

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE
*SUPPLEMENTAL***

CITY PLANNING CASE:		ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-1706-VZC-HD-SPR		ENV-2016-1707-MND	14 – Huizar
PROJECT ADDRESS:			
2136, 2140, 2144, 2148 East Violet Street			
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Jojo Pewsawang	213-978-1214	Jojo.pewsawang@lacity.org	

NOTES / INSTRUCTION(S):	
<p>Transmittal to correct Action No. 2 in the determination letter (attached)</p>	
TRANSMITTED BY:	TRANSMITTAL DATE:
Rocky Wiles Commission Office	April 13, 2017



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

CORRECTED LETTER OF DETERMINATION

April 13, 2017

Case No.: CPC-2016-1706-VZC-HD-SPR

Council District: 14 – Huizar

CEQA: ENV-2016-1707-MND

Plan Area: Central City North

Project Site: 2136, 2140, 2144, 2148 East Violet Street

Applicant: Richard G. Newman, Violet Street Investor, LLC
Representative: Dale Goldsmith, Matt Dzurec,
Armbruster, Goldsmith & Delvac, LLP

At its meeting of **November 10, 2016**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The demolition of an industrial warehouse and scrap metal yard and the construction, use, and maintenance of a 96,936 square-foot nine-story office building with ground-floor retail, four (4) stories of above grade parking, and four (4) stories of office with a Floor Area Ratio (FAR) of 3 to 1. The project will include 90,773 square-feet of office space on floors 6 – 9 and 6,163 square-feet of ground-floor retail, 200 automobile parking spaces on the ground floor through 5th floor, and 37 bicycle parking spaces (14 short-term and 23 long-term).

1. **Found**, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1707-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Found** that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** that the mitigation measures have been made enforceable conditions on the project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for ENV-2016-1707-MND the Mitigated Negative Declaration;
2. **Recommended** that the City Council **Adopt**, pursuant to LAMC Section 12.32-F, a Vesting¹ Zone Change and Height District Change from M3-1- RIO (Manufacturing Zone with a maximum 1.5 to 1 FAR) to (T)(Q)M3-2D- RIO (Manufacturing Zone with a maximum 3 to 1 FAR);
3. **Approved**, pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of, 50,000 gross square feet or more of non-residential floor area;
4. **Adopted** the attached modified Conditions of Approval; and
5. **Adopted** the attached Findings

¹ The above-referenced technical correction is not discretionary, therefore, issuance of this corrected letter of determination does not re-open, extend or require a new appeal period.

This action was taken by the following vote:

Moved: Ambroz
Seconded: Padilla-Campos
Ayes: Ahn, Choe, Millman
Noes: Mack, Dake-Wilson
Absent: Katz, Perlman

Vote: 5 – 2



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

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.

Attachments: Ordinance, Map, Conditions of Approval, Findings
c: Jordann Turner, City Planner
JoJo Pewsawang, Planning Associate