

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**  
**SUPPLEMENTAL**  
**CF 25-0159-S2**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>	
CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR-1A	ENV-2021-2232-EIR	14 - Jurado	
<b>RELATED CASE NOS.:</b>		<b>PROCEDURAL REGULATIONS:</b>	
CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR, VTT-83382, VTT-83382-1A, VTT-83382-2A  <input type="checkbox"/> N/A		<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)	
<b>PROJECT ADDRESS / LOCATION:</b>			
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)			
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>	
Rey Fukuda	213-847-3686	Rey.Fukuda@lacity.org	
<b>NOTES / INSTRUCTION(S):</b>			
<p>Please include the attached Appeal Responses and Technical Modifications document and specified attachments to CF 25-0159-S2.</p> <p>Please revise the related Case Numbers for CF 25-0159-S2 to add CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR, VTT-83382, VTT-83382-1A (in addition VTT-83382-2A) to reflect appeals filed subsequent to initial creation of this CF.</p> <p><b>Recommended Actions for PLUM/ City Council:</b></p> <ol style="list-style-type: none"> <li>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 Environmental Impact Report (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;</li> <li>Approve, pursuant to LAMC Section 12.24 W.19, a Vesting Conditional Use Permit to allow floor area averaging in a Unified Mixed-Use Development within a C or M Zone;</li> <li>Approve, pursuant to LAMC Section 12.27, a Zone Variance to permit vehicular access to a loading zone from a public street and not the adjacent alleyway;</li> <li>Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of more than 50,000 gross square feet of non-residential floor area; and</li> <li>Adopt the Modified Conditions of Approval and Modified Findings as recommended and transmitted to the Council File by the Planning Department on May 8, 2025.</li> </ol>			
<b>ATTACHMENTS:</b>	<b>REVISED:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>REVISED:</b>
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>

