

# IO45 Olive

## Los Angeles, CA

Case No. CPC-2017-3251-TDR-MCVP-SPR

VTT-74531-CN

ENV-2016-4630-EIR (SCH NO. 2017121047)

Joint Advisory Agency / Hearing Officer Hearing

January 15, 2020



**1045 Olive, LLC**

**CRESCENT HEIGHTS<sup>®</sup>**

# FINAL PROJECTS IN USA'S MAJOR CITIES

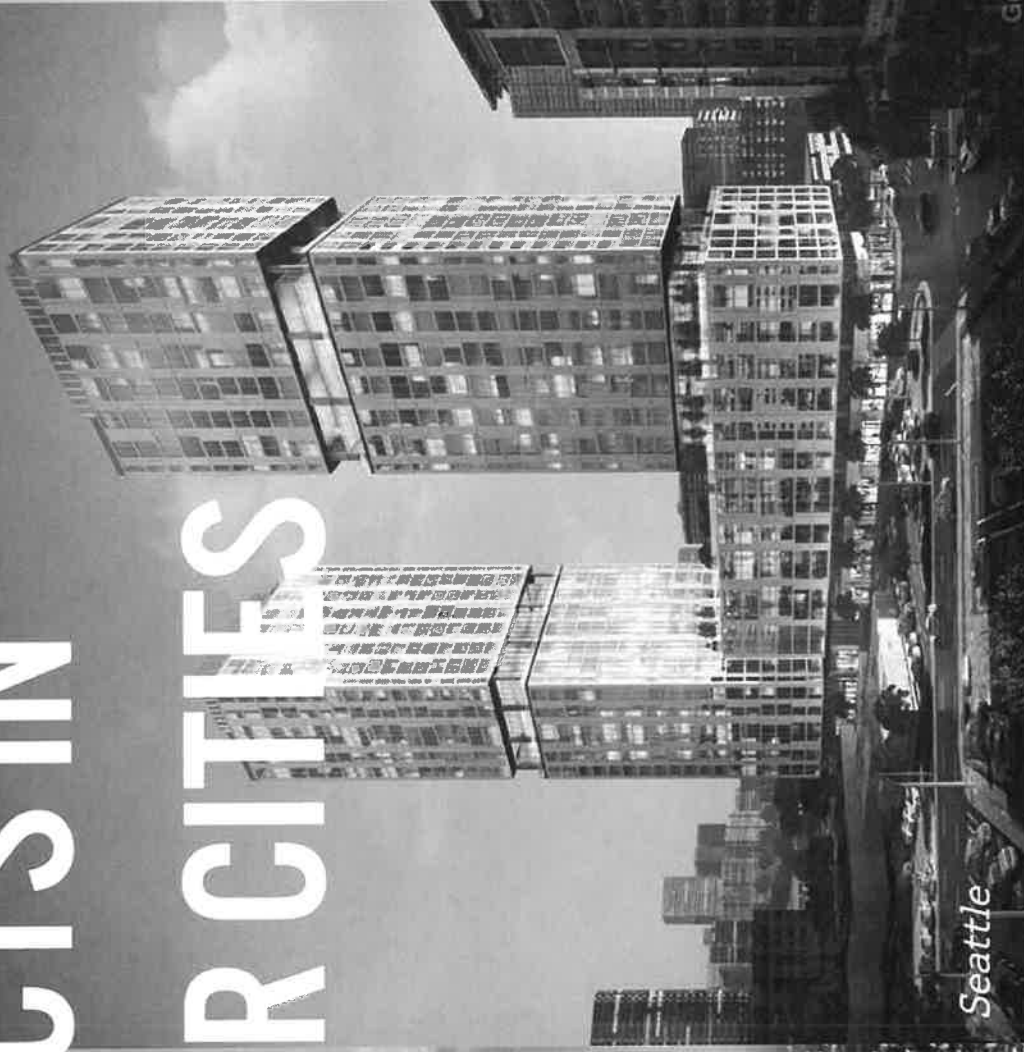


