

ORDINANCE NO. _____

An ordinance to approve a Vesting Zone Change to facilitate vesting rights for the Violet Street Creative Office Campus Project (Proposed Project).

WHEREAS, the Proposed Project at 2016-2040 East 7th Place, 2017-2045 East Violet Street, 2030-2060 East 7th Street, 2023-2043 East 7th Place, 715-829 South Santa Fe Avenue, and 2051 East Violet Street (Subject Property) applied for a Vesting Zone Change under Case No. CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR on March 18, 2021 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 Subject Property to [MB1-CDF1-5][IX4-FA][CPIO], in line with the designations of Chapter 1A of the LAMC; and

WHEREAS, pursuant to the Proposed Project's 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, the City Council desires to approve the Proposed Project with the associated Vesting Zone Change request and zone designations under Chapter 1 of the LAMC;

WHEREAS, the zone designations of Chapter 1 of the LAMC are not consistent with those of the Downtown Community Plan and Chapter 1A of the LAMC and as such the City Council does not desire to amend the City Zoning Map in Section 12.04 of Chapter 1 of the LAMC or Section 1.5.2 of Chapter 1A of the LAMC with the Proposed Project's requested zone designations, and therefore the ordinance proposes to grant the Proposed Project the requested zone designations under Case No. CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR for the limited purpose of developing the Proposed Project (subject to modifications allowed pursuant to Section 1.4.4.A of Chapter 1A of the LAMC) 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. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties located at 2016-2040 East 7th Place and 2017-2045 East Violet Street (Assessor Parcel Numbers [APNs] 5166014012, -001, -003; Legal Description: Lot 43 ARBs 1-2, Lot 44 ARBs 1-2, Lot 45 ARBs 1-2, Lot 46 ARBs 1-4, Lot 47 ARBs 1-2, Lot 48 ARB 2, Lot 49 ARBs 1-2, Lots Vacated by Ordinance No. 11482, Lots 50-52, Lot 53 ARBs 1-2, and Lots 54-56, M.L. Wicks Subdivision of Kiefer Tract), Los Angeles, CA 90021, so that such properties shall be in the (T)(Q)C2-2-RIO Zone. The zone classifications on the properties located at 2030-2060 East 7th Street, 2023-2043 East 7th Place, 715-829 South Santa Fe Avenue, and 2051 East Violet Street (APNs 5166015010, -018, -3010; Legal Description: Lots 1-3, Lot FR4, Lots Vacated by Ordinance No. 97-185212, Lots 11-16, Lots FR17-FR23, Lot 24 ARBs 1-3, Lot 25 ARBs 1-3, Lot 26 ARBs 1-3, and Lots FR37-FR42, M.L. Wicks Subdivision of the Garbolino-Cooper and South and Porter Tracts), Los Angeles, CA 90021 shall be in the M3-1-RIO Zone.

Section 2. In the event the entitlement grants for the Proposed Project are not effectuated and/or utilized pursuant to Section 13A.2.7 of Chapter 1A of the LAMC, the zone designations on the Subject Property shall revert to that designated by the Downtown Community Plan.

(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification.

- 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, dated November 4, 2024 (hereafter referred to as Exhibit A) and attached to the subject case file. No change to the plans (except as conditioned) 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. Retention of the existing 222,915 square-foot Warner Music Group building on Lot 3 and a five-story parking garage on Lot 2;
 - b. New development consisting of 435,100 square feet of office space and 15,499 square feet of ground floor commercial space on Lot 1; and
 - c. Demolition of 21,880 square feet of existing floor area and development of up to 191,201 square feet of office and 20,000 square feet of restaurant uses for the Future Campus Expansion Phase on Lot 4.
- 2. Pedestrian Paseo.** The project shall provide an approximately one-acre, hardscaped and landscaped pedestrian paseo that would extend east-west along the vacated 7th Place public-right of way and north-south along the vacated Easterly Public Alley, connecting the terminus of 7th Place to Violet Street, as shown in Exhibit A, dated November 4, 2024. The paseo shall remain publicly accessible and gates or other barriers blocking pedestrian access from 7th Place to Violet Street shall be prohibited. No motorized vehicles shall be permitted, except for parking garage users and emergency vehicles used during an emergency. The courtyard and passageway area will be maintained in good condition by the Project operator and/or owner for the life of the Project.

Section 3. 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 **November 14, 2024** recommends this ordinance **BE ADOPTED** by the City Council.

By 
Cecilia Lamas
Commission Executive Assistant II

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____