



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

June 18, 2020

ENVIRONMENTAL CASE NO.:	ENV-2017-438-EIR
STATE CLEARINGHOUSE NO.:	2018051050
PROJECT NAME:	2143 Violet St.
PROJECT APPLICANT:	ONNI Capital LLC.
PROJECT ADDRESS:	2117–2147 E. Violet Street; 2118–2142 E. 7th Place, Los Angeles, CA 90021
COMMUNITY PLAN AREA:	Central City North
COUNCIL DISTRICT:	14—Huizar
PUBLIC COMMENT PERIOD:	June 18, 2020–August 3, 2020

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed 2143 Violet Street Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Project proposes a new mixed-use development on a 96,523-square-foot site (Project Site) located in the Central City North Community Plan area of the City of Los Angeles (the Project). The Project would include up to 347 new live-work units, of which 5 percent of the total proposed units (18 units) would be set aside for Extremely Low Income Households, and 11 percent of the total proposed units (39 units) would be set aside for Very Low Income Households, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial floor area, and a 926-square-foot community room.

The uses would be located in a 36-story residential tower with a maximum height of 425 feet and an eight-story office building comprised of seven levels of office space and a partial eighth level with a maximum height of 131 feet. In addition, five existing buildings within the northern portion of the Project Site that comprise approximately 56,686 square feet would be retained with office, retail, restaurant, warehouse, and six live-work units. Two existing buildings that contain four live-work units and two existing open sheds would be removed. Upon completion, up to 569,448 square feet of floor area would be located within the Project Site, including the existing floor area to remain, resulting in a maximum floor area ratio (FAR) of 6.0:1.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: On-Site Construction Noise, On-Site Construction Vibration (related to human annoyance), and Vehicle Miles Traveled. Cumulative On-Site Construction Noise and Off-Site Operational Noise would also be significant and unavoidable. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies.

As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The Draft EIR is available online at the Department of City Planning's website at <http://planning4la.com/development-services/eir>.

If you are unable to access digital copies of the Draft Environmental Impact Report, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft Environmental Impact Report and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review, **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday August 3, 2020, no later than 4:00 P.M.**

If you are unable to access project materials, or wish to schedule an appointment, please contact the staff planner Rey Fukuda (213) 847-3686 or rey.fukuda@lacity.org.

Please direct your comments to:

Mail: Rey Fukuda
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: rey.fukuda@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Rey Fukuda
Major Projects Section
Department of City Planning
213-847-3672

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3686.