

Notice of Public Hearing

& Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



311

Traducción

번역 • 翻译

Pagsasalin

Թարգմանություն



Wednesday, June 26, 2024

9:30 a.m.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (213) 338-8477 or (669) 900-9128

When prompted, enter the Meeting ID: 852 1835 7888 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/85218357888>

Enter Meeting ID:852 1835 7888 and Passcode: 172114

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.



Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

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), Los Angeles, CA 90021

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The Violet Street Creative Office Campus Project (Project) is for the redevelopment and expansion of an existing office campus on an approximately 6.3-acre site.

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

New construction includes 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 two above-grade levels of parking, which would require the demolition of warehouse and office uses and associated surface parking, all located on the southwest portion of the Project Site. In addition, a Future Campus Expansion Phase could allow for up to 211,201 square feet of additional office and restaurant uses, which would require the demolition of an existing office building, located at the corner of Violet Street and Santa Fe Avenue.

The existing 244,795 square-foot Warner Music Group building (originally the Ford Factory building, a designated historic resource) and a five-story parking garage would be retained as part of the Project.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider:

ENV-2021-2232-EIR

1. Pursuant to **Public Resources Code (PRC) Sections 21082.1(c) and 21081.6**, the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2021-2232-EIR (SCH No. 2021110015) dated June 2023, and the Final EIR dated May 2024 (Violet Street Creative Office Campus Project EIR), as well as the whole of the administrative record; and

VTT-83382

2. Pursuant to **Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15**, a Vesting Tentative Tract Map for the vacation and merger of portions of 7th Place, Violet Street, Santa Fe Avenue, and the easterly public alley into the site; re-subdivision of the site into four ground lots; waiver of dedications and improvements along 7th Place, Violet Street, and the westerly public alley; and a Haul Route for the export of up to 144,000 cubic yards of soil.

Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求的事项 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

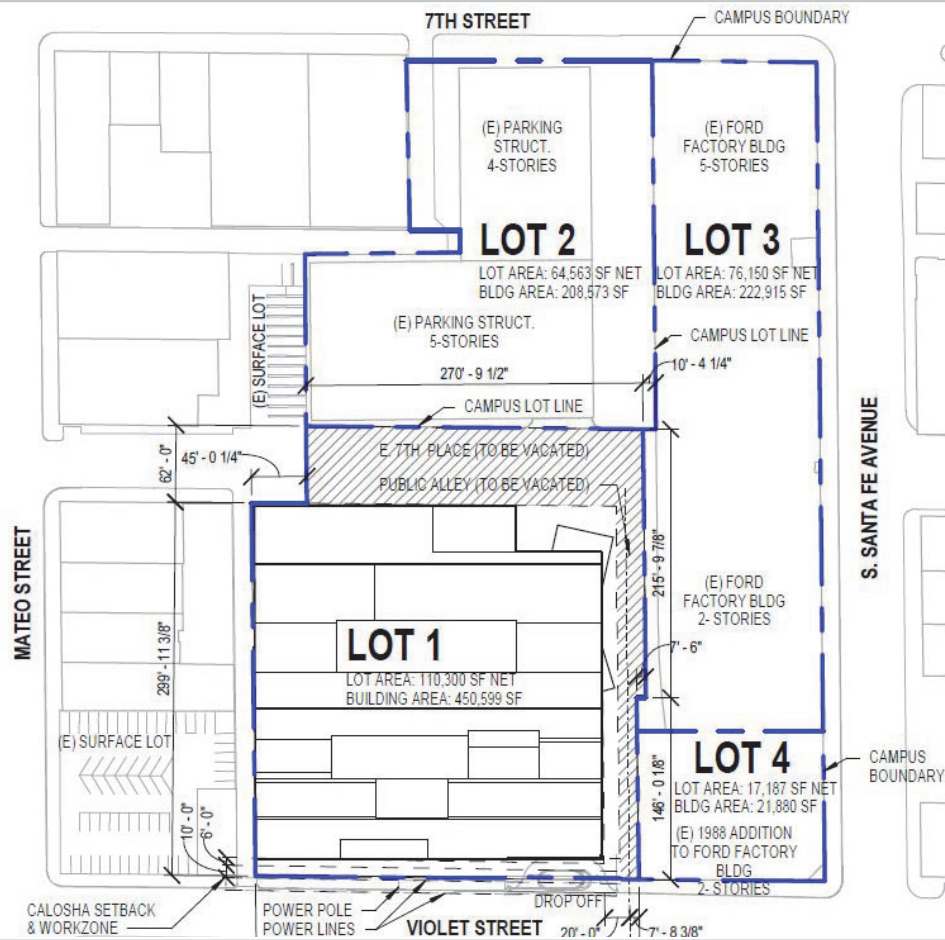
The Hearing Officer will take testimony on behalf of the City Planning Commission regarding:

