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September 15, 2021

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 21-0784

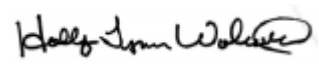
Council Meeting Date: September 15, 2021

Agenda Item No.: 28

Agenda Description: ENVIRONMENTAL IMPACT REPORT (EIR), MITIGATION MONITORING PROGRAM, ERRATA DATED FEBRUARY 2021, ADDENDUM TO THE PREVIOUSLY CERTIFIED EIR, DATED AUGUST 2021, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS; COMMUNICATIONS FROM THE LOS ANGELES CITY PLANNING COMMISSION AND MAYOR, RESOLUTION relative to a General Plan Amendment to the Central City North Community Plan for a change to the land use designation from Heavy Industrial to Regional Center Commercial, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone and Height District Change from M3-1-RIO to [T][Q]C2-2-RIO, and a Developer Incentive to permit a zero-foot side yard in lieu of the 16 feet for the residential floors along the eastern property line; for a project that includes 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 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; 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 30-story residential tower with a maximum height of 399 feet and a nine-story office building with a maximum height of 157 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 project 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 of 6:1; for the properties located at 2117-2147 East Violet Street and 2118-2142 East 7th Place, subject to Modified Findings and Modified Conditions of Approval. (The project was assessed in the previously Certified 2143 Violet Street Project EIR, No. ENV-2017-438-EIR, certified on May 14, 2021.)Applicant: Mark Spector, ONNI Capital, LLCRepresentative: Dale Goldsmith, Armbruster Goldsmith and Delvac, LLPCase No. CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPREnvironmental Nos. ENV-2017-438-EIR; SCH No. 2018051050Related Case No. VTT-74890-CN-1A

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED ITEM FORTHWITH

Council Vote:					
YES	Blumenfield	ABSENT	Bonin	ABSENT	Buscaino
YES	Cedillo	YES	de León	YES	Harris-Dawson
YES	Koretz	YES	Krekorian	YES	Lee
YES	Martinez	YES	O'Farrell	YES	Price
YES	Raman	YES	Ridley-Thomas	YES	Rodriguez


HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 250(b)

FILE SENT TO MAYOR
LAST DAY FOR MAYOR TO ACT

09/15/2021
09/27/2021

APPROVED



9/27/2021

DATE SIGNED

Adopted Report(s)Title
Report from Planning and Land Use Management Committee_09-14-21
Communication from Department of City Planning dated 9-14-21 - Supplemental Transmittal
Attachment to Communication dated 9-14-21 - Amended GPA Resolution