

PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2021-2232-EIR, [STATE CLEARING HOUSE (SCH)] NO. 2021110015, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal 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).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified EIR No. ENV-2021-2232-EIR, SCH No. 2021110015, certified on May 13, 2025, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.
2. ADOPT the modified FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by CREED LA (Representative: Kelilah D. Federman, Adams Broadwell, Joseph & Cardozo), and THEREBY SUSTAIN the LACPC's determination in approving: 1) a Vesting Conditional Use Permit, pursuant to Los Angeles Municipal Code (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 modified 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 Cases: CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR, VTT-83382-2A, VTT-83382-1A, VTT-83382

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

**TIME LIMIT FILE – MAY 23, 2025**

**(LAST DAY FOR COUNCIL ACTION – MAY 23, 2025)**

Summary:

At a regular meeting held on May 13, 2025, the PLUM Committee considered a report from the LACPC and an appeal 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). DCP staff provided an overview of the matter. A representative from Council District 14 provided comments on the matter. After an opportunity for public comment, and presentations from the Applicant and Appellant Representatives, the Committee recommended to deny the appeal and sustain the LACPC's determination in approving: a Vesting Conditional Use Permit, a Zone Variance, a Site Plan Review, modified findings, and modified Conditions of Approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	ABSENT
RAMAN:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**