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1045 S. Olive/CPC-2017-3251-TDR/CPC 3-12 Hearing Submission

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Mon, Mar 9, 2020 at 5:49 PM

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Hi All –

Please see attached correspondence and corrected March 12, 2020 Drawings.

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2 attachments

2427_001.pdf
869K

200305_City Planning Submission_Entitlement Set_revision (1).pdf
30903K

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March 9, 2020

Via E-mail (cpc@lacity.org)
Honorable City Planning Commissioners
City of Los Angeles
200 N. Spring Street, Room 272
Los Angeles, California 90012

Re: **1045 Olive Street/CPC-2017-3251-TDR-MCUP-SPR**

Dear Honorable Commissioners:

Holland & Knight LLP represents 1045 Olive, LLC (the “Applicant”) in relation to the proposed mixed-use residential tower containing 794 dwelling units and up to 12,504 square feet of ground floor commercial restaurant and retail space (the “Project”) located at 1045 S. Olive Street in the South Park neighborhood within the City of Los Angeles (the “City”). The Project promises to be an exciting addition to the immediate neighborhood and surrounding community by activating Olive and 11th Streets; supplying much needed housing;¹² providing millions of dollars in direct public benefits; delivering an Environmental Leadership Development Project (“ELDP”) already certified by the Governor of California with net-zero Greenhouse Gas (“GHG”) emissions; and providing a significant investment in the local economy.

This letter endeavors to guide the City Planning Commission as it considers this housing development project subject to the Housing Accountability Act by addressing: recent podium screening enhancements that include a biodiversity panel that will create butterfly habitat;

¹ The City recently acknowledged that the Southern California Association of Government’s draft Regional Housing Needs Assessment (“RHNA”) call for the City to produce 192,432 market rate housing units within the 6th Cycle, a more than five-fold increase in necessary market rate housing production in the City, as compared to RHNA’s 5th Cycle. See October 24, 2019 Housing and Community Investment Department Memo to the Planning and Land Use Management Committee of the City Council, Council File CF 19-0773 accessed March 7, 2019 at http://clkrep.lacity.org/onlinedocs/2019/19-0773_misc_10-25-2019.pdf.

² See *California needs more housing, but 97% of cities and counties are failing to issue enough RHNA permits*, <https://www.oregister.com/2019/12/09/losing-the-rhna-battle-97-of-cities-counties-fail-to-meet-state-housing-goals/> accessed March 6, 2020.

technical corrections to the Project drawings; an updated TFAR recommendation request; and proposed changes to the staff report (“Staff Report”) and draft conditions of approval.

I. Background

After working with the City on this Project since 2016 on this housing development project, the Applicant is thrilled that the Zoning Administrator recently approved a Zoning Administrator’s Interpretation (“ZAI”) for the mid-tower open space areas (ZAI-2017-4745-ZAI) and certified the ELDP Environmental Impact Report (ENV-2016-4360-EIR) (the “Certified EIR”); and that the Advisory Agency approved the Vesting Tentative Tract Map (VTT-74531-CN (the “VTTM”). The Project, deemed complete on January 4, 2017, would provide a substantial amount of new housing to the City, in an architecturally noteworthy building, without seeking any discretionary incentives, bonuses, waivers, variances, or adjustments. The discretionary actions before the City Planning Commission, while necessary and critical for this housing development project, are in actuality very limited: Site Plan Review; a Master Conditional Use Permit for alcohol sales; and a required recommendation to the City Council on the request for a Transfer of Floor Area Ratio (“TFAR”) for greater than 50,000 square feet of floor area pursuant to Los Angeles Municipal Code (“LAMC”) Article 14.5.

II. Screening Enhancements

The Project includes liner dwelling units along all street facing facades in strict compliance with the Downtown Design Guide (“DDG”). In addition, the Project includes architectural screening, as well as other measures that integrate the parking podium seamlessly into the design of the tower. The Certified EIR also includes required Project Design Feature AES-PDF-2 (“*Parking Shielding: Podium parking will be shielded from adjacent areas with minimum 36-inch high baffling panels behind architectural screen meshing for aesthetic character as well as for light and sound attenuation*”). Additionally, in direct response to comments from Planning in late 2019, the Applicant retained Terreform One to integrate an art and biodiversity component into the Project’s plaza and podium façade areas.³

The Project’s art and biodiversity component improvements foster biodiversity and function as a way-station for regionally at-risk Monarch butterflies through its bio-receptive panels and nectar sources. The goal is to bring nature back into cities not as superficial greenery, but rather as an aid to species in the urban realm that have been affected by development. Furthermore, the biodiversity element includes plants such as pollution-eating moss that ameliorate urban air quality. The tectonics are calibrated to the feeding and perching needs of Monarch butterflies in order to boost their population numbers. Since the pedestrian-realm and podium have substantial public frontages, the Project aims to celebrate these techniques and visual patterns as a public art piece

³ Terraform One is a nonprofit architecture and urban design research-based consulting group. Its mission: “*We endeavor to combat the extinction of all planetary species through pioneering acts of design. Our projects aim to illuminate the environmental possibilities of habitats, cities and landscapes across the globe.*” See <http://www.terreform.org/about.html> accessed March 6, 2020.

that can educate pedestrians, bicyclists, and passing motorists on the opportunities for re-wilding cities.

III. Technical Corrections to the Drawings

As part of the biodiversity screening enhancements, the Project architect prepared drawings dated March 12, 2020 that added the biodiversity component and updated renderings; these were submitted to the City in late February 2020. In the rush to get the drawings to the City for distribution, we subsequently became aware that the changes were layered on an older set of drawings that did not reflect the current bike parking requirements⁴ and other iterative improvements made to the Project over time. As such, attached to this letter are updated and corrected drawings that reflect the biodiversity screening improvements, also dated March 12, 2020.

IV. Updated TFAR Request

A. Revised TFAR Plan

Even though the Project was deemed complete in 2017 and is in strict compliance with the DDG requirements, Planning in late 2019 requested additional enhancements to the podium. In recognition of the cost of the biodiversity and art component which were added to the Project in response to comments from Planning regarding the podium, the Applicant hereby seeks a revised Transfer Plan to directly provide 100 percent of the Public Benefit Payments (“PBP”).⁵

Prior to Planning’s request for additional enhancements to the podium screening, the Applicant requested a direct PBP of \$7,686,810.32, with \$7,686,810.33 proposed to be provided via cash to the City’s TFAR PBP Trust Fund. With the additional public benefits provided by the Project and the Applicant’s desire to provide gap financing that would further the creation of affordable housing,⁶ even though the Project has no legal obligation to provide any affordable housing,⁷ and

⁴ For instance, the Staff Report indicates that the Project would provide 80 short-term and 794 bike parking spaces which would be greatly in excess of current LAMC bike parking requirements. The corrected numbers are 32 short-term and 278 long-term bike parking spaces in compliance with current LAMC bike parking requirements.

⁵ See LAMC Section 14.5.9.B authorizing the City Council to approve directly provided PBP in excess of 50 percent.

⁶ The California Legislature has found and declared that a lack of housing “is a critical problem that threatens the economic, environmental, and social quality of life in California,” and that “[t]he excessive cost of the state’s housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.” See Gov. Code § 65589.5(a).

⁷ See attached excerpted Transcript of City Planning Commission Thursday, September 13, 2018 for Items 8 and 9, pp. 138 to 141: “CHAIR MILLMAN: Okay. And, David, you have something? MR. AMBROZ: Yeah, I just have a point for clarification, [City Planner] Heather [Bleemers] and/or [City Attorney] Amy [Brothers]. **We have no nexus to require additional affordable housing.** Therefore, we cannot do that. Am I -- am I hearing you correctly? MS. BROTHERS: (Nods head.) MR. AMBROZ: Yeah, the City Attorney's shaking her head. Can you say that in your microphone Amy? MS. BROTHERS: Deputy City Attorney, Amy Brothers. There's not a nexus. MR.

the difficulty of providing affordable housing for a project being entitled with a VTTM, the Applicant hereby requests the entirety of the \$15,373,620.65 PBP to be directly provided as follows:

- \$7,000,000 City's Affordable Housing Trust Fund ("AHTF") for projects within three miles of the Project site
- \$3,000,000 CD 14 Public Benefits Trust Fund for affordable housing within three miles of the Project site
- \$200,000 for South Park Business Improvement District ("SPBID") for a dog run and parklets
- \$5,173,620.65 for the integrated biodiversity system/art component/plaza

The revision to the PBP to directly provide \$10,000,000 to affordable housing would further City General Plan Housing Element Chapter 6 Objective 1.1 to "Produce an adequate supply of rental and ownership housing to meet current and projected needs," and Policy 17 which states in part: "Consider dedicating a portion of the Public Benefit Trust Fund payment to the Affordable Housing Trust Fund for projects that use the TFAR ordinance. The payment deposited into the AHTF will be used for affordable housing development in downtown or within three miles of the project receiving TFAR." The gap financing to the affordable housing trust funds would allow affordable housing providers -- who have the skill set and experience in affordable housing development and provision of resident services, particularly for special needs populations -- funding to be leveraged with other sources to provide even more affordable housing off-site than would be possible on-site in this costly Type 1 construction.

1. Biodiversity Screening

The biodiversity system designs the interface between the building and the environment in a way that not only helps humans but also provides for urban species. It involves a series of planted panels and concrete panels designed as habitats for butterflies. The planted panels are native species to Los Angeles that provide nectar and food for butterflies. Xeriscaping would be used to minimize water demand. The habitat would be optimized for Monarch butterflies, and it would also work for El Segundo Blue butterflies, an endangered species. The biodiversity system would include mosses chosen to purify air/cleanse auto exhaust fumes, and would help to cool hot air often present in Downtown, all while still allowing natural ventilation of the above grade parking component of the Project.

The biodiversity system provides public benefits and community benefits, including the following:

AMBROZ: Okay. So -- MS. BROTHERS: That anyone here has -- MR. AMBROZ: So to my colleagues, we have a major other projects and a major city-wide policy, and we have no legal authority to do this." (Emphasis Added.)

- Remediation of urban air quality through plants
- Provision of waystation and feeding station for at-risk butterflies
- Tower becomes an "urban lung" for pollution eating moss to thrive
- Provides a beacon for biodiversity and prove through demonstration that architecture can restore habitats
- Reverses habitat destruction through proactive design
- Provides a vertical meadow for aesthetic pleasure of community

The biodiversity system also includes an educational component:

- Research, methods, and fabrication techniques will be available online
- School groups, in coordination with the Project's management would visit the building and learn about the façade and plaza

The public benefit component of the biodiversity and plaza component is emphasized by proposed entitlement condition C-1 which would require the plaza to "... be publically accessible between the hours of 6 a.m. and 10 p.m. Surely, if the City requires the plaza to be open such long hours to the public, there is an obvious and clear benefit to the public to which the Applicant must be able to receive PBP funds.⁸

The cost of the integrated biodiversity system/art component/plaza is significant. Each biodiversity panel size is 6'-6" x 16'-6"; the material is concrete approximately 6"-8" thick; and the biodiversity paneling would cover a surface area of approximately 18,850 square feet. The Terreform panels are approximately \$150 per square foot; the façade panels are approximately \$130 a square foot, keeping in mind both panels are part of the public art. This cost of \$280/square foot x 18,850 square feet plus the cost of the plantings, irrigation, and structural support for the biodiversity system, as well as the required full time maintenance for the life of the Project would cost well in excess of the PBP sought for this component of the Project.

B. Staff Report and Resulting Draft Conditions of Approval Incorrectly Calculate the Project's Lot Area Prior to Any Dedication

The Staff Report and accompanying conditions of approval incorrectly calculate the Project's PBP by using a net number for the lot area's square footage instead of a gross lot area number. LAMC Section 14.5.9C requires the PBP to be calculated based on "Lot Area (prior to any dedication)."

⁸ The plaza does not constitute a "required" element of the Project. No open space credit is sought or received for this area, nor is there any LAMC or DDG requirement for a ground floor plaza.

The Project's lot area prior to any dedication is 41,603 square feet as evidenced by Certified EIR, p. II-5:

“As depicted in the certified ALTA/ACSM Land Title Survey included in the Project's entitlement drawings as Sheets A-003 and A-004, **the Project Site constitutes 41,603 square feet in gross lot area**... [s]... The net Project site lot area, which subtracts out the ROW and easement areas, constitutes 38,097 square feet pursuant to the certified ALTA/ACSM Land title Survey included in the Project's entitlement drawings as Sheets A-003 and A-004.”

(Emphasis Added.)

The Project's ALTA/ACSM Land Title Survey and the Certified EIR both recognize that the Project's lot area prior to dedication for alley and right-of-way use is 41,603 square feet. The gross lot area is still lot area owned by the Applicant even if portions of the lot area are subject to easements and dedications. Because the LAMC calculates PBP based on lot area prior to **any** dedication, for purposes of the PBP and Transfer Payment, there is no condition on the timing of the dedication. Under the plain meaning of the LAMC, prior to any dedication means prior to any dedication, whether it has happened in the past or whether it will happen in the future. To this end, even the City's Zoning Code Manual and Commentary (4th Ed.) at p. 285-87 recognizes that under certain circumstances dedications that have already occurred may still be considered part of the lot area. To this end, the City is without legal authority to net out the dedications that burden the Project site as demonstrated in the legal description, title report, and grant deed.⁹ Using the City's newly proposed definition of lot area more than three years after the Project has been deemed complete, the City would cause the PBP to increase from \$15,373,620.65 to \$16,788,428, an increase of \$1,414,807.40.

C. The Housing Accountability Act Precludes the City from Using Its Net Lot Area Figure

Even if the City's redefinition of lot area prior to any dedication is correct, and it is not for the reasons cited above, the Housing Accountability Act, originally adopted in 1982, does not permit the City to impose a new definition and calculation of lot area prior to any dedication more than three years after the Project has been deemed complete. By redefining lot area prior to any dedication at the last minute, the City has failed to satisfy its legal obligation under Government Code § 65589.5(j)(2)(A) to:

“... provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:
... (ii) [w]ithin 60 days of the date that the application for the housing development

⁹ In DIR-2015-2976-TDR-SPR the City Planning Commission and the City Council similarly both approved a TFAR project that included already dedicated area within that project's lot area.

project is determined to be complete, if the housing development project contains more than 150 units.”¹⁰

The City determined that the Project’s application was complete in January 2017 and until the Staff Report came out last week, there has been no written documentation identifying the reason the City considers the Project’s calculation of lot area prior to any dedication to be inconsistent with “applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project’s application is determined to be complete.”¹¹¹² Calculation of lot area prior to any dedication is a fundamental type of applicable, objective general plan, zoning, and subdivision standard and criterion subject to the Housing Accountability Act’s strict timelines.

The remedy under state law is very clear:

“If the local agency fails to provide the required documentation pursuant to subparagraph (A), **the housing development project shall be deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement or other similar provision.**”

(Emphasis Added.) See Government Code § 65589.5(j)(2)(B).

Moreover, pursuant to AB 3194 (Daly) even if one could argue that the Project is not consistent, projects are eligible under the Housing Accountability Act if they comply with density permitted under the General Plan (notwithstanding the zoning). Government Code § 65589.5(j)(4) states:

“[f]or purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan.”

The Project does not contain any General Plan inconsistencies. Had there been any inconsistencies, they presumably would have been identified in the approvals and findings that the City has already made in furtherance of the Project: (1) the adoption of the Certified EIR, (2) the ZAI approval; and the (3) VTTM approval.

To the extent there is any reasonable ambiguity about whether the Project complies with objective standards (and, as set forth *supra*, the Project complies with objective standards), any such ambiguity must be resolved in favor of the Applicant. Under the Housing Accountability Act, “a

¹⁰ This Section of the Housing Accountability Act predates SB 330 and is applicable to the Project.

¹¹ See Government Code § 65589.5(j).

¹² Planning has not provided any documentation whatsoever that the Project’s previous iteration of screening ran afoul applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project’s application is determined to be complete.

housing development project . . . shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project . . . is consistent, compliant, or in conformity.”¹³ Especially as the City Planning Commission and City Council have each already approved a similar TFAR project with the same lot area calculation methodology within the past few years, a reasonable person could conclude that the Project complies with the City’s objective standards.¹⁴ As such, the City cannot apply a new definition of lot area prior to dedications less than two weeks prior to the City Planning Commission hearing.

Since the Project satisfies “applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project’s application is determined to be complete,”¹⁵ the City cannot apply this new definition of lot area prior to dedication that results in an increase in the proposed PBP by more than \$1,400,000 less than two weeks prior to the City Planning Commission’s hearing. Please note that the Housing Accountability Act provides a robust set of legal remedies for applicants or housing organizations seeking to enforce the act.¹⁶

V. Requested Changes to the Staff Report and Conditions of Approval

The Staff Report is extremely thorough and thoughtful; there are only a handful of surgical modifications necessary, particularly around TFAR and the PBP. In light of this letter, the Applicant recommends the following modifications:

- Delete Recommended Action #5 regarding convening the Public Benefits Trust Fund Committee due to the Applicant’s request to directly-provide all PBP.
- Provide a technical correction to the bike parking required and provided (p. A-11).
- Correct Staff Report pp. A-13 to A-15 to reflect the lot area prior to any dedication as 41,603 square feet; correct the PBP to reflect the 41,603 square foot lot area prior to any dedication.
- Correct the misstatement on p. A-14 that the PBP for the plaza would be “precedent-setting.” The City granted the Wilshire Grand project, Case No. CPC-2009-3416-TDR-CUB-CU-CUW-ZV-SN-DA-ZAD-SPR-GB, **millions of dollars** for its elevated public plaza even though it is ringed by fortress-like stairs consuming much of the plaza area and often subject to uncomfortable glare from that project’s highly reflective curtain wall. The Emerald project, at 14th Street and Olive Street, also recently received directly-provided

¹³ Gov. Code § 65589.5(f)(4) (emphasis added).

¹⁴ See DIR-2015-2976-TDR-SPR.

¹⁵ See Gov. Code § 66589.5(j).

¹⁶ See, e.g., Gov. Code § 65589.5(k)-(m).

PBP for its on-site public plaza that is not “substantial” in size nor “connective” with “public access.” Substantial size and connective public access are not requirements of directly-provided PBP pursuant to Article 14.5 of the LAMC, nor are they elements of previous recipients of the directly-provided PBP.

- Modify condition 3a on p. C-1 to requests the \$15,373,620.65 PBP all be directly provided as follows: \$7,000,000 City’s Affordable Housing Trust Fund (“AHTF”) for projects within three miles of the Project site; \$3,000,000 CD 14 Public Benefits Trust Fund for affordable housing within three miles of the Project site; \$200,000 for South Park Business Improvement District (“SPBID”) for a dog run and parklets; \$5,173,620.65 for the integrated biodiversity system/art component/plaza.
- Modify condition 3c on p. C-1 to reflect 100 percent of the PBP as directly-provided.
- Ensure that the corrected March 12, 2020 drawings replace the existing Exhibit A (Condition C1 on p. C-5).
- Add the word “outdoor” prior to “common open space areas” to reduce any ambiguity regarding indoor and outdoor open space areas (Condition C5 on p. C-5) for the mid-level tower amenity areas.
- Tree Wells (Condition 8 on p. C-5) states: “**Tree Wells.** The minimum depth of tree wells and planters on the rooftop, any above grade open space, and above a subterranean structure shall be as follows:
 - a. Minimum depth for trees shall be 42 inches.
 - b. Minimum depth for shrubs shall be 30 inches.
 - c. Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
 - d. Minimum depth for an extensive green roof shall be 3 inches.

When the design gets to the point of pulling a building permit, the Applicant, in conjunction with the landscape architect and structural engineer, would determine the appropriate soil depth for trees based on size, species, and environmental conditions, etc. As a result, requiring a minimum depth one footer greater than the minimum that LAMC Section 12.21G.2(a)(3) requires would take away flexibility to determine what is the best for trees and the structure at the Project site. As such, the Applicant requests modification of Condition 8a as follows: “Minimum depth for trees shall be 42 30 inches.”

- Delete condition C4 on p. C-7. In several respects, this condition relating to Cultural Resources conflicts with Certified EIR mitigation measure Cult-MM-2.
- Delete Condition E3 on p. C-8. A covenant is already required pursuant to Condition B-22 on p. C-4. Further, delete “Within 30 days of the effective date of this grant” and replace

with “Prior to building permit issuance,” in the first line of Condition B-22. Duplicate covenants recorded against title for the same purpose are unnecessary.

- Modify TFAR Finding c on p. F-9 to reflect the updated PBP Transfer Plan.

VI. Conclusion

The Applicant is very excited to bring this Project to fruition. It promises to build sorely needed housing while providing millions of dollars in substantial public benefits. Staff has been very thorough and diligent. With some small, but very important tweaks to the proposed conditions of approval, the City Planning Commission could help make this housing development project a landmark addition to our City.

Best regards,

HOLLAND & KNIGHT LLP



Ryan M. Leaderman

Attachments

cc: Milena Zasadzien
Elliott Kahn
Adam Tartakovsky
Andrew DeWitt
Alex Irvine

CITY PLANNING COMMISSION

Thursday, September 13, 2018

LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

Item No. (8) VTT-73568-1A
CEQA No. ENV-2015-2026-EIR; SCH No. 2015101073

Related Case: CPC-2015-2025-DB-MCUP-CU-SPR

Item No. (9) CPC-2015-2025-DB-MCUP-CU-SPR
CEQA No. ENV-2015-2026-EIR; SCH No. 2015101073

Related Case No. VTT-73568-1A

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Renee Dake Wilson, AIA, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner
Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director
James K. Williams, Commission Executive Assistant I

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC
Representative: Kyndra J. Casper, DLA Piper, LLP

Reported by (audio portion): Kate McAvoy, CSR No. 13996,
Donna J. Rudolph, CSR No. 9652

1 CHAIR MILLMAN: And the right of return that they
2 have spelled out?

3 MS. PADILLA-CAMPOS: No, in addition. So it's 105
4 very low. In addition, the current RSO tenants get to
5 return with a private lease to have the 3 percent increase
6 every --

7 CHAIR MILLMAN: My only concern with that is that
8 they may choose to do -- the VLI housing may be more affordable
9 to them than their current rent. And so they may choose the
10 safety of having that -- covent of housing rather than
11 going through the alternative, which is to take their
12 current rent with the 3 percent increases. Because I feel
13 like --

14 MS. PADILLA-CAMPOS: Then that -- then that would
15 be their choice.

16 CHAIR MILLMAN: Right.

17 MS. PADILLA-CAMPOS: But that is where I stand.

18 MS. BLEEMERS: Heather Bleemers with the Department
19 of City Planning.

20 If I might just add, the city cannot enforce
21 private agreements. And there is no nexus to require
22 additional affordable housing units here unless the
23 developer agrees to that. We could recommend a condition
24 where the applicant will continue to work with the Council
25 District to determine the best way forward with regard to

1 returning of those current tenants.

2 CHAIR MILLMAN: Thank you.

3 Veronica, do you have anything else that you'd
4 like to add? Do you have any comments on the -- on the
5 signage? Traffic?

6 MS. PADILLA-CAMPOS: I don't have any comments on
7 the signage. Or I think the questions I had on the traffic
8 mitigation were answered.

9 CHAIR MILLMAN: Great.

10 MS. PADILLA-CAMPOS: And if the proper term is not
11 private lease agreement, because we are not allowed to do that,
12 then I would like to discuss further options on how to term that.
13 But the -- I'm staying with the position I had initially.

14 CHAIR MILLMAN: Thank you.

15 Karen?

16 MS. MACK: So, I mean one of the -- one of the
17 exciting things about this development is that it touches,
18 you know, from the homeless community to, you know, people
19 who are very well off in the city. And, you know, it's
20 really exciting. I think the challenge in general when we
21 think about the housing issue in Los Angeles is not just,
22 you know, these ten cities that we see all over and, you
23 know, that being the visible marker of the impact on the
24 most vulnerable. But really thinking about the middle
25 class.

1 You know, it's the middle class that really, I
2 think, provide the heartbeat of a city.

3 And when you talk about RSO units, that's who you're
4 talking about in this real estate market. And so I think
5 that's why we feel those units are so -- you know, we're --
6 and I -- I want to just say how much I appreciate what this
7 developer has done already, and I'm just wondering what they
8 might be willing to do in this regard so that we are
9 protecting these like priceless RSO units that are part of
10 our housing inventory in Los Angeles.

11 The very low income folks, that's great that
12 we're getting 105 for them, but we're losing 82 RSO units for
13 middle class people in Los Angeles. You know, it's -- it's
14 incredible how many people who I talked to who are, you
15 know, my colleagues, friends who are teachers, cultural
16 workers who can't -- who are having a hard time affording
17 living in the city.

18 So I think, you know, when we're -- and I -- I
19 want to be respectful of what -- you know, I hoping maybe that
20 the developer can respond and, you know, I don't want to
21 like, you know, try and twist the arm, but if there's
22 anything we can do to preserve those RSO units, I would
23 really, really appreciate it because I feel like, you know,
24 that it's -- it's very -- it pains me to think about these
25 RSO units coming off the market.

1 So I -- I think I'll stop there.

2 MS. MILLMAN: Question for developers. This is
3 Samantha Millman.

4 In the private agreement that you're making for
5 right of return, did I hear you right that the annual
6 increases are capped? Much like an RSO unit?

7 MS. CASPER: Correct. It will be virtually as if
8 they never left their RSO units.

9 CHAIR MILLMAN: Okay. And, David, you have
10 something?

11 MR. AMBROZ: Yeah, I just have a point for
12 clarification, Heather and/or Amy.

13 We have no nexus to require additional affordable
14 housing. Therefore, we cannot do that. Am I -- am I
15 hearing you correctly?

16 MS. BROTHERS: (Nods head.)

17 MR. AMBROZ: Yeah, the City Attorney's shaking her
18 head. Can you say that in your microphone Amy?

19 MS. BROTHERS: Deputy City Attorney, Amy Brothers.
20 There's not a nexus.

21 MR. AMBROZ: Okay. So --

22 MS. BROTHERS: That anyone here has --

23 MR. AMBROZ: So to my colleagues, we have a major
24 other projects and a major city-wide policy, and we have no
25 legal authority to do this. I appreciate the conversation,



1045 OLIVE

1033-1057 S. Olive St.
Los Angeles, CA 90015



250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
08/15/2017		ENTITLEMENT SUBMISSION
11/06/2018		CITY PLANNING SUBMISSION
03/12/2020		CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

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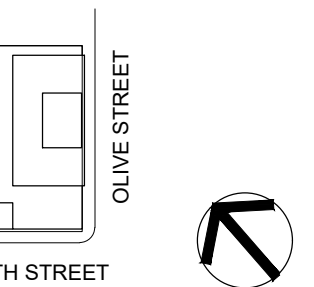
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658-00 SCALE:

COVER SHEET

A-000

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PROJECT INFORMATION

SITE ADDRESS	
1033, 1041, 1045, 1053, 1057 S OLIVE ST LOS ANGELES, CA 90015	
OWNER / APPLICANT	
1045 OLIVE, LLC 2200 BISCAYNE BLVD MIAMI, FL 33137	
LAND USE CONSULTANT	ARCHITECT
IRVINE & ASSOCIATES, INC. 633 W. 5TH ST, SUITE 3200 LOS ANGELES, CA 90071	ODA ARCHITECTURE, LLC 250 PARK AVENUE SOUTH, 3RD FL NEW YORK, NY 10003
PROJECT DESCRIPTION	
<ul style="list-style-type: none"> • 70 - STORY HIGH RISE • 56 STORIES OF RESIDENTIAL FLOORS • 10 STORIES OF ABOVE GRADE PODIUM, CONSISTING OF: <ul style="list-style-type: none"> - GROUND FLOOR RETAIL, RESIDENTIAL LOBBY AND BACK OF HOUSE - MEZZANINE AND 8 FLOORS OF PARKING WITH 5 FLOORS OF LINER UNITS - 10TH FLOOR AMENITIES • 5 1/2 LEVELS OF BELOW GRADE PARKING • 1 MECHANICAL FLOOR AND 3 FLOORS OF AMENITIES FROM LEVEL 52-55 	

LEGAL DESCRIPTION	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:	
PARCEL 1: (APN: 5139-010-010)	
THAT PORTION OF LOTS 2 AND 3 IN BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:	
COMMENCING ON THE WEST LINE OF OLIVE STREET AT A POINT DISTANT 100 FEET NORTHERLY FROM THE NORTHWEST CORNER OF OLIVE STREET AND ELEVENTH STREET RUNNING THENCE NORTHERLY ON SAID WEST LINE OF OLIVE STREET 50 FEET, THENCE AT RIGHT ANGLES WESTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET AT RIGHT ANGLES SOUTHERLY ON A LINE PARALLEL WITH OLIVE STREET 50 FEET, AND THENCE AT RIGHT ANGLES EASTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET TO THE POINT OF BEGINNING.	
THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF LOT "A" ON THE MAP OF TRACT NO. 1011, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 26 OF MAPS.	
PARCEL 2: (APN: 5139-010-011)	
THE SOUTHEASTERLY 165 FEET OF TRACT NO. 62, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
PARCEL 3: (APN: 5139-010-001)	
THE SOUTHERLY 50 FEET OF LOT 1, IN BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
APN: 5139-010-002	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:	
PART OF LOTS 3 AND 4 IN BOOK 70 OF THE SUBDIVISION OF BLOCKS 62, 70, AND 78 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF OLIVE STREET, DISTANT 150 FEET NORTHEASTERLY FROM ITS INTERSECTION, WITH THE NORTHEASTERLY LINE OF ELEVENTH STREET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 4 OF HAYWARD'S SUBDIVISION, AS PER MAP RECORDED IN BOOK J PAGE 33 OF LAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHEASTERLY 50 FEET MORE OR LESS, TO THE WESTERLY CORNER OF SAID LOT 4 OF HAYWARD'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE THEREOF, 167.30 FEET TO THE NORTHWESTERLY LINE OF OLIVE STREET; THENCE SOUTHWESTERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET TO THE POINT OF BEGINNING.	
APN: 5139-010-008	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:	
LOT 4 OF HAYWARD'S SUBDIVISION OF PART OF BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
EXCEPT THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND ALL ASSOCIATED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 100 FEET FROM THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF SURFACE ENTRY OR SUBSURFACE ENTRY TO A DEPTH OF 100 FEET TO DEVELOP OR PRODUCE THE SUBSTANCE IS HEREBY RESERVED, AS EXCEPTED AND RESERVED IN THE DEED FROM CHARLES H. ENDY, A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PAUL S. ENDY JR., A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, RECORDED MAY 16, 1973.	

