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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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November 8, 2024

ENV-2018-2601-SCEA  
Council District 14

## **NOTICE TO APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, November 19, 2024**, at approximately **1:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Sustainable Communities Environmental Assessment (SCEA), No. ENV-2018-2601-SCEA, Mitigation Monitoring Program prepared for the SCEA, and related California Environmental Quality Act (CEQA) findings; report from the Department of City Planning relative to compliance with the CEQA requirements for the use of a SCEA, as authorized by Public Resources Code (PRC) Section 21155.2(b), for the future consideration of the development of the project identified as Planning Case Nos. CPC-2018-2600-ZV-TDR-DD-SPR-MCUP; VTT-82109; CPC-2018-2599-TDR-MCUP-ZV-DD-SPR; VTT-82141; for the determination that the proposed project is a transit priority project, as defined by PRC Section 21155, that is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG); contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan; the proposed project is a residential or mixed-use project as defined by PRC Section 21159.28(d), that incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Program Environmental Impact Reports; all potentially significant or significant effects required to be identified and analyzed pursuant to CEQA in an initial study have been identified and analyzed in an initial study; and with respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance; mitigation measures will be made enforceable conditions on the Project: for the proposed development consisting of two separate mixed-use buildings on two development sites separated by Olive Street in Downtown Los Angeles, known as DTLA South Park Properties Sites 2 and 3 Project (Project). Site 2 is located at 1105 - 1123 South Olive Street at the southwest corner of Olive Street and 11th Street, and Site 3 is located at 1100 - 1130 South Olive Street and 218 - 228 West 11th Street at the southeast corner of Olive Street and 11th Street (Project Site):

### Site 2 Development

The proposed development at Site 2 includes the demolition of an existing surface parking lot; removal of one (1) street tree on Olive Street and replacement with six (6) new London plane trees; removal of two (2) street trees on 11th Street and replacement with two (2) Chinese flame trees; export of approximately 118,543 cubic yards of earth; and construction, use, and maintenance of a 51-story mixed-use building containing 536 dwelling units and 4,178 square feet of ground floor commercial space. The Site 2 Development would include a total floor area of 491,515 square feet with a floor area ratio (FAR) of 9.13:1. The building would be a maximum of 603 feet in height as measured from grade to the top of the roof structure. The Site 2 Development would provide 581 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 234 bicycle parking spaces, including 23 short-term and 211 long-term spaces, would be provided. The Site 2 Development would provide a minimum of 58,275 square feet of usable open space. To enable Sustainable Communities Environmental Assessment the Site 2 Development, the Applicant is seeking a variance for parking dimensions, a Transfer of Floor Area Rights to permit the proposed FAR; a Director's Decision regarding on-site trees; and a Vesting Tentative Tract Map, Site Plan Review, and a Main Conditional Use Permit for alcohol sales.

### Site 3 Development

The proposed development at Site 3 includes the demolition of an existing surface parking lot; removal of four (4) street trees on Olive Street and replacement with six (6) new London plane trees; removal of three (3) street trees on 11th Street and replacement with three (3) Chinese flame trees; export of approximately 156,232 cubic yards of earth; and construction, use, and maintenance of a 60-story mixed-use building containing 713 dwelling units and 11,277 square feet of ground floor commercial space. The Site 3 Development would include a total floor area of 608,977 square feet with an FAR of 9:1. The building would be a maximum of 698 feet in height as measured from grade to the top of the roof structure. The Site 3 Development would provide 764 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 290 bicycle parking spaces, including 31 short-term and 259 long-term spaces, would be provided. The Site 3 Development would provide a minimum of 75,425 square feet of usable open space. To enable the Site 3 Development, the Applicant is seeking a variance for parking dimensions, a Transfer of Floor Area Rights to permit the proposed FAR; a Director's Decision regarding on-site trees; and a Vesting Tentative Tract Map, Site Plan Review, and a Main Conditional Use Permit for alcohol sales.

Applicant: MREG 1105 Olive, LLC (Site 2), and LR 1114 Olive LLC (c/o L & R Group of Companies) (Site 3)

Representative: Paul Garry

Case Nos.: Site 2: CPC-2018-2600-ZV-TDR-DD-SPR-MCUP; VTT-82109;

Site 3: CPC-2018-2599-TDR-MCUP-ZV-DD-SPR; VTT-82141

Environmental No.: ENV-2018-2601-SCEA

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guides/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **24-0976** by visiting: <http://www.lacouncilfile.com>.

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b> Sophia Kim (213) 978-1208 <a href="mailto:sophia.kim@lacity.org">sophia.kim@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b> Candy Rosales (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.