

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 and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract Map 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:

1. FIND, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code (PRC), that the City Council has reviewed and considered the information contained in the EIR No. ENV-2021-2232-EIR (SCH No. 2021110015), dated June 2023, the Final EIR, dated May 2024, and Erratum dated August 2024 (Violet Street Creative Office Campus Project EIR), as well as the whole administrative record.
 - a. CERTIFY the following:
 - i. The Violet Street Creative Office Campus Project EIR has been completed in compliance with the California Environmental Quality Act.
 - ii. The Violet Street Creative Office Campus Project EIR was presented to the LACPC as a decision-making body of the lead agency.
 - iii. The Violet Street Creative Office Campus Project EIR reflects the independent judgement and analysis of the lead agency.
 - b. ADOPT the following:
 - i. The related and prepared Violet Street Creative Office Campus Project EIR Environmental Findings.
 - ii. The Statement of Overriding Considerations.
 - iii. The Mitigation Monitoring Program prepared for the Violet Street Creative Office Campus Project EIR.
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 determination of the LACPC in approving, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, 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; re-subdivision 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 modified 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 Cases: VTT-83382-1A, VTT-83382, CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR-1A, CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR

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 a Vesting Tentative Tract Map 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 determination of the LACPC in approving the Vesting Tentative Tract No. VTT-83382, the related and prepared Violet Street Creative Office Campus Project EIR Environmental Findings, Statement of Overriding Considerations, Mitigation Monitoring Program prepared for the Violet Street Creative Office Campus Project EIR, 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-