

JOHN AND ENID NILSSON
TEN50 #1201
1050 S. GRAND AVE.
LOS ANGELES, CA 90015
dtlanow@gmail.com
213-266-2224

RECEIVED
CITY OF LOS ANGELES
OCT 24 2019
MAJOR PROJECTS
UNIT

October 14, 2019

Ms. Milena Zasadzien
City of Los Angeles
Dept. of City Planning
221 N. Figueroa St.
Los Angeles, CA 90015

RE: Draft EIR, 1045 Olive Project

Dear Ms. Zasadzien:

I have just completed my review of the subject property Draft EIR and have the following comments to submit for consideration.

THE PROJECT AS PROPOSED IS TOO BIG.

This massive structure housing 795 residential units will exceed the height of all but two existing buildings in downtown Los Angeles. The building will tower above all other buildings in the surrounding 6 block area and promises to more than double the population of the block on which it will sit with resulting negative impacts on traffic congestion, air, and quality of life in the neighborhood. The proposed design of 70 stories pushes the envelope on practicality all aspects of design and living criteria. An example: Based on the average number

of pets per unit currently in the area, the project may bring over 500 new dogs to the block – an impact that I hope is being provided for.

THE PROPOSED USE OF THE ALLEYWAY AS THE MAJOR ACCESS TO PARKING IS UNTENABLE.

The proposed building plan provides for two entry/exit access points in the alleyway behind the building as well as a loading area for move-ins and move-outs and only one access point from Hill Street. There are currently two large apartment buildings and a 22 story condominium complex which total approximately 650 residential units that use this alleyway for parking and move-in/move out access. Currently this alleyway is impassable on many instances throughout the day. The doubling of traffic in this alleyway, which would be the result of adding 795 units to the mix will cause extreme problems for all residents on the block. There should be at least two entrance/exit portals on Hill and/or 12th Ave and only one secondary portal in the alleyway. The traffic disaster that will result from the proposed 70 story design will negatively affect tenants of the new building as much as the surrounding neighbors.

THE MORE VIABLE DESIGN ALTERNATIVES ARE ALTERNATIVES 2 AND 3 IN THE EIR: MID RISE RESIDENTIAL WITH 300 AND 325 UNITS RESPECTIVELY AND ONE LEVEL OF PARKING.

These design concepts will be more in keeping with the current neighborhood scale and keep negative impacts to an acceptable level. While not keeping with the City's goal of providing maximum rental units in the area please consider the following:

The developer is proposing to build rental units to the luxury rental market. These units will not offer affordable alternatives to the majority of the local employment population. Most units added to the rental pool in the downtown area over the last few years are for luxury renters and there is currently a glut of such high end rentals in the neighborhood. Is there a market to absorb an additional 795 luxury units over the next 10 year period? Wouldn't the area be better served by a 300 unit fully occupied building than a ½ occupied 795 unit building?

Sincerely,



John Nilsson



Enid Nilsson