ZONE	[O]R5-4D-O		
ZONING:	CENTRAL CITY COMMUNITY PLAN		
COMMUNITY PLAN AREA:	HIGH DENSITY RESIDENTIAL		
EXISTING PLAN DESIGNATION:	CITY CENTER REDEVELOPMENT PLAN		
COMMUNITY REDEVELOPMENT AREA:			
LOT AREA			
	Post-dedication Lot Area	37,172 sq ft	
	Pre-dedication Lot Area	41,603 sq ft	
	Area gained from streets to center line	16,226 sq ft	
	Transit Area Mixed Use Buildable Area = Gross Lot Area (to Centerline)	57,829 sq ft	
FLOOR AREA			
	Permitted	Project Site	
	Total Base Permitted (6:1 FAR)**	249,618 sq ft	
	Transit Area Mixed Use Base Permitted (6:1 FAR) ***	346,974 sq ft	
	Transit Area Mixed Use Permitted (13:1 FAR) ***	751,777 sq ft	
	Proposed*	Zoning Area	
	Residential	740,830 sq ft	
	Commercial	10,947 sq ft	
	Total New Floor Area (13:1 FAR)***	751,777 sq ft	*Proposed numbers are maximums
	Transit Area Mixed Use Base Permitted (6:1 FAR) ***	346,974 sq ft ** Based on pre-dedicated area	
	TFAR Request***	404,803 sq ft	*** Transit Area Mixed-use Project lot area dictates the maximum FAR requested
	*** All non-interior common open space excluded from LAMC Sec. 12.03 floor area definition		
	*** All included floor area as depicted on sheets A-006 & A-007		
DENSITY			
	Permitted	Unlimited	
	Proposed	794 Units	
HEIGHT			
	Permitted	Unlimited	
	Proposed (to roof)	770 ft	
	Proposed (top of screening)	810 ft	
OPEN SPACE			
	Required (New Units Only)	Units	Open Space
	< 3 Habitable rooms (100 SF/Unit)	478	47,800 sq ft
	= 3 Habitable rooms (125 SF/Unit)	220	27,500 sq ft
	> 3 Habitable rooms (175 SF/Unit)	96	16,800 sq ft
	Total	794	92,100 sq ft
	Proposed		
	Common OS (Exterior)	37,927 sq ft	
	Common OS (Interior)	23,025 sq ft	25% of required open space
	Total Common	60,952 sq ft	
	Private Balcony	37,700 sq ft	100% of tower units; max 50 sq ft per unit
	Total Proposed	98,652 sq ft	
	*** All credited open space as depicted on sheet A-005 included		
	**** Per ZA 2017 4745-ZAI, tower cutouts are counted as open space		
	Landscaped Area		
	Required	9,482 sq ft	25% of exterior common open space
	Proposed	11,290 sq ft	
	Trees		
	Required	199	(1 per 4 dwelling units)
	Proposed	539	
AUTOMOBILE PARKING			
	Advisory Agency Parking Policy (Condos)	Units	Ratio Required
	Residence	794	2 1588 Spaces
	Guest	794	0.25 199 Spaces
	Total Residential		1787 Spaces
	Central City Residential Parking Required	Units	Ratio Required
	≤ 3 Habitable rooms	478	1 478 Spaces
	> 3 Habitable rooms	316	1.25 395 Spaces
	Total Residential		873 Spaces
	Commercial Parking Required	Area	Ratio Required
	New Building	10,947	1 per 1,000 sq ft 11 Spaces
	Total Parking Required		884 Spaces
	Proposed Parking		
	Residential	878	Spaces
	Commercial	13	Spaces
	Total Proposed	891	Spaces
	Type of Stalls		
	Handicap (2% of Total)	18	
	Standard	873	
	Compact Stall	-	
	Total	891	

BICYCLE PARKING					
Required					
Residential	Dwelling Units	# of DU	Long Term		Short Term
	1 to 25	25	1 space per unit	25	1 / 10 2
	26 to 100	75	1 space per 1.5 units	50	1 / 15 5
	100 to 200	100	1 space per 2 units	50	1 / 20 5
	200+	594	1 space per 4 units	148	1 / 40 15
	Total	794	273		27

Commercial	Commercial Area	Long Term	Short Term		
	10,947 sq ft	1 per 2,000 sq ft	5	1 per 2,000 sq ft	5

Proposed	Long Term	Short Term	Total
Residential	273	27	300
Commercial	5	5	10
Combined Total	278	32	310

Unit Type	UNIT MIX										
	LEVELS 5-9		LEVELS 11-20		LEVELS 21-51		LEVELS 56-60		LEVELS 61-70		TOTAL
	# of Floors	5	# of Floors	10	# of Floors	31	# of Floors	5	# of Floors	10	
	Units/Floor	Total Units	Units/Floor	Total Units	Units/Floor	Total Units	Units/Floor	Total Units	Units/Floor	Total Units	
LINER	8	40									40
STUDIO			4	40	2	62	2	10			112
JUNIOR 1BR			7	70	2	62	2	10			142
1BR			4	40	4	124	4	20			184
1BR+D					1	31	1	5			36
2BR			2	20	4	124	4	20	2	20	184
2BR+D					1	31	1	5		20	56
3BR									4	40	40
TOTAL											794

PROPOSED PARKING			
LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 6	50	5	55
BASEMENT 5	72	10	82
BASEMENT 4	72	10	82
BASEMENT 3	72	10	82
BASEMENT 2	72	10	82
BASEMENT 1	45	8	53
SUBTOTAL BELOW GRADE	383	53	436
LEVEL 2	57	8	65
LEVEL 3	60	8	68
LEVEL 4	60	8	68
LEVEL 5	60		60
LEVEL 6	60		60
LEVEL 7	60		60
LEVEL 8	49		49
LEVEL 9	25		25
SUBTOTAL ABOVE GRADE	431	24	455
TOTAL PROPOSED	814	77	891



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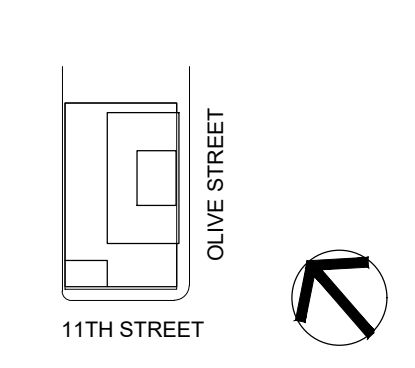
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KEY PLAN
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1045 OLIVE

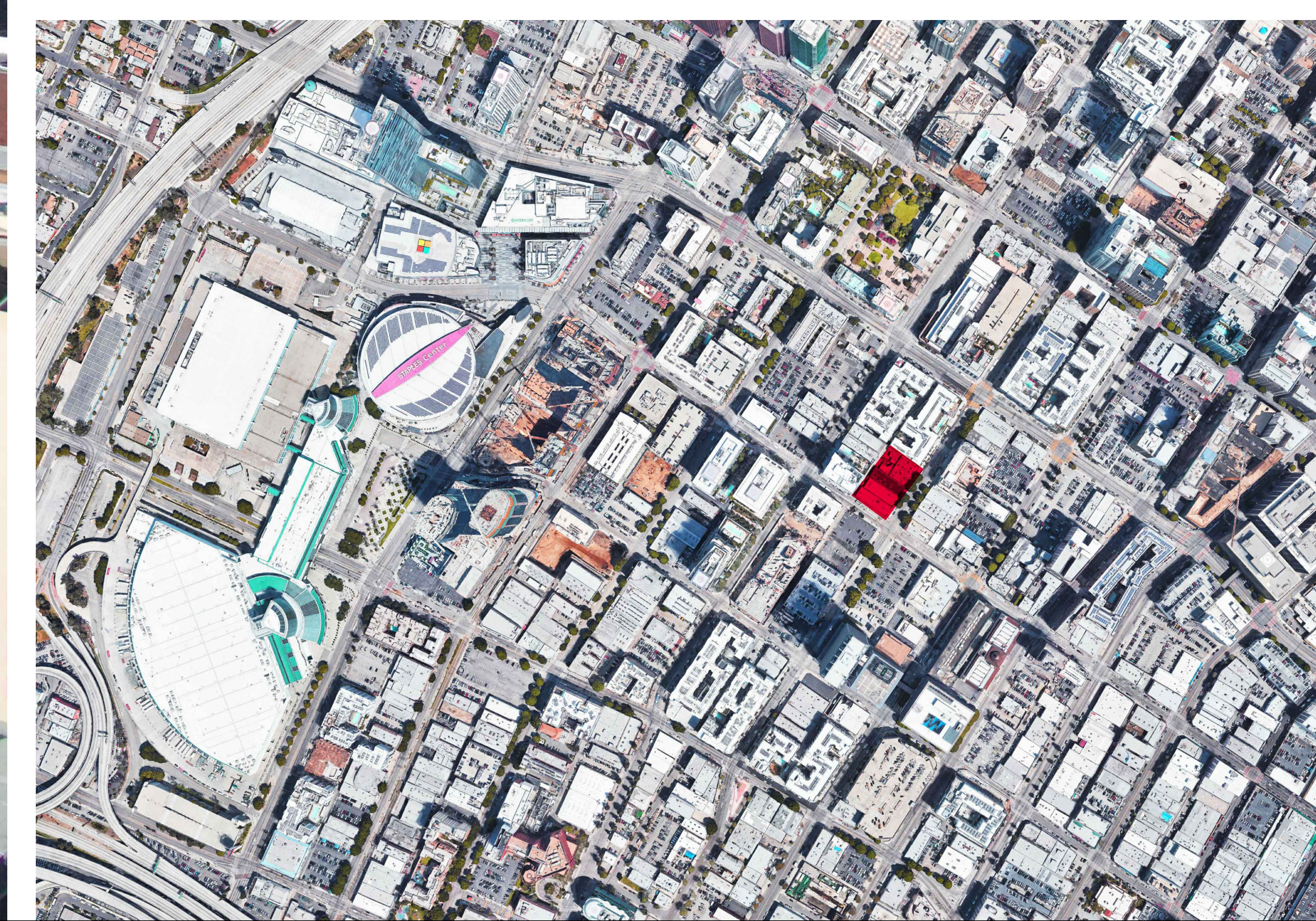
NEW CONSTRUCTION

PROJECT INFORMATION
A-001.1

PROJECT NO: 1658.00 SCALE:

PROJECT INFORMATION

A-001.1





250 Park Ave South 3rd Floor
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03222020		CITY PLANNING SUBMISSION

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LOS ANGELES, CA 90015



11TH STREET

OLIVE STREET

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

SITE LOCATION

A-001.2

PAGE: 03 OF 35

NO.	DATE	REVISION
01	09/15/2017	ENTITLEMENT SUBMISSION
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03	03/22/2020	CITY PLANNING SUBMISSION

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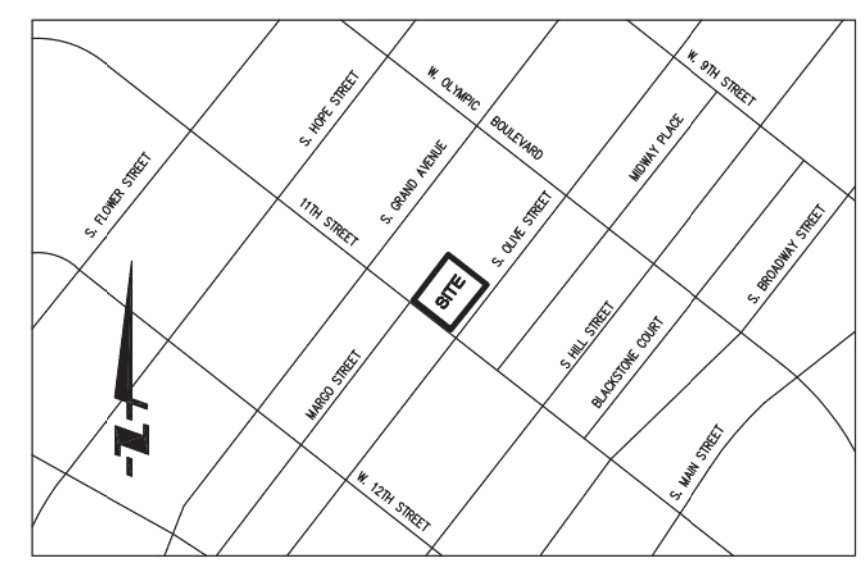
PROJECT NO. 1658.00 SCALE:

SITE SURVEY

A-003

PAGE: 05 OF 35

ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP
N.T.S.

TITLE REPORT (CONTINUED):

REPORT C: NO. 00045265

1C. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

1C. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.

COURT: SUPERIOR COURT
CASE NO.: 158500
PURPOSE: ALLEY
RECORDING DATE: IN BOOK 6696 PAGE 46 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

4C. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA
RECORDING DATE: JULY 22, 1975
RECORDING NO.: 3675 OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED.
RECORDING DATE: JULY 30, 1975
RECORDING NO.: 3968 OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED.
RECORDING DATE: NOVEMBER 30, 2007
RECORDING NO.: 20072836449 OF OFFICIAL RECORDS

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

7C. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

8C. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

9C. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: MEMORANDUM OF AGREEMENT
RECORDING DATE: 2015161727
RECORDING NO.: 2015161727

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SURVEYOR'S NOTE:
THERE ARE NO GAPS, GORES, HIATUSES OR OVERLAPS BETWEEN PARCELS 1, 2, AND 3.

SURVEYOR'S CERTIFICATE:
TO: CH ACQUISITIONS 2, LLC, 1045 OLIVE, LLC, AND CHICAGO TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSRS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 11(a), 13, 14, 16, AND 21 (\$2,000,000.00) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 26, 2014.

DATE OF PLAT OR MAP: JANUARY 8, 2015.
PREPARED BY ME OR UNDER MY DIRECTION:
JERRY L. USELTON, L.S. 5347

FUSCOE ENGINEERING
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Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

OWNERS:

THE ESTATE OR INTEREST IN THE LAND HEREAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE
TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
REPORT A: 00023367, DATED AS OF JANUARY 14, 2015

1045 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
REPORT B: 00026831, DATED AS OF MAY 12, 2015

1045 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
REPORT C: 00045265, DATED AS OF DECEMBER 10, 2015

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
REPORT A: 00023367
PARCEL 1:
THAT PORTION OF LOTS 2 AND 3 IN BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF OLIVE STREET AT A POINT DISTANT 100 FEET NORTHERLY FROM THE NORTHEAST CORNER OF OLIVE STREET AND ELEVENTH STREET RUNNING THENCE NORTHERLY ON SAID WEST LINE OF OLIVE STREET 50 FEET; THENCE AT RIGHT ANGLES WESTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET AT RIGHT ANGLES SOUTHERLY ON A LINE PARALLEL WITH OLIVE STREET 50 FEET; AND THENCE AT RIGHT ANGLES EASTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF LOT "A" ON THE MAP OF TRACT NO. 1011, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 28 OF MAPS.
(APN: 5139-010-010)

PARCEL 2:
THE SOUTHEASTERLY 165 FEET OF TRACT NO. 62, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
(APN: 5139-010-011)

PARCEL 3:
THE SOUTHERLY 50 FEET OF LOT 1, IN BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
(APN: 5139-010-001)

REPORT B: 00026831
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PART OF LOTS 3 AND 4 IN BOOK 70 OF THE SUBDIVISION OF BLOCKS 62, 70 AND 78 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF OLIVE STREET, DISTANT 150 FEET NORTH-EASTERLY FROM ITS INTERSECTION, WITH THE NORTH-EASTERLY LINE OF ELEVENTH STREET, THENCE NORTHWESTERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 4 OF HAYWARD'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 1 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH-EASTERLY 50 FEET MORE OR LESS, TO THE WESTERLY CORNER OF SAID LOT 4 OF HAYWARD'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE THEREOF, 167.30 FEET TO THE NORTHWESTERLY LINE OF OLIVE STREET, THENCE SOUTHWESTERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET TO THE POINT OF BEGINNING.
(APN: 5139-010-002)

REPORT C: 00045265
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 4 OF HAYWARD'S SUBDIVISION OF PART OF BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND ALL ASSOCIATED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 100 FEET FROM THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF SURFACE ENTRY OR SUBSURFACE ENTRY TO A DEPTH OF 100 FEET TO DEVELOP OR PRODUCE THE SUBSTANCES HEREBY RESERVED, AS EXCEPTED AND RESERVED IN THE DEED FROM CHARLES H. ENDY, A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PAUL S. ENDY, JR., A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, RECORDED MAY 16, 1973.

TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER THE FOLLOWING TITLE REPORTS:
A) REPORT A: CHICAGO TITLE COMPANY NO. 00023367, DATED AS OF DECEMBER 8, 2014.
B) REPORT B: CHICAGO TITLE COMPANY NO. 00026831, DATED AS OF MAY 12, 2015.
C) REPORT C: CHICAGO TITLE COMPANY NO. 00045265, DATED AS OF OCTOBER 1, 2015.

THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT.

REPORT A: NO. 00023367
1A. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED.
PURPOSE: PUBLIC ALLEY
CASE NO.: 158500
RECORDED: JULY 22, 1975 IN BOOK 6696 PAGE 46, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

2A. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED.
PURPOSE: STREET
CASE NO.: 178836
RECORDED: JANUARY 11, 1929 IN BOOK 7374 PAGE 205, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

3A. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.
LESSOR: ACME DISPLAY FIXTURE COMPANY
LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
RECORDED: APRIL 15, 1964 AS INSTRUMENT NO. 5458, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO ENTER UPON OR USE ANY PORTION OF SAID LAND LYING ABOVE SAID DEPTH.
NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.
AFFECTS: PARCEL 2

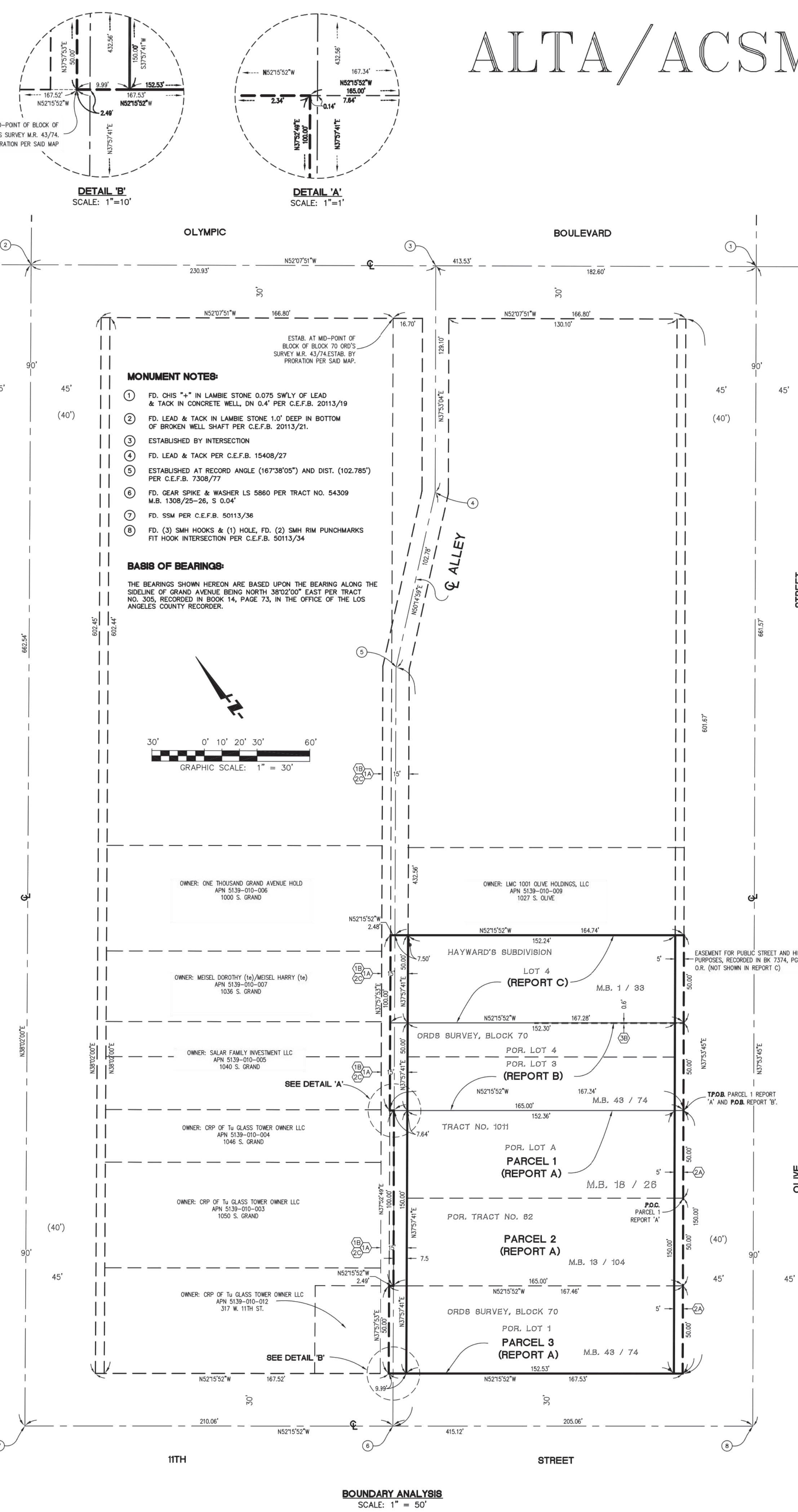
NOTE: SEE SHEET 2 FOR TOPOGRAPHIC MAP, LAND AREA, USE ZONE, AND FLOOD HAZARD.

NO.	DATE	REVISION
1	1/17/16	UPDATED REPORTS A, B, C, AND OWNERS NOTE
2	7/13/17	UPDATED OWNERS TO REFLECT OWNERSHIP CHANGE PER DOCUMENT RECORDED ON 3/02/16, AS INST NO. 20160225863, GR.

ALTA/ACSM LAND TITLE SURVEY
of: 11TH & SOUTH OLIVE STREET
LOS ANGELES COUNTY, CALIFORNIA
for: CH ACQUISITIONS 2, LLC
2200 BISCAYNE BOULEVARD
MIAMI, FL 33137

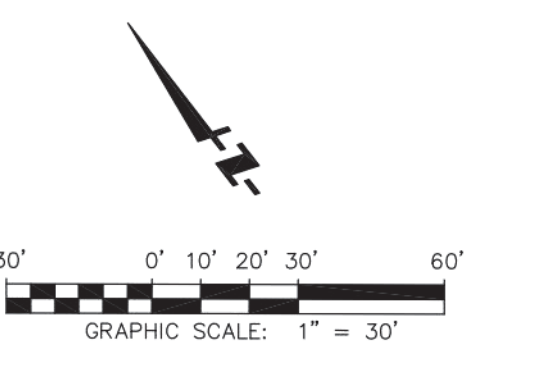
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE: FEBRUARY 6, 2015
SCALE: 1"=50'
FN: 1382-003.ALTA3.dwg
JN: 1382.003.01
DRAWN BY: R.L.
CHECKED BY: J.L.J.
SHEET 1 OF 2



- MONUMENT NOTES:**
- FD. CHIS "X" IN LAMBE STONE 0.075 SWLY OF LEAD & TACK IN CONCRETE WALL ON 0.4' PER C.E.F.B. 20113/19
 - FD. LEAD & TACK IN LAMBE STONE 1.0' DEEP IN BOTTOM OF BROKEN WELL SHAFT PER C.E.F.B. 20113/21.
 - ESTABLISHED BY INTERSECTION
 - FD. LEAD & TACK PER C.E.F.B. 15408/27
 - ESTABLISHED AT RECORD ANGLE (167°30'05") AND DIST. (102.785') PER C.E.F.B. 7308/77
 - FD. GEAR SPIKE & WASHER LS 5860 PER TRACT NO. 54309 M.B. 1308/25-26, S. 0.04'
 - FD. SSM PER C.E.F.B. 50113/36
 - FD. (3) SMH HOOKS & (1) HOLE, FD. (2) SMH RIM PUNCHMARKS FIT HOOK INTERSECTION PER C.E.F.B. 50113/34

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE SIDELINE OF GRAND AVENUE BEING NORTH 38°02'00" EAST PER TRACT NO. 305, RECORDED IN BOOK 14, PAGE 73, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.



OWNER: ONE THOUSAND GRAND AVENUE HOLD
APN 5139-010-006
1000 S. GRAND

OWNER: LMC 1001 OLIVE HOLDINGS, LLC
APN 5139-010-009
1027 S. OLIVE

OWNER: MESEL DOROTHY (W) MESEL HARRY (W)
APN 5139-010-007
1036 S. GRAND

OWNER: SALAR FAMILY INVESTMENT LLC
APN 5139-010-005
1040 S. GRAND

OWNER: CRP OF T&G GLASS TOWER OWNER LLC
APN 5139-010-004
1046 S. GRAND

OWNER: CRP OF T&G GLASS TOWER OWNER LLC
APN 5139-010-003
1050 S. GRAND

OWNER: CRP OF T&G GLASS TOWER OWNER LLC
APN 5139-010-002
317 W. 11TH ST.

HAYWARD'S SUBDIVISION
LOT 4 (REPORT C)
M.B. 1 / 33

ORDS SURVEY, BLOCK 70
POR. LOT 4
POR. LOT 3
(REPORT B)
M.B. 48 / 74

TRACT NO. 1011
POR. LOT A
PARCEL 1 (REPORT A)
M.B. 18 / 26

POR. TRACT NO. 82
POR. PARCEL 1
REPORT A
PARCEL 2 (REPORT A)
M.B. 13 / 104

ORDS SURVEY, BLOCK 70
POR. LOT 1
PARCEL 3 (REPORT A)
M.B. 43 / 74

11TH STREET

OLIVE STREET

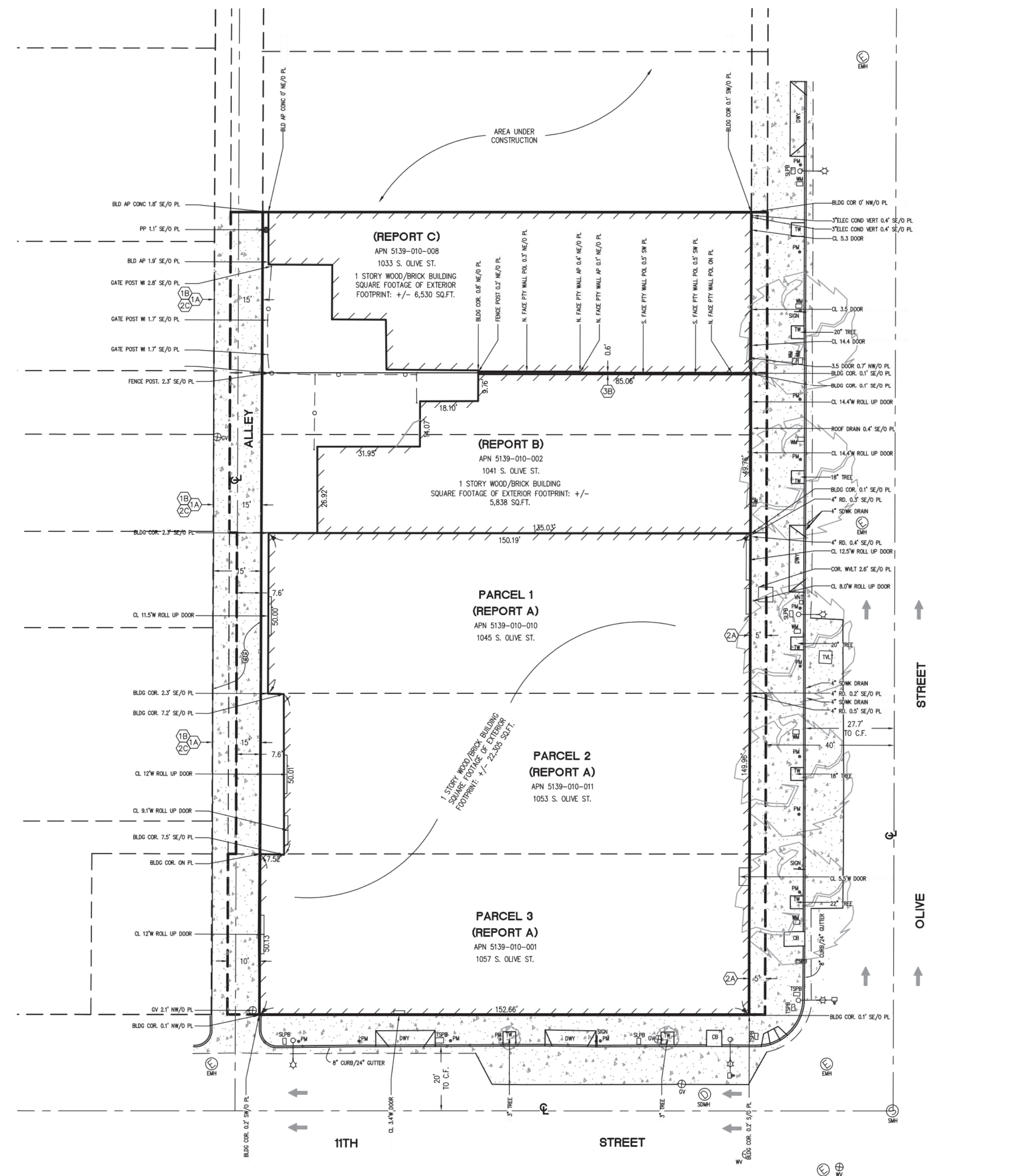
GRAND AVENUE

BOULEVARD

ALLEY

BOUNDARY ANALYSIS
SCALE: 1" = 50'

ALTA/ACSM LAND TITLE SURVEY

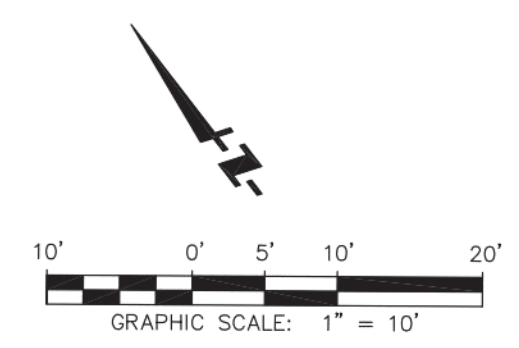


- LEGEND:**
- BLOC BUILDING
 - CB CATCH BASIN
 - C.F. CURB FACE
 - C.L. CENTERLINE
 - CR. CORNER
 - DR. DRIVEWAY
 - EMH ELECTRICAL MANHOLE
 - GM GAS METER
 - GV GAS VALVE
 - PL PROPERTY LINE
 - POL POINT ON LINE
 - PM PARKING METER
 - PTY WALL PARTY WALL
 - RD. ROOF DRAIN
 - SDMH STORM DRAIN MANHOLE
 - SDMK SIDEWALK
 - SLPB STREET LIGHT PULL BOX
 - SMH SEMI MANHOLE
 - TSPB TRAFFIC SIGNAL PULL BOX
 - TMT TELEPHONE VAULT
 - TW TREE WELL
 - WT WENT
 - WM WATER METER
 - WV WATER VALVE
 - WLT WATER VAULT
 - Ⓢ DENOTES PLOTTED EASEMENT
 - Ⓢ TRAFFIC SIGNAL
 - Ⓢ STREET LIGHT
 - TRAFFIC FLOW
 - BUILDING LINE
 - PROPERTY LINE
 - CENTERLINE
 - RIGHT OF WAY
 - LOT LINES

FLOOD HAZARD ZONE:
SAID PROPERTY IS NOT INCLUDED IN A FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION.
THE FLOOD ZONE DESIGNATION IS: ZONE X, COMMUNITY PANEL NO. 06037C1620F
EFFECTIVE DATE: SEPTEMBER 26, 2008

USE ZONE:
THE CURRENT USE ZONING FOR THE SUBJECT PROPERTY IS:
[O] R5-40-O, MULTIPLE DWELLING ZONE.

LAND AREA:
GROSS: 41,603 SQ.FT. = 0.955 ACRES
NET: 38,097 SQ.FT. = 0.875 ACRES



NO.	DATE	REVISION
1	1/17/16	UPDATED REPORTS A, B, C, AND OWNERS NOTE
2	7/13/17	UPDATED OWNERS TO REFLECT OWNERSHIP CHANGE PER DOCUMENT RECORDED ON 3/02/16, AS INST NO. 20160225863, O.R.

ALTA/ACSM LAND TITLE SURVEY

of: **11TH & SOUTH OLIVE STREET
LOS ANGELES COUNTY, CALIFORNIA**

for: **CH ACQUISITIONS 2, LLC
2200 BISCAYNE BOULEVARD
MIAMI, FL 33137**



DATE: FEBRUARY 6, 2015
SCALE: 1" = 10'
FN: 1382-003 ALTA3.dwg
JN: 1382.003.01
DRAWN BY: R.J.L.
CHECKED BY: J.L.U.
SHEET 2 OF 2



NO.	DATE	REVISION
001	09/15/2017	ENTITLEMENT SUBMISSION
1	11/06/2018	CITY PLANNING SUBMISSION
2	03/12/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

LANDSCAPE ARCHITECT:
ODA ARCHITECTURE P.C.
250 PARK AVENUE SOUTH 3RD FL
NEW YORK, NY 10003
T. (646) 478-7455

STRUCTURAL ENGINEER:
MAGNUSON KLEMEVIC ASSOCIATES
1301 FIFTH AVENUE SUITE 3200
SEATTLE, WA 98101-2699
T. (206) 252-1200

MEP ENGINEER:
CS ENGINEERS
445 10TH STREET
SAN FRANCISCO, CA 94103
T. (415) 437-7330

ELEVATOR CONSULTANT:
GIV ELEVATOR CONSULTING SERVICES INC
50 CALIFORNIA STREET SUITE 3510
SAN FRANCISCO, CA 94111
T. (415) 412-5232

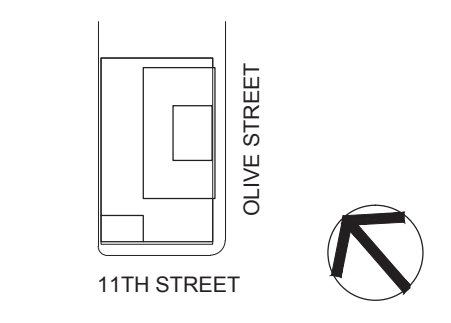
LAND USE CONSULTANT:
IRVINE & ASSOCIATES INC
680 S. FIGUEROA ST. SUITE #1780
LOS ANGELES, CA 90017
T. (213) 437-3403

LAND USE COUNSEL:
HOLLAND & KNIGHT LLP
400 SOUTH HOPE ST. 8TH FLOOR
LOS ANGELES, CA 90071
T. (213) 896-2405

TRAFFIC ENGINEER:
THE MOBILITY GROUP
15301 VAN KARMAN, SUITE 400
IRVINE, CA 92612
T. (949) 474-1591

KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

SITE SURVEY

A-004

NO.	DATE	REVISION
08/15/2017		ENTITLEMENT SUBMISSION
11/06/2018		CITY PLANNING SUBMISSION
03/12/2020		CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

LANDSCAPE ARCHITECT:
ODA Architecture P.C.
250 Park Avenue South 3rd Fl
New York, NY 10003
T: (646) 478-7455

STRUCTURAL ENGINEER:
MAGNUSON KLEINCOIC ASSOCIATES
1301 Fifth Avenue Suite 2000
Seattle, WA 98101-2699
T: (206) 292-1200

MEP ENGINEER:
CB ENGINEERS
442 10th Street
San Francisco, CA 94103
T: (415) 437-7330

ELEVATOR CONSULTANT:
GVK ELEVATOR CONSULTING SERVICES Inc
50 California Street Suite 3510
San Francisco, CA 94111
T: (415) 412-5232

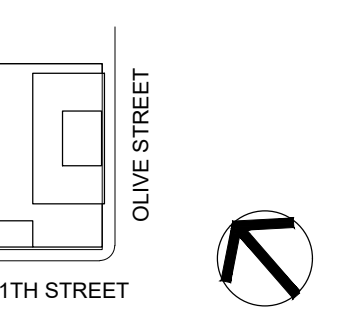
LAND USE CONSULTANT:
IRVINE & ASSOCIATES Inc
680 S. Figueroa St. Suite #1780
Los Angeles, CA 90017
T: (213) 437-3403

LAND USE COUNSEL:
Holland & Knight LLP
400 South Hope St. 8th Floor
Los Angeles, CA 90071
T: (213) 686-2405

TRAFFIC ENGINEER:
THE MOBILITY GROUP
16301 Von Karman, Suite 490
Irvine CA 92612
T: (949) 474-1591

KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

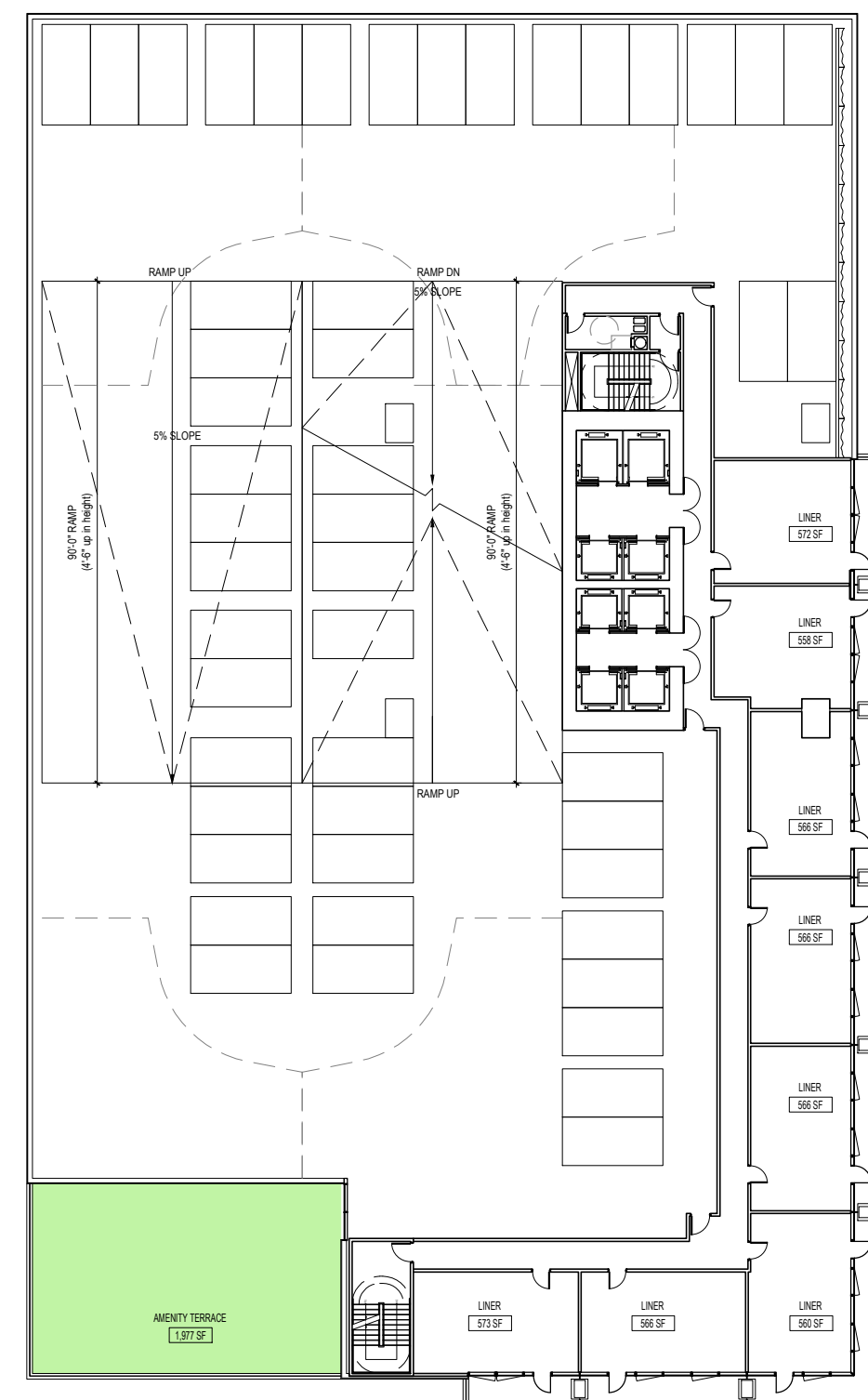


1045 OLIVE

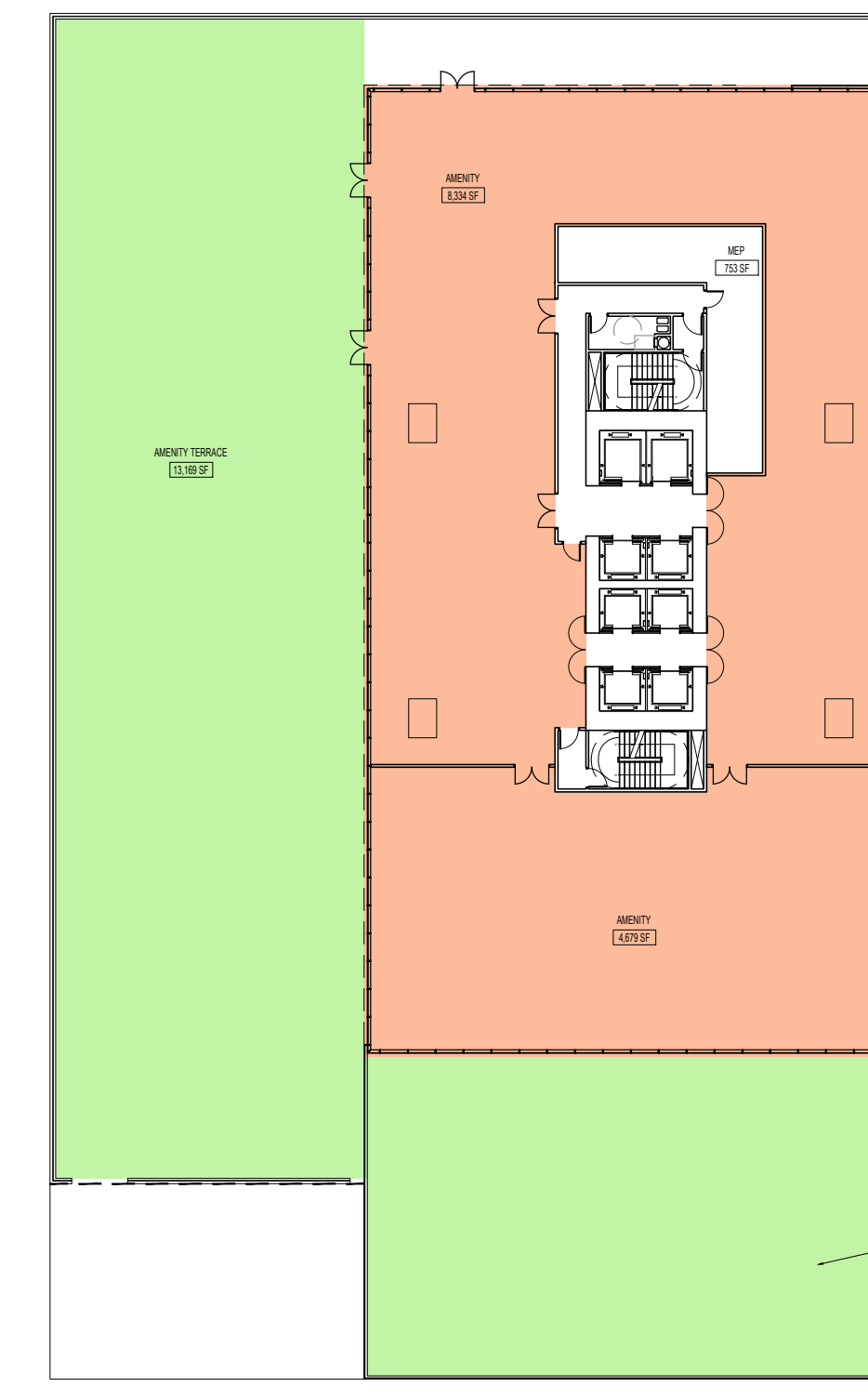
NEW CONSTRUCTION

OPEN SPACE DIAGRAMS

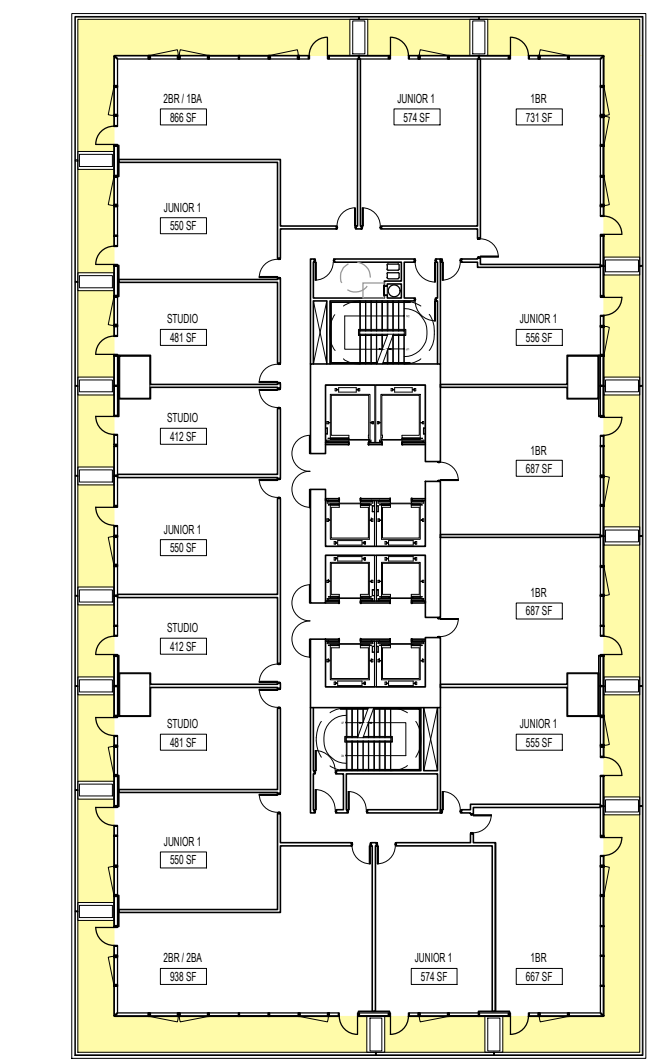
A-005



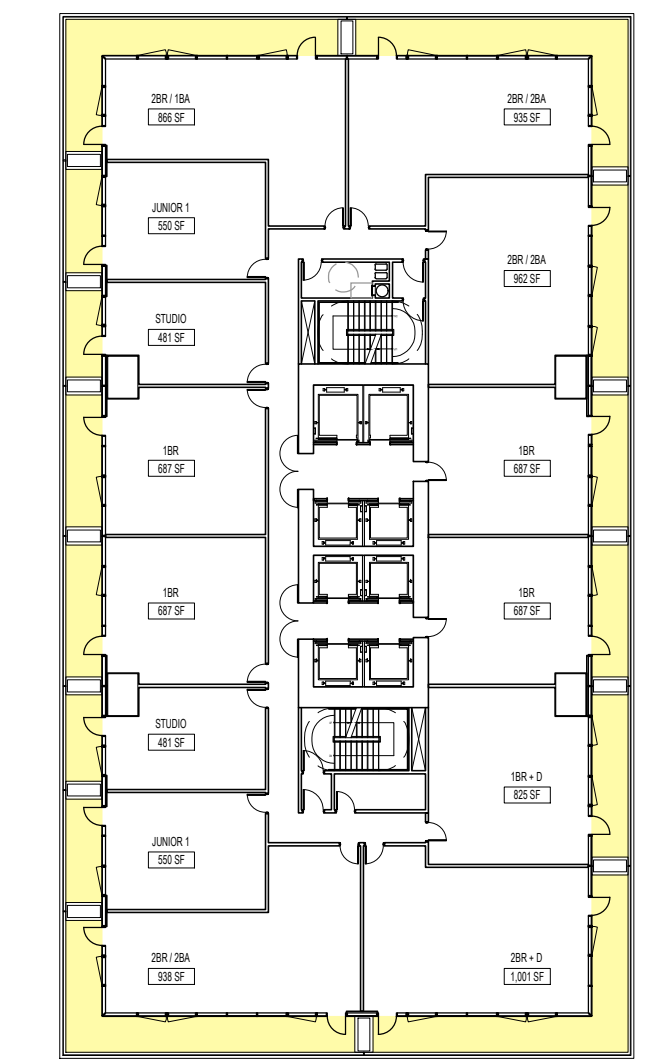
2 LEVEL 8
SCALE: 1/32" = 1'-0"
EXTERIOR COMMON OPEN SPACE: 1,972 SF



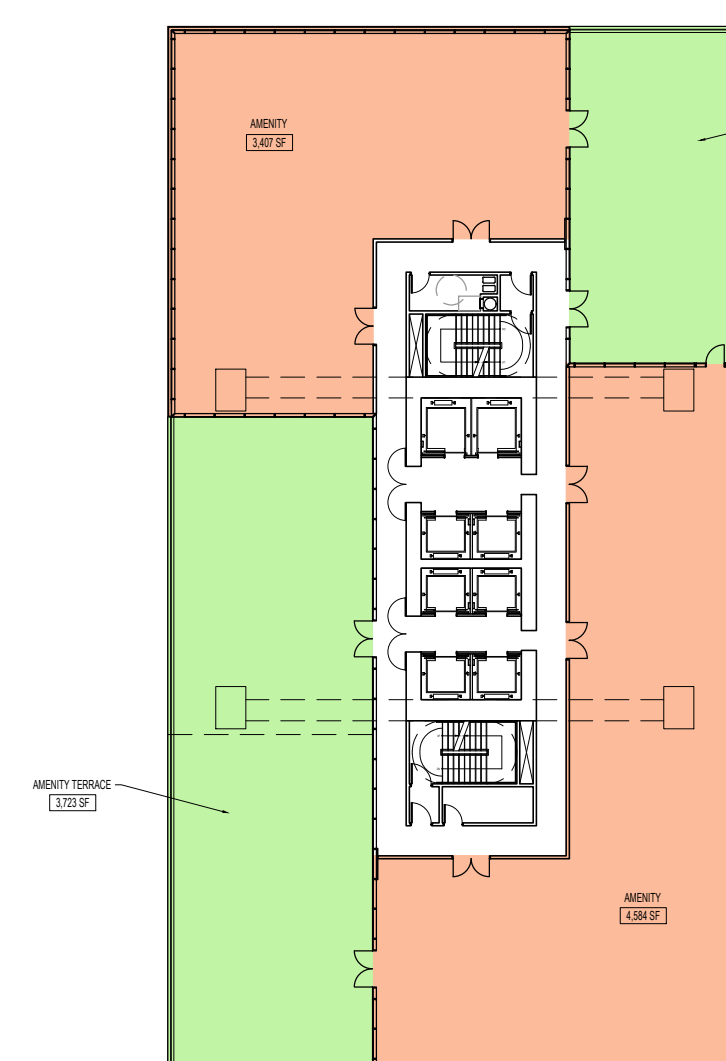
3 LEVEL 10
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 13,013 SF
EXTERIOR COMMON OPEN SPACE: 16,751 SF



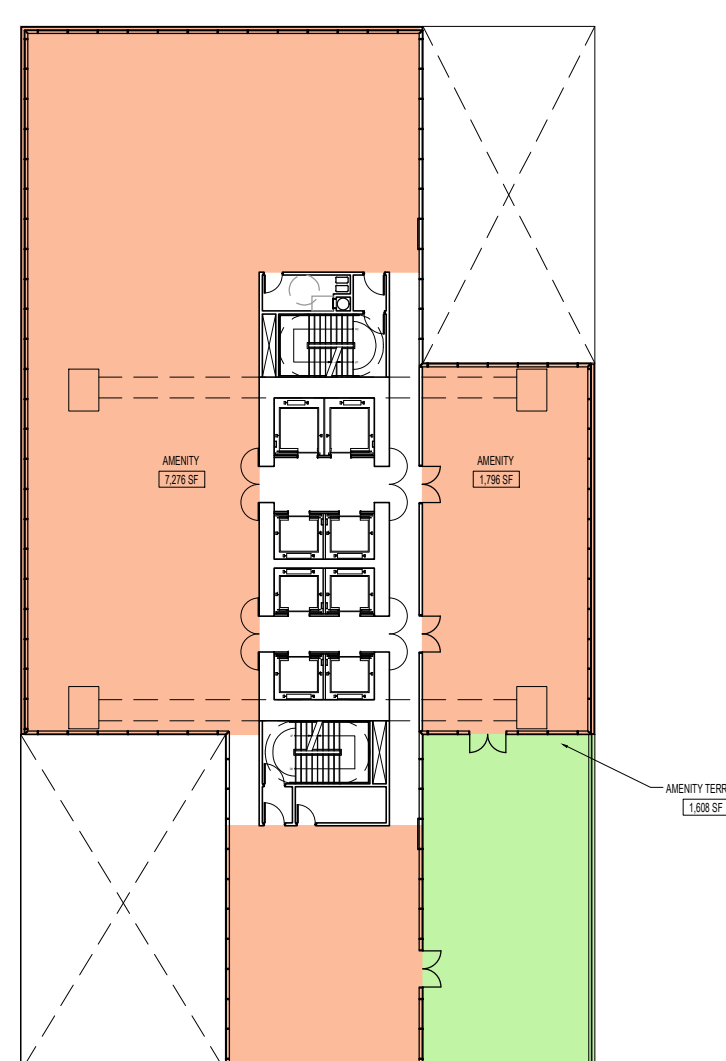
4 LEVELS 11-20
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,740 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 17 X 50 SF = 850 SF
10 FLOORS X 850 SF = 8,500 SF TOTAL



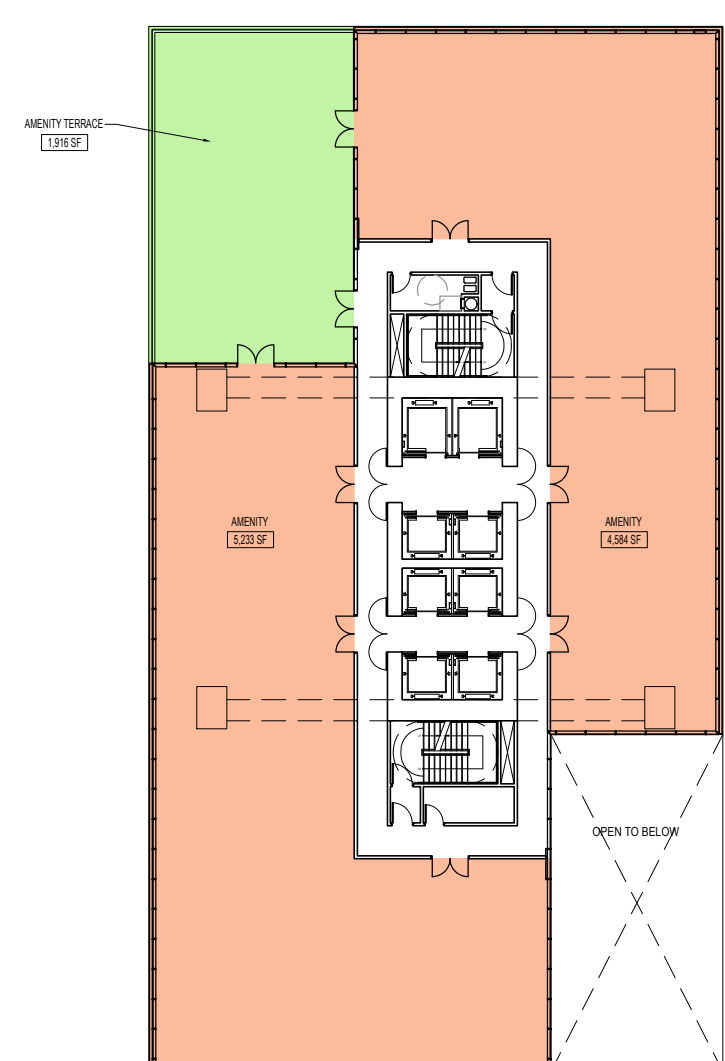
5 LEVELS 21-51, 56-60
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,794 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 14 X 50 SF = 700 SF
36 FLOORS X 700 SF = 25,200 SF



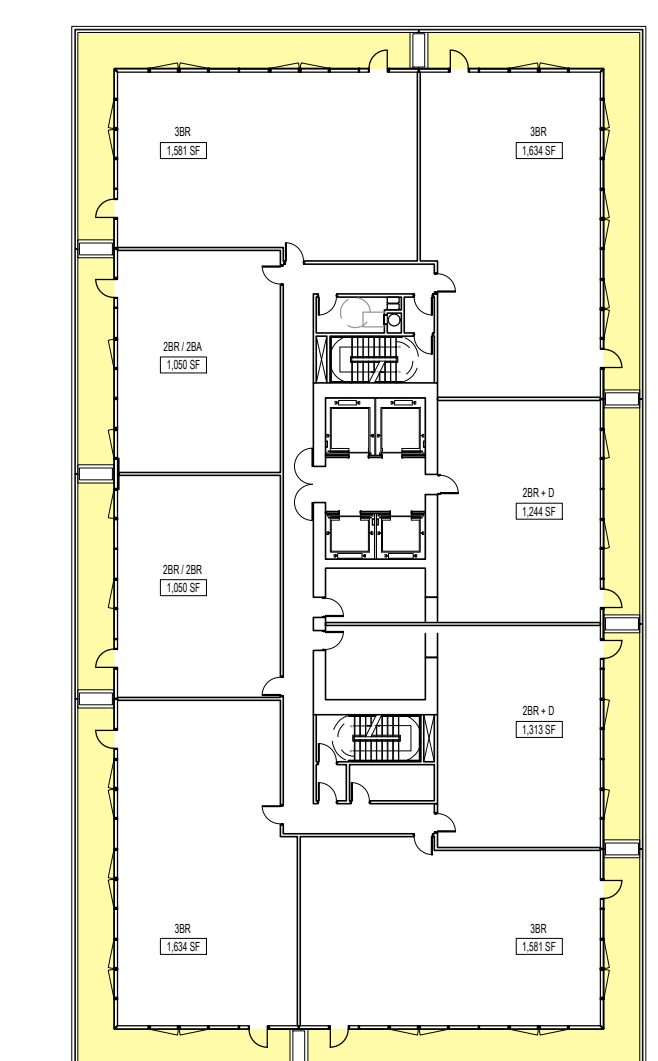
6 LEVEL 53
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,000 SF
EXTERIOR COMMON OPEN SPACE: 5,331 SF



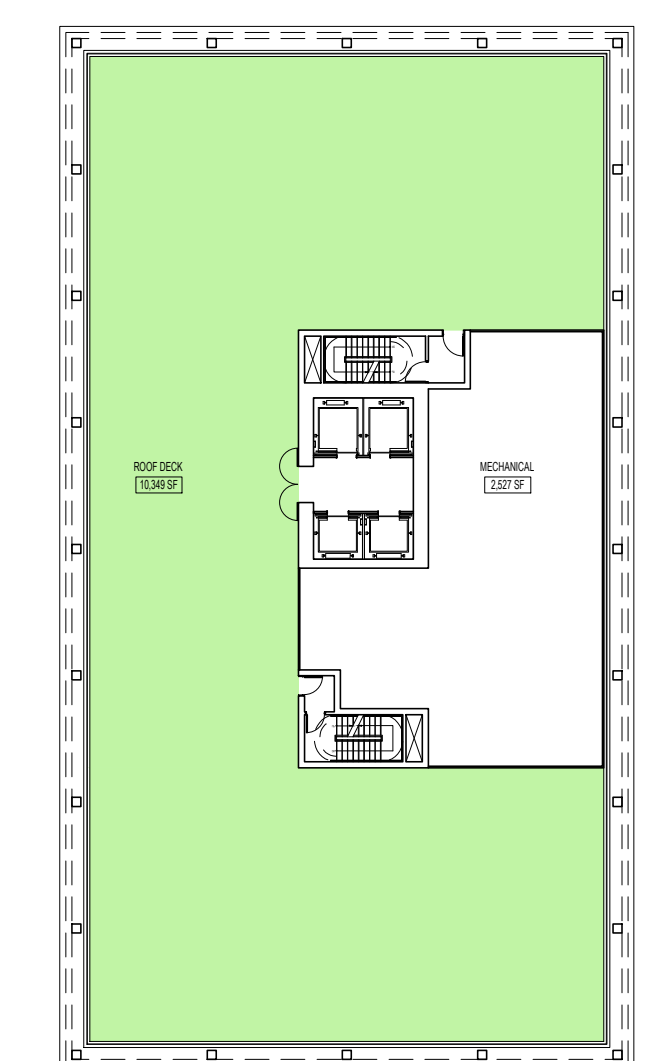
7 LEVEL 54
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,474 SF
EXTERIOR COMMON OPEN SPACE: 1,608 SF



8 LEVEL 55
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 9,759 SF
EXTERIOR COMMON OPEN SPACE: 1,916 SF



9 LEVELS 61-70
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,902 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF
10 FLOORS X 400 SF = 4,000 SF



10 ROOF
SCALE: 1/32" = 1'-0"
EXTERIOR COMMON OPEN SPACE: 10,349 SF

OPEN SPACE REQUIREMENTS:
LAMC sec. 12.21 G

COMMON OPEN SPACE:
1. MIN. AREA OF 400 SF AND NO HORIZONTAL DIMENSION LESS THAN 15'
2. RECREATION ROOM AT LEAST 600 SF

PRIVATE OPEN SPACE
1. 50 SF MIN. AND NO HORIZONTAL DIMENSION LESS THAN 6'
2. 8' MIN. VERTICAL CLEARANCE

USABLE OPEN SPACE REQUIRED (PER LAMC 12.21.G):

	UNIT COUNT	SF PER UNIT	AREA
UNITS WITH LESS THAN 3 HABITABLE ROOMS	478	100	47,800SF
UNITS WITH 3 HABITABLE ROOMS	220	125	27,500SF
UNITS WITH 4 OR MORE HABITABLE ROOMS	96	175	16,800SF
TOTAL USABLE OPEN SPACE REQUIRED			92,100SF

CREDITED OPEN SPACE PROVIDED

COMMON OPEN SPACE [EXTERIOR]**		
8TH FLOOR		1,972SF
10TH FLOOR		16,751SF
53RD FLOOR		5,331SF
54TH FLOOR		1,608SF
55TH FLOOR		1,916SF
ROOF DECK		10,349SF
SUBTOTAL		37,927SF

**Per ZA 2017 4745-ZAI, tower cutouts are counted as open space

CREDITED COMMON OPEN SPACE [INTERIOR]

PROVIDED INTERIOR COMMON SPACE (compliant with LAMC 12.21 G)	39,246SF
INTERIOR COMMON SPACE CREDITED TO OPEN SPACE (max 25% of required OPEN SPACE)	
SUBTOTAL	23,025SF

TOTAL USABLE COMMON OPEN SPACE PROVIDED (excluded private open space)	60,952SF
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PRIVATE OPEN SPACE

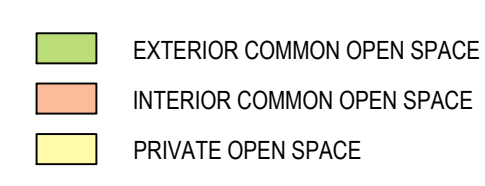
TOTAL CREDITED (754* Units x 50 SF)	37,700SF
* 100% of tower units with private balcony compliant with LAMC 12.21 G	
TOTAL USABLE OPEN SPACE PROVIDED (common & private)	98,652SF

LANDSCAPED AREA:

REQUIRED (25% of EXTERIOR common open space)	9,482SF
PROVIDED	11,290SF

TREES REQUIREMENTS:

TREES REQUIRED	CRITERIA	UNIT COUNT	# of TREES
TOTAL TREES	1 TREE / 4 DWELLING UNITS	794	199
CANOPY TREES	50 % OF TOTAL TREES		99
TREES PROPOSED:			
TOTAL TREES			539
CANOPY TREES			137



NO.	DATE	REVISION
01	08/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

LANDSCAPE ARCHITECT:
ODA Architecture P.C.
250 Park Avenue South 3rd Fl
New York, NY 10003
T. (646) 478-7455

STRUCTURAL ENGINEER:
MAGNUSSON KLEMMENCIC ASSOCIATES
1301 Fifth Avenue Suite 3200
Seattle, WA 98101-2699
T. (206) 252-1200

MEP ENGINEER:
CS ENGINEERS
445 10th Street
San Francisco, CA 94103
T. (415) 437-7330

ELEVATOR CONSULTANT:
GVK ELEVATOR CONSULTING SERVICES Inc
50 California Street Suite 3510
San Francisco, CA 94111
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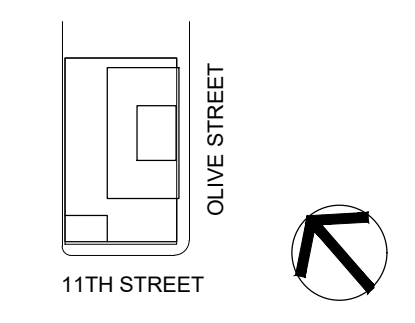
LAND USE CONSULTANT:
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TRAFFIC ENGINEER:
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



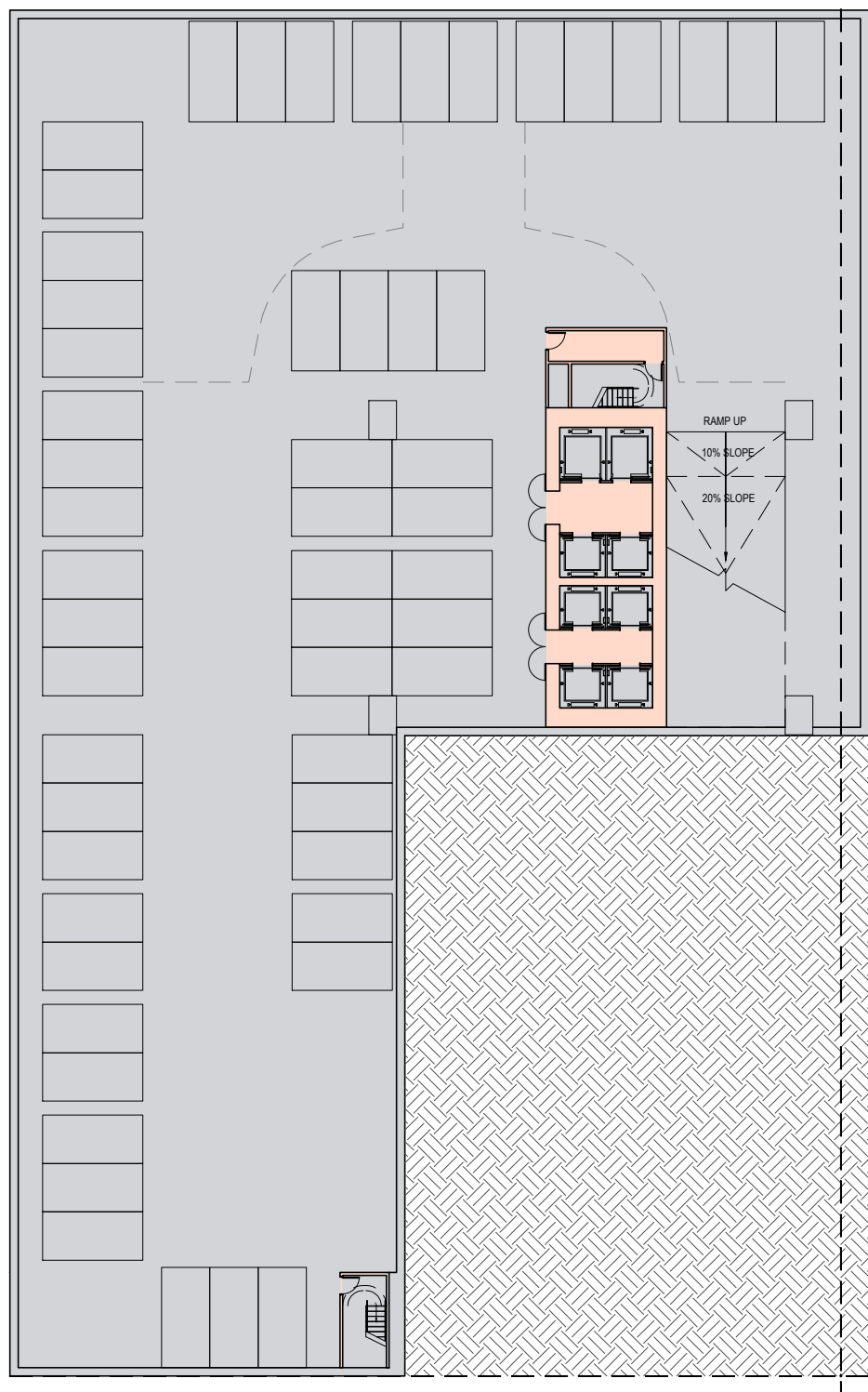
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

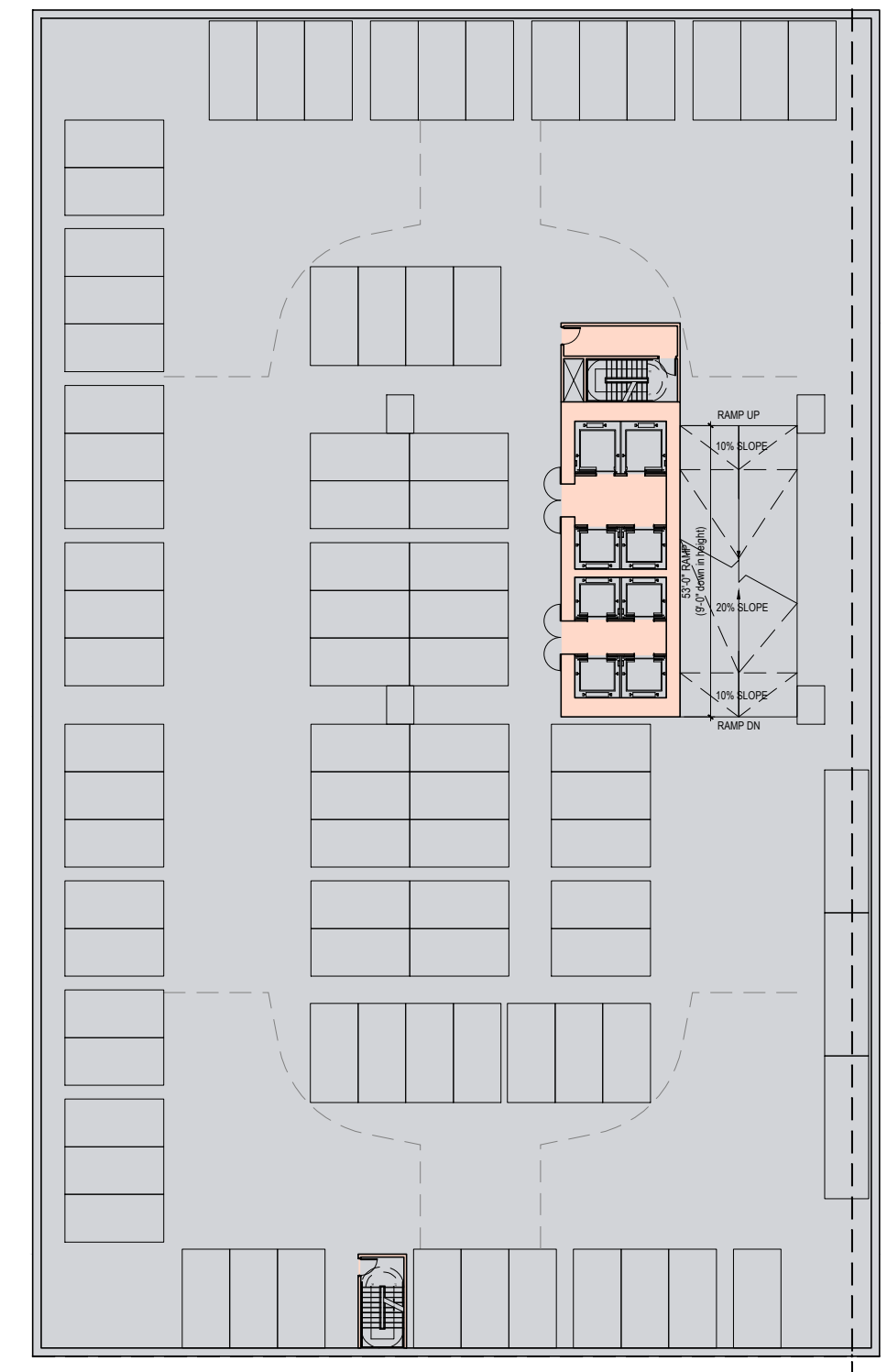
FLOOR AREA DIAGRAMS

A-006



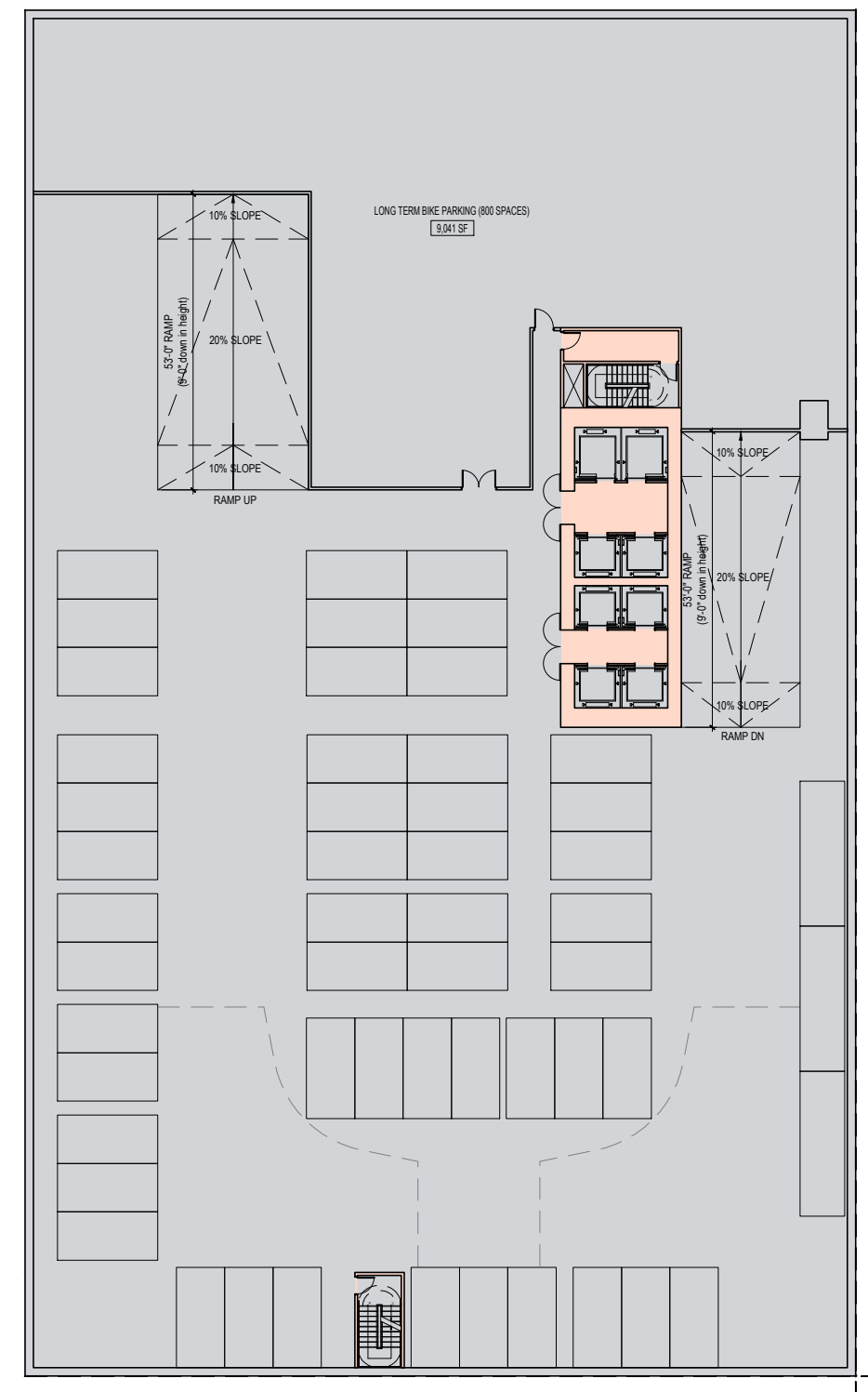
1 LEVEL B6
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B6	28,159	0	1,219	541	25,388	1,011