Seattle

Atlanta

Boston

Miami Beach



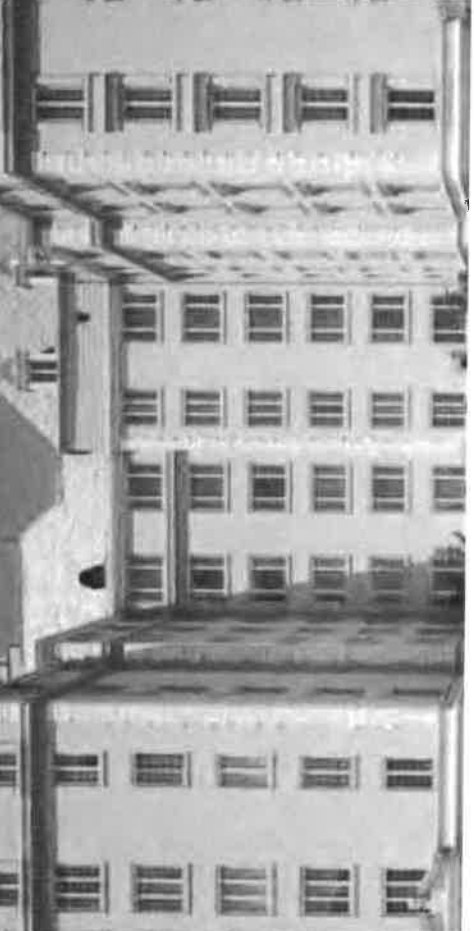
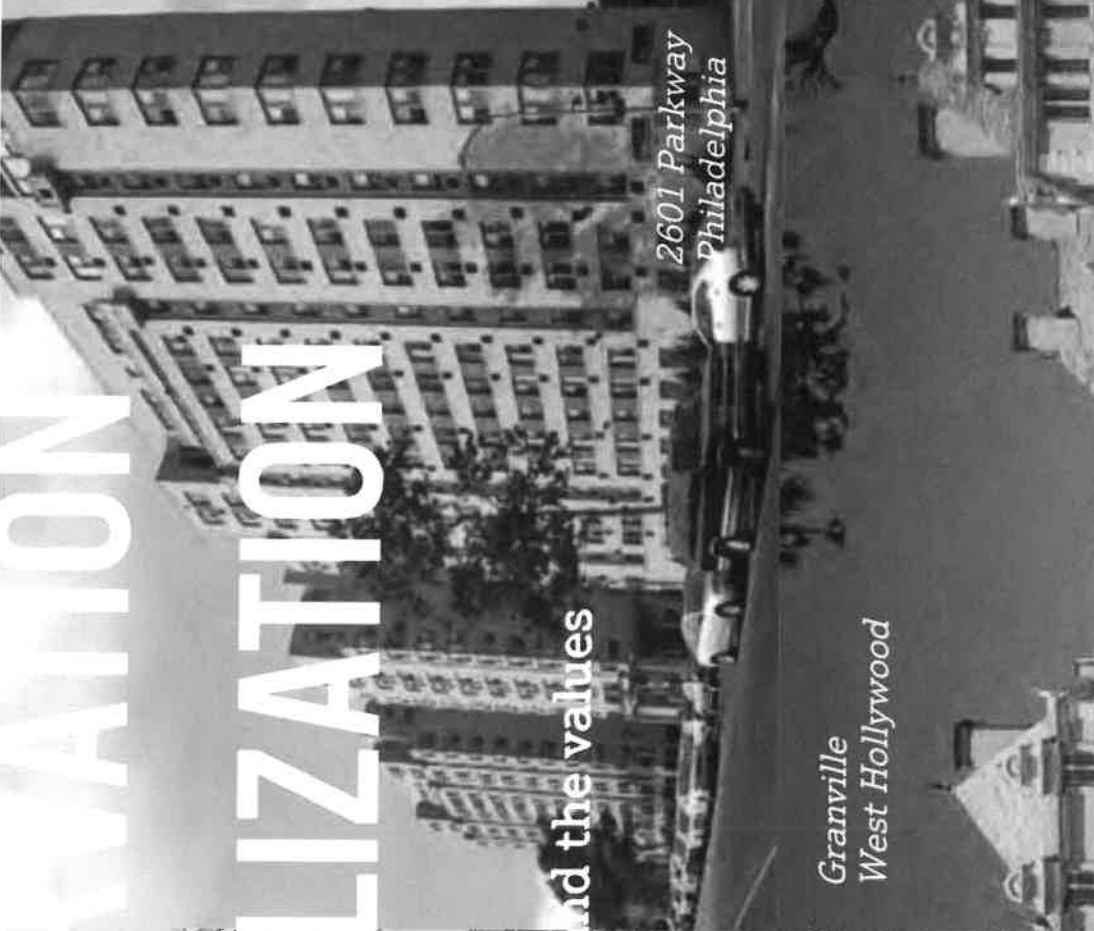
Seattle

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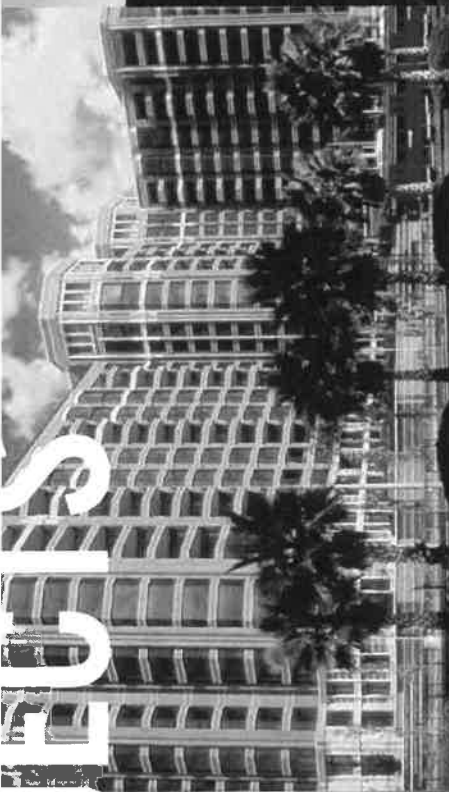
# URBAN PRESERVATION AND REVITALIZATION

