

Summary Form for Electronic Document Submittal

Form F

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

SCH #: 2017121047

Project Title: 1045 Olive Project

Lead Agency: City of Los Angeles

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Phone Number: (213) 847-3636

Project Location: Los Angeles

Los Angeles

City

County

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

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

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

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

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

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

The following areas are concerns raised by public comments on the NOP:
Aesthetics of the building and recreational amenities;
View impacts from nearby buildings, notably those associated with the Project's tower placement and spacing in relation to Ten50 Grand development adjacent to the Project Site;
Cumulative construction traffic and noise impacts;
Cumulative traffic impacts from recently constructed and approved development, notably along 11th Street;
Use and capacity of the alley adjacent to the Project Site: location of garage entries, volumes of alley traffic, accommodation of moving vans and loading zones

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

City of Los Angeles (Lead Agency)
South Coast Air Quality Management District
Regional Water Quality Control Board
CRA/LA