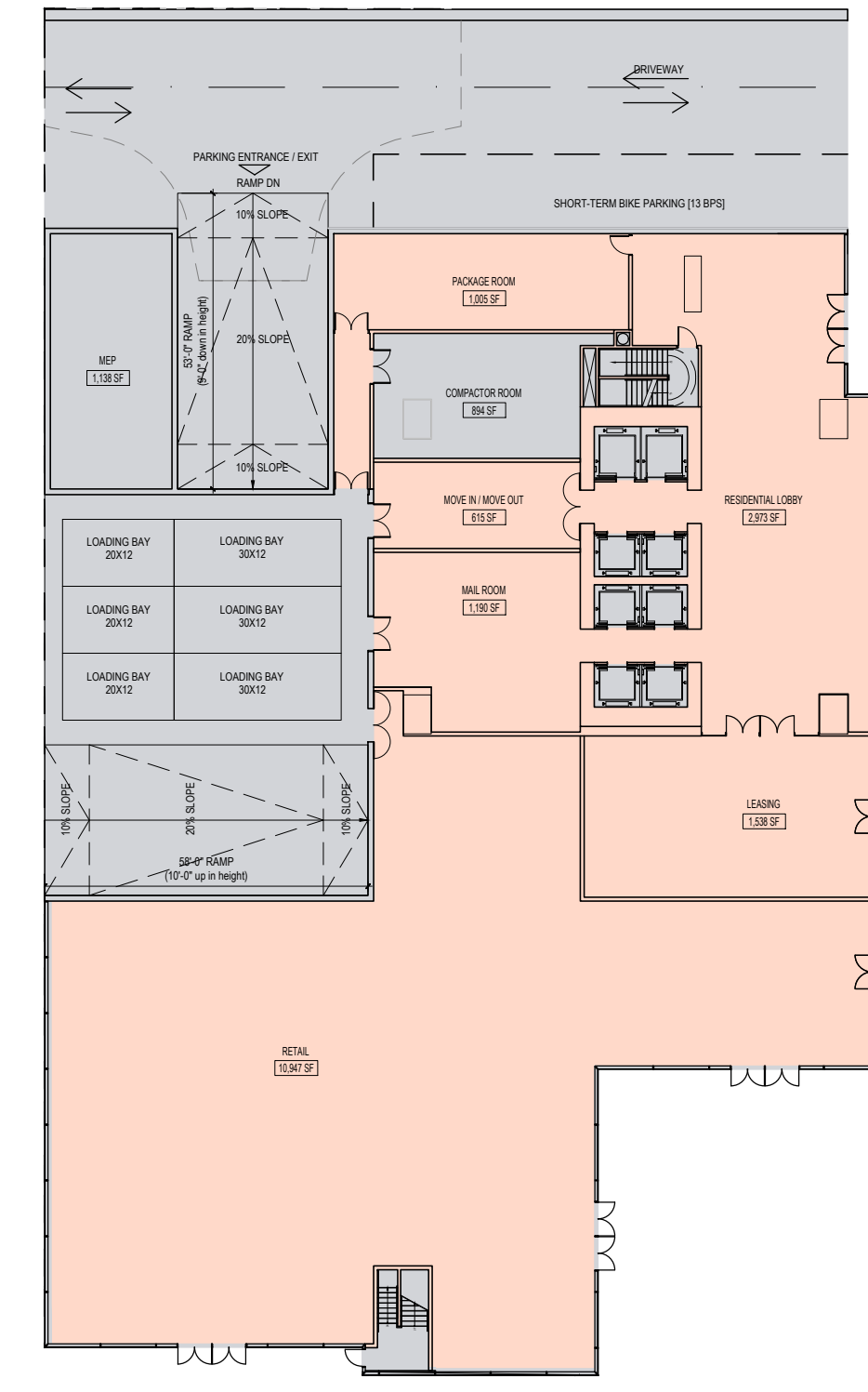
2 LEVELS B2-B5
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B2-B5	37,704	0	1,187	829	34,965	723



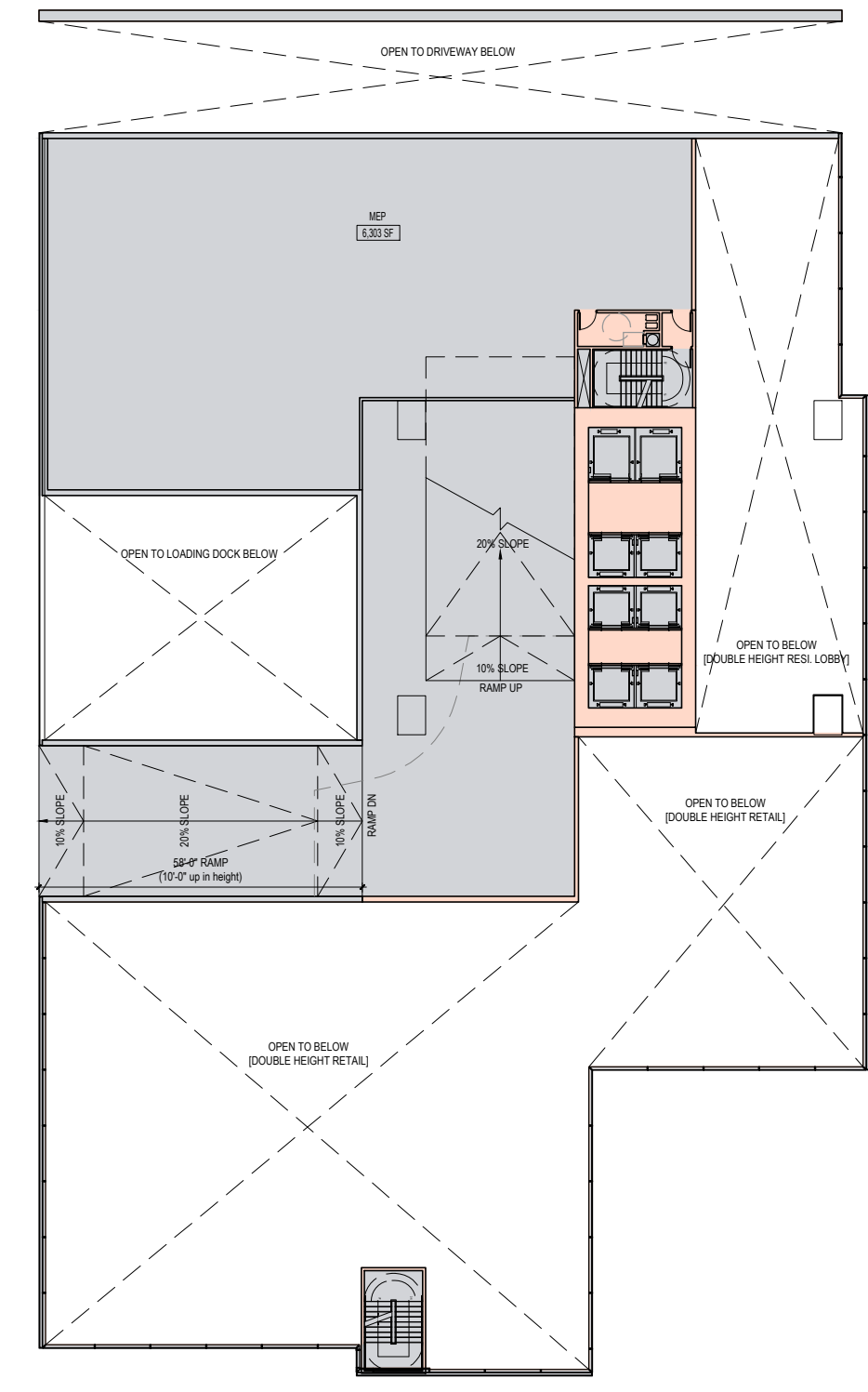
3 LEVEL B1
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B1	36,480	0	1,172	829	33,756	723



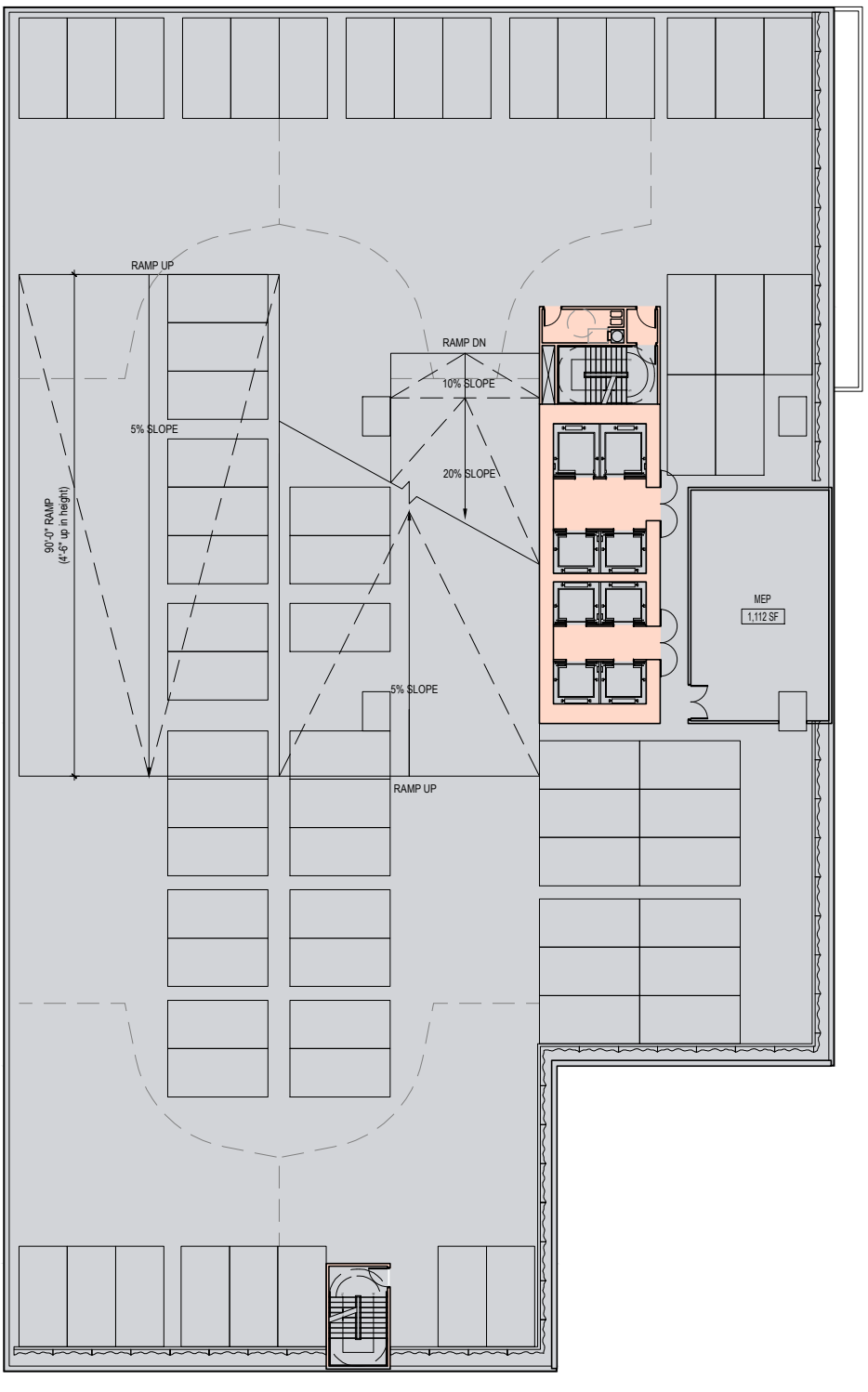
4 LEVEL 1
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
1st Fl.	33,123	1,939	995	900	9,905	19,384



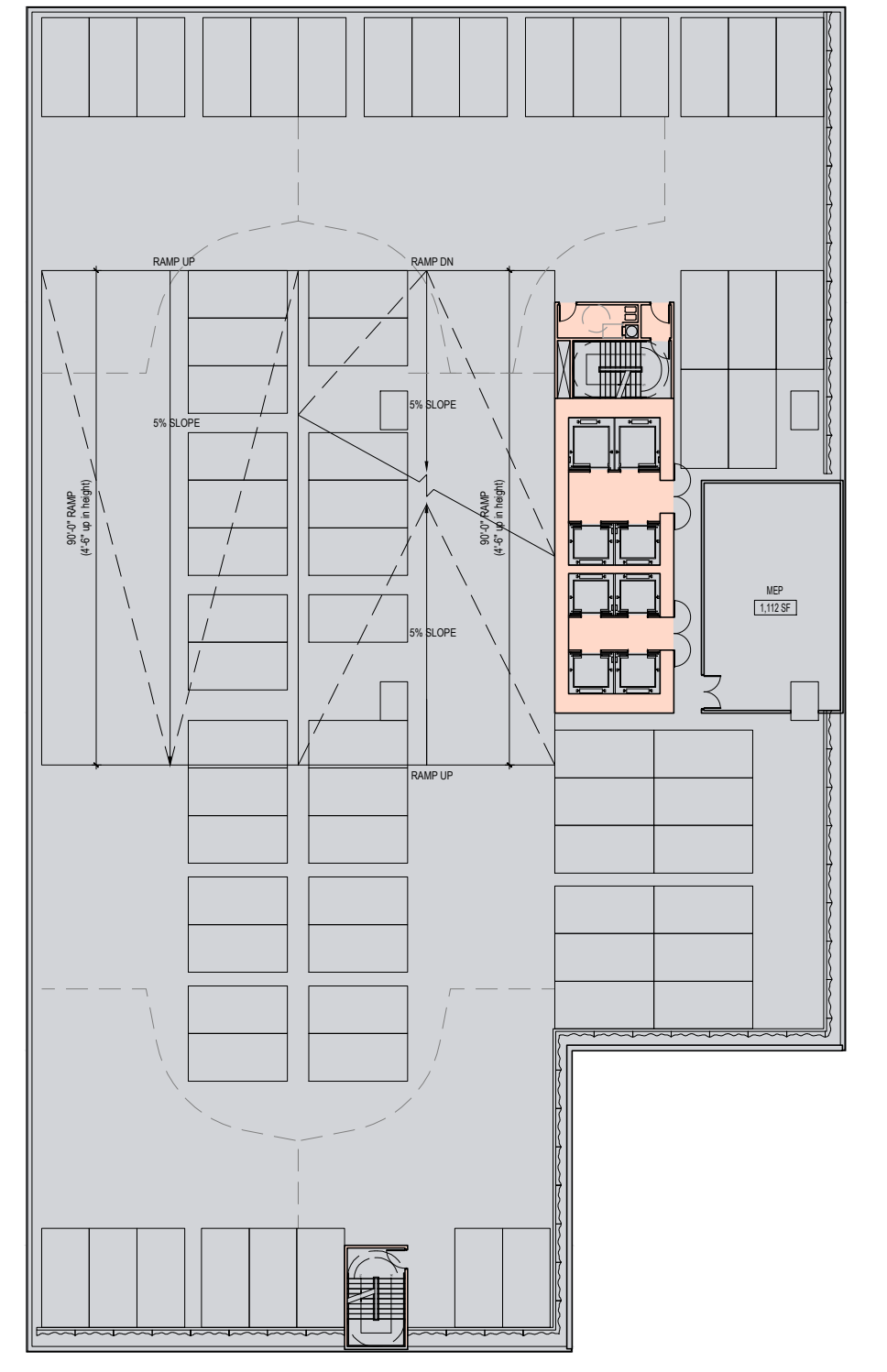
5 MEZZANINE LEVEL
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
Mezzanine	14,110	6,028	1,168	900	4,950	1,064



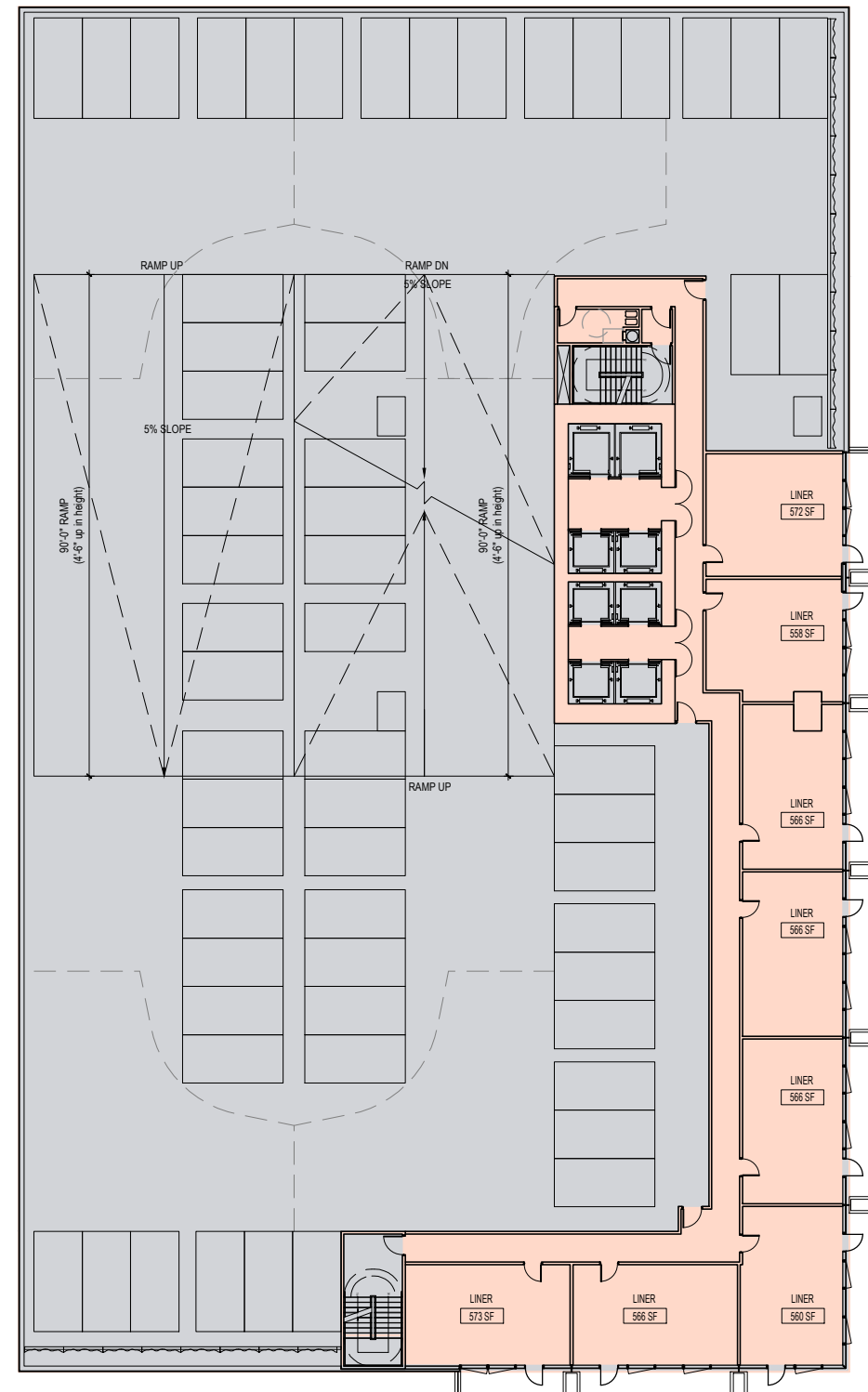
6 LEVEL 2
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
2nd Fl.	33,752	1,070	784	900	30,060	938



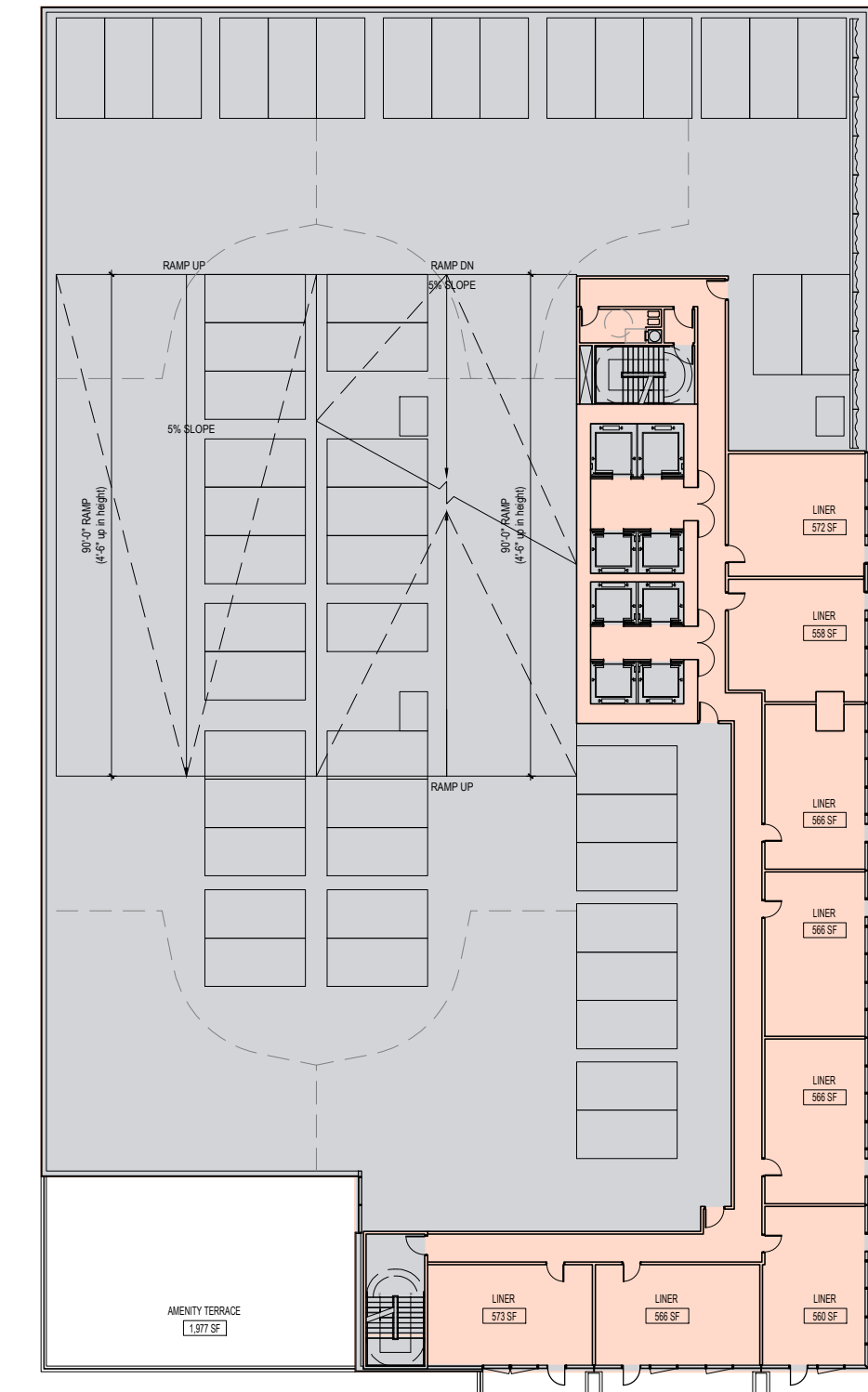
7 LEVELS 3-4
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
3rd - 4th Fl.	33,752	1,070	784	900	30,060	938



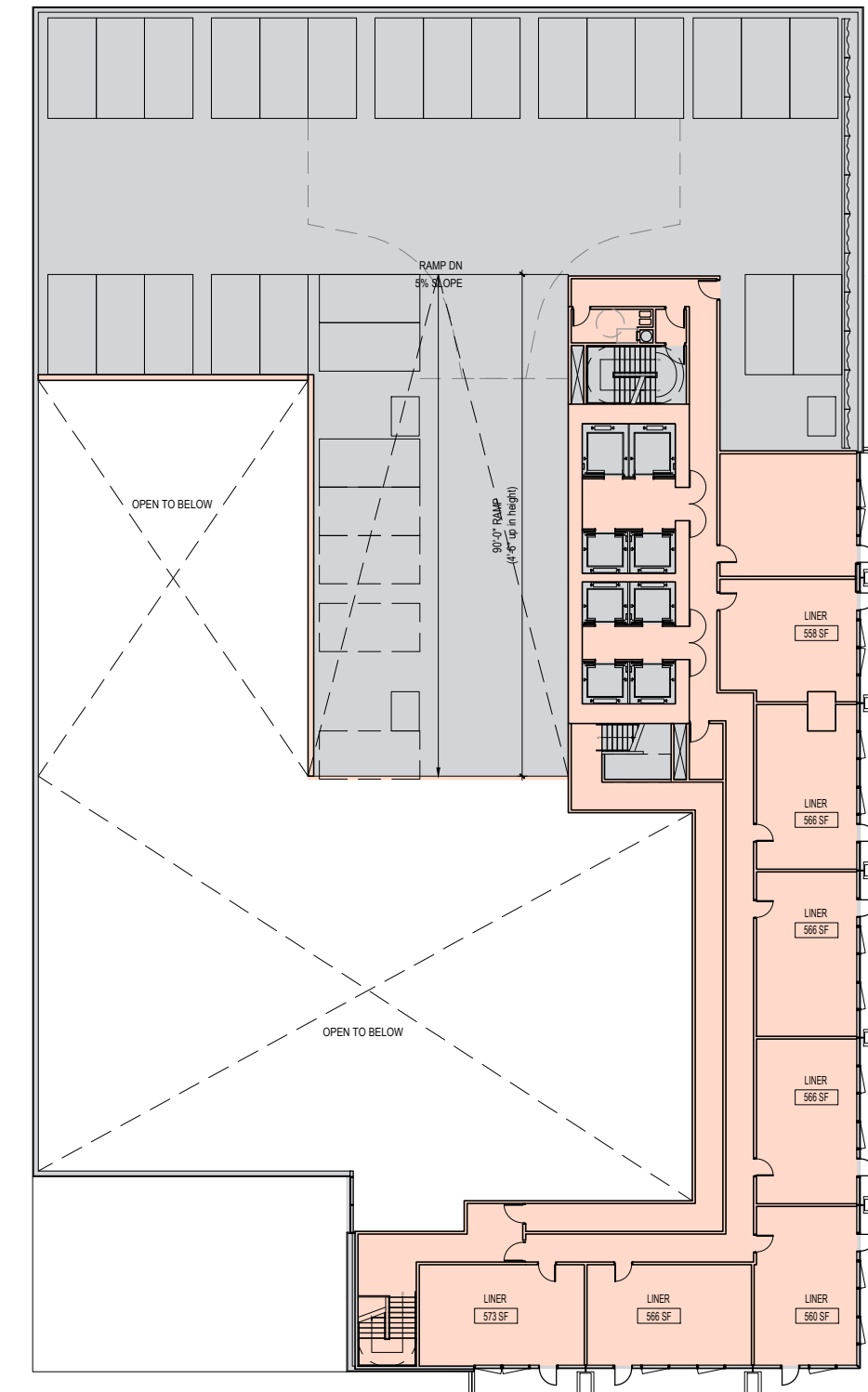
8 LEVELS 5-7
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
5th - 7th Fl.	36,344	206	691	900	27,896	6,651



9 LEVEL 8
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
8th Fl.	34,372	205	718	900	25,911	6,638



10 LEVEL 9
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
9th Fl.	22,338	237	718	900	12,820	7,663



NO.	DATE	REVISION
01	08/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	CITY PLANNING SUBMISSION

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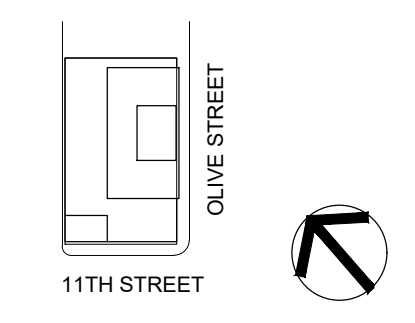
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



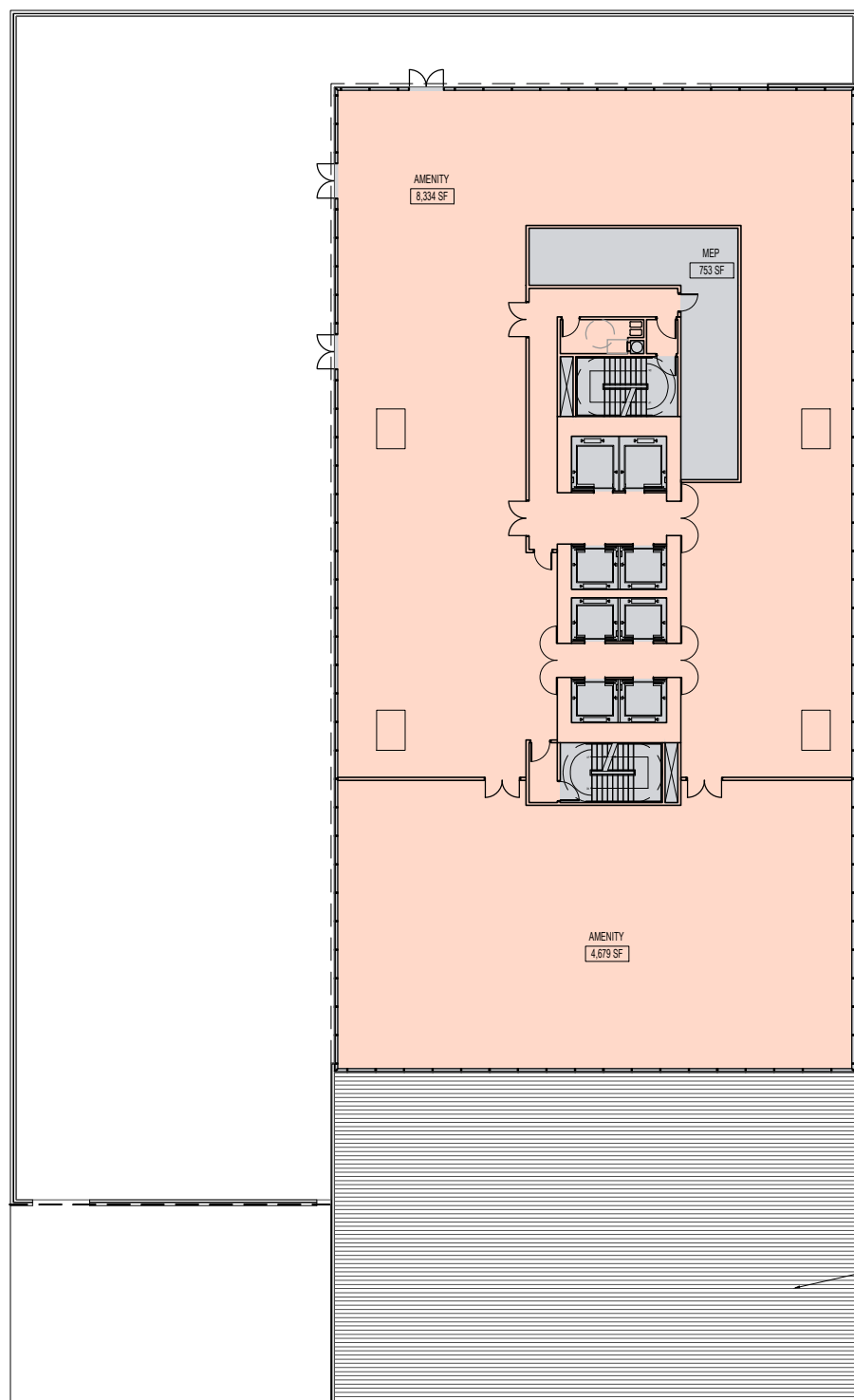
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

