




City of Los Angeles

Department of City Planning

City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012

DOCUMENT FILED
City Clerk's Office
NG-19-017-PL
No: _____
Certified by: 
Date: 3-29-19

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT Central City Community Plan Area

Olympic and Hill Project

Case Number: ENV-2019-1792-SCEA
CPC-2016-4710-TDR-MCUP-SPR

Project Location: 1000-1034 S. Hill Street and 220-226 W. Olympic Boulevard, Los Angeles, CA 90015

Council District: 14 – Jose Huizar

Project Description: The Proposed Project includes the demolition of the existing surface parking lot on the Project Site and the construction of a 60-story mixed-use building (760 feet in height), which includes 700 residential dwelling units and 15,000 square feet of ground floor commercial/retail spaces. The Proposed Project would be 60 stories high consisting of seven levels of parking below grade, ground floor commercial/retail uses, a five-story podium with an amenity deck having glass railings, and a 55-story residential tower above the amenity deck. The Proposed Project would provide a total of 1,075 vehicle parking spaces, which includes 840 spaces for the residential uses, 15 spaces for commercial/retail use in accordance with the Los Angeles Municipal Code (“LAMC”) requirements, and 220 spaces for an adjacent office building by private contract agreement. Parking on the Project Site would be provided in seven subterranean levels, the ground level, and on levels one through four. Primary vehicular access for residential and commercial uses would be provided via two full-access driveways: one on Hill Street and one from the adjacent alley, Blackstone Court. Vehicular access for a proposed porte cochère that exits onto Blackstone Court would be provided from Olympic Boulevard. Pursuant to the Bicycle Ordinance, the Proposed Project would provide 290 parking spaces including 258 long-term and 32 short-term bicycle parking spaces. The Proposed Project meets the LAMC requirements for open space by providing approximately 86,976 square feet of open space and amenity areas. The Proposed Project would include 657,943 square feet of total floor area resulting in a floor area ratio (FAR) of 13:1. Seven street trees (five Canary Island pine and two Southern Magnolia) would be removed from the public right-of-way; 184 new trees would be provided, including 42 street trees. Trees in the public right-of-way would be replaced at a minimum 2:1 ratio.

The Project’s discretionary requests include: (1) Pursuant to LAMC Section 14.5.6.B, a Transfer of Floor Area Rights (TFAR) Greater Than 50,000 square feet of floor area for the transfer of approximately 354,277 square feet of floor area; (2) Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit to allow the on-site sale and consumption of alcoholic beverages within the Project’s commercial spaces; (3) Pursuant to LAMC Section 16.05, a Site Plan Review for the construction of 700 residential units; (4) Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for merger and re-subdivision of the Project Site for residential and commercial condominium purposes; and (5) Pursuant to LAMC Section 17.05, haul route approval in connection with the tract map approval. The Proposed Project would also require approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: excavation, shoring, grading, foundation, haul route (for the export of approximately 206,100 cubic yards of soil), and removal of existing street trees (requires Board of Public Works approval).

APPLICANT:
Onni Group

PREPARED BY:
Parker Environmental Consultants

ON BEHALF OF:
The City of Los Angeles
Department of City Planning
Environmental Review Section

April 2019