



## NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

**To Owners:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site

**And Occupants:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
**And:**  Interested Parties/Others

### Public Hearing:

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the meeting. The Hearing Officer and Commission may consider all the testimony presented at the meetings, written communications received prior to, or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

### Notice of Availability:

The Final EIR for the project has been released on December 18, 2019 and includes responses to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. 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 included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be considered by the decision-maker for certification and action on the Project.

### Project Site: 1033 - 1057 S. Olive Street

**Case No.** VTT-74531-CN, CPC-2017-3251-TDR-MCUP-SPR, ZA-2017-4845-ZAI  
**CEQA No.** ENV-2016-4630-EIR (SCH. No. 2017121047)  
**Meeting of:** Advisory Agency / Hearing Officer on behalf of the City Planning Commission / Zoning Administrator  
**Date:** **Wednesday, January 15, 2020**  
**Time:** **10:30 a.m.**  
**Place:** Los Angeles City Hall, Room 1020  
200 N. Spring St. Los Angeles, CA 90012  
(Please use the 201 N. Main Street entrance)  
**Staff Contact:** Milena Zasadzien, City Planner  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA, 90012  
milena.zasadzien@lacity.org  
(213) 847-3636

**Council No:** 14 - Huizar  
**Related Cases:** N/A  
**Plan Area:** Central City  
**Existing Zone:** [Q]R5-4D-O  
**Plan Overlay:** Greater Downtown Housing Incentive Area, City Center Redevelopment Project Area  
**Land Use:** High Density Residential  
**Applicant:** 1045 Olive, LLC  
**Representative:** Alexander Irvine, Irvine & Associates, Inc.

### 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 ACTION(S):**

**The Advisory Agency will consider:**

**ENV-2016-4630-EIR**

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.

**VTT-74531-CN**

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, a **Vesting Tentative Tract Map** 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:**

**ENV-2016-4630-EIR**

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.

**CPC-2017-3251-TDR-MCUP-SPR**

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:**

**ENV-2016-4630-EIR**

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.

**ZA-2017-4845-ZAI**

2. Pursuant to LAMC Section 12.21 A.2, a **Zoning Administrator's Interpretation** 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.

## GENERAL INFORMATION

**FILE REVIEW** - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are 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 on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.** The FEIR can be accessed on the Planning Department website at: <http://planning.lacity.org/development-services/EIR>. Copies of the FEIR are also available at the following Library Branches:

- Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012
- 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 Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

