

ORDINANCE NO. _____

An ordinance amending the “Q” Conditions of Ordinance No. 187,209, pursuant to the provisions of Section 12.32 Q of Chapter 1 of the Los Angeles Municipal Code (LAMC), for the 2143 Violet Street Project (Proposed Project).

WHEREAS, the Proposed Project at 2117-2147 East Violet Street and 2118-2142 East 7th Place (Project Site) applied for a Vesting Zone Change under Case No. CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR on February 3, 2017, and is therefore vested under the zoning regulations in effect at that time;

WHEREAS, Ordinance No. 188,474 (Downtown Community Plan, effective February 6, 2025) changed the zone designation on the Project Site to [MM1-CDF1-5][IX4-FA][CPIO], in line with the designations of Chapter 1A of the LAMC;

WHEREAS, the Proposed Project possesses vesting rights under Section 12.32 Q of Chapter 1 of the LAMC and successional rights under Section 1.4.4 of Chapter 1A of the LAMC;

WHEREAS, “Q” Conditions are being modified under Case No. CPC-2025-2329-VZC-PR-HCA for the limited purpose of developing the Proposed Project but will not amend the City Zoning Map; and

WHEREAS, if the Proposed Project is not effectuated and/or utilized pursuant to Section 13A.2.7 of Chapter 1A of the LAMC, the zone designations on the Subject Property will revert to that designated for the Subject Property under Ordinance No. 188,474 (Downtown Community Plan);

NOW, THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 187,209 is hereby amended.

(Q) QUALIFIED CONDITIONS

Pursuant to Section 13B.1.4 of Chapter 1A of the LAMC, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification. These conditions shall supersede and replace the (Q) Qualified Conditions of Ordinance No. 187,209.

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit A, attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Major Projects Section and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. The project shall be in substantial conformance with the following project description:
 - a. 474 new live/work units (480 total live/work units)
 - b. 2,034 new square feet of commercial space (36,865 total square feet of commercial)
2. **Setback.** The Project shall be permitted a zero-foot side yard in lieu of the 16 feet otherwise required by LAMC Section 12.14 C.2 for the residential floors along the eastern property line.
3. **Building Separation.** The Project shall be permitted a 17-foot, 10-inch building separation between residential Building 1 and Building 2, in lieu of the 57 feet otherwise required by LAMC 12.21 C2.
4. **Affordable Housing.** Prior to the issuance of a permit, the Project shall submit proof of compliance with the Affordable Housing provisions of Los Angeles Municipal Code Section 11.5.11.
5. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units shall be consistent with LAMC Section 11.5.11.
6. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the Applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
 - a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii. **Local Hire.** At least 30 percent of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10 percent of all their respective workforces' construction workers' hours of Project Work shall be performed by

Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.

- iii. **Wages.** The Project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv. **Training.** At least 60 percent of construction workforces employed on the project will be:
 - (1) Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - (2) Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - (3) Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally approved apprenticeship program.
 - v) **Bond.** A Bond may be required to ensure compliance.
 - a. After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.
7. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 11 percent of the proposed dwelling units available to Very Low Income Households and 5 percent for Extremely Low Income Households (for rental) or 11 percent of the proposed dwelling units available to Very Low Income Households (for sale) as determined to be affordable to such households by LAHD for a period of 55 years. (If the Project includes both for-sale and rental units, the provisions of LAMC 11.5.11.(a).4 that apply to for-sale units shall apply to the applicable portion of the Project and the provisions that apply to rental units shall apply to the applicable portion of the Project). Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file.
8. **Pedestrian Paseo.** A minimum 17,000 square-foot publicly accessible paseo shall be provided on the ground floor to enhance public access from Violet Street to East 7th Place, as shown in Exhibit A. The paseo shall remain open and accessible to the public during business hours, seven days a week.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by positing for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 558 of the City Charter, the City Planning Commission on **June 11, 2026** recommends this ordinance **BE ADOPTED** by the City Council.



By _____
Cecilia Lamas
Commission Executive Assistant II

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____