

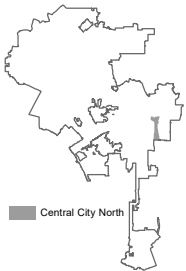
CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR

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CENTRAL CITY NORTH

021121

City of Los Angeles



RESOLUTION

WHEREAS, the subject project is located within the area covered by the Central City North Community Plan (“Community Plan”), adopted by the City Council on December 15, 2000; and

WHEREAS, the City Planning Commission, at its meeting on April 8, 2021, recommended approval of an amendment to re-designate the Project Site located at **2117-2147 East Violet Street and 2118-2142 East 7th Place**, from Heavy Industrial to Regional Center Commercial; and recommended approval of a Vesting Zone and Height District Change from M3-1-RIO to [T][Q]C2-2-RIO; and

WHEREAS, the approved Project is for up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room on a 96,523-square-foot (2.2-acre) Site (Project Site). Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the new residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The uses would be located in a 36-story residential tower with a maximum height of 425 feet and an eight-story office building with a maximum height of 131 feet. In addition, five existing buildings located on the northern portion of the Project Site, that comprise approximately 56,686 square feet, would be retained with six live-work units, office, retail, restaurant, and warehouse uses. Two additional existing buildings that comprise approximately 6,844 square feet, and contain four vacant live-work units, as well as two open sheds and surface parking areas located on the southern portion of the Site, would all be demolished. Upon completion, the Project’s total floor area would be 569,448 square feet, with a maximum floor area ratio (FAR) of 6:1; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Central City North Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Regional Center Commercial land use designation and the [T][Q]C2-2-RIO Zone will allow the Project as described above, which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal has been assessed in the Environmental Impact Report (EIR) No. ENV-2017-438-EIR (SCH. No. 2018051050) (Draft EIR dated June 18, 2020, Final EIR dated December 10, 2020 and Erratum dated February 19, 2021; collectively, 2143 Violet Street Project EIR), certified on April 8, 2021; and pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

NOW, THEREFORE, BE IT RESOLVED that the Central City North Community Plan be amended as shown on the attached General Plan Amendment Map.