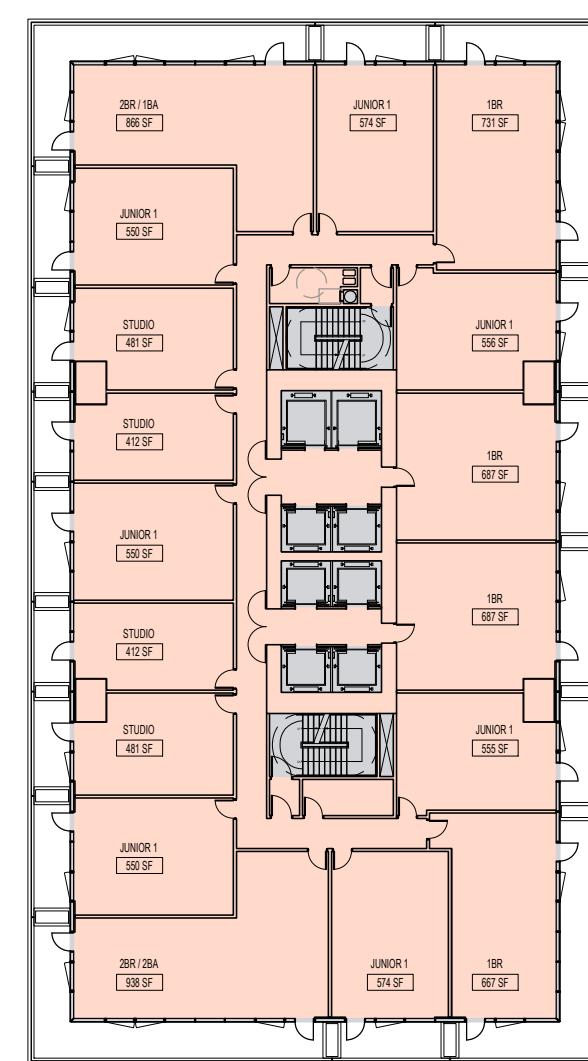
FLOOR AREA DIAGRAMS

A-007



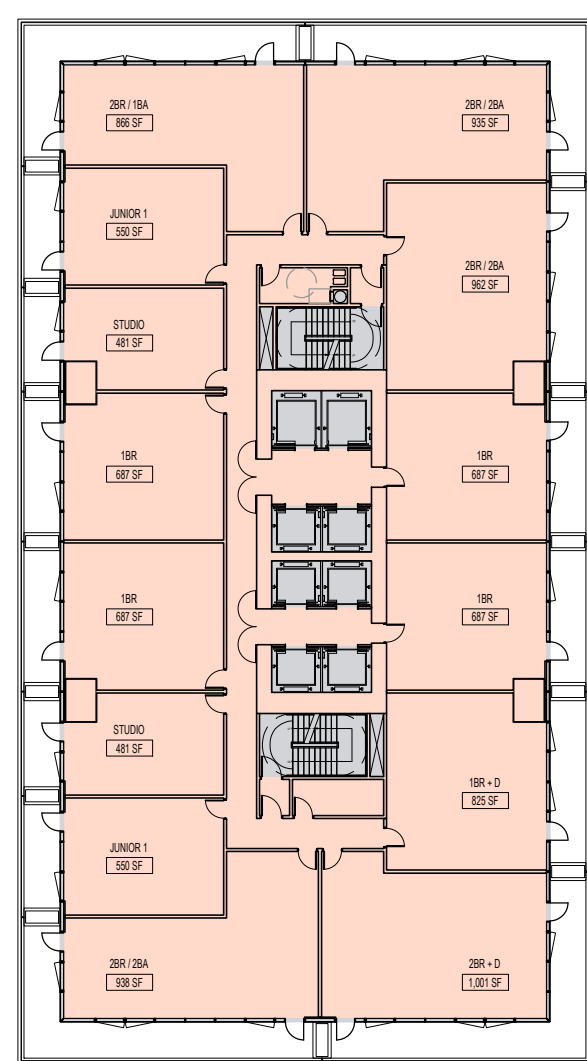
1 LEVEL 10
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
10th Fl.	15,941	1,231	430	965	0	13,315



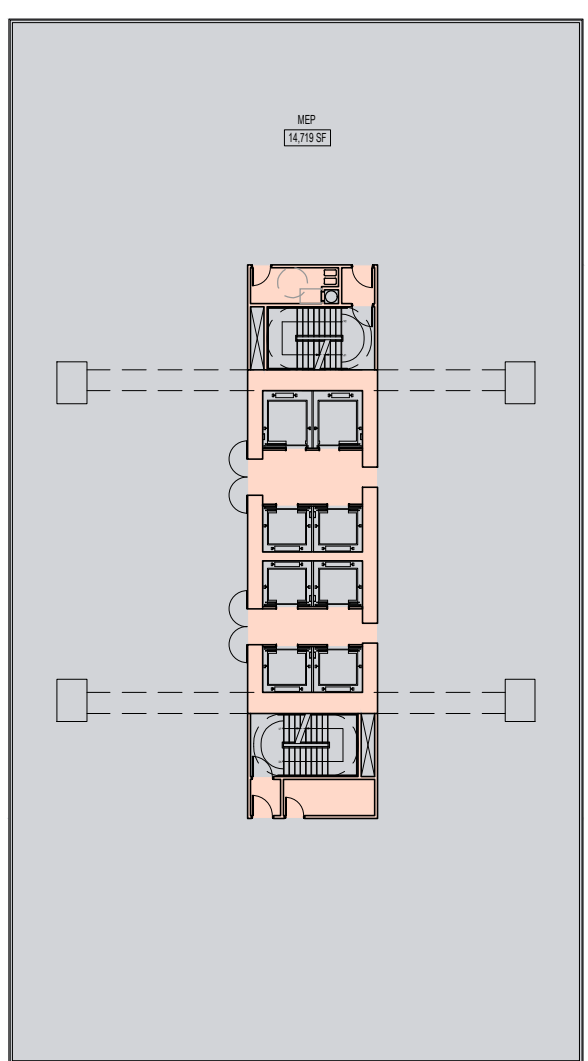
2 LEVELS 11-20
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
11th-20th Fl.	13,080	392	290	965	0	11,433



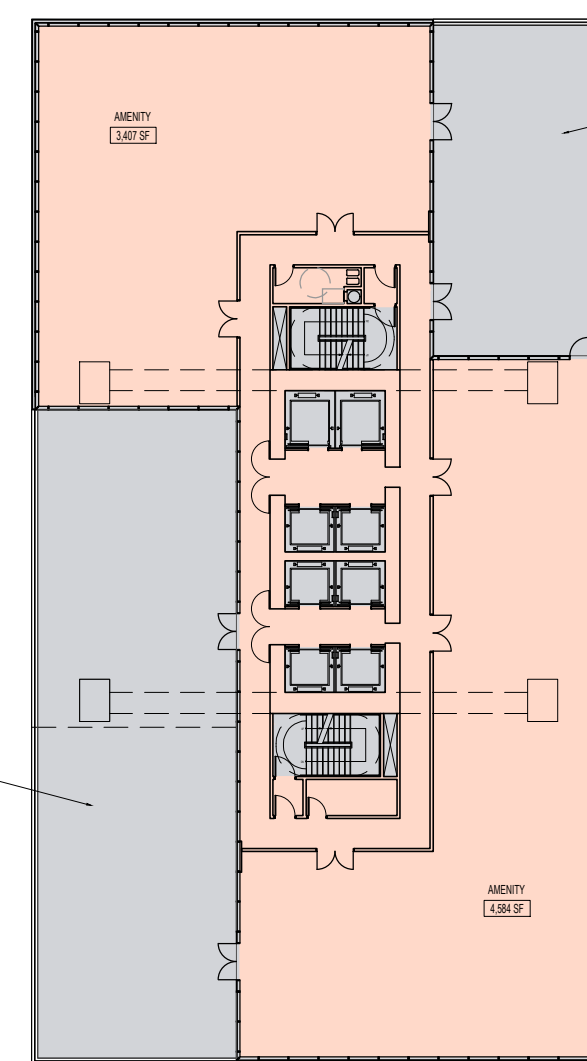
3 LEVELS 21-51
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
21st-51st Fl.	13,080	392	290	965	0	11,433



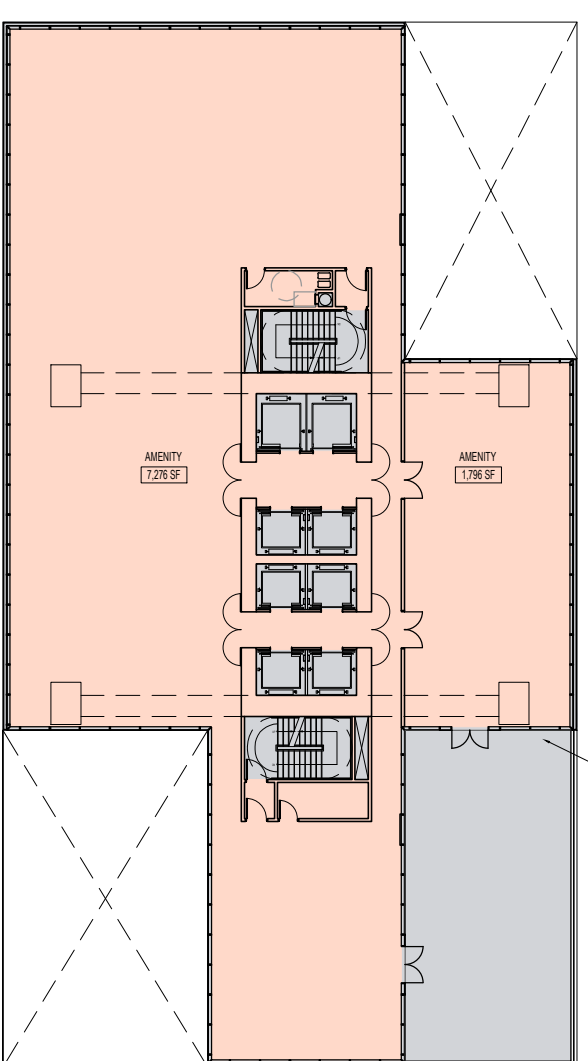
4 LEVEL 52
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
52nd Fl.	16,662	14,349	313	965	0	1,035



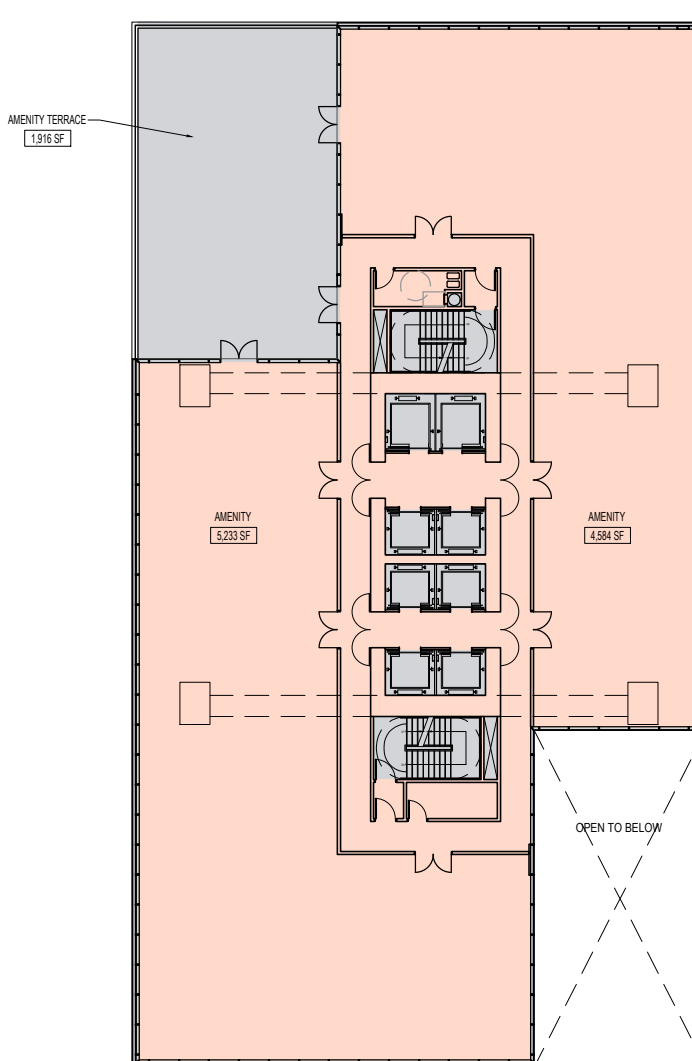
5 LEVEL 53
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
53rd Fl.	16,662	353	502	965	0	5,331	9,511



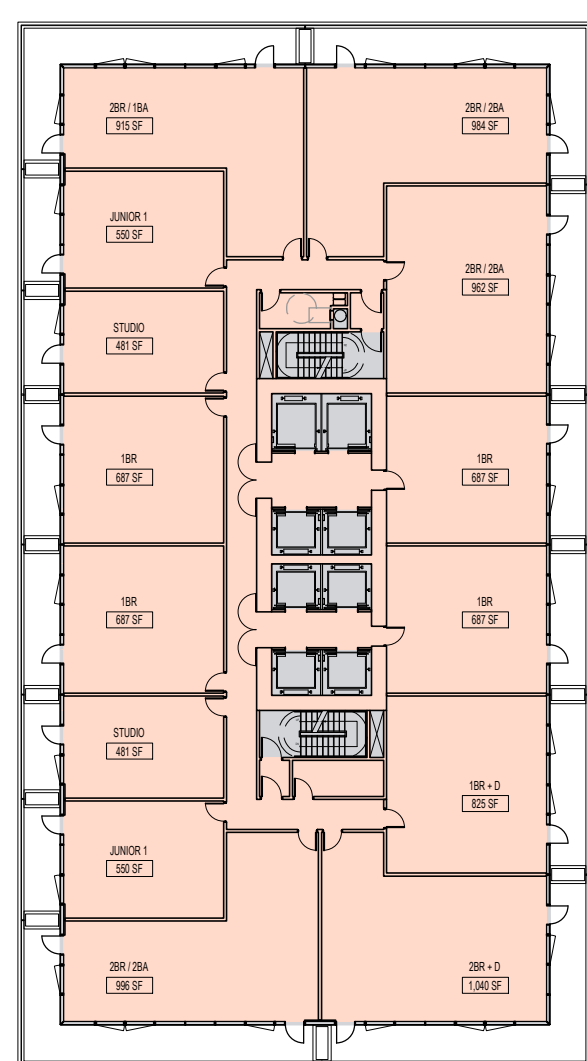
6 LEVEL 54
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
54th Fl.	13,138	346	502	965	0	1,608	9,717



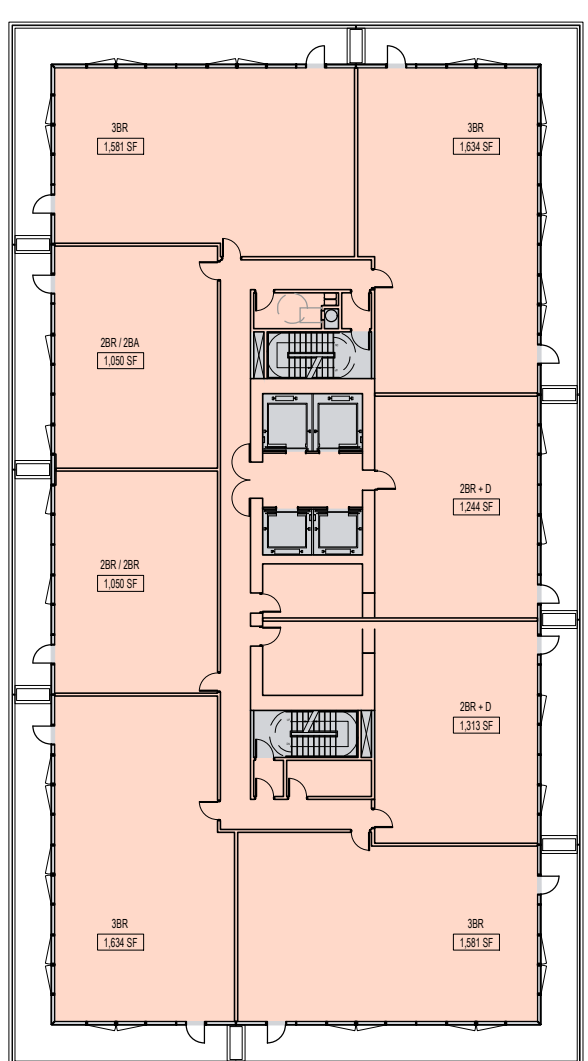
7 LEVEL 55
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
55th Fl.	15,054	394	534	965	0	1,916	11,245



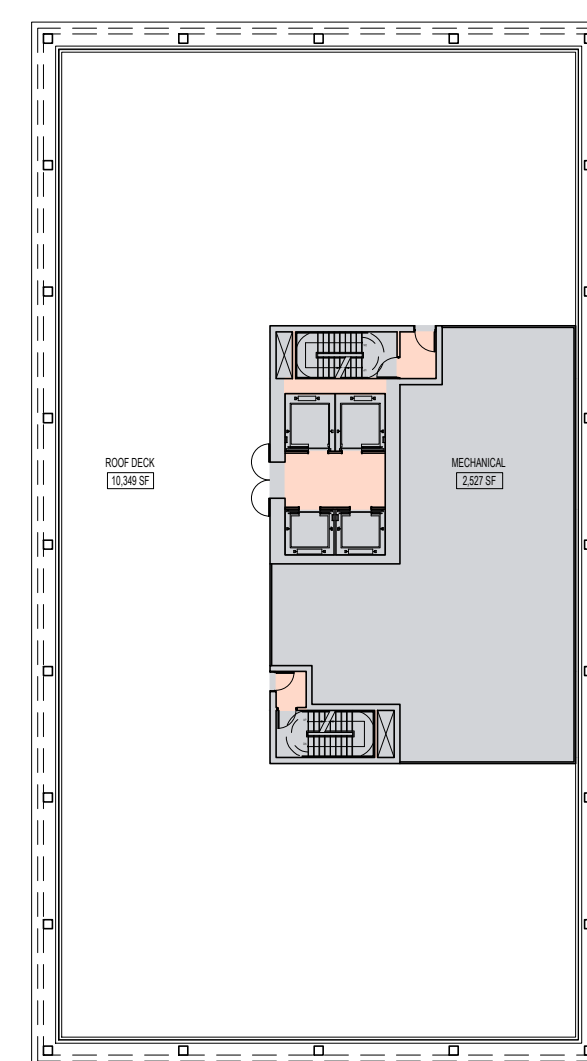
8 LEVELS 56-60
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
56th-60th Fl.	13,080	392	290	857	0	11,541



9 LEVELS 61-70
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
61st-70th Fl.	13,080	392	290	587	0	11,811



10 ROOF
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
Roof	3,715	2527	302	620	0	266	

ORANGE FLOOR AREA
GREY DEDUCTIONS

FLOOR	# OF FLOORS	GFA	TOTAL DEDUCTIONS	FA
Roof	1	3,715	3,449	266
61st-70th Fl.	10	130,800	12,694	118,106
56th-60th Fl.	5	65,400	7,697	57,703
55th Fl.	1	15,054	3,809	11,245
54th Fl.	1	13,138	3,421	9,717
53rd Fl.	1	16,662	7,151	9,511
52nd Fl.	1	16,662	15,627	1,035
21st-51st Fl.	31	405,480	51,069	354,411
11th-20th Fl.	10	130,800	16,474	114,326
10th Fl.	1	15,941	2,626	13,315
9th Fl.	1	22,338	14,675	7,663
8th Fl.	1	34,372	27,734	6,638
5th - 7th Fl.	3	109,032	89,078	19,954
3rd - 4th Fl.	2	67,504	65,628	1,876
2nd Fl.	1	33,752	32,814	938
Mezzanine	1	14,110	13,046	1,064
1st Fl.	1	33,123	13,739	19,384
TOTALS ABV. GRADE		1,127,883	380,732	747,151
B1	1	36,480	35,757	723
B2-B5	4	150,816	147,924	2,892
B6	1	28,159	27,148	1,011
TOTALS BELOW GRADE		215,455	210,829	4,626
TOTALS		1,343,338	591,561	751,777

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION
03122020		CITY PLANNING SUBMISSION

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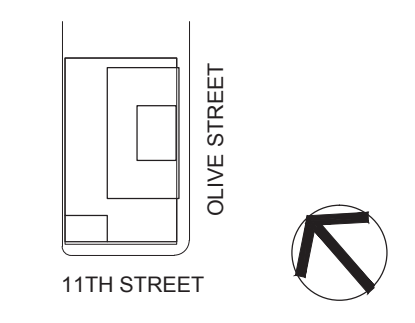
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KEY PLAN

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LOS ANGELES, CA 90015



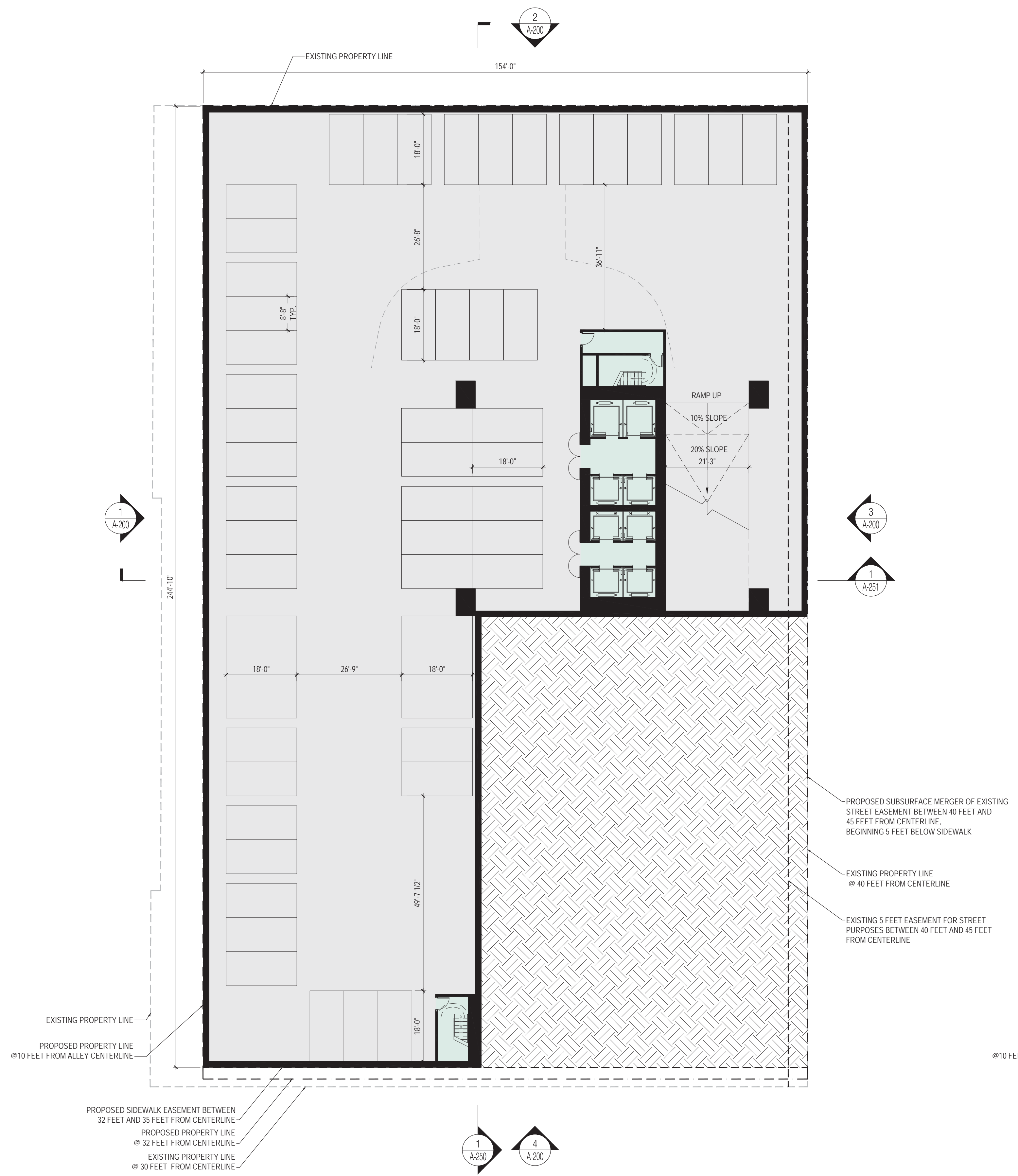
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 SCALE: 1/8" = 1'-0"

**FLOOR PLANS:
BASEMENT 6 & 2-5**

A-100



1 BASEMENT 6 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 6	50	5	55

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



2 BASEMENT 2-5 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 2-5	72	10	82

PROPOSED SUBSURFACE MERGER OF EXISTING STREET EASEMENT BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE, BEGINNING 5 FEET BELOW SIDEWALK

EXISTING PROPERTY LINE @ 40 FEET FROM CENTERLINE

EXISTING 5 FEET EASEMENT FOR STREET PURPOSES BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE

PROPOSED SUBSURFACE MERGER OF EXISTING STREET EASEMENT BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE, BEGINNING 5 FEET BELOW SIDEWALK

EXISTING PROPERTY LINE @ 40 FEET FROM CENTERLINE

EXISTING 5 FEET EASEMENT FOR STREET PURPOSES BETWEEN 40 FEET AND 45 FEET FROM CENTERLINE

PROPOSED SIDEWALK EASEMENT BETWEEN 32 FEET AND 35 FEET FROM CENTERLINE

PROPOSED PROPERTY LINE @ 32 FEET FROM CENTERLINE

EXISTING PROPERTY LINE @ 30 FEET FROM CENTERLINE

PROPOSED SIDEWALK EASEMENT BETWEEN 32 FEET AND 35 FEET FROM CENTERLINE

PROPOSED PROPERTY LINE @ 32 FEET FROM CENTERLINE

EXISTING PROPERTY LINE @ 30 FEET FROM CENTERLINE

NO.	DATE	REVISION
08/15/2017		ENTITLEMENT SUBMISSION
11/06/2018		CITY PLANNING SUBMISSION
03/12/2020		CITY PLANNING SUBMISSION

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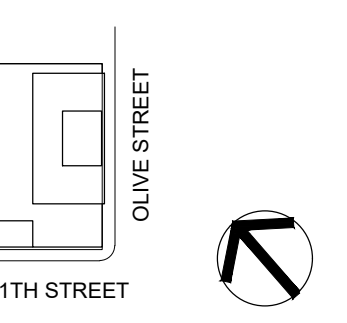
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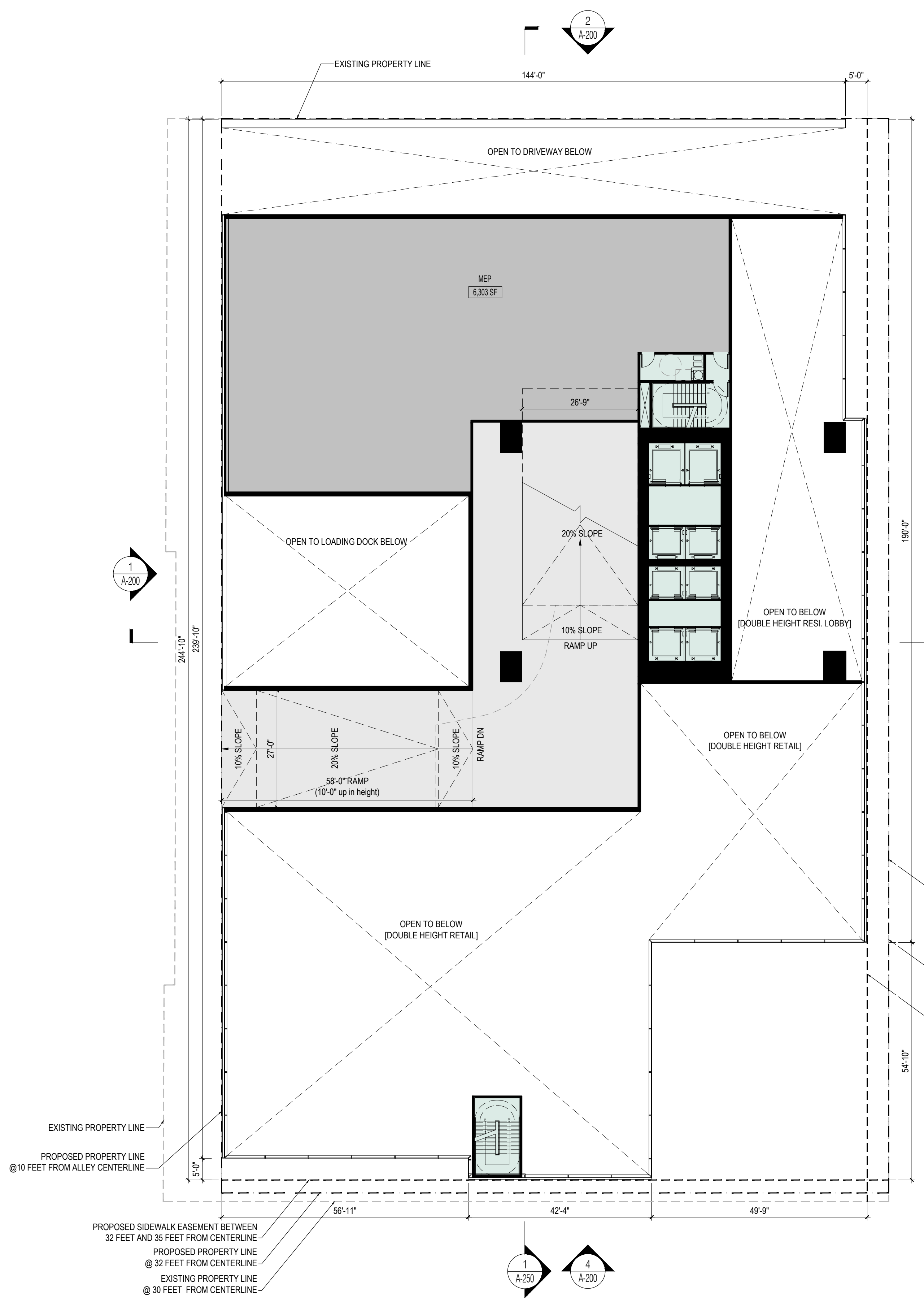
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

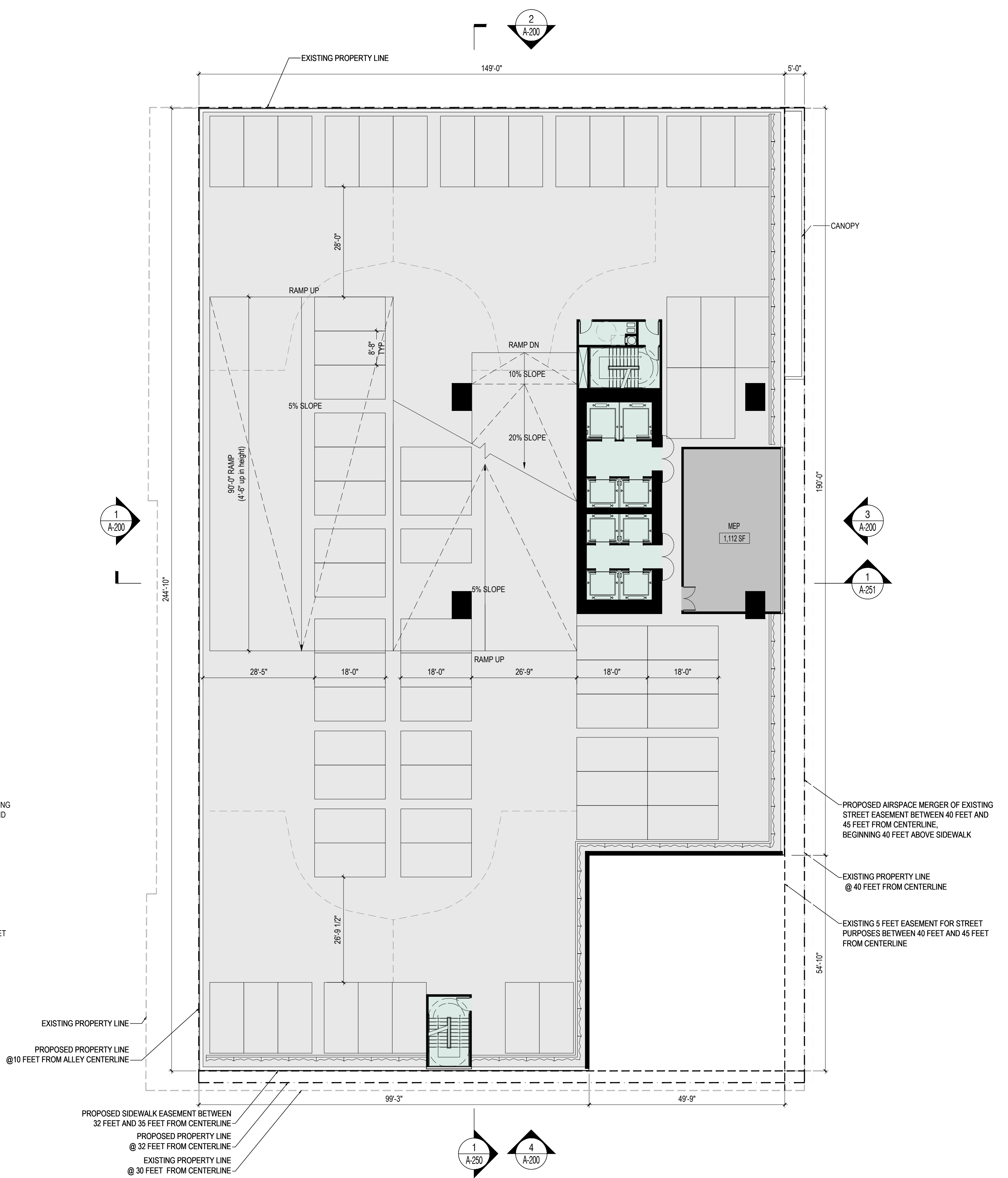
**FLOOR PLANS:
MEZZANINE & 2ND FLOOR**

A-102



1 MEZZANINE FLOOR PLAN
SCALE: 1/16" = 1'-0"

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



2 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVEL 2	57	8	65

NO.	DATE	REVISION
08/15/2017		ENTITLEMENT SUBMISSION
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03/12/2020		CITY PLANNING SUBMISSION

