CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094) **COUNTY CLERK'S USE**

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State)	COUNCIL DISTRICT
Los Angeles Department of City Planning, 221 N. Figueroa St., Room 1350, Los Angeles, CA 90012	14 - Jurado
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)	**CASE NOs.**
2143 Violet Street Project	CPC-2025-2329-VZC-PR-HCA, VTT-74890-CN-M1, ENV-2017-438-EIR-ADD2

PROJECT APPLICANT

Mark Spector, ONNI Capital, LLC

PROJECT DESCRIPTION AND LOCATION

The 2143 Violet Street Project (Project) includes a new mixed-use, two-tower development with 474 live/work units (including 77 affordable units) and 2,034 square feet of ground floor commercial space, totaling 512,990 square feet of floor area on a 2.2-acre site. Building 1 would provide 324 units and 1,066 square feet of commercial space within a 30-story building, and Building 2 would provide 150 units and 968 square feet of commercial space within a 20-story building. Five existing buildings, comprising 56,686 square feet of office, restaurant, warehouse, and six live/work units, would remain. At completion, the Project would result in a total of 480 live/work units and 36,865 square feet of commercial space, for a total of 569,676 square feet of floor area.

CONTACT PERSON	STATE CLEARING HOUSE NUMBER	CONTACT PERSON'S TELEPHONE NUMBER
Erin Strelich, City Planning Associate	SCH No. 2018051050	(213) 847-3626

This is to advise that on October 27, 2026, the City of Los Angeles approved the above described project. The City found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2017-438-EIR (State Clearinghouse No. 2018051050) and Erratum, dated February 2021, and the First Addendum, dated August 2021, certified on September 15, 2021; and pursuant to CEQA Guidelines Sections 15162 and 15164, and the Second Addendum, dated March 2026, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

SIGNIFICANT EFFECT	☐ Project **will** have a significant effect on the environment. ☒ Project **will not** have a **new or more significant** effect on the environment.
MITIGATION MEASURES	☒ Mitigation measures **were** made a condition of project approval. ☐ Mitigation measures **were not** made a condition of project approval.
MITIGATION REPORTING / MONITORING	☒ A mitigation reporting or monitoring plan **was** adopted for the project. ☐ A mitigation reporting or monitoring plan **was not** adopted for the project.
OVERRIDING CONSIDERATION	☐ Statement of Overriding Considerations **was** adopted. ☐ Statement of Overriding Considerations **was not** adopted. ☒ **Additional** Statement of Overriding Considerations **was not** required.
ENVIRONMENTAL IMPACT REPORT	☒ An Environmental Impact Report **was** previously prepared and certified. In accordance with Section 15164 of the State CEQA Guidelines, an Addendum to the previous EIR was prepared, and findings **were** made for project pursuant to the provisions of CEQA. The Addendum, Environmental Impact Report, and record of project approval may be examined at the Department of City Planning*. ☐ An Environmental Impact Report **was not** prepared for the project.
NEGATIVE DECLARATION	☐ A Negative Declaration or Mitigated Negative Declaration **was** prepared for the project and may be examined at the Department of City Planning*. ☒ A Negative Declaration or Mitigated Negative Declaration **was not** prepared for the project.

SIGNATURE (Lead Agency)	TITLE	DATE OF PREPARATION
Erin Strelich	City Planning Associate	November 4, 2026
SIGNATURE (Office of Planning and Research if applicable)	**TITLE**	**DATE**

DISTRIBUTION:
Part 1 - County Clerk
Part 2 - Agency Record (Case file and DCP website)
Part 3 – Resp/Trustee.State Agency (if any)
Part 4 - Office of Planning and Research (CEQAnet)

***DEPARTMENT OF CITY PLANNING**
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2017-438-EIR-ADD2

Erin Strelich City Planning Assoc 11/4/26

Department Representative