Part of preserving buildings and the values



# CALIFORNIA PROJECTS

Los Angeles,  
San Francisco, San Diego



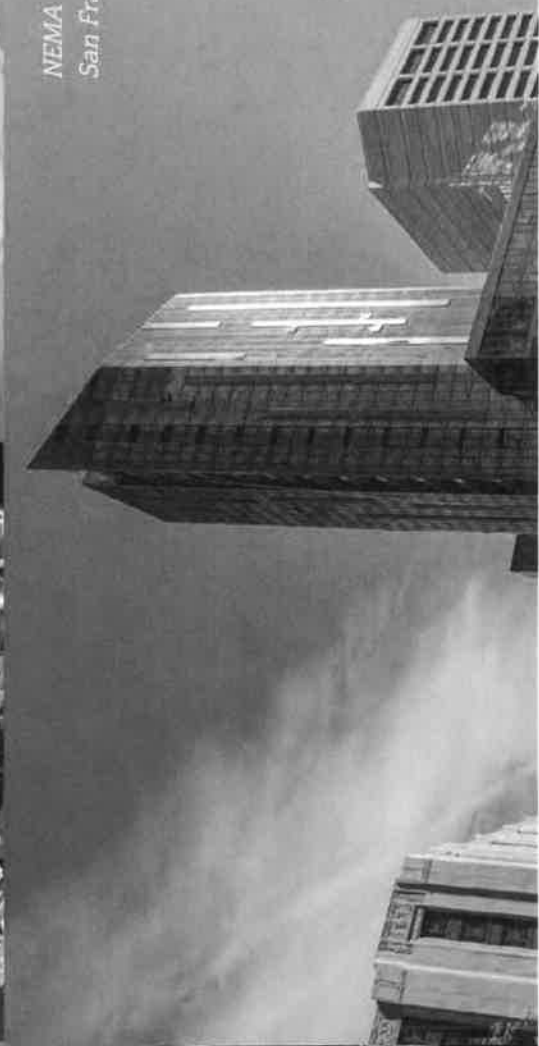
*The Metropolitan  
SoMa*



*Sierra at Jack London Square  
Oakland*



*NEMA  
San Francisco*



STORY

L UNITS

7 SF

AREA

1

EA MIXED USE  
(CT)

