

Communication from Public

Name: Matt Dzurec
Date Submitted: 08/25/2021 02:19 PM
Council File No: 21-0784
Comments for Public Posting: Applicant Time Extension Letter

ARMBRUSTER GOLDSMITH & DELVAC LLP

LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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August 25, 2021

VIA E-MAIL

The Honorable Planning and Land Use
Committee of the City Council
Room 1010, City Hall
200 N. Spring Street
Los Angeles, California 90012

Attn: Leyla Campos - Legislative Assistant
clerk.plumcommittee@lacity.org

RE: CPC-2017-437-GPAJ-VZC-HD-VCU-MCUP-SPR (CF 21-0784)

Dear Committee Members:

We represent Onni Capital, LLC, the applicant in the above case and owner of the site (the "Site") located at 2117 – 2147 East Violet Street and 2118 -2142 East 7th Place. On May 4, 2021, the City Planning Commission granted various approvals and recommended to the City Council approval of a General Plan Amendment and a Vesting Zone and Height District Change for the development of a mixed-use project. On behalf of our client, we respectfully agree to an extension of the time for the City Council to act on the General Plan Amendment and Vesting Zone and Height District Change until September 10, 2021.

Thank you for your consideration.



Matt Dzurec

cc: Mark Spector, Onni Group
Rey Fukada, City Planning
Emma Howard, Council District 14

Communication from Public

Name: Matt Dzurec

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Comments for Public Posting: Applicant Letter to City Planning - Revised Plans

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August 12, 2021

VIA U.S. MAIL

Kathleen King
City Planner
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

Re: 2143 Violet Street; CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR

Dear Kathleen,

We represent Onni Capital, LLC (“Onni”), the applicant in the above case and owner of the site (the “Site”) located at 2117 – 2147 East Violet Street and 2118 -2142 East 7th Place. On May 4, 2021, the City Planning Commission granted various approvals and recommended to the City Council approval of a General Plan Amendment and a Vesting Zone and Height District Change for the development of a mixed-use project consisting of 347 new live-work units, including up to 57 affordable housing units, approximately 187,374 square feet of new office space, and 21,858 square feet of new commercial uses (the “Project”). 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. Upon completion, the Project’s total floor area would be 569,448 square feet, with a maximum floor area ratio (FAR) of 6:1.

Based on continued collaboration with community stakeholders, Onni proposes to refine the Project design and request approval of revised plans. The height of the residential tower has been reduced from 425 feet to 399 feet, with the number of stories reduced from 36 to 30. This proposed changes in height would result in a 30-degree angle from the Los Angeles River bank to the top of the residential tower. The residential amenities within the residential tower would also be relocated from Level 9 to Level 12. In addition, the proposed office tower would increase in height from 131 feet to 157 feet, with the number of floors increasing from eight to nine. No reduction in the number of residential units or total residential open space is proposed, and the Project’s residential and commercial square footage, and the overall floor area ratio would remain the same.

ARMBRUSTER GOLDSMITH & DELVAC LLP

Kathleen King

August 12, 2021

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Because the maximum height of the Project would be reduced, impacts would be less than those evaluated in the Environmental Impact Report ("EIR") certified by the City. An Addendum to the EIR has been prepared to demonstrate impacts identified in the EIR would remain the same and no new environmental analysis is required.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "M. Dzurec".

Matt Dzurec