

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, AND ORDINANCE FIRST CONSIDERATION relative to General Plan Amendments and Vesting Zone and Height District Change 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. DISMISS, pursuant to Los Angeles City Charter Sections 555 and Los Angeles Municipal Code Section 11.5.6, General Plan Amendments to:
 - a. The Central City North Community Plan to change the land use designation for Lot 1 (located at 2016-2040 East 7th Place and 2017-2045 East Violet Street) of the Project Site from Heavy Industrial to Regional Commercial, inasmuch as the request is no longer necessary for development of the project.
 - b. 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along the Project Site frontage from a Collector Street to a Standard Local Street, inasmuch as the request has been superseded by the Downtown Community Plan.
4. PRESENT and ADOPT the accompanying modified ORDINANCE dated May 14, 2025, effectuating a Vesting Zone Change and Height District Change for Lot 1 of the Project Site from the M3-1-RIO Zone to the (T)(Q)C2-2-RIO Zone, and the maintenance of the M3-1-RIO Zone for the remainder of the site; for the 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).

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

Environmental No. ENV-2021-2232-EIR

Related Cases: CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR-1A, 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, Resolution for a General Plan Amendments, draft Ordinance effectuating a Vesting Zone and Height District Change 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, the Committee recommended to approve the previously certified EIR, the modified finding, and the modified draft Ordinance as modified which incorporated modifications submitted by the Department of City Planning (DCP), dated May 8, 2025, as well as additional modifications read into the record by DCP staff at the meeting; and to dismiss the General Plan Amendments to; 1) the Central City North Community Plan, inasmuch as the request is no longer necessary for development of the project, and 2) the Transportation Element of the General Plan (Mobility Plan 2035), inasmuch as the request has been superseded by the Downtown Community Plan. 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-