

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2017121047**

**Project Title:** 1045 Olive Project

**Lead Agency:** City of Los Angeles

**Mailing Address:** 221 N. Figueroa Street, Suite 1350

**City:** Los Angeles

**Zip:** 90012

**Contact Person:** Milena Zasadzien

**Phone:** (213) 847-3636

**County:** Los Angeles

**Project Location:** County: Los Angeles

City/Nearest Community: Los Angeles

**Cross Streets:** S. Olive Street and W. 11<sup>th</sup> Street

**Zip Code:** 90015

**Lat. / Long. (degrees, minutes, and seconds):** 34° 02' 29" N / 118° 15' 39" W

**Total Acres:** 0.96

**Assessor's Parcel No.:** 5139-010-001, 002, 008, 010, 011

**Section:**

**Twp.:**

**Range:**

**Base:**

**Within 2 Miles:** State Hwy #: I-10, I-110, US 101

**Waterways:** L. A. River

**Airports:**

**Railways:** Metro Blue, Expo, Red, Purple **Schools:** L. Angellt. Ely Ed: LA Child Car

### Document Type:

**CEQA:**

☐ NOP

☐ Early Cons

☐ Neg Dec

☐ Mit Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.)

☐ Other Final EIR

**NEPA:**

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

**Other:**

☐ Joint Document

☐ Final Document

☐ Other

### Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☒ Site Plan

☐ Rezone

☐ Prezone

☒ Use Permit

☒ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☒ Other: TFAR

### Development Type:

☒ Residential: Units 794 Acres

☐ Office: Sq.ft. Acres

☒ Commercial: Sq.ft. 12,504 Acres

☐ Industrial: Sq.ft. Acres

☐ Educational

☐ Recreational

☐ Water Facilities: Type MGD

Employees

Employees

Employees

☐ Transportation: Type

☐ Mining: Mineral

☐ Power: Type MW

☐ Waste Treatment: Type MGD

☐ Hazardous Waste: Type

☐ Other:

### Project Issues Discussed in Document:

☒ Aesthetic/Visual

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☒ Economic/Jobs

☐ Fiscal

☒ Flood Plain/Flooding

☒ Forest Land/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☒ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☐ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☐ Wetland/Riparian

☒ Growth Inducement

☒ Land Use

☒ Cumulative Effects

☒ Other: GHG, Energy

### Present Land Use/Zoning/General Plan Designation:

Five commercial buildings with surface parking and ROW and alley easement / [Q]R5-4D-O / High Density Residential

### Project Description: (please use a separate page if necessary)

The 1045 Olive Project (Project) involves the construction & operation of a 70-story mixed-use high-rise development, with up to 751,777 square feet (sf) of floor area on a 0.96-acre site. The Project would include up to 794 residential units, 12,504 sf 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 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 sf of floor area would be removed from the Project Site. The Project is a certified ELDP.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # 4
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Wildlife Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date: \_\_\_\_\_ Ending Date: \_\_\_\_\_

### Lead Agency (Complete if applicable):

Consulting Firm: ESA	Applicant: 1045 Olive, LLC
Address: 233 Wilshire Boulevard, Suite 150	Address: 2200 Biscayne Boulevard
City/State/Zip: Santa Monica, CA 90401	City/State/Zip: Miami, FL 33137
Contact: Jay Ziff	Phone: (424) 653-2100
Phone: (310) 451-4488	

Signature of Lead Agency Representative: \_\_\_\_\_

Date: Dec. 18, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017121047

Project Title: 1045 Olive Project

Lead Agency: City of Los Angeles

Contact Name: Milena Zasadzien

Email: milena.zasadzien@lacity.org

Phone Number: (213) 847-3636

Project Location: Los Angeles

Los Angeles

City

County

Project Description (Proposed actions, location, and/or consequences).

1045 Olive, LLC (Applicant) proposes the development of a new mixed-use development on an approximately 0.96-acre site located at the northwest corner of Olive St. and 11th St. (Project Site). Five existing single story comml. buildings would be removed and replaced with a new 751,777 sf of floor area mixed-use high-rise building (Project). The Project would include a max. of 794 residential units and 12,504 sf of commercial uses located at the ground level. The Project would include a 61-story tower atop 6 stories of subterran. prkg & a 9-level podium structure for a total of 70 above-grade flrs, up to 810 ft. in height. Approx. 103,380 sf of amenity/open space would be provided including a ground level public plaza with streetscaping, landscaping, and a public art display. Open space and recreation facilities for residents would be located atop the podium, at mid-tower, on a terrace on the tower rooftop, and within private balconies. Vehicle access would be provided from one entrance along Olive St. and from two entrances on the alley between 11th St. and Olympic Blvd. Vehicle parking would be provided according to code within 6 subterranean parking levels and 8 partial levels above grade for up to 891 spaces. The max. floor-area ratio would be 13:1. The Project is a certified ELDP project. Anticipated approvals include a Transfer of Floor Area Rights (TFAR), Master Conditional Use Permit (MCUP), Site Plan Review, Approval/Clearance from CRA/LA, Zoning Administrator Interpretation (ZIA), Permission to provide residential parking per LAMC Section 12.21-A.4(p), Approval of Vesting Tentative Tract Map 74531, Approval of a haul route, Board of Police Commissioners Permit for continuous concrete pour, and other approvals and permits that may be necessary.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in a significant and unavoidable impact regarding construction noise. The Project would implement mitigation measures NOISE-MM-1 to NOISE-MM-6 that would implement various construction measures (e.g., noise barriers, noise curtains, maintained/fixed construction equipment, limited horsepower equipment, and use of liaisons and information notices) to reduce the level of the construction noise impact.

The Project would implement other mitigation measures that reduce impacts to other environmental topics to less than significant levels as follows: AQ-MM-1 would reduce emissions of air pollutants generated by concrete trucks. BIO-MM-1 would reduce potential impacts to migrating birds. CULT-MM-1 to CULT-MM-5 would require a Qualified Archaeologist for construction monitoring of potential cultural resources. GEO-MM-1 to GEO-MM-4 would require a Qualified Paleontologist for monitoring of construction activities to reduce impacts to Paleontology Resources. HAZ-MM-1 and MM-2 would require a Soils Management Plan and assessment of potential USTs to reduce impacts regarding Hazards and Hazardous Materials. The Project would implement TRAF-MM-1 to provide programs that encourage non-auto modes of transportation to reduce vehicle trips; and TRAF-MM-2 that requires signalization improvements to enhance traffic flows.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The following areas are concerns raised by public comments on the NOP:

Aesthetics of the building and recreational amenities;

View impacts from nearby buildings, notably those associated with the Project's tower placement and spacing in relation to Ten50 Grand development adjacent to the Project Site;

Cumulative construction traffic and noise impacts;

Cumulative traffic impacts from recently constructed and approved development, notably along 11th Street;

Use and capacity of the alley adjacent to the Project Site: location of garage entries, volumes of alley traffic, accommodation of moving vans and loading zones

Provide a list of the responsible or trustee agencies for the project.

City of Los Angeles (Lead Agency)

South Coast Air Quality Management District

Regional Water Quality Control Board

CRA/LA