PACES

PACES

PLAZA

7

TOP

8

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[Q]R

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12,5

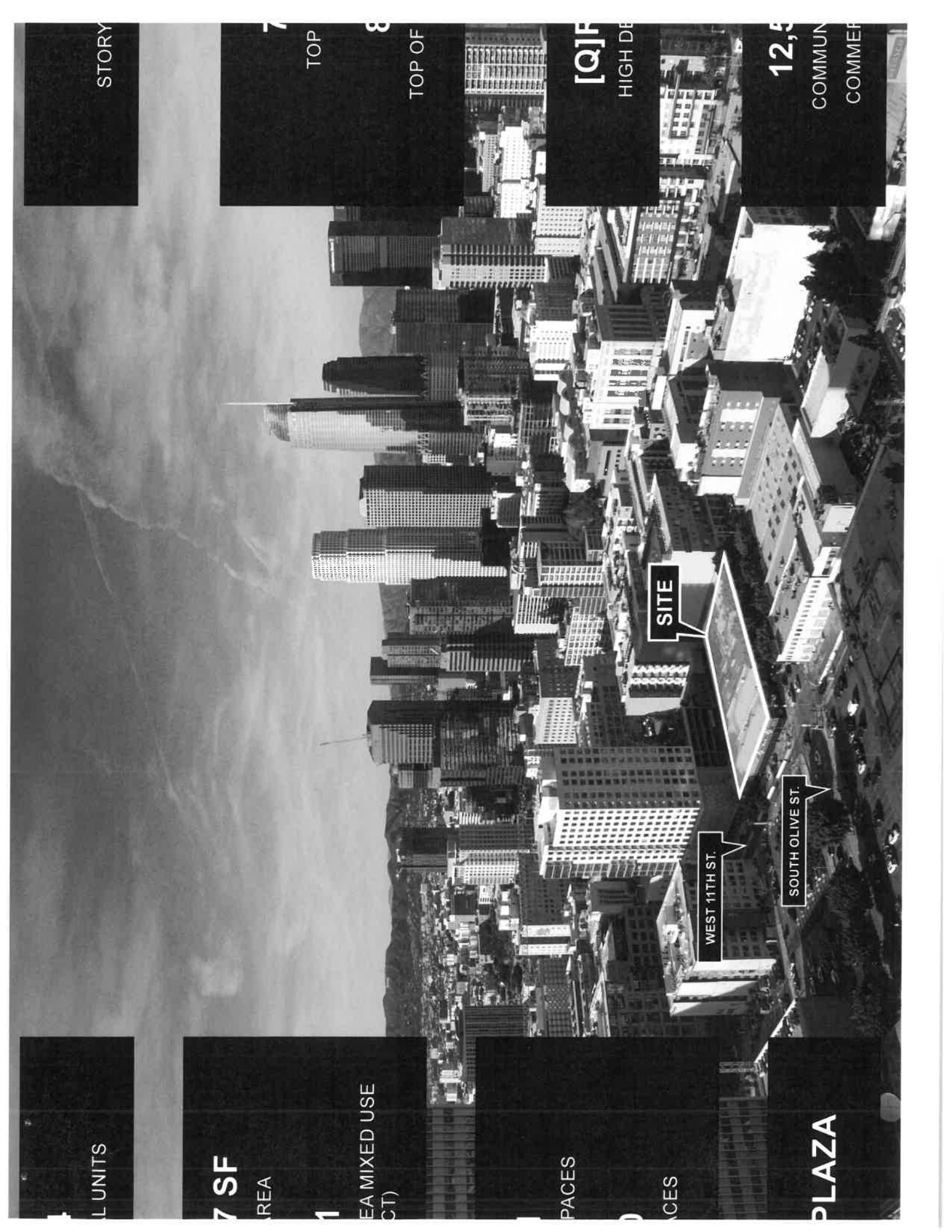
COMMUN

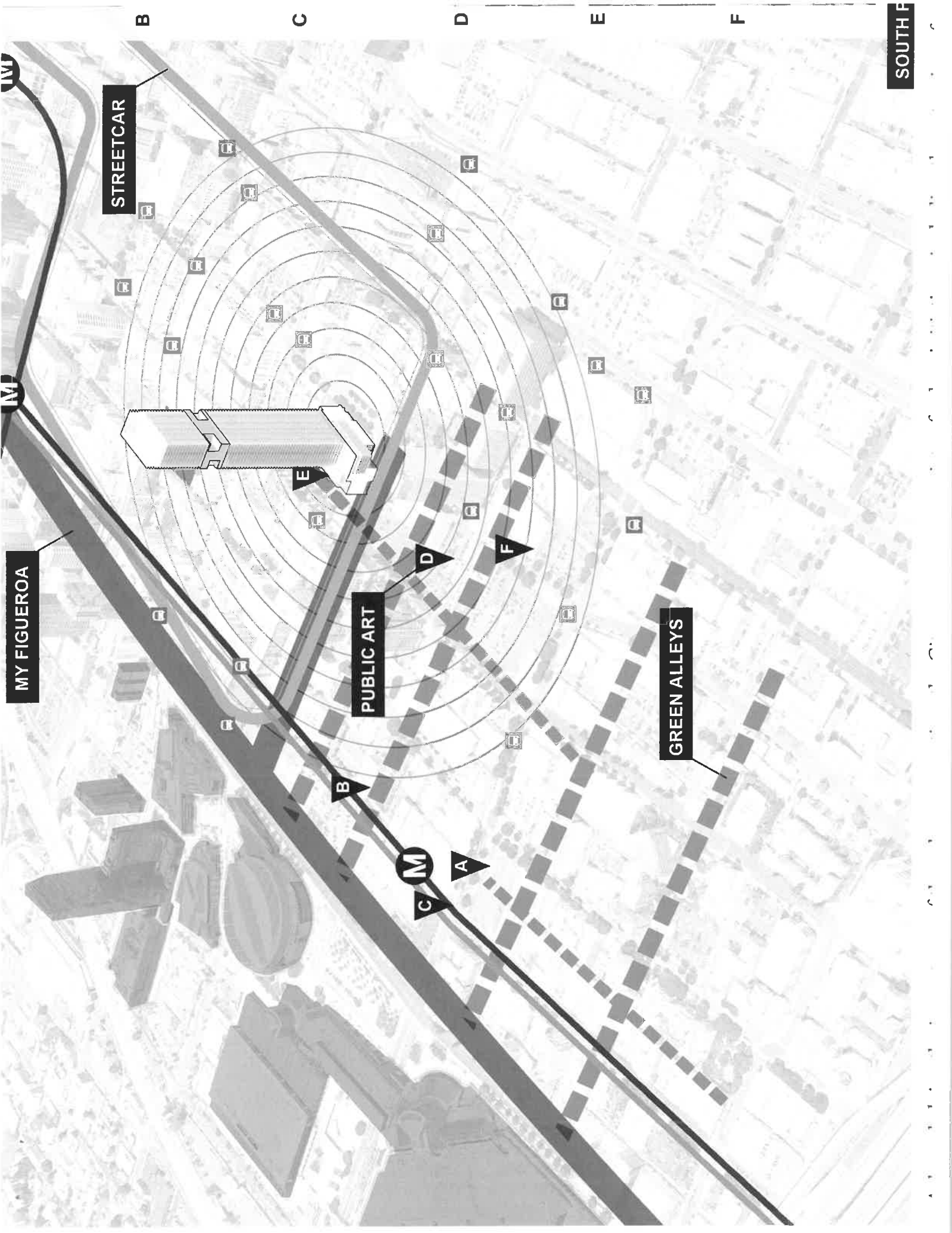
COMMEF

SITE

WEST 11TH ST.

SOUTH OLIVE ST.





