

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: ENV-2016-4630 ZA Case No.: _____ CPC Case No.: _____
Council District No.: 14 Community Plan Area: Central City
PROJECT ADDRESS: 1033, 1035, 1039, 1041, 1045, 1049, 1047, 1053, 1055 & 1057 South Olive Street, Los Angeles, CA 90015

Major Cross Streets: South Olive Street and West 11th Street
Name of Applicant: 1045 Olive, LLC
Address: 2200 Biscayne Boulevard, Miami, FL 33137
Telephone No.: 424-653-2100 Fax No.: _____ E-mail: ElKahn@crescentheights.com

OWNER

Name: 1045 Olive, LLC

Address: 2200 Biscayne Boulevard, Miami, FL 33137

Telephone No.: 424-653-2100

Signature: _____

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Alexander Irvine, Irvine & Associates, Inc.
(Contact Person)

Address: 22647 Ventura Boulevard, #448, Woodland Hills, CA 91364

Telephone No.: 323-599-7699

Signature: _____
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED

BY: Eric Clares

DATE: 12/5/2016

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

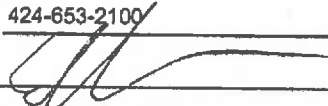
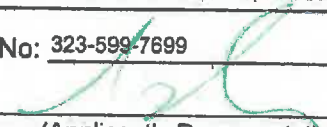
RECEIPT NO.: 0102665772

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APPLICATION ACCEPTED BY: _____	DATE: _____
ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
RECEIPT NO.: _____	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Replace existing uses with a high-rise mixed-use development achieving a maximum height of 714 feet and providing up to 800 residential condominium units with approximately 15,000 square feet of commercial. Parking and open space would be provided consistent with the requirements of the Los Angeles Municipal Code (LAMC).

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

The Applicant will request approvals and permits from the Department of Building and Safety (and other public agencies) for project activities including, but not limited to, the following: excavation, shoring, grading, foundation, etc.

II. Existing Conditions:

- A. Project Site Area 41,603 SF (0.956 Acres)
Net and 37,172 SF (0.85 Acres) Gross Acres 57,829 SF (1.33 Acres)
- B. Existing Zoning [Q]R5-4D-O
- C. Existing Use of Land Commercial Buildings
Existing General Plan Designation High Density Residential
- D. Requested General Plan Designation N/A
- E. Number 5 type Commercial and age \pm 104-69 yrs of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: up to 800 Units and average rent: TBD
Is there any similar housing at this price range available in the area? If yes, where?
TBD
- F. Number No trees on site Trunk Diameter N/A and type N/A of existing trees.
- G. Number N/A Trunk Diameter N/A and type N/A of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100% Less than 10% slope _____ 10-15% slope _____ over 15% slope _____
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
_____ 0-500 cubic yards.
10,182 Cubic Yards if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 10,182 Cubic Yards.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium Maximum of 800 Units
- B. Number of Dwelling Units with:
One bedroom 618 (approx.) Two bedrooms 134 (approx.)
Three bedrooms 48 (approx.) Four or more bedrooms _____
- C. Total number of parking spaces provided approx. 817 spaces
- D. List recreational facilities of project Open deck amenities, swimming pool, lounge, gym, recreation rooms, etc.
- E. Approximate price range of units \$ TBD to \$ TBD
- F. Number of stories maximum of 50, height maximum of 714 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) natural gas, electric
Gas heated swimming pool? TBD
- H. Describe night lighting of the project low-level security lighting
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 100
Paving 0
Landscaping 0
- J. Total Number of square feet of floor area Max. of 751,777 Sf

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use retail and/or restaurant
- B. Total number of square feet of floor area approx. 15,000 SF
- C. Number of units if hotel/motel N/A
- D. Number of stories 1.5 height 22 feet.
- E. Total number of parking spaces provided: approx. 12
- F. Hours of operation TBD Days of operation TBD
- G. If fixed seats or beds involved, number TBD
- H. Describe night lighting of the project low-level security lighting
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift TBD
- J. Number of students/patients/patrons N/A
- K. Describe security provisions for project TBD
- L. Percent of total project proposed for:
Building 100
Paving 0
Landscaping 0

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places N/A
- California Register of Historic Resources N/A
- City of Los Angeles Cultural Historic Monument. N/A
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) N/A

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. No

- A. Regulatory Identification Number (if known) None
- B. Licensing Agency N/A
- C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Flower St., Hope St., Grand Ave., Olive St., Hill St., Broadway, Olympic Blvd
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. Mitigation measures will be provided to address significant impacts on the environment due to implementation of the Project in an Environmental Impact Report.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Elliott Kahn
Owner (Owner in escrow)*
(Please Print)

Signed: [Signature]
Owner

I, Alexander Inoue
Consultant*
(Please Print)

Signed: [Signature]
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____ personally appeared
(Insert Name of Notary Public and Title)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On December 2, 2016 before me, NALANI A. WONGDEVILLY, Notary Public personally appeared Elliott Kahn who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Elliott Kahn

Place Notary Seal Above

OPTIONAL

Though this section is option, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) other than named above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer - Title(s): _____
- Partner - Limited General
- Individual
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California)
County of Los Angeles)
On December 2, 2014 before me, Lauren Finkel, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Alexander Irvine
Name(s) of Signer(s).

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

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Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____