



Violet Street Creative Office Campus Project

Environmental Case: ENV-2021-2232-EIR
State Clearinghouse No. 2021110015

Project Location: 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

Community Plan Area: Central City North

Council District: 14—de León

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.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eyestone Environmental, LLC

APPLICANT:

AI Violet, LLC and AI Violet B2, LLC

June 2023

Table of Contents

	<u>Page</u>
I. EXECUTIVE SUMMARY	I-1
II. PROJECT DESCRIPTION	II-1
III. ENVIRONMENTAL SETTING	III-1
A. Overview of Environmental Setting	III-1
B. Related Projects	III-4
IV. ENVIRONMENTAL IMPACT ANALYSIS	IV.A-1
A. Air Quality	IV.A-1
B. Cultural Resources	IV.B-1
C. Energy	IV.C-1
D. Greenhouse Gas Emissions	IV.D-1
E. Land Use and Planning	IV.E-1
F. Noise	IV.F-1
G.1 Public Services—Fire Protection	IV.G.1-1
G.2 Public Services—Police Protection	IV.G.2-1
H. Transportation.....	IV.H-1
I. Tribal Cultural Resources	IV.I-1
J.1 Utilities and Service Systems—Water Supply and Infrastructure.....	IV.J.1-1
J.2 Utilities and Service Systems—Energy Infrastructure.....	IV.J.2-1
V. ALTERNATIVES.....	V-1
A. Alternative 1: No Project/No Build Alternative.....	V-14
B. Alternative 2: Reduced Density Alternative.....	V-20
C. Alternative 3: Reduced Density Alternate Use Alternative	V-38
D. Alternative 4: Office with Hotel Future Campus Expansion Phase Alternative.....	V-56
E. Environmentally Superior Alternative	V-74

	<u>Page</u>
VI. OTHER CEQA CONSIDERATIONS	VI-1
VII. REFERENCES.....	VII-1
VIII. ACRONYMS AND ABBREVIATIONS	VIII-1
IX. LIST OF PREPARERS	IX-1

List of Appendices

Appendix A Initial Study, NOP, and NOP Comment Letters

Appendix A.1 Initial Study

Appendix A.2 Notice of Preparation

Appendix A.3 NOP Comment Letters and Scoping Meeting Comments

Appendix B TPA Memo

Appendix C Air Quality and Greenhouse Gas Emissions

Appendix C.1 Air Quality and Greenhouse Gas Emissions Methodology

Appendix C.2 Air Quality Worksheet and Modeling Output Files

Appendix C.3 Greenhouse Gas Worksheets and Modeling Output Files

Appendix D Historical Resources Technical Report

Appendix E Archaeological Resources Assessment

Appendix F Energy Analysis Spreadsheets

Appendix G Energy Infrastructure Memorandum

Appendix H Land Use Tables

Appendix I Noise and Vibration Calculation Worksheets

Appendix J Los Angeles Fire Department Letter

Appendix K Water Utility Technical Report

Appendix L Los Angeles Police Department Letter

Appendix M Transportation

Appendix M.1 Transportation Study

Appendix M.2 LADOT Approval Letter

Appendix N Tribal Cultural Resources Report

Appendix O Water Supply Assessment

Appendix P Alternatives Analysis Technical Memorandum

List of Figures

<u>Figure</u>	<u>Page</u>
II-1	Project Location Map II-3
II-2	Aerial Photograph of the Project Site and Vicinity II-5
II-3	Conceptual Site Plan..... II-9
II-4	Level 1 Floor Plan II-11
II-5	Lot Line Diagram..... II-12
II-6	Paseo and Proposed Ground Floor Landscaping II-13
II-7	Conceptual Rendering II-15
III-1	Related Project Location Map III-10
IV.A-1	Ozone Trends IV.A-22
IV.A-2	SCAQMD SRAs IV.A-25
IV.A-3	MATES V Total Cancer Risk for Project Area IV.A-28
IV.A-4	Air Quality Sensitive Receptors Locations IV.A-30
IV.E-1	Land Use Designations on the Project Site IV.E-11
IV.E-2	Zoning Designations on the Project Site IV.E-12
IV.F-1	Decibel Scale and Common Noise Sources IV.F-3
IV.F-2	Guidelines for Noise Compatible Land Use IV.F-13
IV.F-3	Noise Measurement Locations..... IV.F-19
IV.G.1-1	Fire Stations in the Vicinity of the Project Site..... IV.G.1-14
IV.G.2-1	Police Station Serving the Project Site..... IV.G.2-9
IV.H-1	Existing Street System and Transit Network IV.H-14