MY FIGUEROA

STREETCAR

PUBLIC ART

GREEN ALLEYS

SOUTH F

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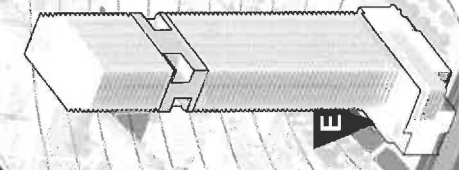
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# Environmental Leadership Development Project

1. Net zero greenhouse gas emissions
2. Prevailing wage for all project employment
3. Extensive landscaping and canopy trees to provide shading and capture carbon dioxide
4. Provisions for electrical vehicle charging
5. Project invests over \$100 million in California
6. On-site recycling
7. Will qualify for LEED Gold certification upon completion

# Entitlement Requests

1. Approval of a Vesting Tentative Tract Map, including waiver of the Advisory Agency Parking Policy, for approximately 1.1 parking spaces per residential dwelling units, and a Haul Route
2. Site Plan Review
3. Approval of a Transfer of Floor Area Rights (TFAR) of more than 50,000 s.f. for a Transit Area Mixed Use Project
4. Approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for on-site consumption
5. Site Specific Zoning Administrator's Interpretation to clarify that a) wrap-around balconies as well as covered exterior open space do not count as Floor Area, b) Building Amenity cutouts qualify as Recreation Rooms

# Requested Changes to the Staff Report

## Draft Conditions of Approval

e strip of land be dedicated along 11th Street adjoining the tract to complete a 32-foot wide half r  
odified Collector Standards of the LA Mobility Plan. In addition, a 20-foot radius property line r  
e cut corner be dedicated at the intersection of 11th Street and Olive Street limited to an upper e  
surface and a depth of 5-feet below the sidewalk surface.

ewalk easement be provided along 11th Street adjoining the dedication stated above in accordanc  
limited from the sidewalk surface to an upper elevation of 40' above the finished sidewalk st  
n #X. That the following areas be merged back with the tract: the existing 5-foot street easem  
feet and 45-feet from the centerline beginning 5-feet below grade and 40-feet above grade.

rs of operation are restricted to the hours between 7:00 A.M. and 3:30 P.M., Monday through Sat  
to 250 roundtrips (i.e. 125 one-way) truck trips per day will occur over an estimated 91 work day  
s are 14.0 cubic yard capacity double-bottom trucks or smaller.

# Community Outreach Conducted

EIR Scoping Meeting

1050 Grand Community Meeting and Happy Hour

South Park Business Improvement District

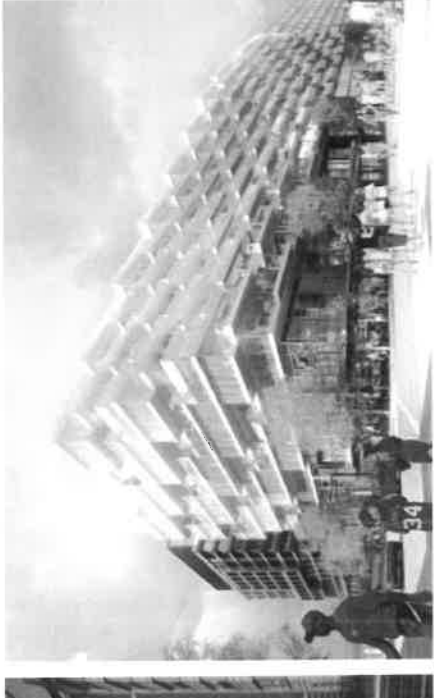
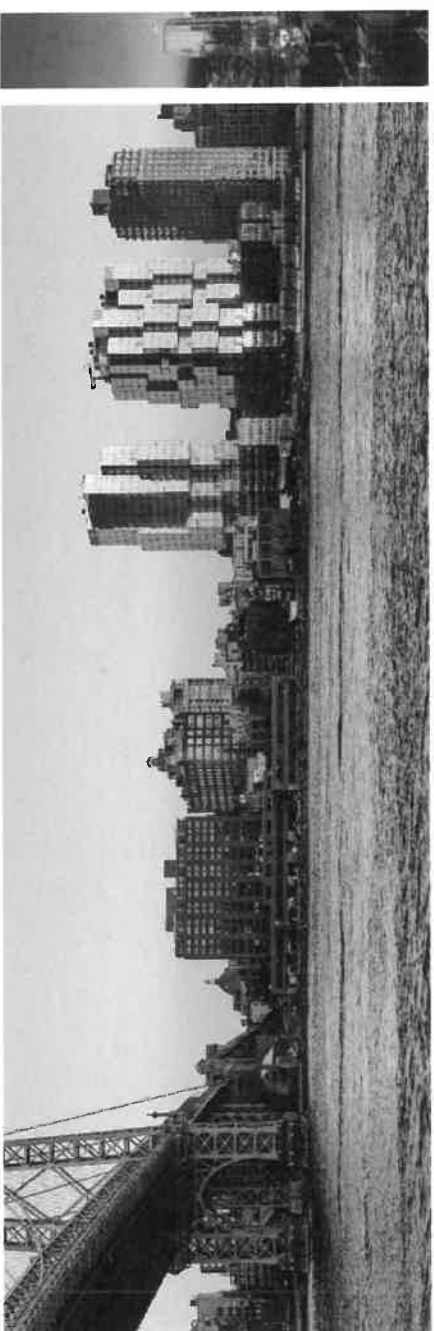
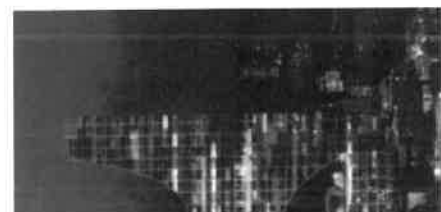
Central City Association