**Regular Submissions** - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

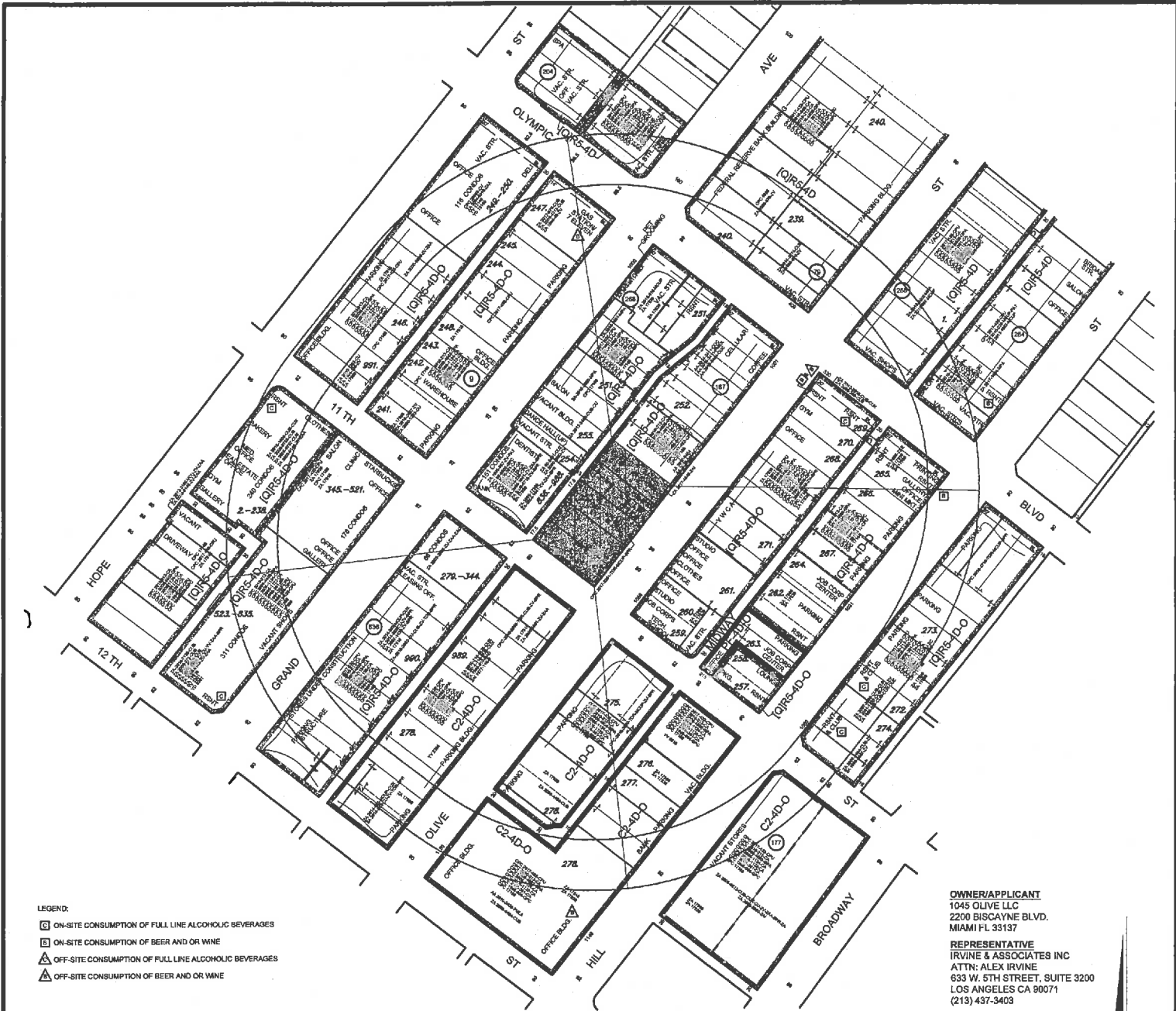
**Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

**Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Zoning Administrator, Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

**Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

**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 agenzized 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](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.



- LEGEND:
- ☐ ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
  - ☐ ON-SITE CONSUMPTION OF BEER AND OR WINE
  - △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
  - △ OFF-SITE CONSUMPTION OF BEER AND OR WINE

**OWNER/APPLICANT**  
 1045 OLIVE LLC  
 2200 BISCAYNE BLVD.  
 MIAMI FL 33137

**REPRESENTATIVE**  
 IRVINE & ASSOCIATES INC  
 ATTN: ALEX IRVINE  
 633 W. 5TH STREET, SUITE 3200  
 LOS ANGELES CA 90071  
 (213) 437-3403

LEGAL: LOT 4, HAYWARD'S SUBDIVISION OF PART OF BLOCK 70 ORD'S SURVEY, M.B. 1-33,  
 LOTS 1, 3 & 4, SUBDIVISION OF PART OF BLOCK 70 ORD'S SURVEY, M.R. 43-74,  
 LOT A, TRACT NO. 1011, AND UNNUMBERED LOT, TRACT NO. 62. (SEE APPLICATION)

C.D. 14  
 C.T. 2079.00  
 P.A. CENTRAL CITY



**GC MAPPING SERVICE, INC.**  
 3055 WEST VALLEY BOULEVARD  
 ALHAMBRA CA 91803  
 (826) 441-1080 FAX (826) 441-8850

**TFAR**  
**SITE PLAN REVIEW**  
**MASTER CONDITIONAL USE PERMIT - ALCOHOL**  
**VESTING TENTATIVE TRACT MAP NO. 74531-CN**  
**E.I.R.**

SITE ADDRESS:  
 1033-1045 S. OLIVE ST

0.87 NET AC.

CASE NO.  
 DATE: 09-13-2019  
 SCALE: 1" = 100'  
 USES FIELD  
 D.M. 126 A 207, 127.5 A 207,  
 127.5 A 209, 126 A 209  
 T.B. PAGE: 634 GRID: E-5