



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

September 26, 2019

ENVIRONMENTAL CASE NO.:	ENV-2016-4630-EIR
STATE CLEARINGHOUSE NO.:	2017121047
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:	September 26, 2019 – November 12, 2019

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed 1045 Olive Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The 1045 Olive Project (Project) involves the construction and operation of a 70-story mixed-use high-rise development, with up to 751,777 square feet of floor area on a 0.96-acre site. The Project would include up to 794 residential units, 12,504 square feet of ground-floor commercial (restaurant/retail) uses, a ground-floor public plaza, and residential open space amenities. A 61-story residential tower would sit atop a nine-level podium structure, with a total building height of up to 810 feet. Eight above-ground levels of automobile parking would be located within the nine-level podium structure and would be partially wrapped with residential units. The Project would also have six subterranean levels of parking (depth of 64 feet) and would require the excavation and export of approximately 80,520 cubic yards of soil. Five existing single-story commercial buildings containing 35,651 square feet of floor area would be removed from the Project Site. The Project is a certified Environmental Leadership Development Project (ELDP).

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR the Project would result in significant and unavoidable impacts relating to project-level and cumulative construction noise impacts, which will be addressed in the EIR. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

The Draft EIR is also available online at the Department of City Planning's website at <https://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Draft EIR", and click on the Project title); and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles 90012
- 3) Pico Union Branch Library, 1030 S. Alvarado Street, Los Angeles 90006

The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Milena Zasadzien at (213) 847-3636 to purchase copies.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Tuesday, November 12, 2019 no later than 4:00 p.m.**

Please direct your comments to:

Mail: Milena Zasadzien
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: milena.zasadzien@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Milena Zasadzien
Major Projects Section
Department of City Planning
(213) 847-3636

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