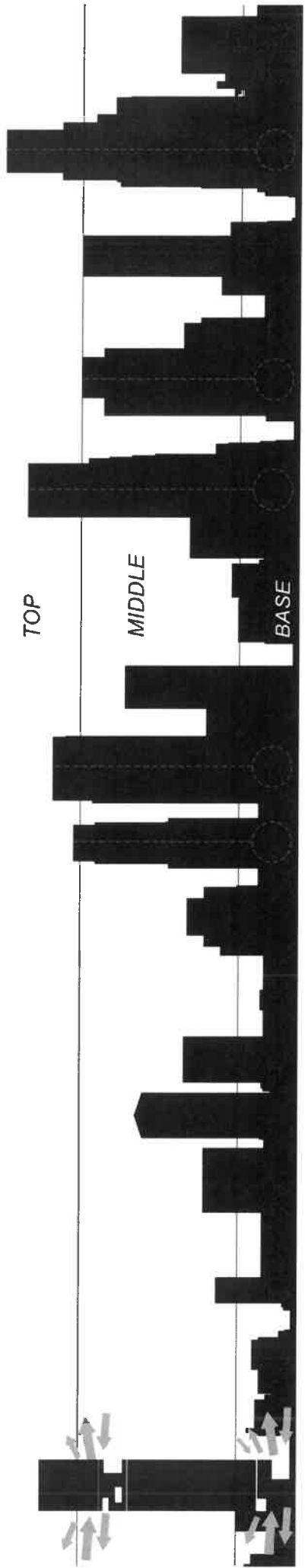
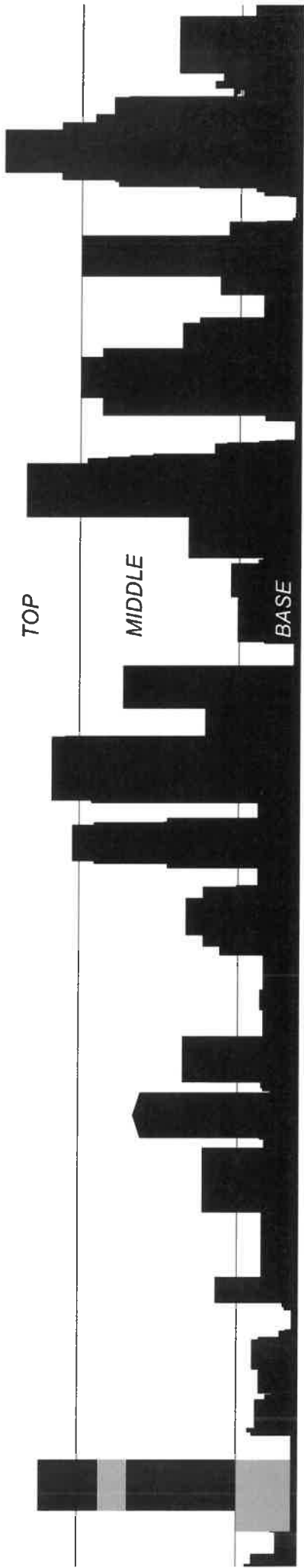
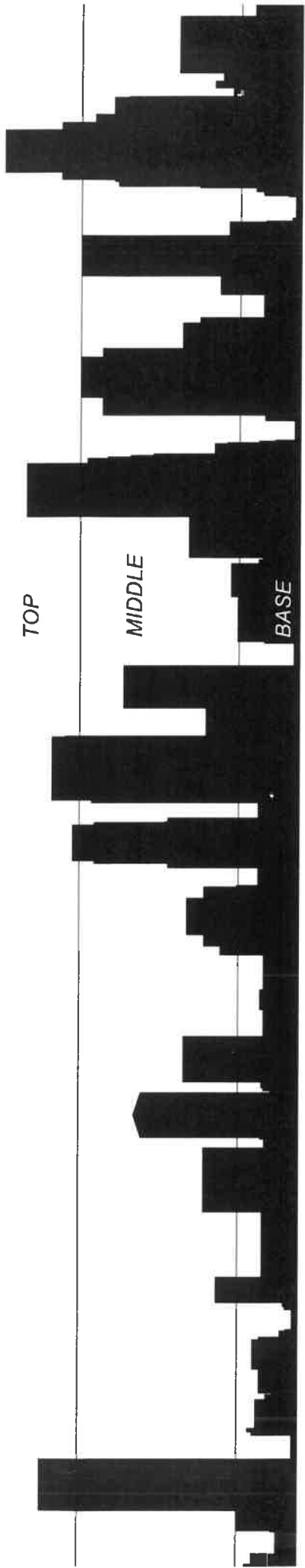
Los Angeles/Orange Counties Building &