ENV-2021-2232-EIR

1. Pursuant to **PRC Sections 21082.1(c) and 21081.6**, the decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, No. ENV-2021-2232-EIR (SCH No. 2021110015) dated June 2023, and the Final EIR dated May 2024 (Violet Street Creative Office Campus Project EIR), as well as the whole of the administrative record; and

CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR

2. Pursuant to **Charter Section 555 and LAMC Section 11.5.6**, a **General Plan Amendment** to 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; see attached map) of the Project Site from Heavy Industrial to Regional Commercial;
3. Pursuant to **LAMC Sections 12.32 F and 12.32 Q**, a **Vesting Zone and Height District Change** from M3-1-RIO to C2-2-RIO for Lot 1 of the Project Site;
4. Pursuant to **LAMC Section 12.24 W.19**, a **Vesting Conditional Use** to allow floor area averaging in a Unified Mixed-Use Development within a C Zone;
5. 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; and
6. Pursuant to **LAMC Section 16.05, Site Plan Review** for a project resulting in greater than 50,000 new square feet of nonresidential floor area.



Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for the Project. The EIR is comprised of two parts, the Draft EIR and Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 46-day public review period from June 29, 2023 to August 14, 2023. The Final EIR will be available on May 31, 2024 and includes a response to comments and text revisions to the Draft EIR based on input received. Unlike the Draft EIR, Final EIR comments are not required to be responded to by the City. If written comments are received, the comments will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR;
VTT-83382

Related Case Number(s):

N/A

Zone:

Existing: M3-1-RIO; Proposed: C2-2-RIO

Land Use Designation:

Existing: Heavy Industrial;
Proposed: Regional Commercial

Council District:

14 - de Leòn

Applicant:

AI Violet, LLC and AI Violet B2

Representative:

Jonathan Lonner, Burns and Bouchard, Inc.

Environmental Case Number(s):

ENV-2021-2232-EIR

Overlay(s):

Central Industrial Redevelopment Project Area,
River Implementation Overlay (RIO)

Community Plan Area:

Central City North

Assigned Staff Contact Information:

Rey Fukuda, City Planning Associate
rey.fukuda@lacity.org
(213) 847-3686
221 North Figueroa Street, Suite 1350
LA, CA 90012

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review -

The complete file is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350 LA, CA 90012. Please contact the staff planner to schedule an appointment. The Final EIR will also be available on May 31, 2024 at the office listed above and online at the Department of City Planning website at: <https://planning.lacity.org/project-review/environmental-review/published-documents> (Select "Environmental Impact Reports (EIRs)").

Digital copies are available at the following Library Branches:

1) Los Angeles Central Library, 630 W 5th St, LA, CA 90071, 2) Benjamin Franklin Branch Library, 2200 E 1st St, LA, CA 90033, 3) R. L. Stevenson Branch Library, 803 Spence St, LA, CA 90023 and 4) Little Tokyo Branch Library, 203 S Los Angeles St, LA, CA 90012.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.