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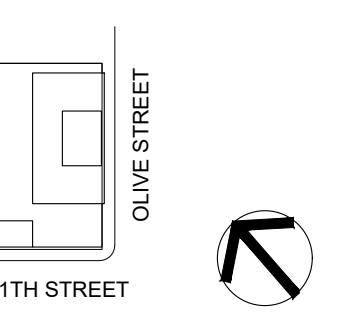
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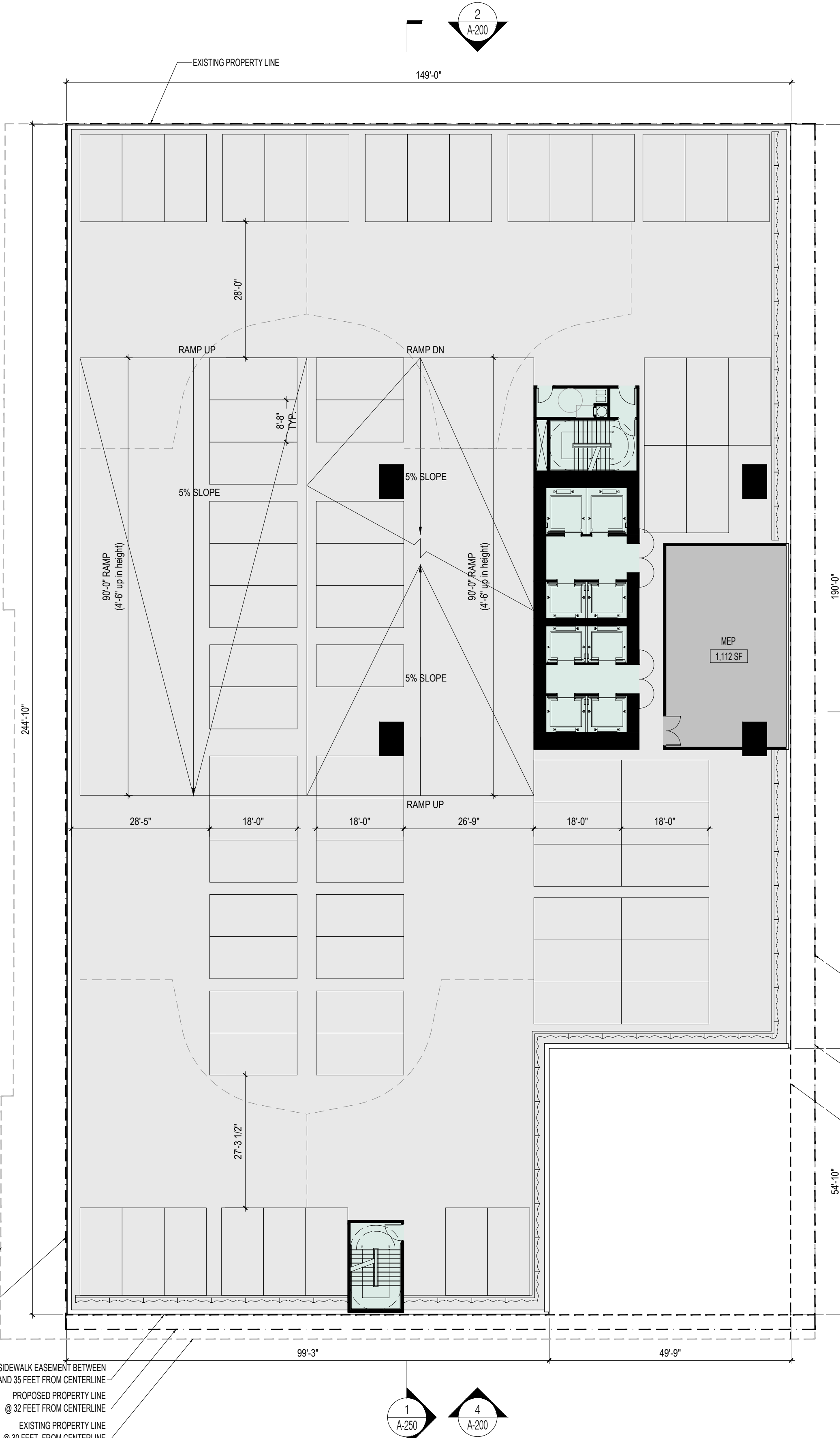
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

FLOOR PLANS: 3RD-4TH & 5TH-7TH FLOOR

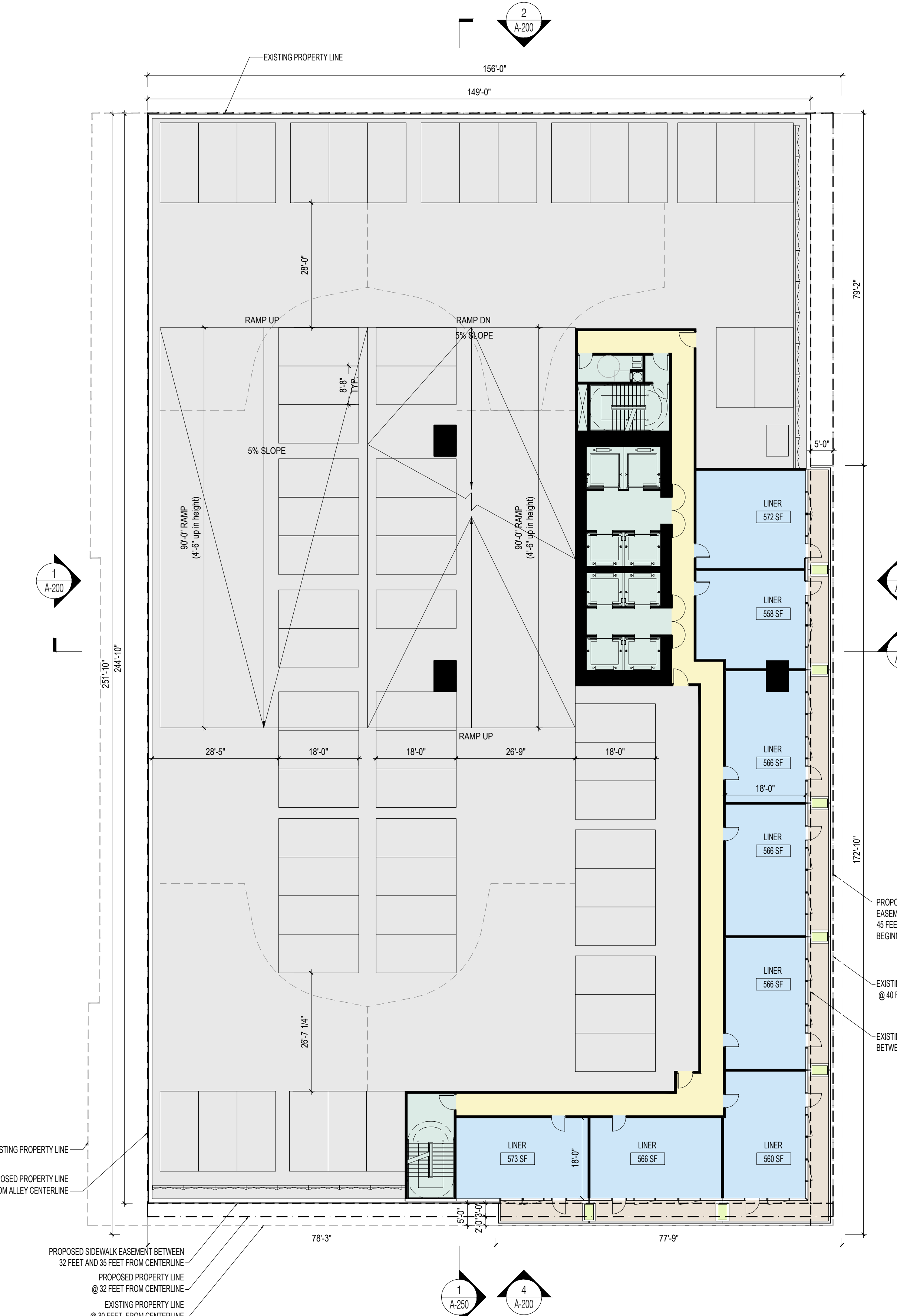
A-103



1 3RD-4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVELS 3-4	60	8	68
TOTAL	120	16	136

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



2 5TH-7TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG	LEVELS 5-7	# OF FLOORS	TOTAL
LEVELS 5-7	60		60	LINER	3	24
TOTAL	180		180			

NO.	DATE	REVISION
08/15/2017		ENTITLEMENT SUBMISSION
11/06/2018		CITY PLANNING SUBMISSION
03/12/2020		CITY PLANNING SUBMISSION

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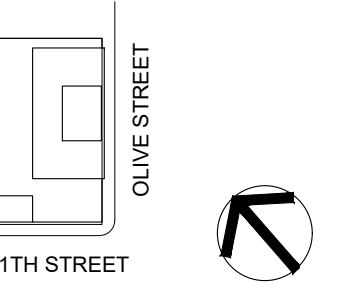
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



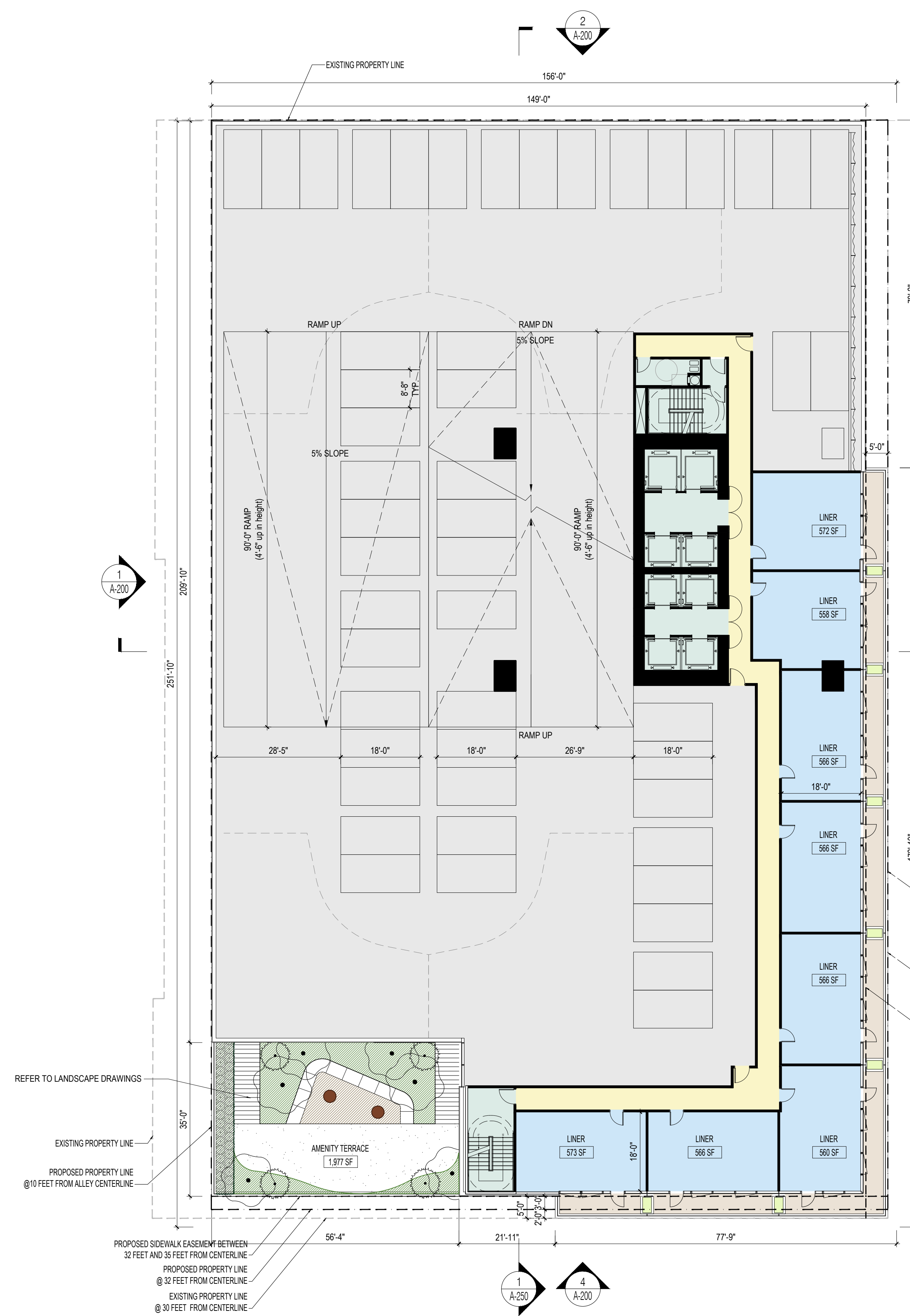
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/16" = 1'-0"

FLOOR PLANS: 8TH & 9TH FLOOR

A-104



LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVEL 8	49		49

LEVEL 8	# OF FLOORS	TOTAL
LINER	1	8

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVEL 9	25		25

LEVEL 9	# OF FLOORS	TOTAL
LINER	1	8

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

NO.	DATE	REVISION
08/15/2017	ENTITLEMENT SUBMISSION	
11/06/2018	CITY PLANNING SUBMISSION	
03/12/2020	CITY PLANNING SUBMISSION	

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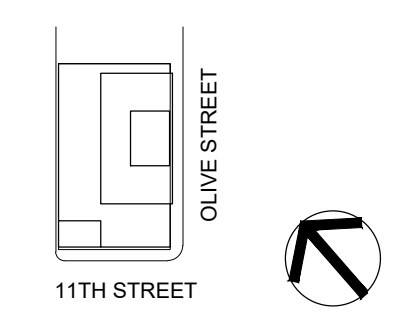
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



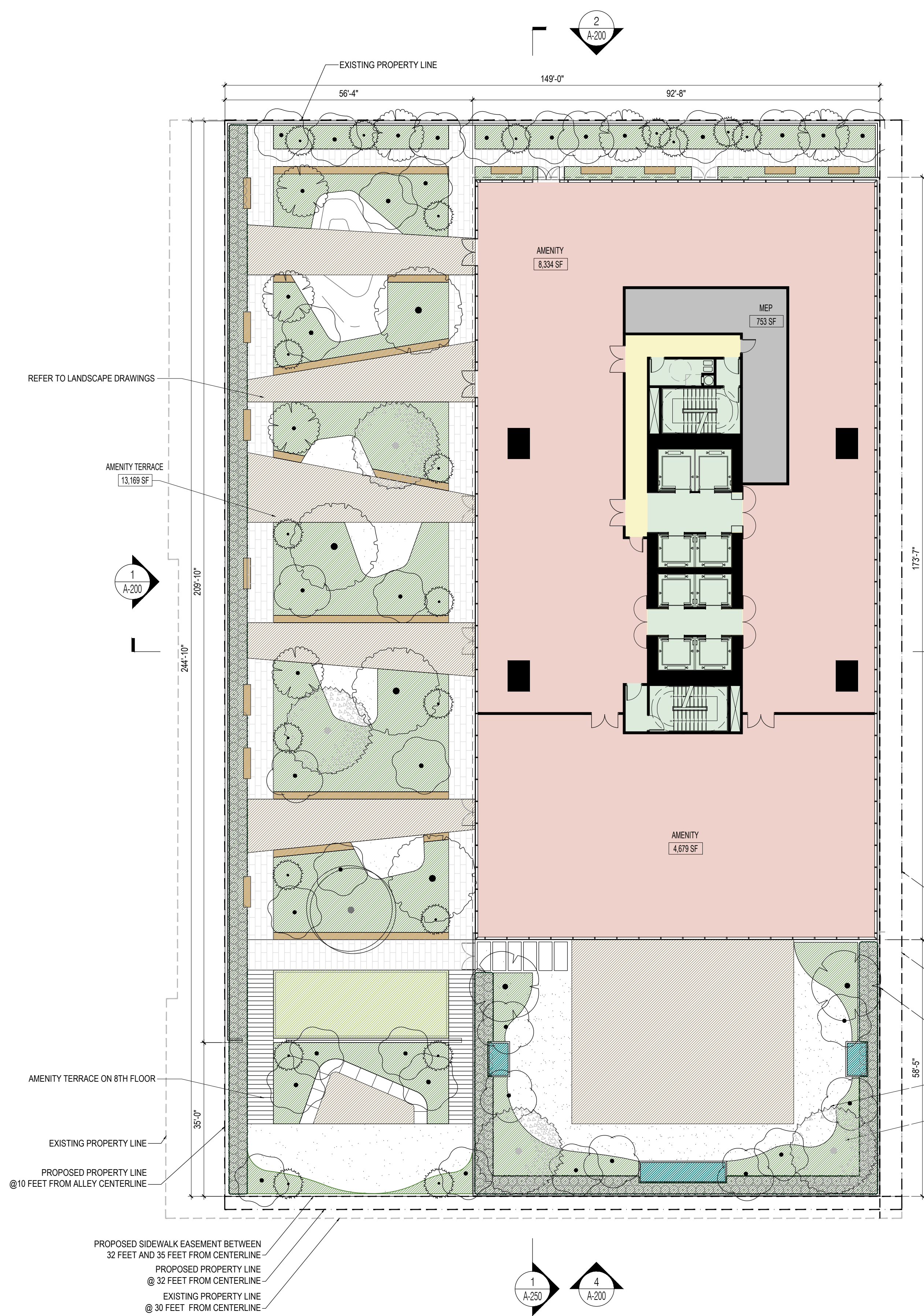
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

FLOOR PLANS: 10TH & 11TH-20TH FLOOR

A-105



1 10TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



2 11TH-20TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 11-20							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
4	7	4		2			17	10	170

NO.	DATE	REVISION
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11/06/2018	CITY PLANNING SUBMISSION	
03/12/2020	CITY PLANNING SUBMISSION	

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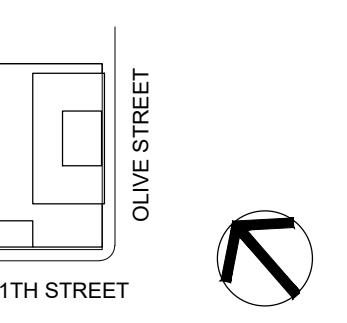
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



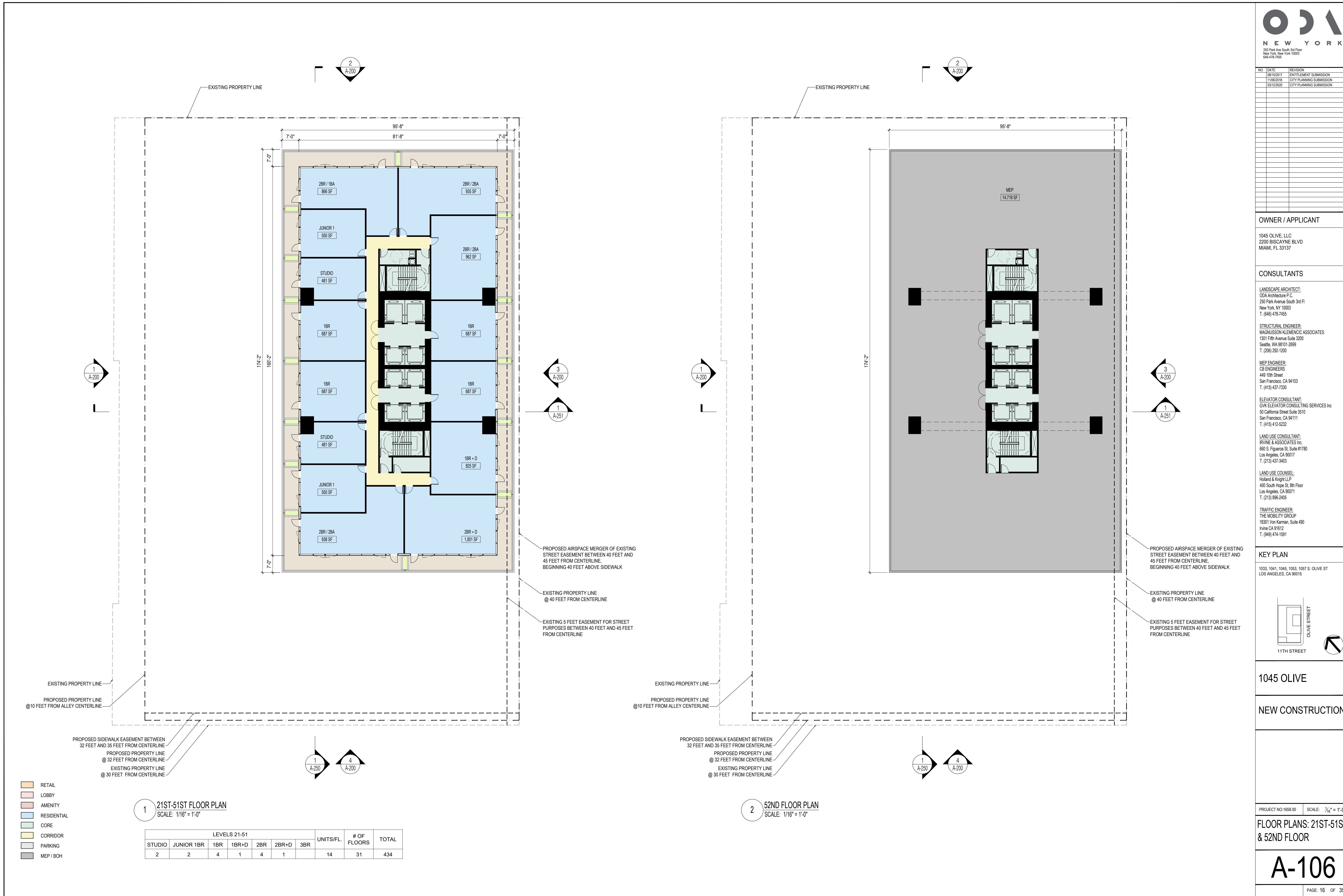
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

FLOOR PLANS: 21ST-51ST & 52ND FLOOR

A-106



1 21ST-51ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 21-51							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
2	2	4	1	4	1		14	31	434

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

2 52ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION
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11/06/2018	CITY PLANNING SUBMISSION	
03/12/2020	CITY PLANNING SUBMISSION	

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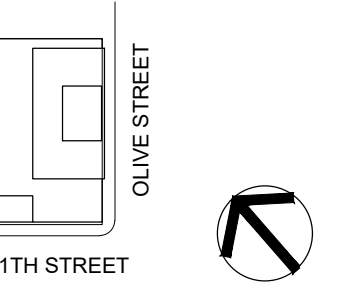
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



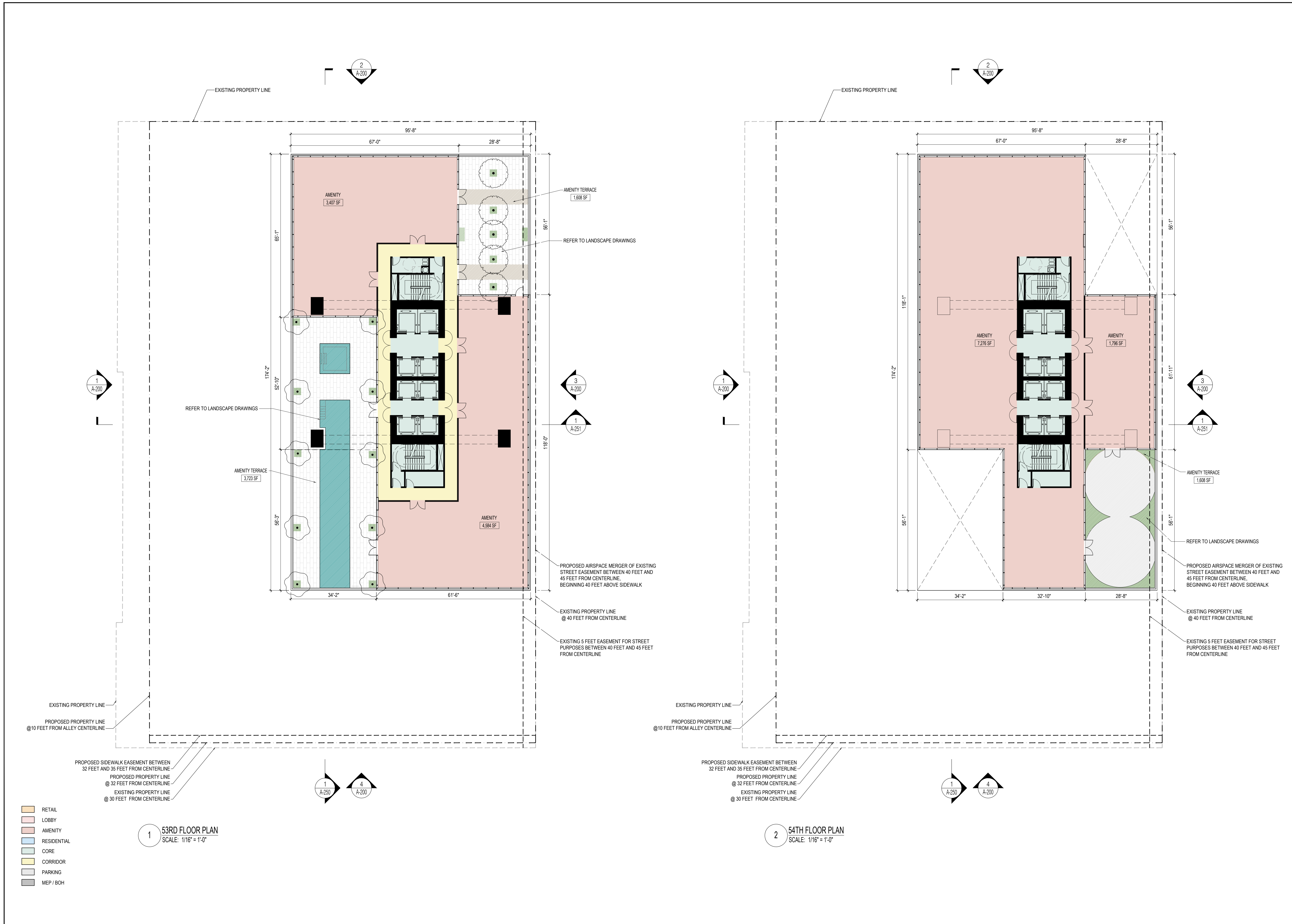
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/16" = 1'-0"

FLOOR PLANS: 53RD & 54TH FLOOR

A-107



1 53RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

2 54TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION
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11/06/2018	CITY PLANNING SUBMISSION	
03/12/2020	CITY PLANNING SUBMISSION	

OWNER / APPLICANT

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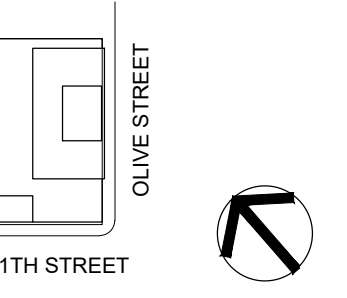
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



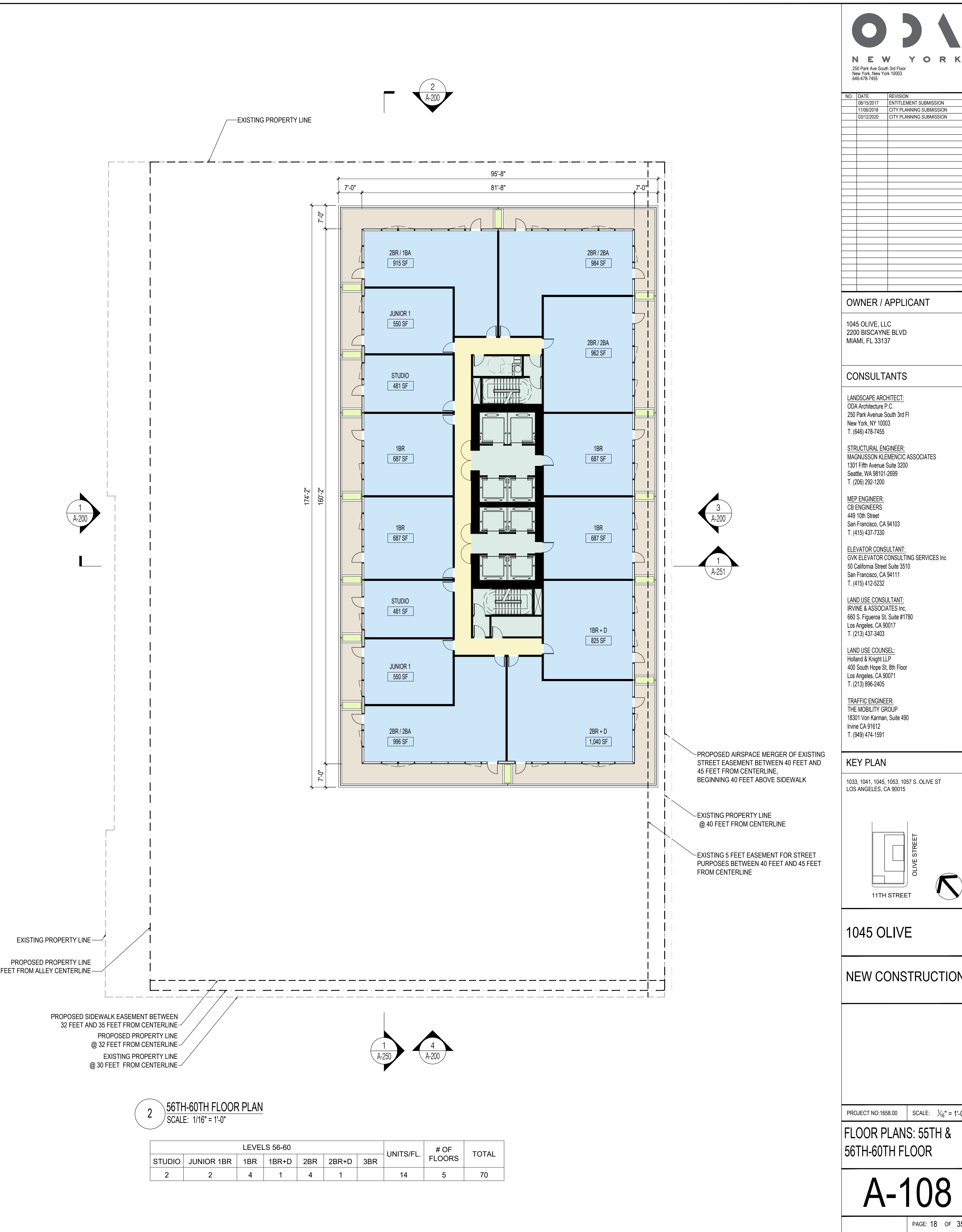
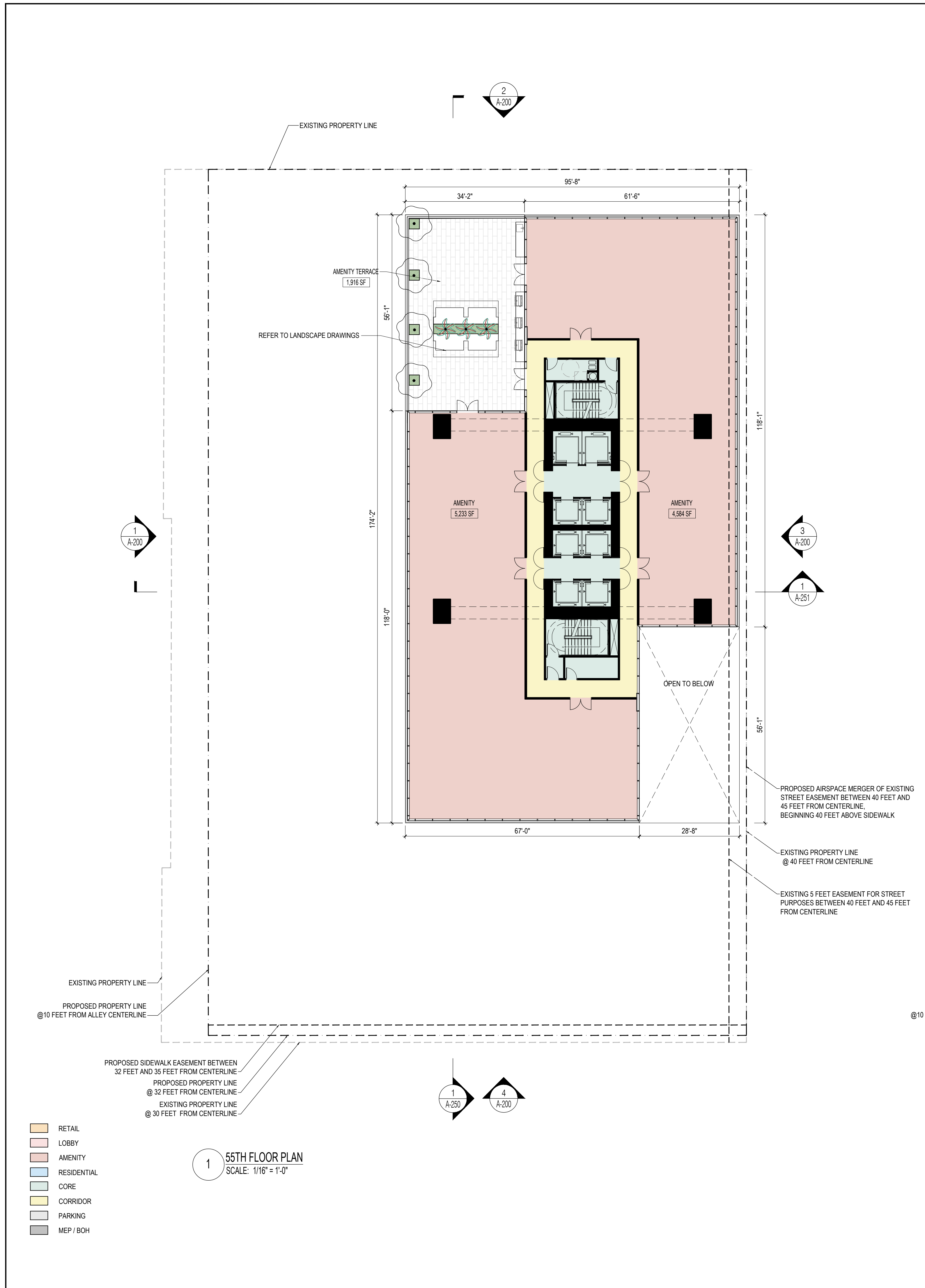
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/16" = 1'-0"

FLOOR PLANS: 55TH & 56TH-60TH FLOOR

A-108



NO.	DATE	REVISION
08/15/2017	ENTITLEMENT SUBMISSION	
11/06/2018	CITY PLANNING SUBMISSION	
03/12/2020	CITY PLANNING SUBMISSION	