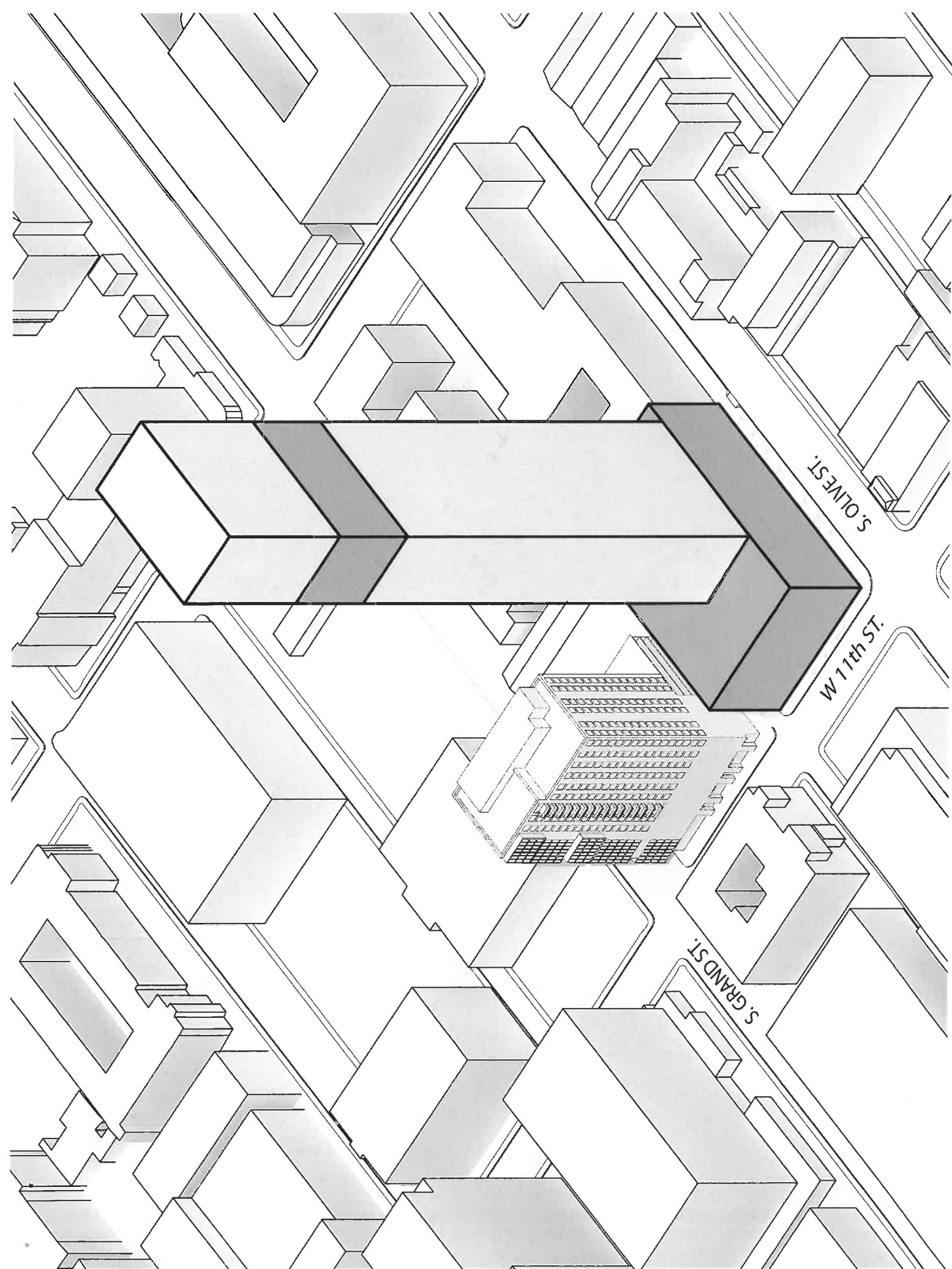
Construction Trades

Downtown Los Angeles Neighborhood Council

IBEW Local Union 11







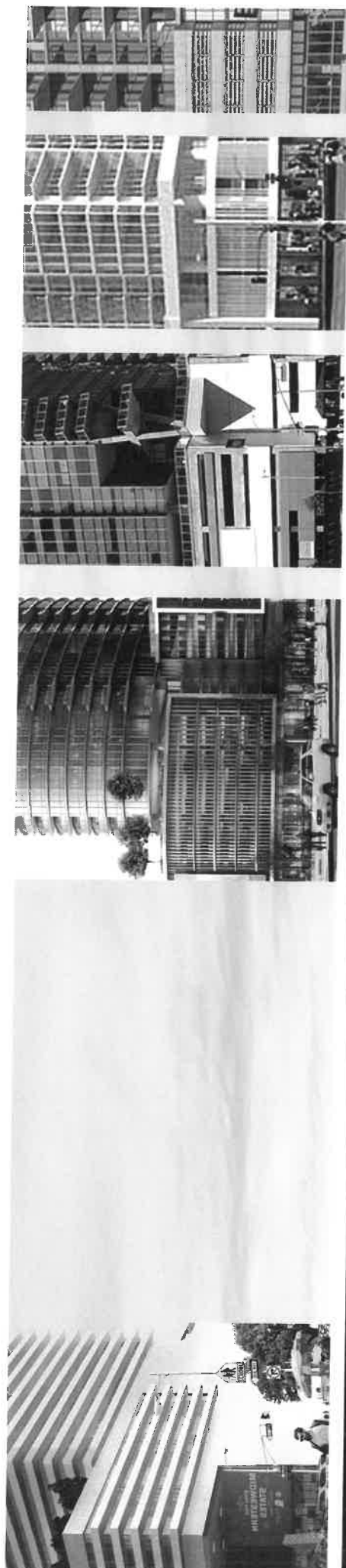
S OLNEY ST.

