



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

May 25, 2018

ENVIRONMENTAL CASE NO.:	ENV-2017-438-EIR
PROJECT NAME:	2143 Violet Street
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—Jose Huizar
PUBLIC COMMENT PERIOD:	May 25, 2018–June 25, 2018
SCOPING MEETING:	June 14, 2018, 5:00 P.M.–7:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 2143 Violet Street Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located in the Arts District area within the Central City North Community Plan Area of the City of Los Angeles. The approximately 2.2-acre Project Site is specifically bounded by East 7th Place to the north, East Violet Street to the south, an alley to the west, and properties to the east used primarily for parking. Further to the east are railroad tracks and the Los Angeles River. The Project Site is currently developed with seven buildings, located on the northern half of the Project Site, that comprise approximately 63,530 square feet of floor area and range in height from one to three stories. These existing buildings are used for office, retail, warehouse, and live-work uses. The Project Site also includes two open sheds and surface parking areas generally located on the southern half of the Project Site.

PROJECT DESCRIPTION:

The Project would develop 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new retail/restaurant floor area, and 926 square feet of artist production amenity space. These new uses would be located in a 15-story building with a maximum height of 179 feet. In addition, five existing buildings that comprise approximately 56,686 square feet would be retained with office, retail, restaurant, warehouse, and live-work units. The Project Site is currently improved with seven structures and two sheds. Of these, two buildings containing four live-work units, and two 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 within the Project. The Project would also provide approximately 828 vehicular parking spaces and 1,284 bicycle parking spaces within six subterranean parking levels.

The Project’s existing and proposed floor area square footages are as follows:

Summary of Existing and Proposed Floor Area^a

Land Use	Existing Development	Proposed New Development	Existing and Reconfigured Uses to Remain	Floor Area Upon Completion
Live-Work (including storage, and amenities)	28,699 sf (10 units)	302,604 sf (347 units)	21,855 sf (6 units)	324,459 sf (353 units)
Office	6,983 sf	187,374 sf	6,983 sf	194,357 sf
Retail/Restaurant	25,739 sf	21,858 sf	25,739 sf ^b	47,597 sf
Warehouse	2,109 sf	0 sf	2,109 sf	2,109 sf
Artist Production Amenity Space	N/A	926 sf	N/A	926 sf
Total	63,530 sf	512,762 sf	56,686 sf	569,448 sf

sf = square feet

du = dwelling units

^a Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”

^b Includes the conversion of approximately 5,055 square feet of existing retail and warehouses uses to restaurant uses has been approved by the City (Los Angeles Department of Building and Safety Permit No. 16016-10000-14951 and Planning Case No. ZA-2017-1185-CUB), which allows for future restaurant use by an operator. For purposes of providing a conservative evaluation of the Project, conversion of these uses is also accounted for in the Project.

Source: Eyestone Environmental, 2018.

REQUESTED ACTIONS:

1. General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Industrial to Regional Center Commercial.
2. Vesting Zone and Height District Change from M3-1-RIO to C2-2-RIO.
3. Vesting Conditional Use Permit to permit floor area averaging and residential density transfer within a unified development.
4. Site Plan Review for a maximum of 347 net new live-work units and a maximum of 210,158 square feet of net new non-residential floor area.
5. Master Conditional Use Permit for the on-site sale of a full-line of alcoholic beverages within the Project’s commercial areas.

6. An affordable housing development incentive under Government Code Section 65915(k) to permit zero-foot side yards in lieu of 16 feet otherwise required for the residential levels along the eastern property line.
7. Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site into three lots and for residential and commercial condominiums and including Haul Route approval.
8. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (Fire Protection, Police Protection, Schools, Parks, and Libraries), Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems (Water Supply and Infrastructure and Wastewater Generation and Infrastructure).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

Date: June 14, 2018
Time: 5:00 P.M.–7:00 P.M.
Location: Los Angeles Cleantech Incubator (LACI)
525 S. Hewitt Street Los Angeles, CA 90013
Room 401 – Training Classroom

Free (validated) parking is available at Los Angeles Cleantech Incubator, accessible from Hewitt Street.

FILE REVIEW AND COMMENTS:

The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings,” and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **June 25, 2018, no later than 4:00 P.M.** Written comments will also be accepted at the Public Scoping Meeting described above. Please direct your comments to:

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

E-Mail: william.lamborn@lacity.org

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. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. 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.

