarkley@esassoc.com> wrote:

Sarah:

Please see the links below which include the revised Initial Study, NOP and revised Tree Report. Please see notes below:

1. The revisions to the Initial Study include redline that addresses Luci's comments.

We want to note that we have added an additional Project action to the list of approvals on the last page of the Project Description.

Please review the comments. After we hear back from you we will prepare a clean proof copy for you.

2. Revised Tree Report: The previous report that we had submitted to you has been updated. The conclusions of the new report are consistent with the tree discussion in the Initial Study.
3. NOP: Please review the updated NOP, which includes our scoping meeting location and a potential date for the meeting.
4. Mailing List: Please send me the most recent City mailing list and I can start compiling the full distribution list for the NOP.

Thanks

[Jessie Barkley](#)

Senior Managing Associate

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Please click the link(s) below to access those files and save them locally to your computer/server. Hyperlinks are not properly displayed using Entourage for Mac OS. A manual copy and paste of the hyperlink could be required in order to download the file. The link(s) will expire 14 days after the original send date. Be sure to save the files to their appropriate locations and do not work directly on the open files hosted on DeliverIt as the changes will not be saved. If you have any troubles retrieving the files, please let us know.

[1_IS Cover.docx](#) ,
[3_Environmental Checklist.docx](#) ,
[4_Attachment A - Project Description.docx](#) ,
[5_Attachment B - Explanation of Checklist.docx](#) ,
[App A - 1045 S Olive Arborist Report.pdf](#)

[1045 Olive - Draft NOP_.docx](#) ,
[Fig 1 - Project Location Map and Scoping Meeting Location - 8x11 - 11-30-17.pdf](#) ,
[Fig 2 - Conceptual Site Plan.pdf](#)