

(When required)

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(2015.5 C.C.P.)

State of California)
County of Los Angeles) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
CPC 2017-3251

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

12/18/2019

Executed on: 12/18/2019
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Handwritten Signature]

Signature



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NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT CASE Nos. VTT-74531-CN, CPC-2017-3251-TDR-MCUP-SPR, ZA-2017-4845-ZAI and ENV-2016-4630-EIR (SCH. No. 2017121047)

All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

PLACE: Los Angeles City Hall, Room 1020, 200 N. Spring St. Los Angeles, CA 90012

DATE: Wednesday, January 15, 2020, 10:30 a.m.

APPLICANT/REP: 1045 Olive, LLC / Alexander Irvine, Irvine & Associates, Inc. PROJECT LOCATION: 1033 - 1057 S. Olive Street

STAFF CONTACT: Milena Zasadzien, 213-847-3636 or milena.zasadzien@lacity.org

PROPOSED PROJECT: 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).

REQUESTED ACTIONS: The Advisory Agency will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Advisory Agency shall consider the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2016-4630-EIR (SCH No. 2017121047), dated September 2019, and the Final EIR, dated December 2019 (1045 Olive Project EIR), as well as the whole of the administrative record.

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, a Vesting Tentative Tract Map (VTT-74531-CN) to create one master ground lot and 17 airspace lots for condominium purposes, for a maximum of 794 residential condominium units and up to 12,504 square feet of commercial space, and a Haul Route for the export of approximately 80,520 cubic yards of soil. On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding case CPC-2017-3251-TDR-MCUP-SPR:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the City Planning Commission shall consider

the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2016-4630-EIR (SCH No. 2017121047), dated September 2019, and the Final EIR, dated December 2019 (1045 Olive Project EIR), as well as the whole of the administrative record.

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.6, a Transfer of Floor Area Rights for the transfer of greater than 50,000 square feet of floor area, to allow for the transfer of up to 404,803 square feet of floor area for a Transit Area Mixed Use Project, from the City of Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 13:1 FAR in lieu of the otherwise permitted 6:1 FAR.

3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to ten establishments.

4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow construction of a proposed development project which will create an increase of more than 50 dwelling units.

The Zoning Administrator will consider: 1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Zoning Administrator shall consider the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2016-4630-EIR (SCH No. 2017121047), dated September 2019, and the Final EIR, dated December 2019 (1045 Olive Project EIR), as well as the whole of the administrative record.

2. Pursuant to LAMC Section 12.21 A.2, a Zoning Administrator's Interpretation (ZA-2017-4845-ZAI) relative to the calculation of Floor Area and open space requirements (LAMC 12.21.G.2) for covered open space areas.

At the hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement, and the Zoning Administrator may make a decision on the Zoning Administrator's Interpretation.

After the hearing, the Hearing Officer will prepare a staff recommendation report regarding the Transfer of Floor Area Rights, Master Conditional Use Permit, and Site Plan Review components of the project, which will be considered by the initial decision maker, the City Planning Commission, at a date of March 12, 2020, after 8:30 a.m. at the Los Angeles City Hall, 200 N. Spring St. Council Chamber, Room 340, Los Angeles, CA 90012. The date may change, and if you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

FILE REVIEW - The complete file, including the Environmental Impact Report, is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call

or email the staff identified above, at least 3 days in advance to assure that the files will be available. Files are not available for review the day of the hearing. Copies of the EIR are also available at <http://planning.lacity.org/development-services/EIR> and at the following libraries: Los Angeles Central Library, 630 West Fifth Street, Los Angeles 90071; Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012; and Pico Union Branch Library, 1030 S. Alvarado Street, Los Angeles, CA 90006

EIR CERTIFICATION - An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 48-day public review period from September 26, 2019 to November 12, 2019. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-makers as part of the staff report for the project. The EIR will be submitted to the decision-makers for requested certification and action on the Project.

TESTIMONY AND

CORRESPONDENCE- Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW- If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or 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. 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.
12/18/19

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