



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

December 21, 2017

**ENVIRONMENTAL CASE NO.:** ENV-2016-4630-EIR  
**PROJECT NAME:** 1045 Olive Project  
**PROJECT APPLICANT:** 1045 Olive, LLC  
**PROJECT ADDRESS:** 1033 - 1057 S. Olive Street, Los Angeles, CA, 90015  
**COMMUNITY PLAN AREA:** Central City  
**COUNCIL DISTRICT:** 14 - Huizar  
**PUBLIC COMMENT PERIOD:** December 21, 2017 – January 19, 2018  
**SCOPING MEETING:** Wednesday, January 10, 2018, 5:00 p.m. - 7:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 1045 Olive Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

**PROJECT LOCATION AND EXISTING ON-SITE USES:** The Project Site is located in the South Park community of Downtown Los Angeles, within the Central City Community Plan Area. The Project Site is 41,603 square feet in size, inclusive of 34,673 square feet occupied by four existing commercial buildings (containing 35,651 square feet of rentable area), 3,424 square feet of paved parking lot area and 3,506 square feet of right of way and alley easement area. The existing buildings are one-story in height and are typical of older single story commercial buildings in the Project vicinity. (See attached Project Location Map).

**PROJECT DESCRIPTION:** The Project includes the removal of four existing commercial buildings and the construction of a mixed-use high-rise building not to exceed 751,777 square feet containing a maximum of 794 residential units and 12,504 square feet of commercial uses located at the ground and mezzanine levels. At 70 stories, with a 61-story tower above a nine-story podium structure, the Project would reach up to 810 feet in height. Neighborhood serving commercial uses and a residential lobby would front along 11th Street and Olive Street. A public plaza space would be located at the corner of 11<sup>th</sup> Street and Olive Street. In addition, the Project would provide up to 100,652 square feet of amenity/open space area for its residents located above the podium structure, at mid-tower, on a roof terrace and within private balconies. Vehicle and bicycle parking would be provided per requirements of the LAMC within up to six (6) subterranean levels and eight (8) partial levels above grade (the fifth through ninth levels will contain residential units and other active uses along the perimeter of the Podium along the 11<sup>th</sup> Street and Olive Street frontages). The maximum floor-area ratio (FAR) for the Transit Area Mixed-Use Project would be 13:1.

Project construction would take place in a single phase anticipated to begin in 2019 with Project buildout projected for 2023. To provide for the new development, approximately 80,520 cubic yards of soil would be excavated, all of which is expected to be exported off site.

### Proposed Project

Land Use	Space
<b>Residential</b>	
Residential Units	794 units
Residential Unit Floor Area	739,273 sf
<b>Commercial Floor Area</b>	12,504 sf
<b>Total Building Floor Area</b>	<b>751,777 sf</b>
<b>Open Space</b>	
Public Plaza	2,728 sf
Residential Open Space	
Common Open Space - Exterior	37,927 sf
Common Open Space - Interior	23,025 sf
Private Balcony Space	39,700 sf
<b>Total Residential Open Space</b>	<b>100,652 sf</b>
<b>Total Open Space Area</b>	<b>103,380* sf</b>
<i>Notes: sf = square feet</i>	
<i>*Note: The Plaza is not classified as Open Space</i>	
<i>Source: 1045 Olive, LLC, 2017</i>	

## REQUESTED ACTIONS:

1. 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;
2. 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;
3. **Site Plan Review** for a project that would result in an increase of 50 or more dwelling units;
4. **Approval/Clearance from CRA/LA** for conformance with the City Center Redevelopment Plan;
5. Provision of a **Zoning Administrator Interpretation (ZAI)** 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 LAMC Section 12.21-G.2(a)(4)(i), to allow the areas to be counted towards interior Common Open Space;
6. 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;
7. Approval of **Vesting Tentative Tract Map 74531**, for the merger and resubdivision of the project site to create one master ground lot, 17 airspace lots, 794 residential condominium units and up to 12,504 square feet of commercial space;
8. Approval of a haul route in conjunction with the Vesting Tentative Tract Map; and
9. 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.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology & Water Quality, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic and Utilities/Service Systems/Energy.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in an **open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public

hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** Wednesday, January 10, 2018  
**Time:** 5:00 p.m. – 7:00 p.m.  
**Location:** 1057 S. Olive Street Los Angeles, CA 90015  
(Formerly Trumark Urban's Sales Office for 1050 Grand)

Free (validated) parking is available at the LAZ Parking Lots located at 1105 S. Olive Street and 1120 S. Olive Street.

**FILE REVIEW AND COMMENTS:** The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings", and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m.**, January 19, 2018. Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Sarah Molina Pearson  
City of Los Angeles, Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

**E-mail:** [sarah.molina-pearson@lacity.org](mailto:sarah.molina-pearson@lacity.org)

**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. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.

VINCENT P. BERTONI, AICP  
Director of Planning



Sarah Molina Pearson  
Major Projects Section  
Department of City Planning  
(213)473-9983

**Attachments:**

Project Location Map  
Conceptual Site Plan

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.*