



NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Interested Parties/Others

PUBLIC HEARING: This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer and/or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

NOTICE OF AVAILABILITY: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45-day public review period from June 18, 2020 to August 3, 2020. The Final EIR will be released on December 10, 2020 and includes a response to comments and text revisions to the Draft EIR based on input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

Project Site: 2117-2147 E. Violet Street; 2118-2142 E. 7th Place, Los Angeles CA 90021

Case Nos.	CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR; VTT-74890-CN	Council District:	14- De León
CEQA No.	ENV-2017-438-EIR (SCH No. 2018051050)	Related Case(s):	None
Held By:	Deputy Advisory Agency and Hearing Officer on behalf of the City Planning Commission	Plan Area:	Central City North
Date:	December 23, 2020	Zone:	Existing: M3-1-RIO Proposed: (T)(Q)C2-2-RIO
Time:	9:30 a.m.	Plan Overlay:	River Improvement Overlay (RIO) and Central Industrial Redevelopment Plan Area
Place:	In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the public hearing will be conducted remotely at the following link: https://planning-lacity-org.zoom.us/j/86256045075 Meeting ID: 862 5604 5075 Passcode: 266083 Participants may also dial by phone: +1 669 900 9128 or +1 213 338 8477 When prompted enter the Meeting ID: 862 5604 5075# The meeting's agenda will be provided no later than 72 hours before the meeting at https://planning.lacity.org/about/commissions-boards-hearings#hearings and/or by contacting Rey.Fukuda@lacity.org . Please note that the virtual meeting instructions will be provided on the meeting agenda.	Land Use:	Existing: Heavy Industrial Proposed: Regional Center Commercial
		Applicant:	Mark Spector, Onni Capital, LLC
		Representative:	Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLP

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PROPOSED PROJECT:

The Project proposes a new mixed-use development on a 96,523-square-foot site and would include up to 347 new live-work units, of which five 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 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. 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.

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2017-438-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Deputy Advisory Agency shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2017-439-EIR (SCH No. 2018051050) dated June 18, 2020, and the Final EIR, dated December 2020 (2143 Violet Street Project EIR), as well as the whole of the administrative record.

VTT-74890-CN

2. Pursuant to the Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, Vesting Tentative Tract Map No. 74890-CN for the merger and re-subdivision of 16 existing lots into three (3) ground lots and for 353 residential and eight commercial condominiums, and a Haul Route for the export of 239,500 cubic yards of building material and soil.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2017-438-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the decision-maker shall consider information contained in the EIR prepared for this project, which includes the Draft EIR, No. ENV-2017-439-EIR (SCH No. 2018051050) dated, January 18, 2020, and the Final EIR, dated December 2020 (2143 Violet Street Project EIR), as well as the whole of the administrative record.

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

2. Pursuant to LAMC Section 11.5.6, a **General Plan Amendment** to the Central City North Community Plan to change the land use designation from Heavy Industrial to Regional Center Commercial;
3. Pursuant to LAMC Section 12.32 Q, a **Vesting Zone and Height District Change** from M3-1-RIO to (T)(Q)C2-2-RIO and pursuant to LAMC Section 11.5.11 (e), a Developer Incentive to permit a zero-foot side yard in lieu of the 16 feet otherwise required by LAMC Section 12.14 C.2 for the residential floors along the eastern property line;
4. Pursuant to LAMC Section 12.24 W.19, a **Vesting Conditional Use Permit** to permit floor area averaging and residential density transfer within a Unified Mixed-Use Development in a C Zone;
5. Pursuant to LAMC Section 12.24 W.1, a **Master Conditional Use Permit** for the onsite sale of a full-line of alcoholic beverages within 10 establishments;
6. Pursuant to LAMC Section 16.50, **Site Plan Review** for a project resulting in an increase of 50 or more dwelling units and more than 50,000 gross square feet on non-residential floor area.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the General Plan Amendment, Vesting Zone and Height District Change, Developer Incentive, Vesting Conditional Use, Master Conditional Use, and Site Plan Review components of the

project, which will be considered by the initial decision maker, the City Planning Commission at a later date. If you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

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

GENERAL INFORMATION

FILE REVIEW - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. Files are not available for review the day of the hearing. Copies of the FEIR are also available online at the Department of City Planning's website at Planning4la.org/developmentservices/eir

DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at Planning4la.org, by selecting by selecting "About" then "Commission Boards, and Hearings", "Hearings", and clicking on the Agenda link. Staff Reports are hyperlinked to the case numbers on the agenda.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials not limited as to volume may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.