List of Tables

<u>Table</u>	<u>Page</u>
I-1	Summary of Impacts Under the Project I-16
II-1	Summary of Proposed Floor Area..... II-8
III-1	Related Projects..... III-7
IV.A-1	Ambient Air Quality Standards IV.A-3
IV.A-2	Summary of Ambient Air Quality in the Project Vicinity IV.A-26
IV.A-3	Estimated Daily Regional Operational Criteria Pollutant Emissions—Baseline IV.A-31
IV.A-4	SCAQMD Air Quality Significance Thresholds IV.A-35
IV.A-5	Project Consistency with City of Los Angeles General Plan (Air Quality Element)..... IV.A-52
IV.A-6	Estimate of Maximum Regional Project Daily Construction Emissions (pounds per day)..... IV.A-57
IV.A-7	Estimate of Maximum Regional Project Daily Operational Emissions—At Project Buildout (2026) IV.A-58
IV.A-8	Estimate of Maximum Localized Daily Project Construction Emissions (pounds per day)..... IV.A-61
IV.A-9	Estimate of Maximum Localized Project Daily Operational Emissions—At Project Buildout (2026) (pounds per day) IV.A-63
IV.C-1	Summary of Energy Use During Project Construction IV.C-22
IV.C-2	Summary of Annual Net New Energy Use During Project Operation IV.C-25
IV.D-1	Description of Identified GHGs..... IV.D-5
IV.D-2	Atmospheric Lifetimes and Global Warming Potentials..... IV.D-6
IV.D-3	Estimated Statewide Greenhouse Gas Emissions Reductions in the 2022 Scoping Plan IV.D-16
IV.D-4	Major Climate Legislation and Executive Orders Enacted Since the 2017 Scoping Plan IV.D-17
IV.D-5	California GHG Inventory (million metric tons CO ₂ e) IV.D-41

<u>Table</u>	<u>Page</u>
IV.D-6	Consistency with Applicable GHG Emissions Goals and Actions of L.A.'s Green New Deal..... IV.D-68
IV.D-7	Project Consistency with 2045 Carbon Neutrality Goals IV.D-71
IV.D-8	Construction-Related Emissions (MTCO _{2e}) IV.D-75
IV.D-9	Annual GHG Emissions Summary (Buildout) (metric tons of carbon dioxide equivalent [MTCO _{2e}]) IV.D-76
IV.F-1	Construction Vibration Damage Criteria..... IV.F-12
IV.F-2	Groundborne Vibration and Groundborne Impact Criteria for General Assessment..... IV.F-12
IV.F-3	City of Los Angeles Presumed Ambient Noise Levels IV.F-16
IV.F-4	City of Los Angeles Guidelines for Noise Compatible Land Use..... IV.F-17
IV.F-5	Description of Noise Measurement Locations..... IV.F-20
IV.F-6	Existing Ambient Noise Levels..... IV.F-22
IV.F-7	Vehicle Mix for Traffic Noise Model..... IV.F-23
IV.F-8	Existing Roadway Traffic Noise Levels IV.F-24
IV.F-9	Construction Equipment Noise Levels IV.F-32
IV.F-10	Construction Noise Impacts IV.F-34
IV.F-11	Construction Noise Impacts—Overlapping Construction IV.F-35
IV.F-12	Off-Site Construction Haul Truck Noise Levels—Daytime Hours IV.F-37
IV.F-13	Off-Site Concrete Truck Noise Levels—Nighttime Hours..... IV.F-38
IV.F-14	Estimated Noise Levels from Mechanical Equipment IV.F-40
IV.F-15	Outdoor Use Analysis Assumptions IV.F-41
IV.F-16	Estimated Noise Levels from Outdoor Uses IV.F-41
IV.F-17	Estimated Noise Levels from At-Grade and Above-Grade Parking Facilities..... IV.F-42
IV.F-18	Estimated Noise Levels from Loading Dock and Trash Compactor IV.F-43
IV.F-19	Roadway Traffic Noise Impacts—Future Plus Project..... IV.F-44
IV.F-20	Roadway Traffic Noise Impacts—Existing Plus Project IV.F-46
IV.F-21	Composite Noise Impacts IV.F-48

<u>Table</u>	<u>Page</u>
IV.F-22	Construction Vibration Impacts—Building Damage..... IV.F-50
IV.F-23	Construction Vibration Impacts—Human Annoyance IV.F-52
IV.F-24	Cumulative Roadway Traffic Noise Impacts..... IV.F-61
IV.G.1-1	Relevant General Plan Framework Element Infrastructure and Public Services Goals, Objectives, and PoliciesIV.G.1-7
IV.G.1-2	Relevant General Plan Safety Element Goals, Objectives, and Policies.....IV.G.1-8
IV.G.1-3	LAFD Fire Stations Located in the Project VicinityIV.G.1-15
IV.G.1-4	Average EMS and Non-EMS Response Times (2022)IV.G.1-16
IV.G.2-1	Relevant General Plan Framework Element Infrastructure and Public Services Goals, Objectives, and PoliciesIV.G.2-5
IV.G.2-2	2021 Part I Crimes—Newton Division and Citywide.....IV.G.2-10
IV.G.2-3	Estimated Service Population from Related Projects within Newton DivisionIV.G.2-18
IV.J.1-1	Relevant General Plan Utilities and Service Systems Goals, Objectives, and Policies: Framework Element—Chapter 9, Infrastructure and Public Services.....IV.J.1-13
IV.J.1-2	Existing LADWP Water SupplyIV.J.1-16
IV.J.1-3	Existing LADWP Local Groundwater Basin Supply.....IV.J.1-18
IV.J.1-4	Projected Future LADWP Water Supply (thousand AFY)IV.J.1-24
IV.J.1-6	Violet Street Creative Office Campus Project—Future Campus Expansion Phase Scenario 1IV.J.1-35
IV.J.1-7	Violet Street Creative Office Campus Project—Future Campus Expansion Phase Scenario 2IV.J.1-37
IV.J.1-8	Cumulative Water DemandIV.J.1-41
V-1	Summary of Comparison of Impacts Associated with the Alternatives and Impacts of the Project..... V-8
V-2	Estimated Water Consumption for Alternative 2..... V-34
V-3	Estimated Water Consumption for Alternative 3..... V-52
V-4	Estimated Water Consumption for Alternative 4..... V-69
VI-1	Project Operational Wastewater Generation VI-36