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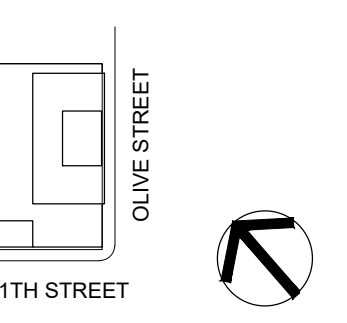
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



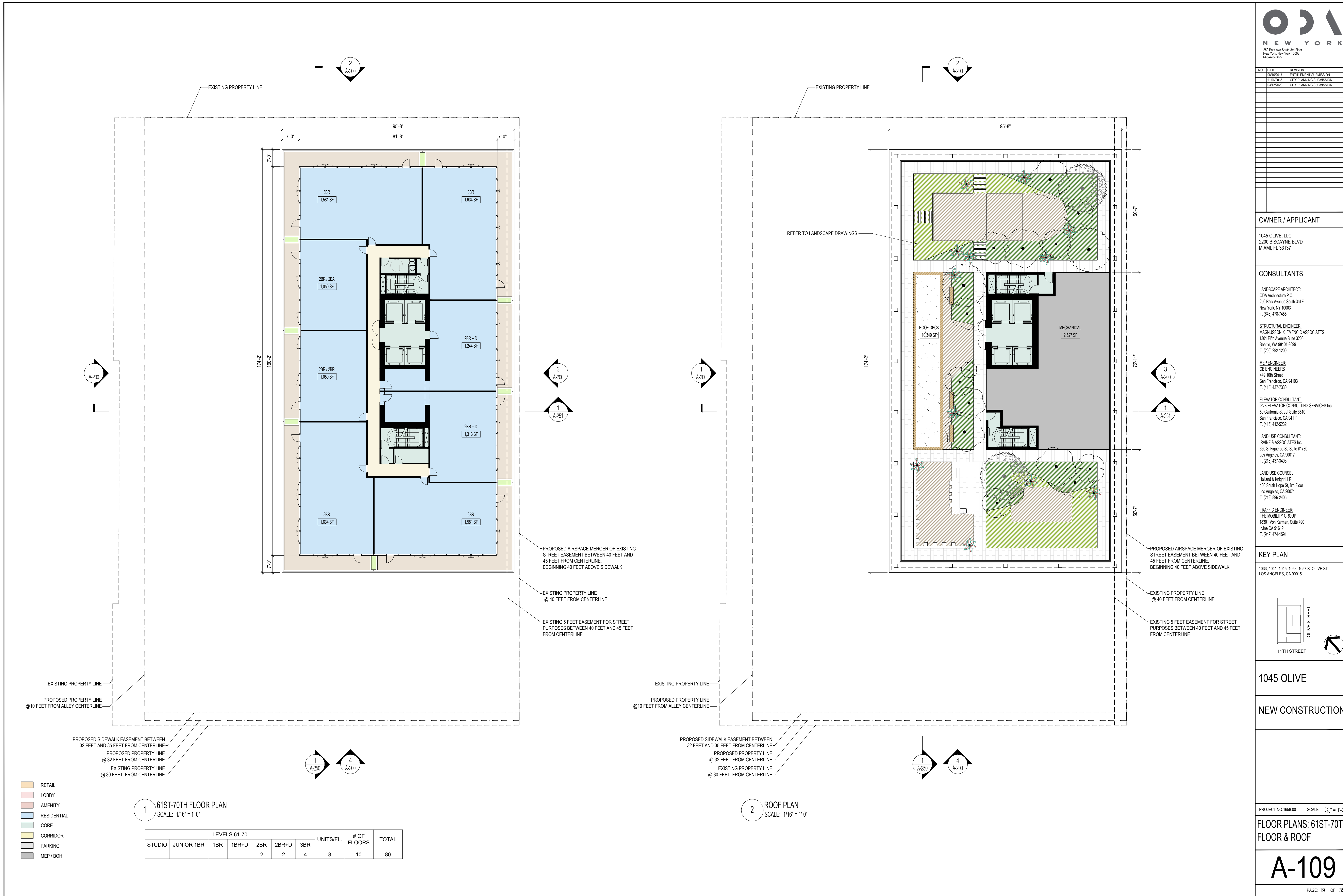
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

FLOOR PLANS: 61ST-70TH FLOOR & ROOF

A-109



- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

1 61ST-70TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 61-70							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
				2	2	4	8	10	80

2 ROOF PLAN
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION
08/15/2017		ENTITLEMENT SUBMISSION
11/06/2018		CITY PLANNING SUBMISSION
03/12/2020		CITY PLANNING SUBMISSION

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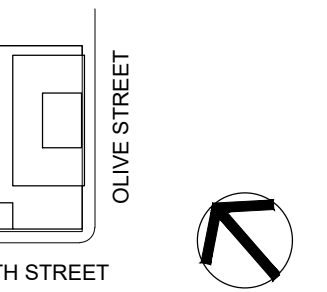
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS

A-200



1 SOUTH ELEVATION
SCALE: 3/128" = 1'-0"

2 EAST ELEVATION
SCALE: 3/128" = 1'-0"

3 NORTH ELEVATION
SCALE: 3/128" = 1'-0"

4 WEST ELEVATION
SCALE: 3/128" = 1'-0"

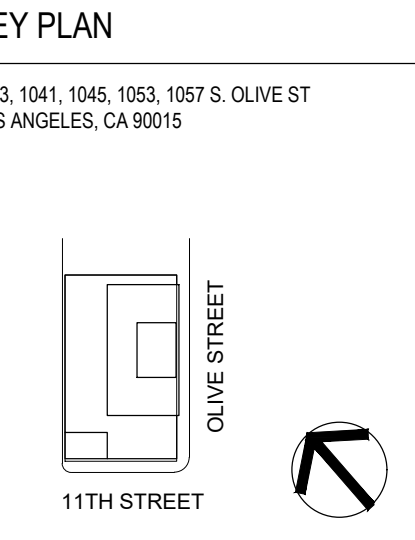
NO.	DATE	REVISION
01	08/15/2017	ENTITLED SUBMISSION
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03	03/22/2020	CITY PLANNING SUBMISSION

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KEY PLAN	
1033, 1041, 1045, 1053, 1057 S. OLIVE ST LOS ANGELES, CA 90015	

1045 OLIVE	
NEW CONSTRUCTION	



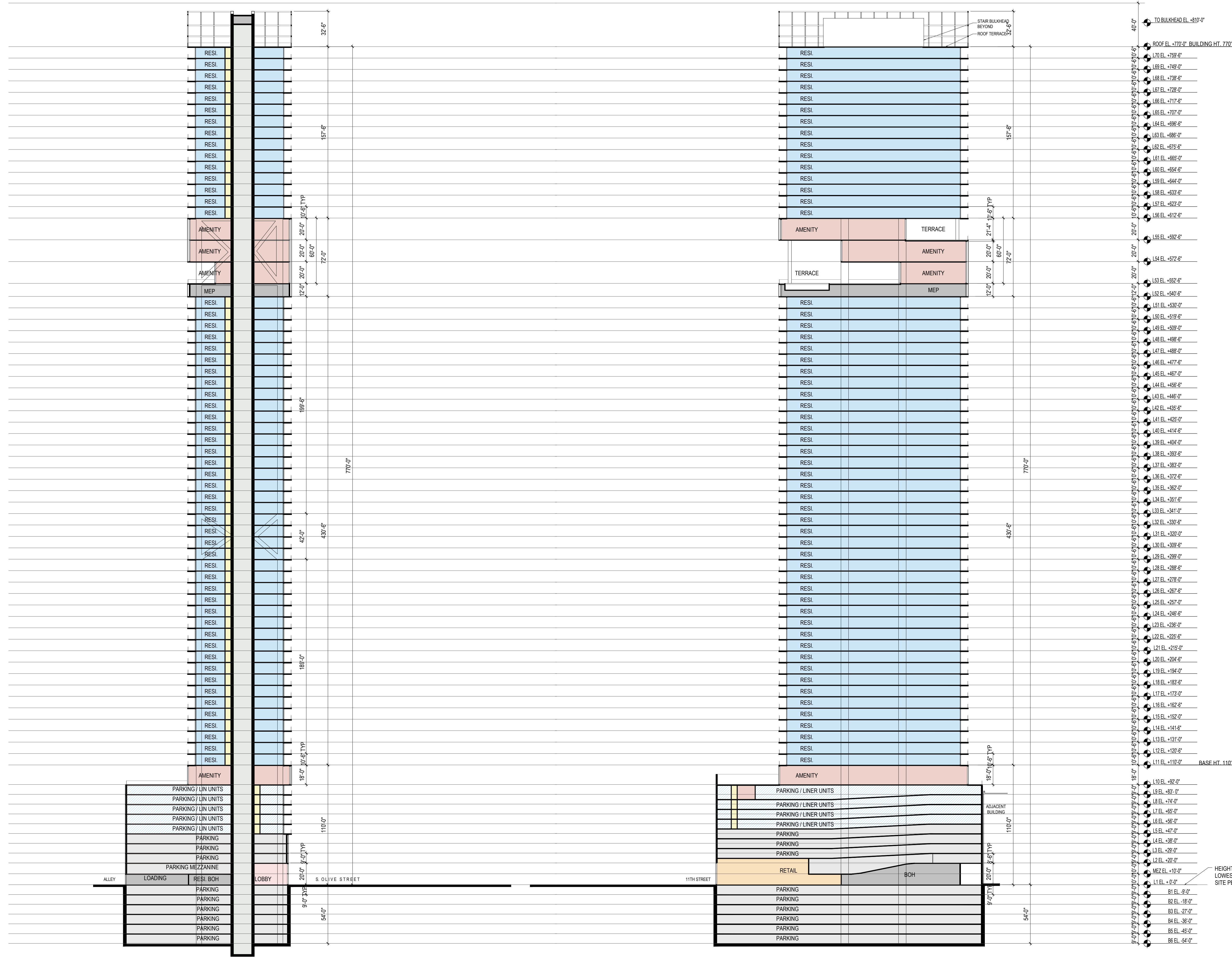
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 3/128" = 1'-0"

BUILDING SECTIONS

A-250

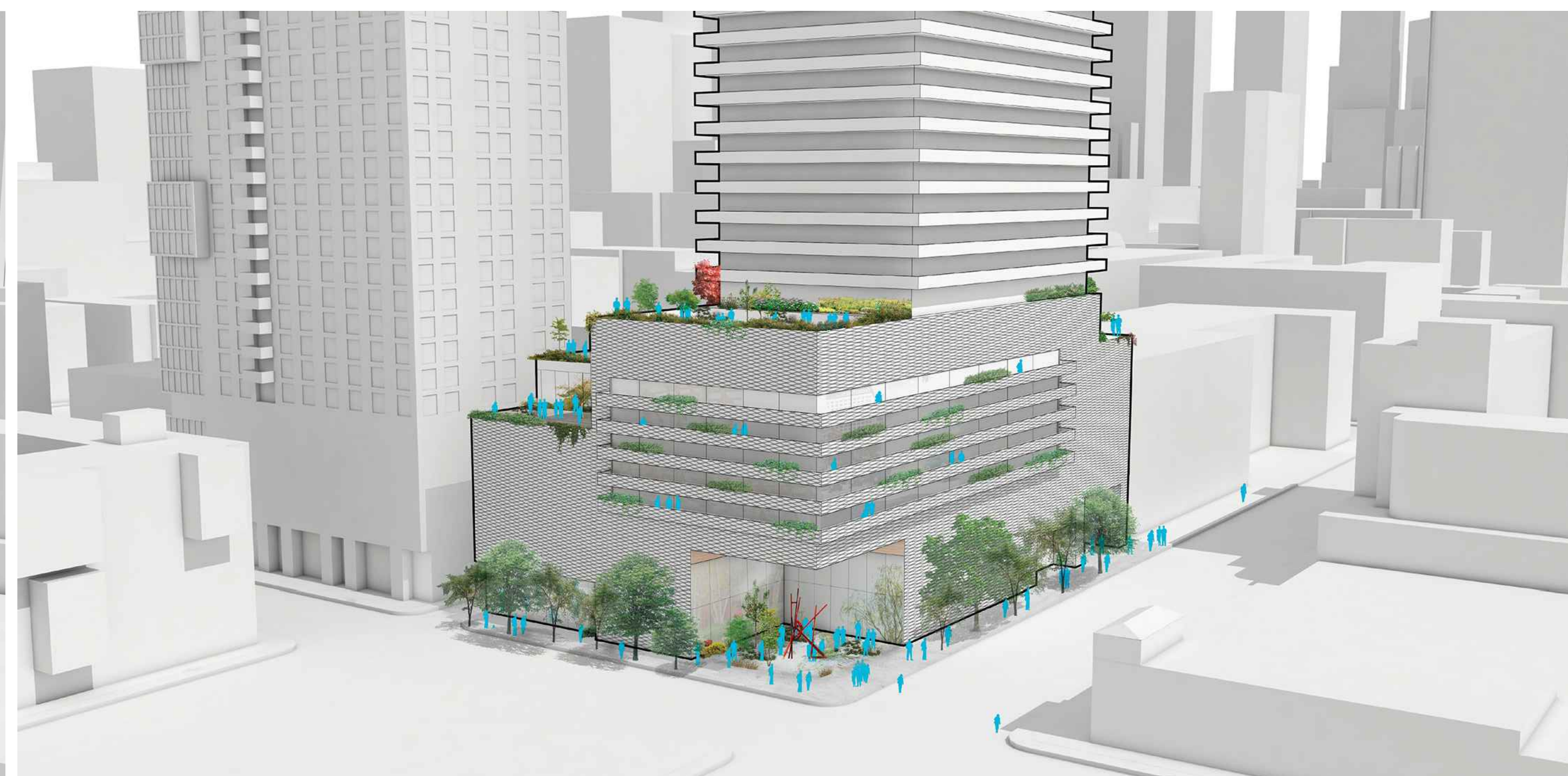
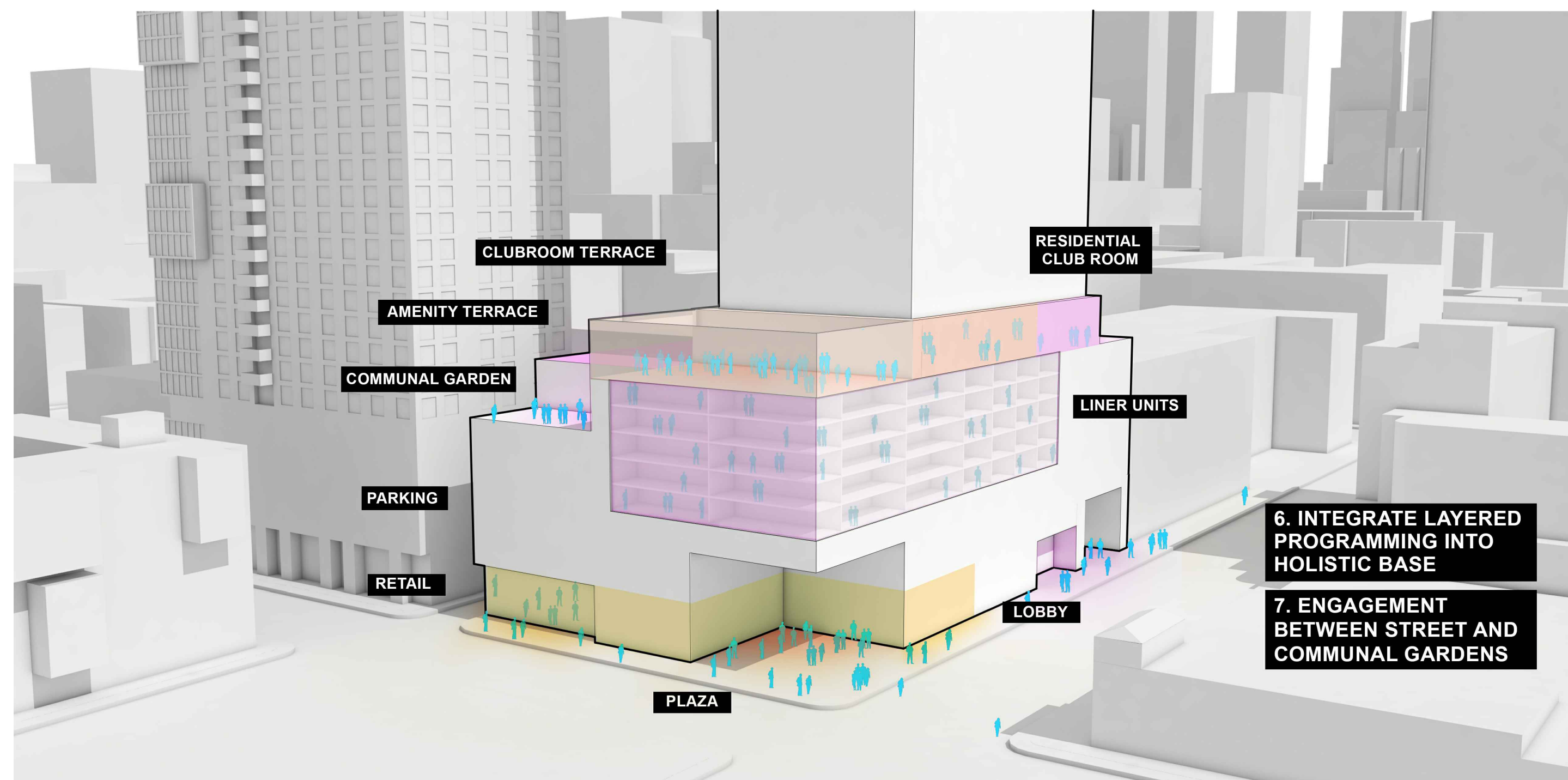
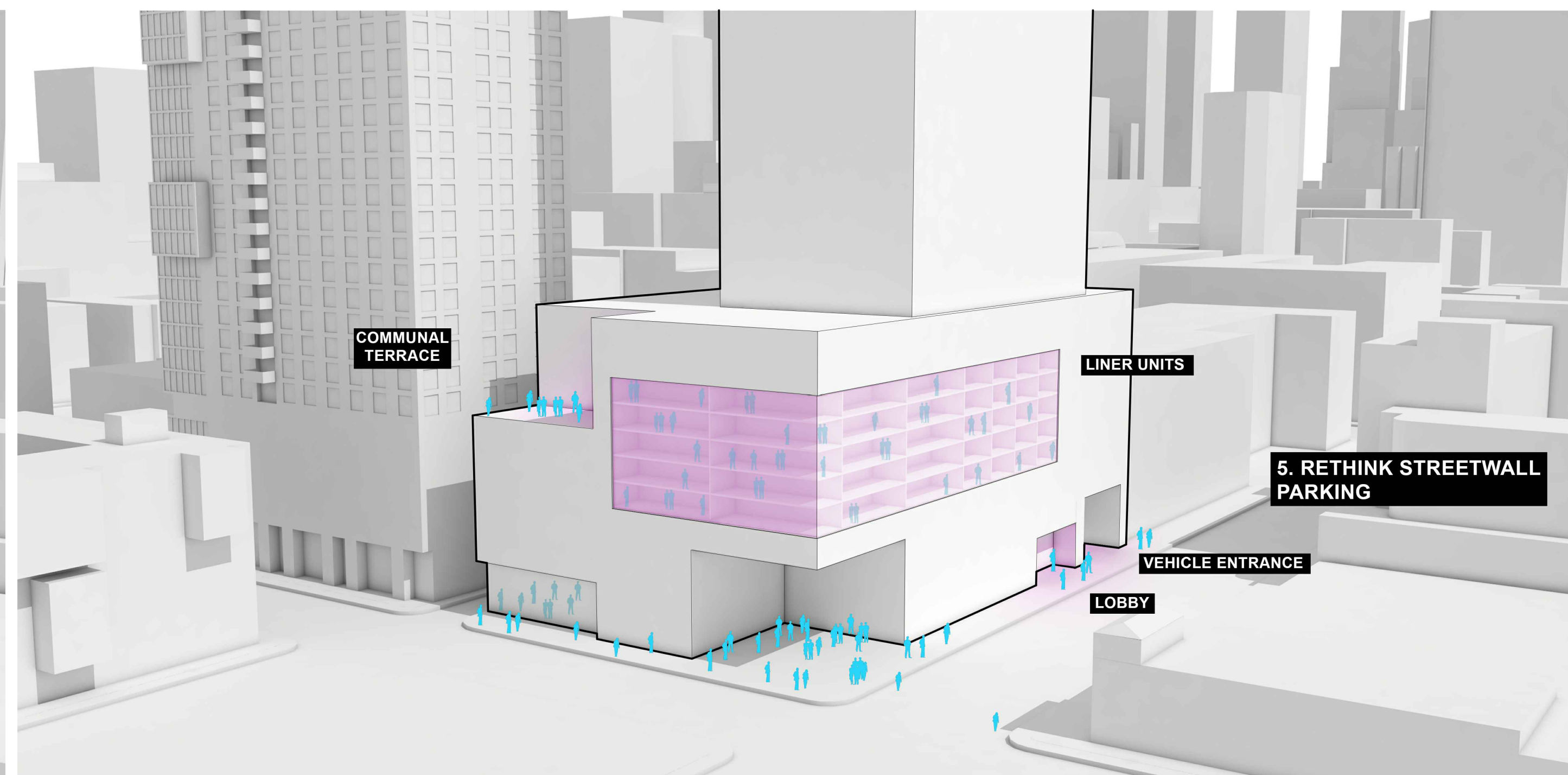
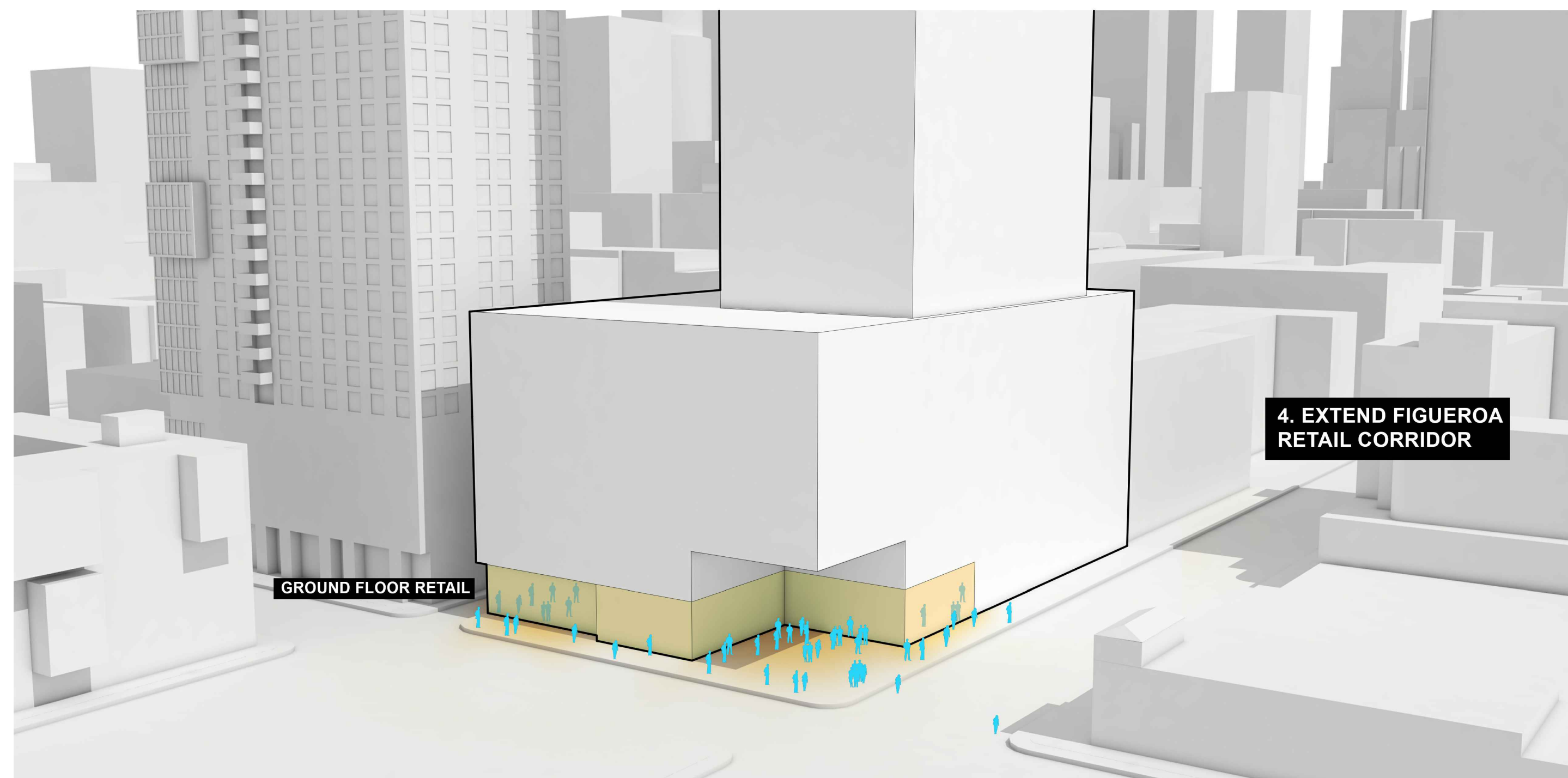
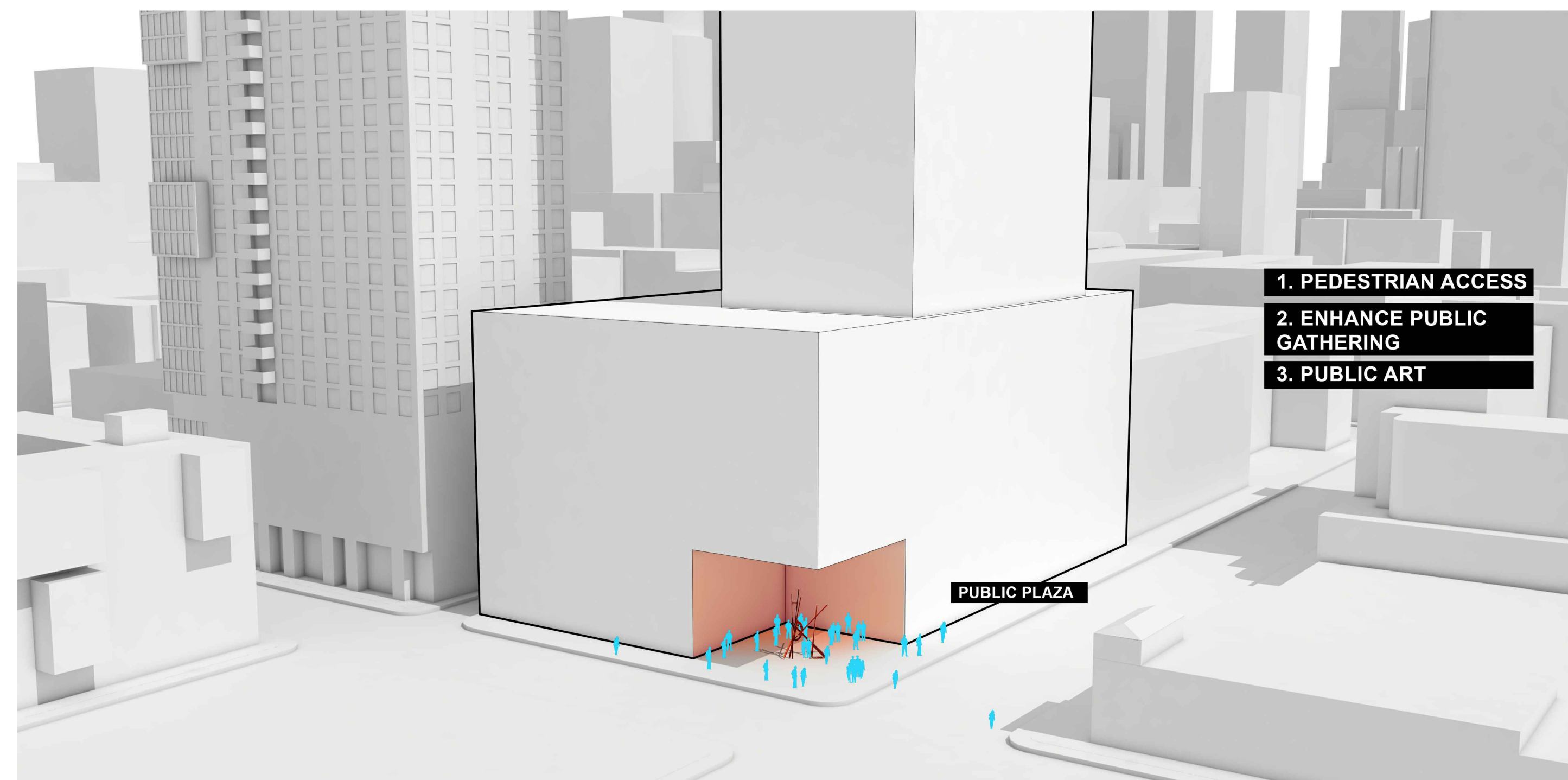
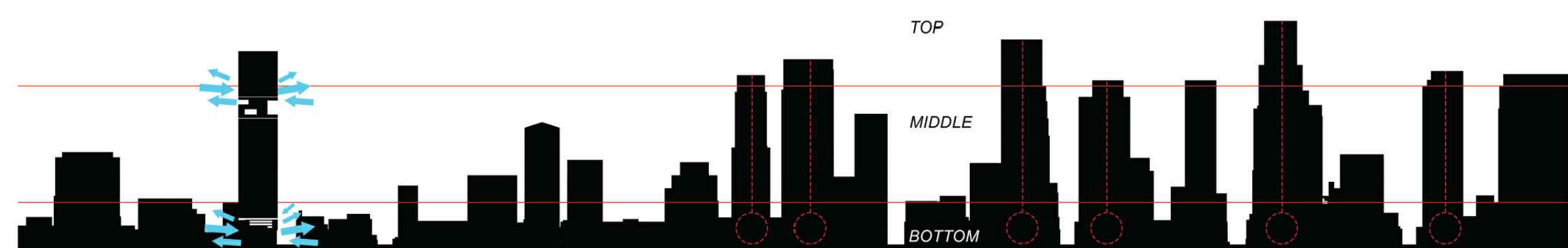
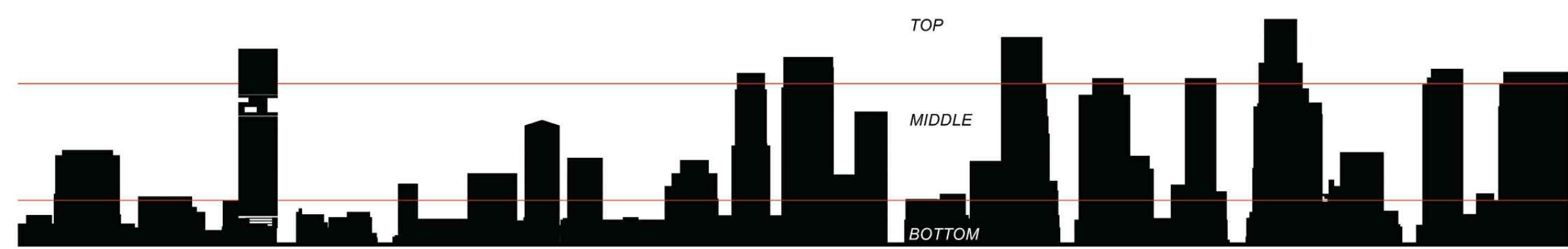
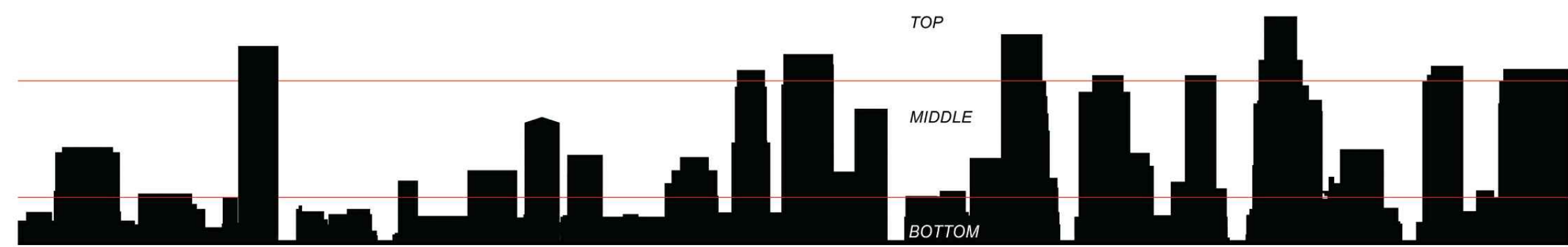


1 TRANSVERSE SECTION
SCALE: 3/128" = 1'-0"

2 LONGITUDINAL SECTION
SCALE: 3/128" = 1'-0"

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- PARKING / LINER UNITS
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

HEIGHT IS TAKEN FROM
LOWEST POINT OF THE
SITE PER LAMC 12.03



NO.	DATE	REVISION
01	08/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	CITY PLANNING SUBMISSION

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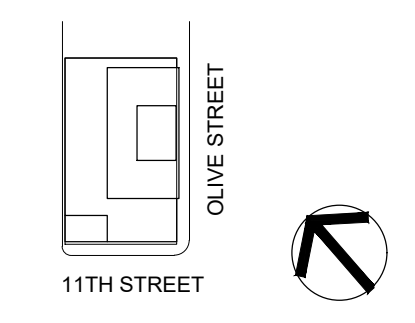
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 | SCALE:

CONCEPT DIAGRAMS

A-300

NO.	DATE	REVISION
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11/06/2018	CITY PLANNING SUBMISSION	
03/12/2020	CITY PLANNING SUBMISSION	

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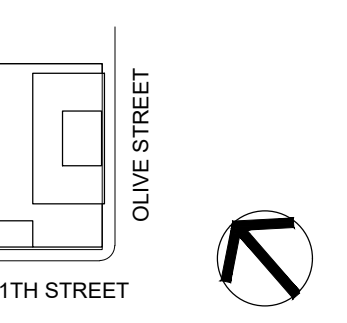
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

EAST ELEVATION

A-301



1 EAST ELEVATION
SCALE:

NO.	DATE	REVISION
08/15/2017	ENTITLEMENT SUBMISSION	
11/06/2018	CITY PLANNING SUBMISSION	
03/12/2020	CITY PLANNING SUBMISSION	

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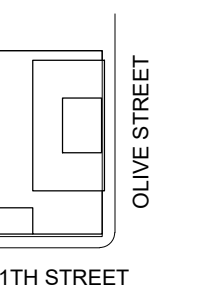
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

