



2143 Violet Street Project

Environmental Case: ENV-2017-438-EIR
State Clearinghouse No.: 2018051050

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

Community Plan Area: Central City North

Council District: 14—De León

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.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eyestone Environmental, LLC

APPLICANT:

ONNI Violet Development LP

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