



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

June 29, 2023

***Puede obtener información en Español acerca de este documento llamando al (213) 847-3686.***

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2021-2232-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2021110015
<b>PROJECT NAME:</b>	Violet Street Creative Office Campus Project
<b>PROJECT APPLICANT:</b>	AI Violet, LLC and AI Violet B2, LLC
<b>PROJECT ADDRESS:</b>	2030, 2034, 2038, 2042, 2046, 2054, and 2060 East 7th Street; 715, 721, 725, 729, 733, 777, 801, 805, 809, 813, 817, 821, 825, 827, and 829 East Santa Fe Avenue; 2016, 2020, 2023, 2026, 2027, 2030, 2031, 2034, 2035, 2037, 2038, 2040; and 2043 East 7th Place and 2017, 2023, 2027, 2031, 2035, 2039, 2045, and 2051 Violet Street, Los Angeles, California 90021
<b>COMMUNITY PLAN AREA:</b>	Central City North
<b>COUNCIL DISTRICT:</b>	14 – de León
<b>PUBLIC COMMENT PERIOD:</b>	<b>June 29, 2023 – August 14, 2023</b>

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Violet Street Creative Office Campus Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

## **PROJECT DESCRIPTION:**

The Violet Street Creative Office Campus Project (Project) is a new creative office campus with uses spanning existing and proposed buildings on an approximately 273,930 square-foot (6.3-acre) site. Construction of the Project would require the demolition of the existing 25,798 square feet of warehouse uses, 9,940 square feet of office uses, and associated surface parking, all located on the southwest portion of the Project Site. The remainder of the Project Site is developed with the existing 244,795-square-foot Warner Music Group building (originally the Ford Factory building) and a five-story parking garage (including a roof-top level), which would be retained as part of the Project. The Project proposes a 13-story, approximately 450,599-square-foot building featuring 435,100 square feet of office uses, 15,499 square feet of ground floor retail and/or restaurant uses, and 1,264 automobile parking spaces located in a seven-story parking garage, comprised of one at-grade, two above-grade, and four below-grade levels. While not required, approximately 74,018 square feet of outdoor areas would be provided. The Applicant is requesting a General Plan Amendment to designate a portion of the Project Site's land use from Heavy Manufacturing to Regional Center Commercial and a Vesting Zone Change from the M3-1-RIO zone to C2-2-RIO zone. If approved, the Project's maximum floor area ratio (FAR) would be 6:1, permitting 661,800 square feet of development. Additionally, the Applicant is requesting a Floor Area Averaging Conditional Use Permit which would allow the remaining 211,201 square feet of floor area to be averaged across the entire

Project Site as a Unified Development. Accordingly, the Project includes a Future Campus Expansion Phase which encompasses a potential expansion opportunity for additional office use to be developed within the Project Site at the corner of Violet Street and Santa Fe Avenue. Construction of the Future Campus Expansion Phase would require the demolition of an existing 21,880-square-foot building containing office uses. For purposes of this analysis, this Future Campus Expansion Phase would be comprised of office and restaurant uses, but this portion of the Project Site could be utilized for any uses consistent with the existing M3-1-RIO zone.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:**

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to on-site construction noise and freeway safety, as well as cumulative impacts with respect to off-site operational noise and freeway safety. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

**FILE REVIEW AND COMMENTS:**

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

The Draft EIR is available online at the Department of City Planning's website at [Planning4la.org/development-services/eir](http://Planning4la.org/development-services/eir) and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Benjamin Franklin Branch Library, 2200 E. 1st Street, Los Angeles, CA 90033
- 3) R. L. Stevenson Branch Library, 803 Spence Street, Los Angeles, CA 90023
- 4) Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012

The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Rey Fukuda at (213) 847-3686 to purchase copies.


If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by Monday, August 14, 2023, **no later than 4:00 p.m.**

Please direct your comments to:

**Mail:** Rey Fukuda  
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221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

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