VINCENT P. BERTONI, AICP
Director of Planning

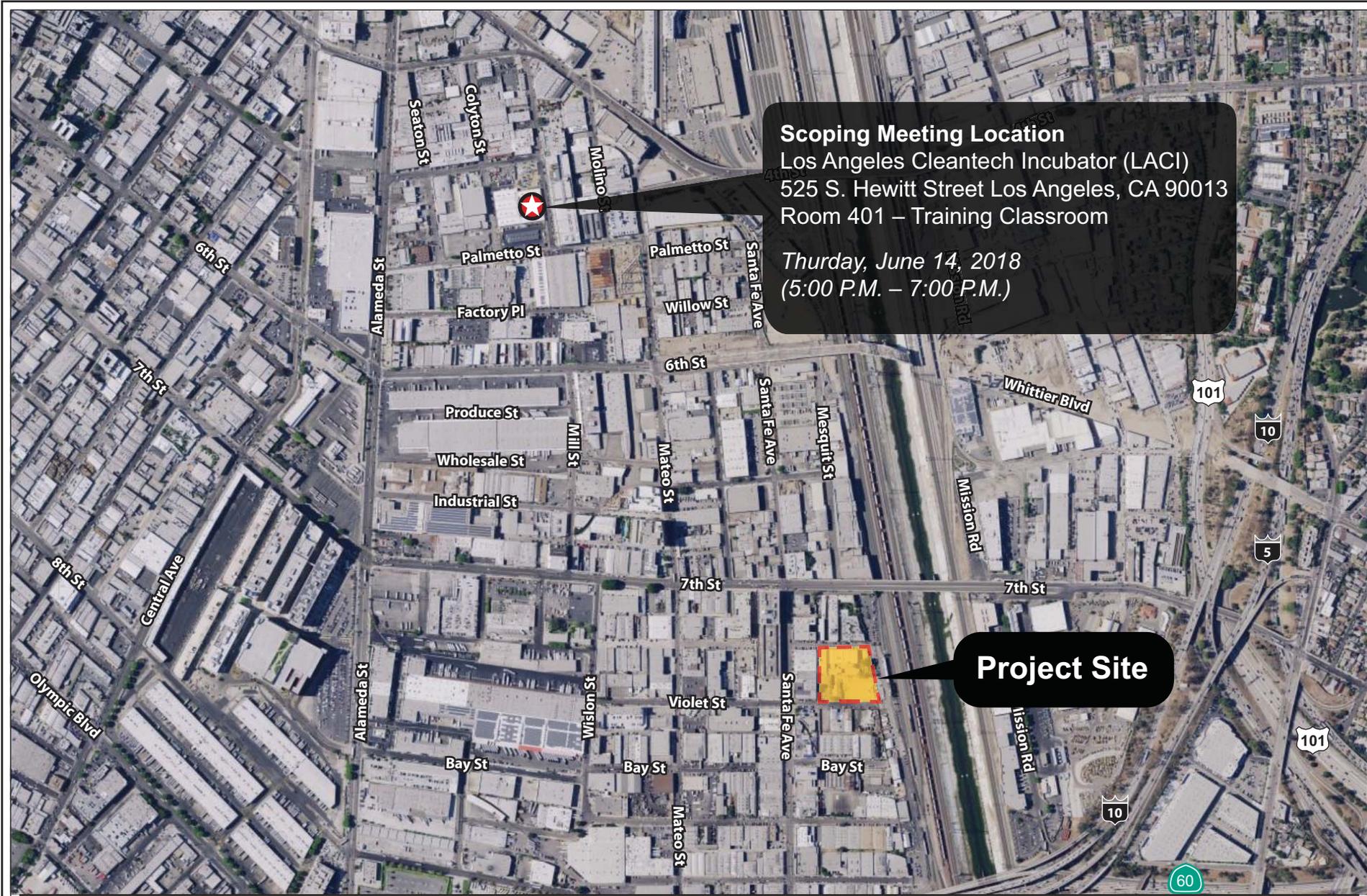


William Lamborn
Major Projects Section
Department of City Planning
(213) 847-3637

Attachments:

Project Vicinity Map with Scoping Meeting Location
Conceptual Site Plan

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3637.



Scoping Meeting Location
Los Angeles Cleantech Incubator (LACI)
525 S. Hewitt Street Los Angeles, CA 90013
Room 401 – Training Classroom

Thursday, June 14, 2018
(5:00 P.M. – 7:00 P.M.)

Project Site

Project Vicinity Map with Scoping Meeting Location

Source: Apple Maps, 2018.

E. 7TH PL.

ALLEY

PASEO

AMENITY

AMENITY

POOL

VIOLET STREET



Conceptual Site Plan