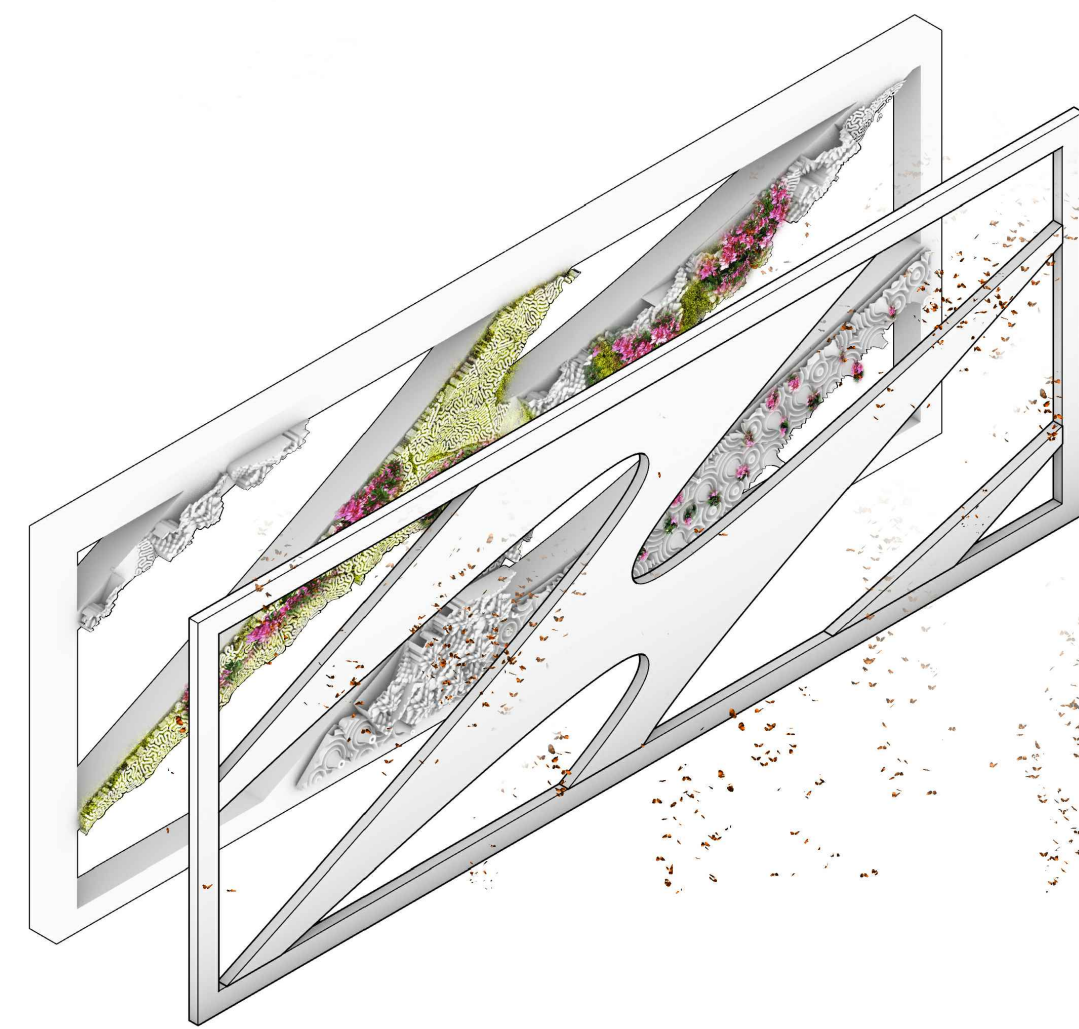
PROJECT NO: 1658.00 SCALE:

ART WALL -
BIODIVERSITY PANEL

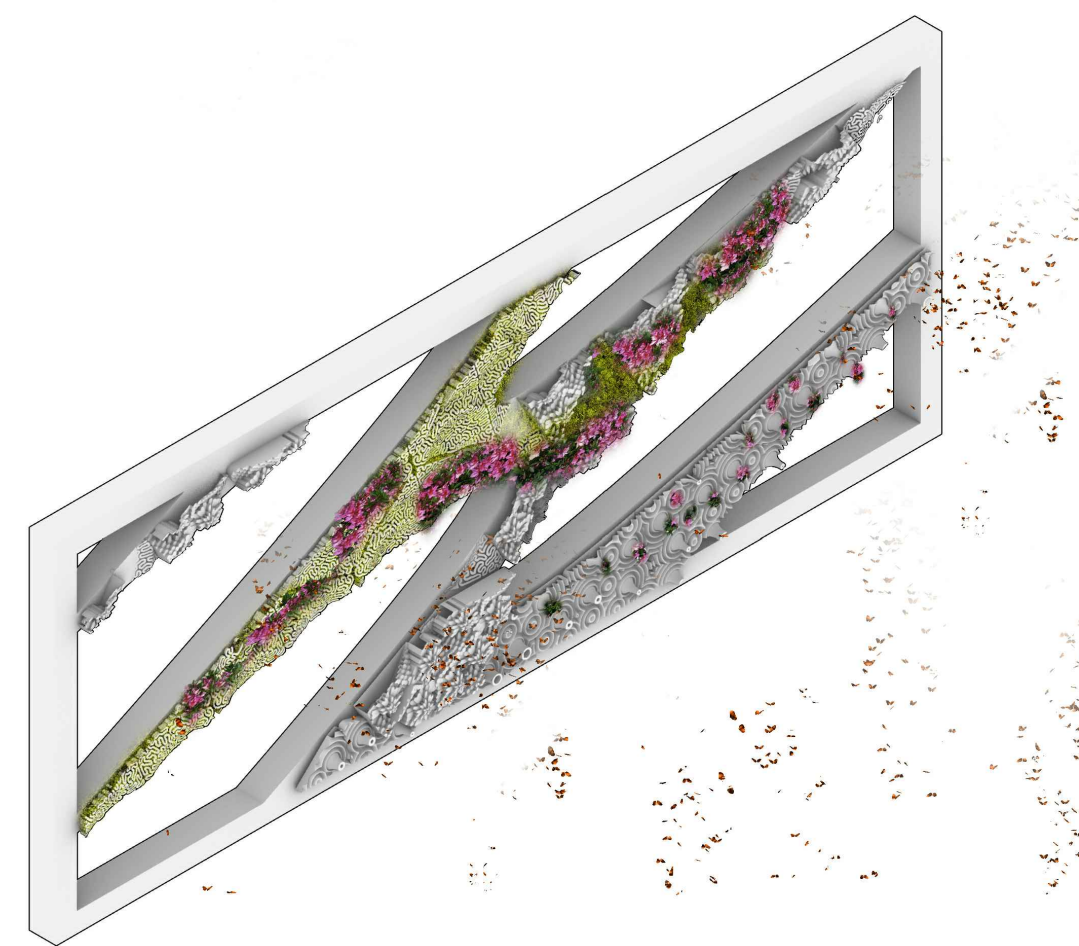
A-304



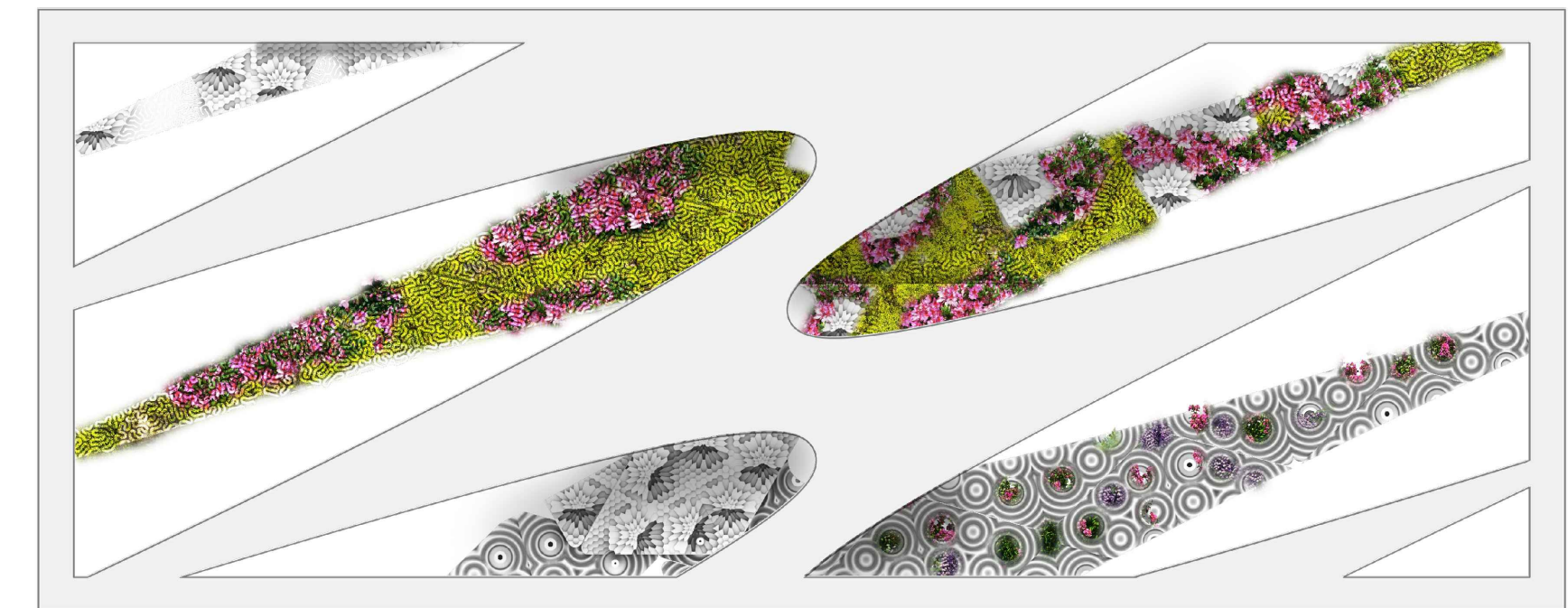
1 FACADE SECTION AT PARKING GARAGE
SCALE:



2 AXON: BIODIVERSITY PANEL W. FACADE PANEL IN FRONT
SCALE:



4 AXON: BIODIVERSITY PANEL
SCALE:



3 ELEVATION: BIODIVERSITY PANEL W. FACADE PANEL IN FRONT
SCALE:



5 ELEVATION: BIODIVERSITY PANEL
SCALE:



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NO.	DATE	REVISION
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

11TH STREET

OLIVE STREET

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

**11TH & OLIVE
STREET PLAZA**

A-305

PAGE: 27 OF 35



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03/12/2020	03/12/2020	CITY PLANNING SUBMISSION

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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

11TH STREET
OLIVE STREET
EASTERN AVENUE

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

AERIAL VIEW

A-307

PAGE: 29 OF 35

NO.	DATE	REVISION
01	08/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	CITY PLANNING SUBMISSION

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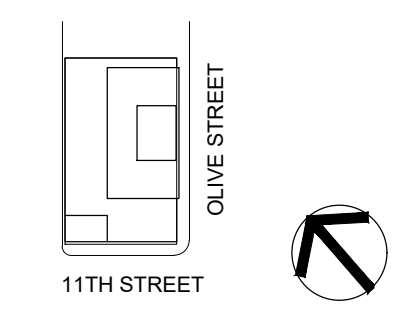
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

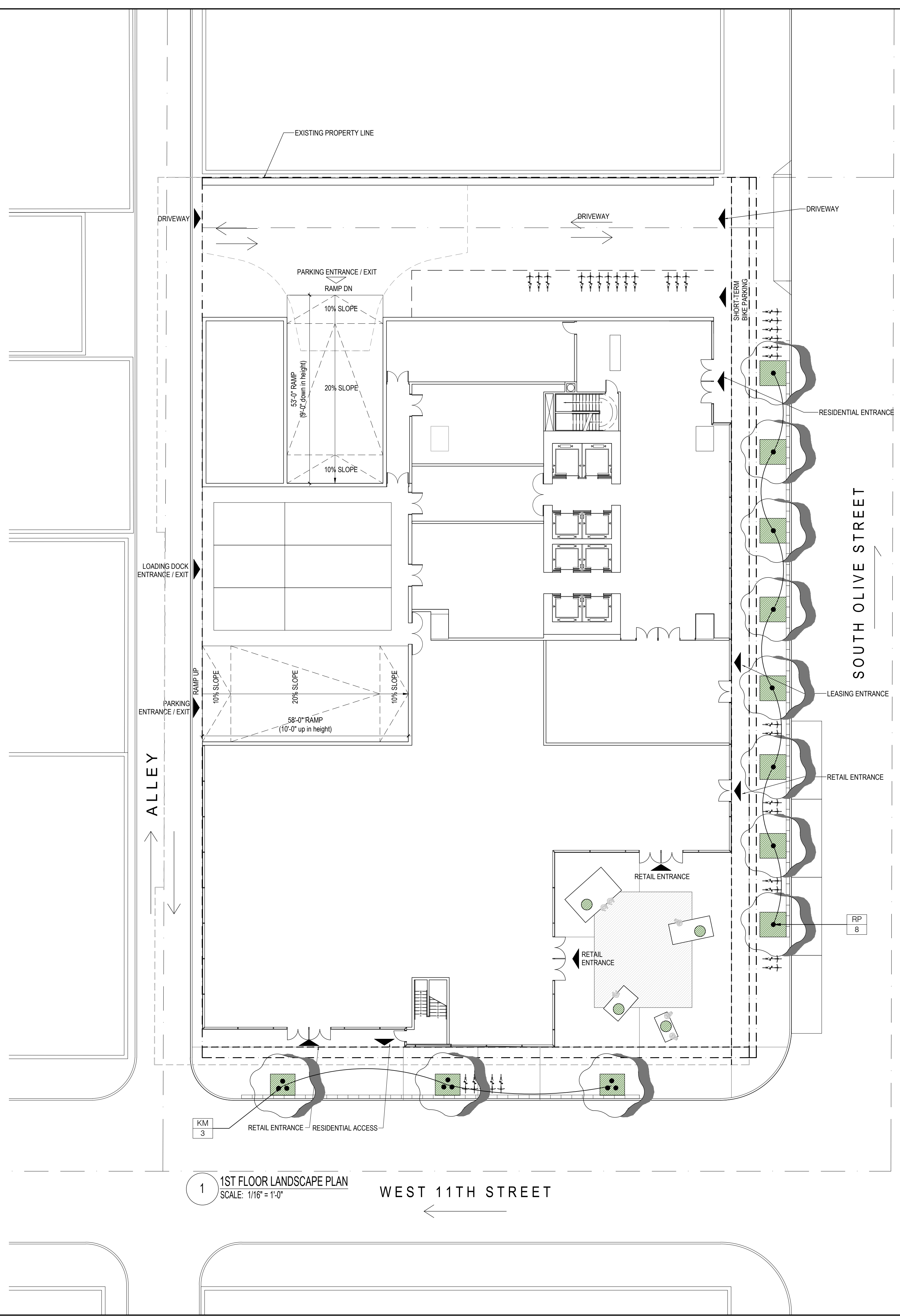
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

1ST FLOOR LANDSCAPE PLAN

L-100

PLANTING SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	KM	Koelreuteria bipinnata	Chinese Flame Tree Multi-Trunk	36" box	Box	3		
	RP	Robinia pseudoacacia	Black Locust	36" box	Box	8		



1 1ST FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

WEST 11TH STREET

NO.	DATE	REVISION
001	09/15/2017	ENTITLEMENT SUBMISSION
1106	09/20/2018	CITY PLANNING SUBMISSION
03122	03/22/2020	CITY PLANNING SUBMISSION

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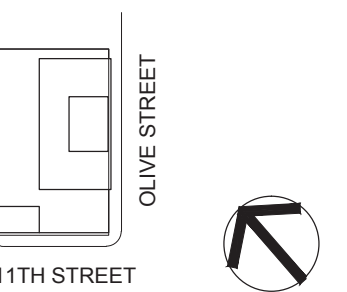
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
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1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

8TH & 10TH FLOOR LANDSCAPE PLAN

L-101



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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
AB	5	ACACIA BAILEYANA / BAILEY ACACIA	24"BOX
AM	5	ARBUTUS MENZIESII / PACIFIC MADRONE	24"BOX
BN	10	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	24"BOX
CW	12	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	24"BOX
CM	20	CUPRESSUS MACROCARPA / MONTEREY CYPRESS	24"BOX
ER	1	EUCALYPTUS SIDEROXYLON 'ROSEA' / RED IRONBARK	36"BOX
MM	2	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM / SOUTHERN MAGNOLIA	24"BOX
OM	4	OLEA EUROPAEA / OLIVE MULTI-TRUNK	36"BOX
PR	4	PINUS RADIATA / MONTEREY PINE	24"BOX
PG	402	PODOCARPUS GRACILIOR / FERN PINE	24"BOX
RL	7	RHUS LANCEOLATA / PRAIRIE SUMAC	24"BOX

SHRUBS AND GROUNDCOVER

REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUNDCOVER SPECIES AND SIZES.

1 8-10TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION
01	09/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	CITY PLANNING SUBMISSION

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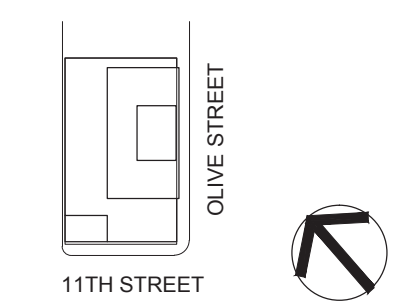
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

**53RD FLOOR
LANDSCAPE PLAN**

L-102

GENERAL NOTE:

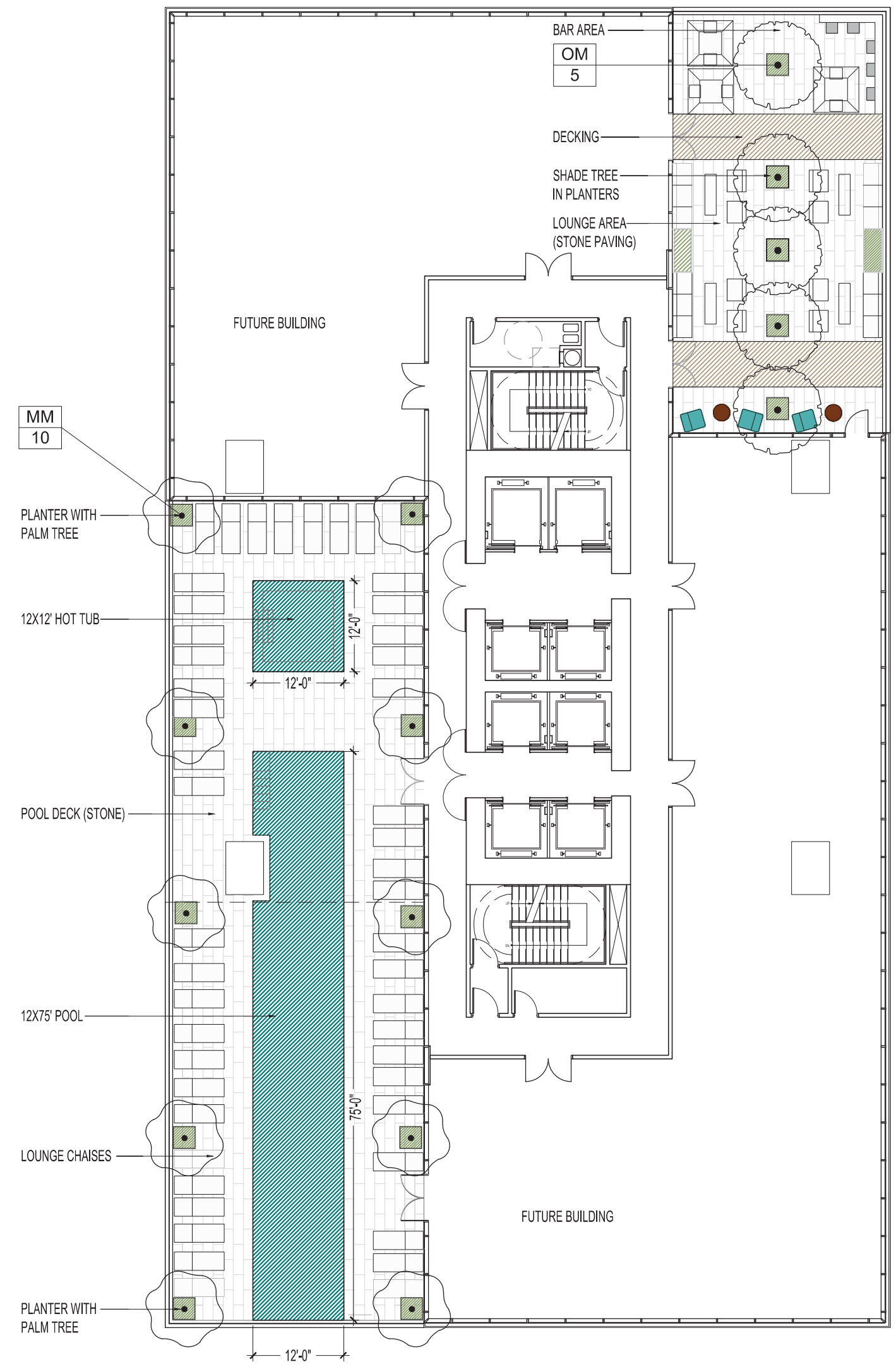
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
MM	10	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM / SOUTHERN MAGNOLIA	24"BOX
OM	5	OLEA EUROPAEA / OLIVE MULTI-TRUNK	36"BOX

SHRUBS AND GROUNDCOVER

REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUNDCOVER SPECIES AND SIZES.



1 53RD FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION
01	09/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	CITY PLANNING SUBMISSION

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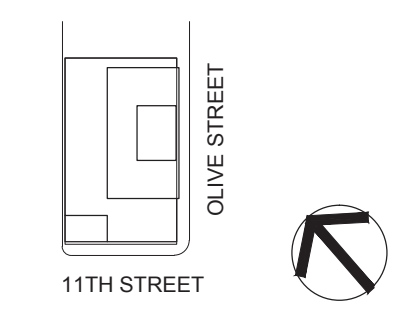
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



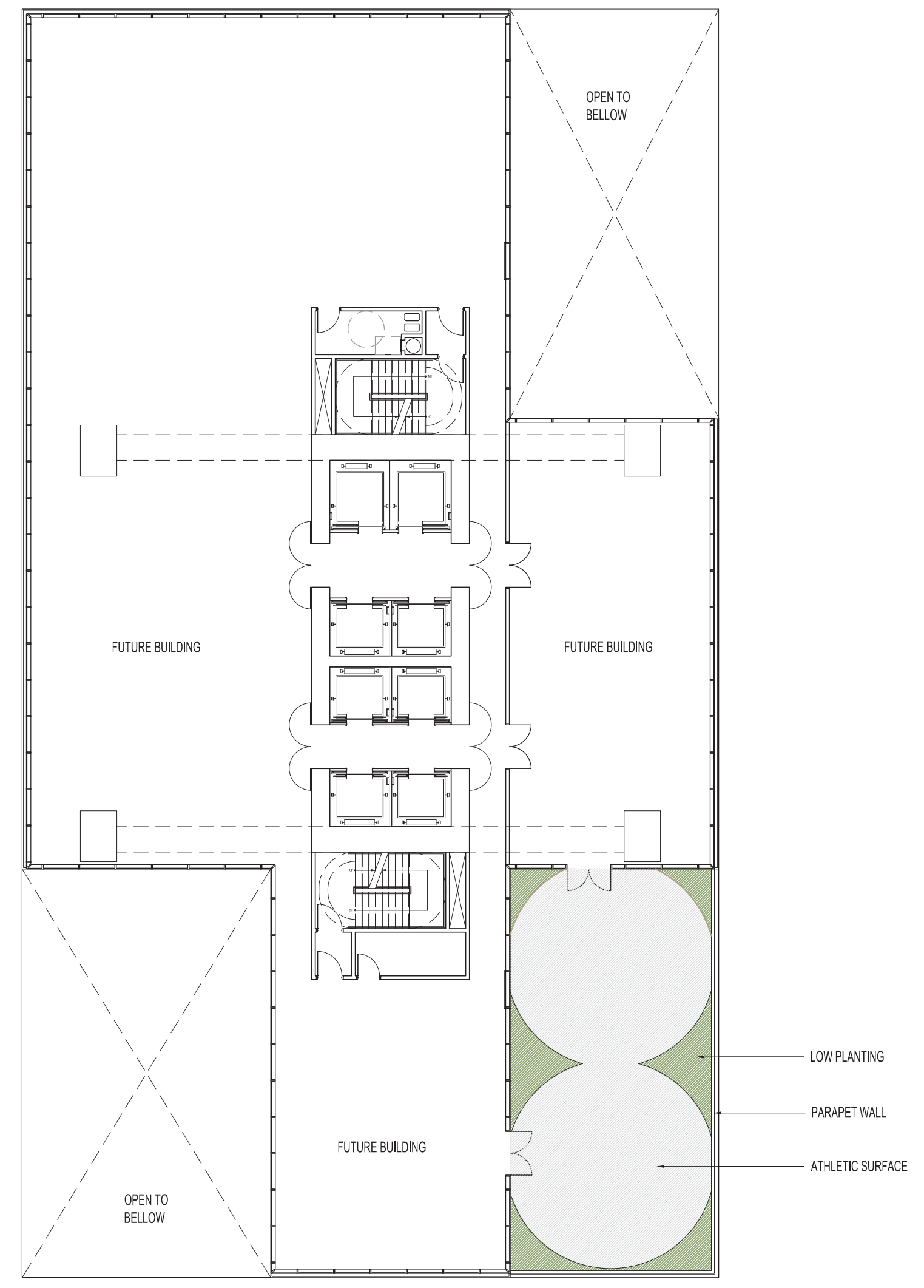
1045 OLIVE

NEW CONSTRUCTION

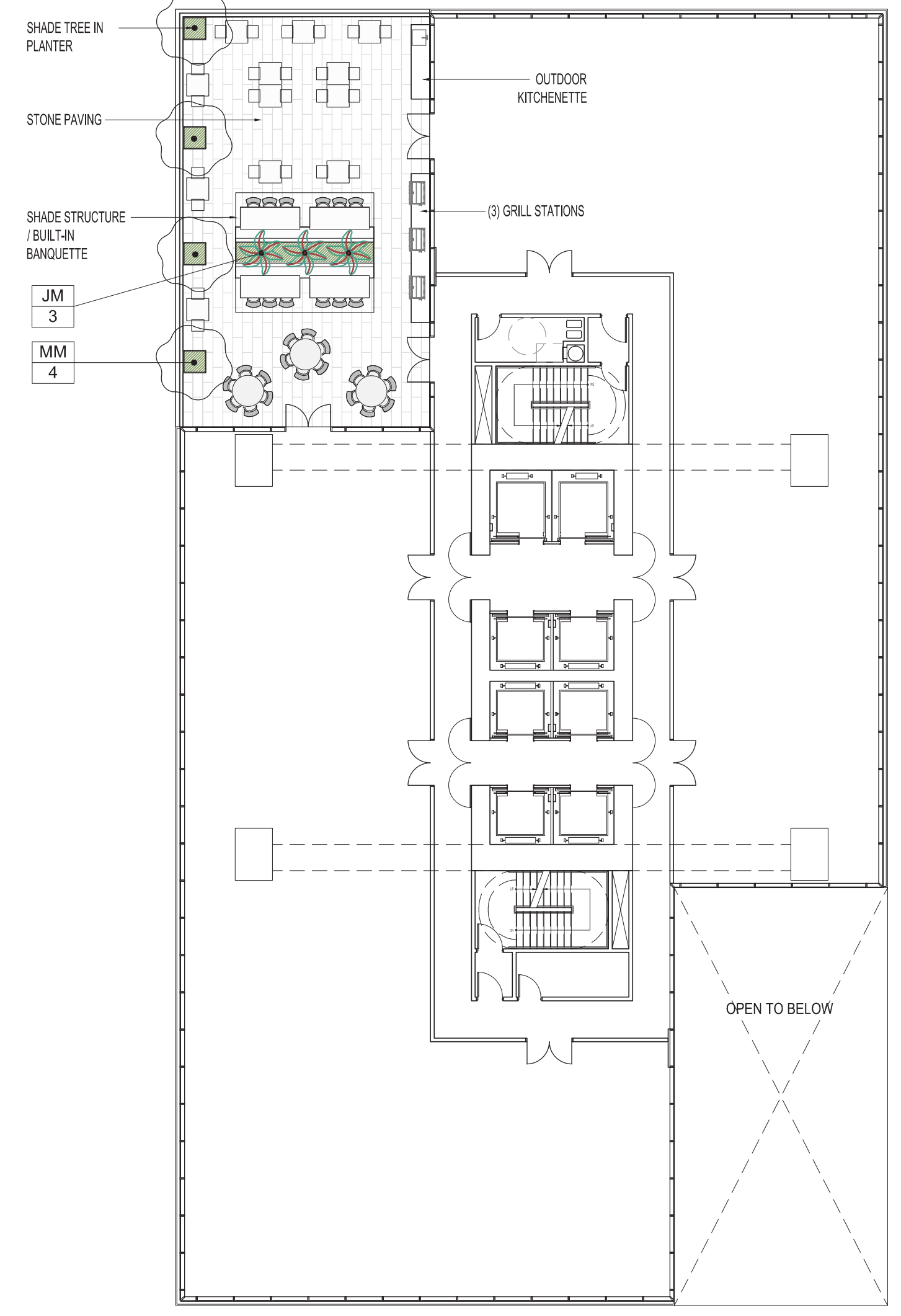
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

54TH-55TH FLOOR LANDSCAPE PLAN

L-103



1 54TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 55TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
JM	3	JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK	24"BOX
MM	4	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM / SOUTHERN MAGNOLIA	24"BOX

SHRUBS AND GROUND COVER

REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUND COVER SPECIES AND SIZES.

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION
03122020		CITY PLANNING SUBMISSION

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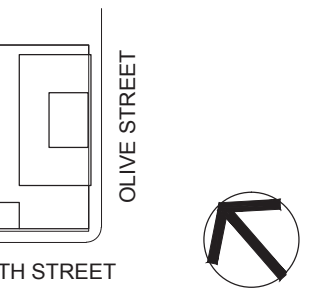
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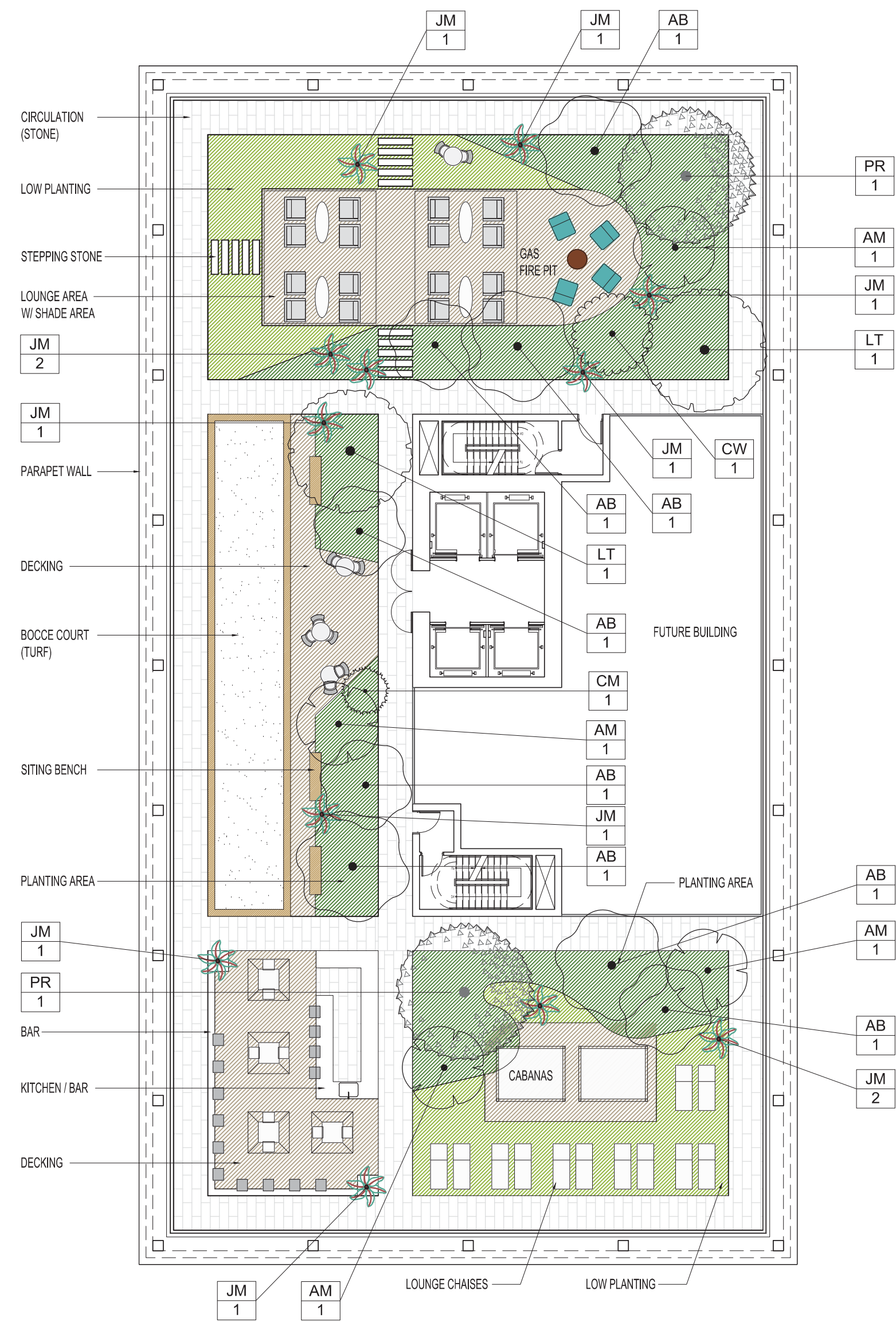
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 SCALE: 1/8" = 1'-0"

ROOF GARDEN
LANDSCAPE PLAN

L-104



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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
AB	8	ACACIA BAILEYANA / BAILEY ACACIA	24"BOX
AM	4	ARBUTUS MENZIESII / PACIFIC MADRONE	24"BOX
CW	1	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	24"BOX
CM	1	CUPRESSUS MACROCARPA / MONTEREY CYPRESS	24"BOX
JM	12	JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK	24"BOX
LT	2	LIRIODENDRON TULIPIFERA / TULIP TREE	36"BOX
PR	2	PINUS RADIATA / MONTEREY PINE	24"BOX

SHRUBS AND GROUND COVER

REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUND COVER SPECIES AND SIZES.

1 ROOF LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

