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April 18, 2025

VTT-83382-2A
CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR-1A
ENV-2021-2232-EIR
Council District 14

**NOTICE TO OWNER(S), APPLICANT(S), OCCUPANT(S), APPELLANT(S),
NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, May 13, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following:

Council file No. 25-0159-S1 – Case No. VTT-83382-2A

Environmental Impact Report (EIR) No. ENV-2021-2232-EIR [State Clearinghouse (SCH) No. 2021110015], Final EIR, Erratum (Violet Street Creative Office Campus Project EIR), Statement of Overriding Considerations, Mitigation Monitoring Program, and Environmental Findings; report from Los Angeles City Planning Commission (LACPC); and, an Appeal filled by CREED LA (Representative: Kelilah D. Federman, Adams Broadwell, Joseph & Cardozo), from the determination of the LACPC in approving, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract No. VTT-83382 (stamped map, dated February 20, 2024) for the vacation and merger of portions of 7th Place and the Easterly Public Alley into the site; resubdivision of the site into four ground lots; and a Haul Route for the export of up to 144,000 cubic yards of soil; for the property located at 2045 Violet Street (2030 - 2060 East 7th Street; 715 - 829 East Santa Fe Avenue; 2016 - 2040 and 2023 - 2043 East 7th Place; and 2017 - 2051 Violet Street), subject to Conditions of Approval.

Applicant: AI Violet, LLC and AI Violet B2, LLC
Representative: Jonathan Lonner, Burns and Bouchard, Inc.
Case No. VTT-83382-2A
Environmental No. ENV-2021-2232-EIR
Related Case: CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR-1A

Council file No. 25-0159-S2 – Case No. CPC-2021-2231-GPA-VZC-HD-VCU-ZVSPR-1A

EIR No. ENV-2021-2232-EIR (SCH No. 2021110015), Final EIR, Erratum (Violet Street Creative Office Campus Project EIR), Statement of Overriding Considerations, Mitigation Monitoring Program, and Environmental Findings; report from LACPC; and, an Appeal filled by CREED LA (Representative: Kelilah D. Federman, Adams Broadwell, Joseph & Cardozo), from the

determination of the LACPC in approving: 1) a Vesting Conditional Use Permit, pursuant to LAMC Section 12.24W.19, to allow floor area averaging in a Unified Mixed-Use Development within a C or M Zone; 2) a Zone Variance, pursuant to LAMC Section 12.27, to permit vehicular access to a loading zone from a public street and not the adjacent alley way; and, 3) a Site Plan Review, pursuant to LAMC Section 16.05, for a development that results in an increase of more than 50,000 gross square feet of non-residential floor area; for the Violet Street Creative Office Campus Project (Project), a redevelopment and expansion of an existing office campus on an approximately six-acre site, the Project proposes to demolish two buildings with 35,738 square feet of warehouse and office uses and associated surface parking for the new construction of a 13-story, 450,599 square-foot building comprised of 435,100 square feet of office uses, 15,499 square feet of ground floor retail and/or restaurant uses, and four subterranean and three above-grade levels of parking, all located on the southwestern portion of the Project Site (known as Lot 1), in addition, a Future Campus Expansion Phase could allow for the demolition of another existing 21,880 square-foot office building at the corner of Violet Street and Santa Fe Avenue for the new construction of up to 211,201 square feet of additional office and restaurant uses, the existing 222,915-square-foot Warner Music Group building (originally the Ford Factory building, a designated historic resource) and an existing five-story parking garage would be retained as part of the Project; for the property located at 2045 Violet Street (2030 - 2060 East 7th Street; 715 - 829 East Santa Fe Avenue; 2016 - 2040 and 2023 - 2043 East 7th Place; and 2017 - 2051 Violet Street), subject to Conditions of Approval.

Applicant: AI Violet, LLC and AI Violet B2, LLC
Representative: Jonathan Lonner, Burns and Bouchard, Inc.
Case No. CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR-1A
Environmental No. ENV-2021-2232-EIR
Related Case: VTT-83382-2A

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **25-0159-S1** and **25-0159-S2** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:
Rey Fukuda (213) 847-3686

rey.fukuda@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.