

To: The Council

Date: 02/12/2025

From: Mayor

Council District(s): 14

PROPOSED GENERAL PLAN AMENDMENTS, VESTING ZONE CHANGE AND
HEIGHT DISTRICT CHANGE FOR PROPERTIES LOCATED AT 2045 VIOLET
STREET WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN; CASE NO. CPC-
2021-2231-GPA-VZC-HD-VCU-ZV-SPR; COUNCIL DISTRICT NO. 14

I herewith approve the City Planning Commission's action and
transmit this matter for your consideration.



KAREN BASS
Mayor

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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KAREN BASS
MAYOR

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SHANA M.M. BONSTIN
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HAYDEE URITA-LOPEZ
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

January 23, 2025

The Honorable Karen Bass
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Bass:

PROPOSED GENERAL PLAN AMENDMENTS, VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE FOR PROPERTIES LOCATED AT 2045 VIOLET STREET WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN; CASE NO. CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR; COUNCIL DISTRICT NO. 14

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is the November 14, 2024 action of the City Planning Commission recommending approval of a proposed General Plan Amendments to the Central City North Community Plan (Community Plan) to change the land use designations for Lot 1 of the Project Site (located at 2016-2040 East 7th Place and 2017-2045 East Violet Street) from Heavy Industrial to Regional Commercial, and to the Transportation Element of the General Plan (Mobility Plan 2035) to reclassify 7th Place along the Project Site frontage from a Collector Street to a Standard Local Street. The City Planning Commission also recommended approval of a concurrent Vesting Zone Change and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO for Lot 1 of the Project Site.

The proposed General Plan Amendments are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change and Height District Change will be transmitted to you following City Council's action.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendments will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

RECOMMENDATION

That the Mayor:

Honorable Mayor Bass

Page 2

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendments for the subject properties; and
2. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendments; and
3. Recommend that the City Council adopt, by Resolution, the General Plan Amendments to the Central City North Community Plan and Mobility Plan 2035, as shown in the attached exhibits; and
4. Recommend that the City Council direct staff to revise the Central City North Community Plan and Mobility Plan 2035 in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Senior City Planner

VPB:MZ:MN:MS:RF

Enclosures

1. City Planning Case File
2. City Planning Commission action, including Findings
3. Resolution Amending the Community Plan and Mobility 2035 Plan
4. City Council Package

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA**



KAREN BASS
MAYOR

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

January 23, 2025

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENTS, VESTING ZONE CHANGE, AND HEIGHT DISTRICT CHANGE FOR PROPERTIES LOCATED AT 2045 VIOLET STREET WITHIN THE CENTRAL CITY NORTH COMMUNITY PLAN; CASE NO. CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR; COUNCIL DISTRICT NO. 14

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is the November 14, 2024, action of the City Planning Commission recommending approval of a proposed General Plan Amendments to the Central City North Community Plan (Community Plan) to change the land use designations for Lot 1 of the Project Site (located at 2016-2040 East 7th Place and 2017-2045 East Violet Street) from Heavy Industrial to Regional Commercial; and to the Transportation Element of the General Plan (Mobility Plan 2035) to reclassify 7th Place along the Project Site frontage from a Collector Street to a Standard Local Street. The City Planning Commission also recommended approval of a concurrent Vesting Zone Change and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO for Lot 1 of the Project Site.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendments will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendments were submitted to the Mayor, whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

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 Violet Street Creative Office Campus Project Environmental Impact Report (EIR) No. ENV-2021-2232-EIR, SCH No. 2021110015, certified by the City Planning Commission;

and pursuant to CEQA Guidelines, Sections 15162 and 15164, that no subsequent EIR, negative declaration, or addendum is required for approval of the project; and

2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendments; and
4. Adopt, by Resolution, the proposed General Plan Amendments to the Central City North Community Plan to change the land use designations for Lot 1 of the Project Site from Heavy Industrial to Regional Commercial; and to Mobility Plan 2035 to reclassify 7th Place along the Project Site frontage from a Collector Street to a Standard Local Street; and
5. Adopt the ordinance for the Vesting Zone Change and Height District Change to (T)(Q)C2-2-RIO for Lot 1 of the Project Site, as set forth in the attached exhibit; and
6. Direct staff to revise the Central City North Community Plan Map and the Mobility Plan 2035, and update the appropriate maps in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Senior City Planner

VPB:MZ:MN:MS:RF
Enclosures