W 17th ST.

S GRAND ST.

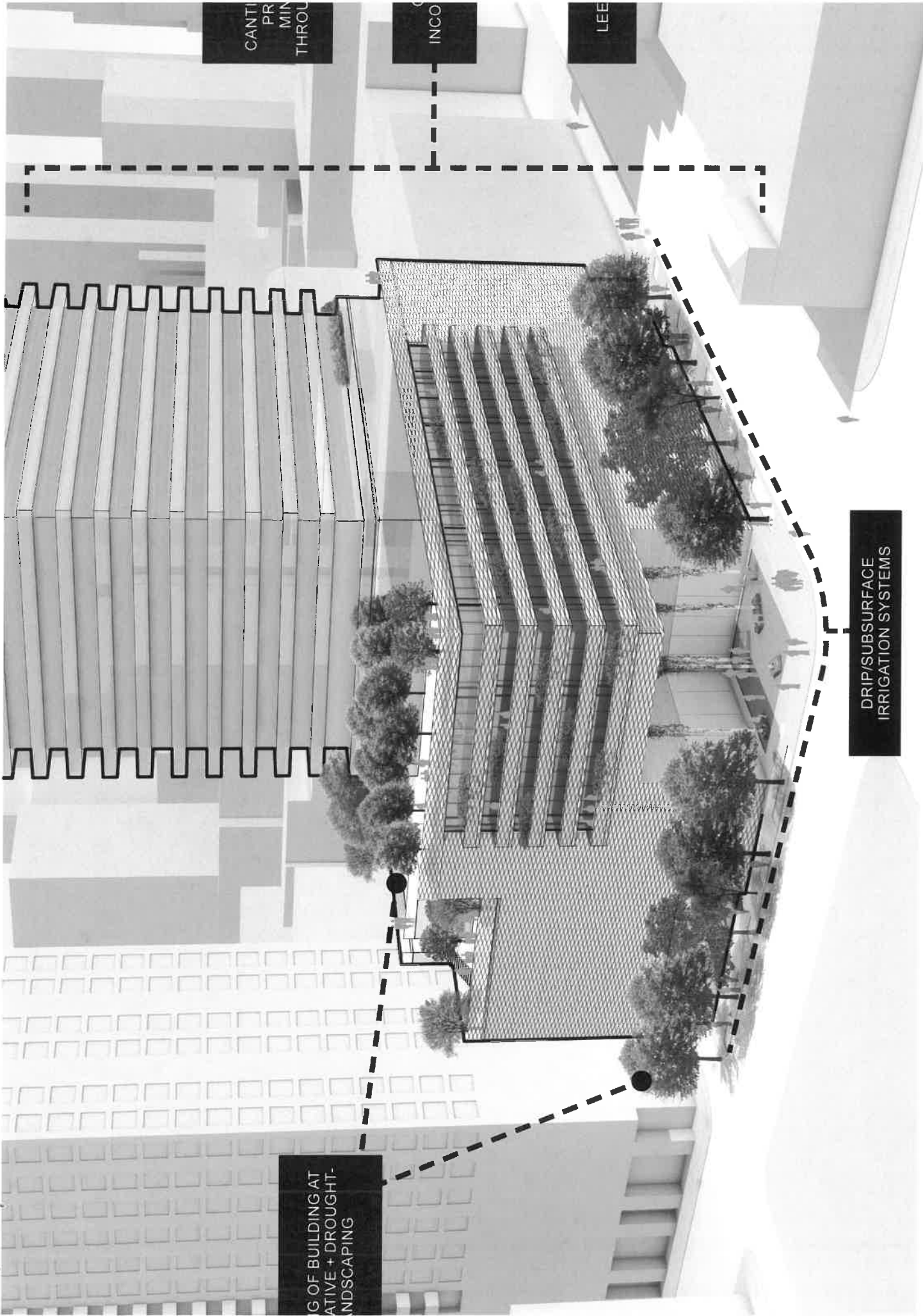


REIMAGINING THE RESIDENTIAL SKYLIIN



REIMAGINING THE RESIDENTIAL STREETSC





CANTILEVERED  
PERIMETER  
THROUGH

INCO

LEE

ROOF BUILDING MATERIALS  
+ DROUGHT-TOLERANT  
LANDSCAPING

DRIP/SUBSURFACE  
IRRIGATION SYSTEMS

the retail, residential lobby and parking structure are connected with a continuous veil-like screen made of high performance precast concrete



