



www.dlanc.org  
P.O. Box #13096  
Los Angeles, CA 90013-0096

November 10, 2020

Los Angeles Department of City Planning  
Office of Zoning Administration, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

RE: **Planning Case No:** CPC-2017-437-GPAJ-VZCJ-HD-VCU-CU-MCUP-SPR and VTT-74890-CN

**Project Address:** 2143 Violet Street (Mixed Use Development)

**Applicant:** Rossano De Cotiis (on behalf of ONNI Violet Development LP)

**Project Description:**

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Manufacturing to Regional Center Commercial.
2. Pursuant to LAMC Section 11.5.11.E (Measure JJJ) and Government Code Section 65915(k), an affordable housing development incentive to permit zero-foot side yards in lieu of 16 feet otherwise required for the residential live-work units.
3. Pursuant to LAMC Section 12.32.Q, a Vesting Zone and Height District Change from M3-1-RIO to C2-2-RIO.
4. Pursuant to LAMC Section 12.24.U.19, a Vesting Conditional Use Permit to permit floor area averaging and density transfer within a Unified Development.
5. Pursuant to LAMC Section 16.50.C.2, Site Plan Review for a maximum of 347 live-work units and a maximum of 210,158 square feet of new non-residential floor area.
6. Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit (MCUB) for the onsite sale of a full-line of alcoholic beverages for up to 10 establishments within the Project's commercial areas.
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site for three lots and for residential and commercial condominiums.

Dear Zoning Administrator:

At our regularly held public meeting on November 10, 2020, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on October 20, 2020, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. CPC-2017-437-GPAJ-VZCJ-HD-VCU-CU-MCUP-SPR and VTT-74890-CN. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

In DLANC's view, the information presented provides adequate justification for granting Applicant's requests. *Subject to the condition set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

- CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.
- CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours.
- CONDITION 3: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 4: Owner/Operator will come back and present to PLUC when operator is identified or owner/occupant changes.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto:planning@dlanc.com) instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JULY 14, 2020\***

Patricia Berman  
DLANC President

Ryan Afari  
DLANC Planning & Land Use Committee Chair

CC: Joella Hopkins (Council District 14) (via email)  
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)

**DLANC**

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

[www.dlanc.org](http://www.dlanc.org)  
P.O. Box #13096  
Los Angeles, CA 90013-0096