



Johnny Le &lt;johnny.le@lacity.org&gt;

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## Courtesy Notice for CPC Meeting on the 1045 Olive Project

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Johnny Le &lt;johnny.le@lacity.org&gt;

Mon, Mar 2, 2020 at 10:03 AM

To: Johnny Le &lt;johnny.le@lacity.org&gt;

Bcc: Komalpreet Toor &lt;komal@lozeaudrury.com&gt;, Stacey Osborne &lt;stacey@lozeaudrury.com&gt;, creedla@creedla.com, jeff@creedla.com, rvelador@lcof.net, joelmcn94@gmail.com, toumasis33@me.com, shawn.kuk@lacity.org, greg@500radius.com, Stanley Johnson &lt;stjohnso@aerrotek.com&gt;, Albert Lew &lt;albert.lew@lacity.org&gt;, Christopher DeMonbrun &lt;chris.demonbrun@lacity.org&gt;, alan.lin@dot.ca.gov, dtlanow@gmail.com, Milena Zasadzien &lt;milena.zasadzien@lacity.org&gt;, Debbie Lawrence &lt;debbie.lawrence@lacity.org&gt;, Ryan.Leaderman@hkllaw.com

Dear stakeholder,

This is a courtesy notice to remind all interested parties about the City Planning Commission Hearing for the 1045 Olive Project.

**MEETING INFORMATION****Meeting Held By:** City Planning Commission**Date:** March 12, 2020**Time:** After 8:30 AM**Place:** Los Angeles City Council Chambers, Room 340  
200 North Spring Street, Los Angeles, CA 90012

Please see attachment regarding information on the hearing, availability of the Staff Report, and the City's policy/procedure for submitting comments to the Commission.

Best,  
Johnny

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LOS ANGELES  
CITY PLANNING**Johnny Le**  
Planning Assistant  
**Los Angeles City Planning**221 N. Figueroa St., Room 1350  
Los Angeles, CA 90012  
Planning4LA.org  
T: (213) 847-3627

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 **1045 Olive Courtesy Announcement.pdf**  
306K

## ADVICE TO PUBLIC

If you wish to provide written comments to the Commission, please abide by the following policy:

### REQUIREMENTS FOR SUBMISSION OF MATERIALS

**Initial Submissions** - Written materials not limited as to volume must be received no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and Commission identified on this announcement. In addition, an original plus six (6) copies must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012.**

**Secondary Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than 48 hours before to the Commission Meeting **(for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting).** Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on this announcement.

**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. All submissions within 48-hours of the meeting, including the day of the meeting, must be a hard copy submission. Electronic submittals will not be accepted. 12 copies are required for Area Planning Commissions and 15 copies are required for City Planning Commission.

**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.

Los Angeles Department of City Planning  
200 North Spring Street, Room 272  
Los Angeles, CA 90012



## PUBLIC MEETING



## ANNOUNCEMENT

This courtesy notice is sent to you because you attended an initial hearing or you have requested to be notified on this matter. All interested persons are invited to attend the meeting where you may listen, ask questions, and/or present testimony regarding the requested actions and or the project. The environmental document will be among the matters considered at the meeting.

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

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
COMMISSION OFFICE  
(213) 978 - 1300

## MEETING INFORMATION

### **MEETING HELD BY:**

City Planning Commission

### **DATE:**

March 12, 2020

### **TIME:**

After 8:30 a.m.

### **PLACE:**

Los Angeles City Hall  
Council Chamber, Room 340  
200 N. Spring Street  
Los Angeles, CA 90012

### **PUBLIC HEARINGS PREVIOUSLY**

#### **HELD:**

January 15, 2020

The recommendation report(s) with exhibits will be available on-line no later than **seven (7) days** prior to the Commission Meeting and will be accessible on-line at [planning.lacity.org](http://planning.lacity.org) by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission", and clicking on the PDF hyperlink under "Agenda". Reports are hyperlinked to the case numbers included in the agendas.

### **STAFF CONTACT**

Johnny Le  
Johnny.Le@lacity.org  
(213) 847-3627

CITY PLANNING COMMISSION:  
cpc@lacity.org

## PROJECT INFORMATION

### **PROJECT LOCATION**

1033 – 1057 South Olive Street

### **CASE NO.**

CPC-2017-3251-TDR-MCUP-SPR

### **CEQA NO.**

ENV-2016-4360-EIR

### **COUNCIL DISTRICT**

14 - Huizar

### **ZONE**

[Q]R5-4D-O

### **PLAN AREA**

Central City

### **LAND USE**

High Density Residential

### **PLAN OVERLAY**

Greater Downtown Housing Incentive Area, City Center Development Project Area

### **APPLICANT**

1045 Olive LLC

### **REPRESENTATIVE**

Alexander Irvine, Irvine & Associates Inc.

## 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).

Note: Since the January 15, 2020 public hearing, the Project's excavation depth has increased to 70 feet and the amount of soil export has increased to approximately 89,713 cubic yards of soil. Details of the excavation amount and hauling activities is described in the Project Analysis section of this report and in the Errata, dated February 2020.