Los Angeles Department of City Planning Virtual Scoping Meeting

Violet Street Creative Office Campus Project
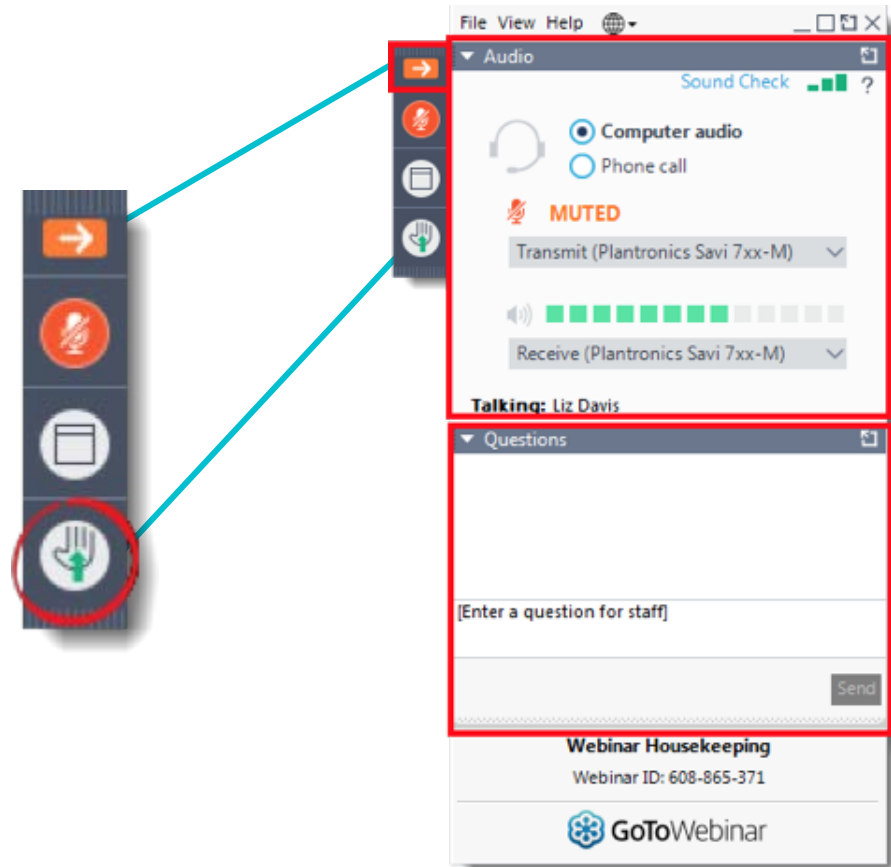
2045 East Violet Street

Thursday, November 18, 2021 5:30 pm

LOS ANGELES
CITY PLANNING

Logistics

- Access the **Audio** panel to change your preferred audio output

- Use the **"hand raise"** icon to bring attention to a question/comment or technical difficulty

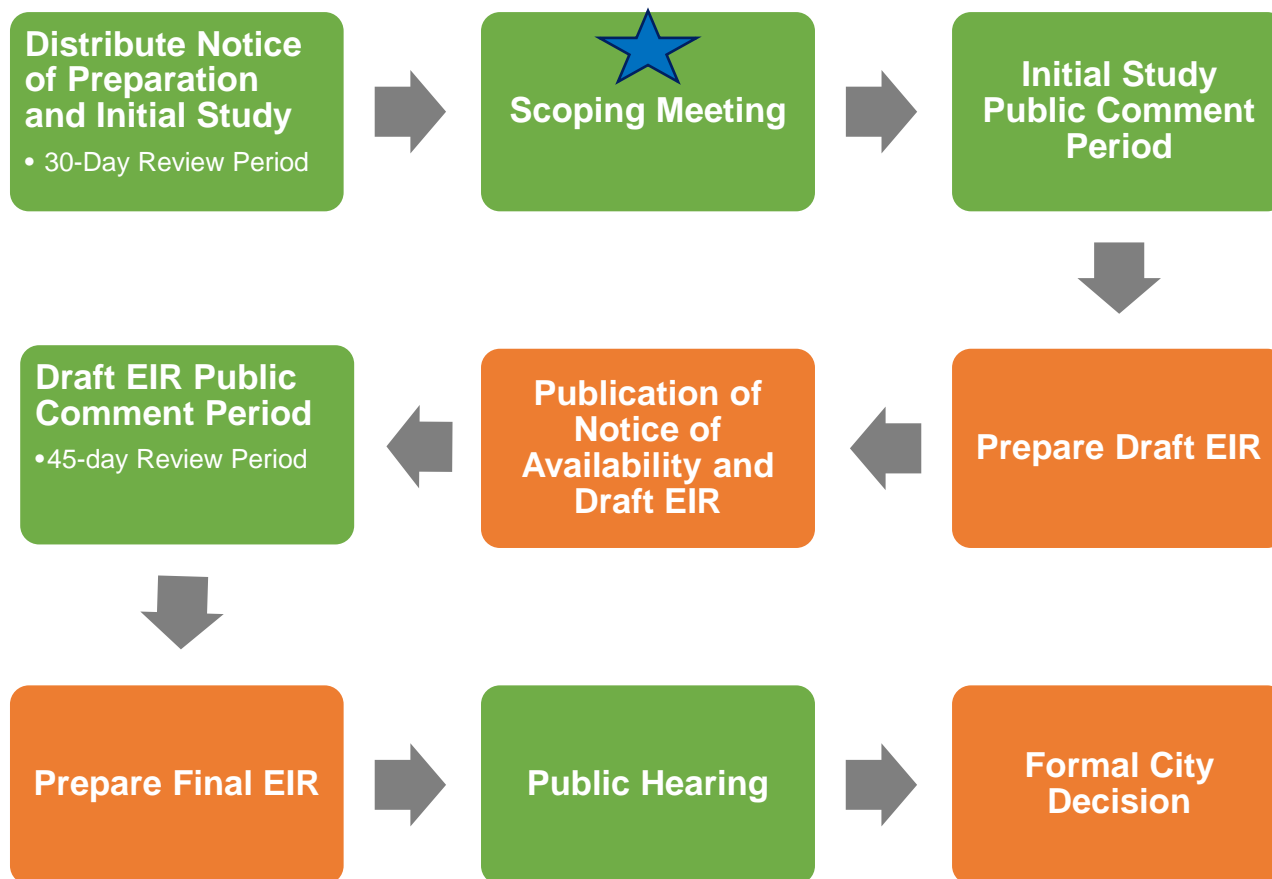- Use the **Questions** panel to type a question or comment

Agenda and Objectives

- Project milestones and Environmental Impact Report (EIR) process

- What is a Scoping Meeting?

- Project overview

- How to submit public comments relevant to the EIR

- Questions & Answers

- *Note: No decision regarding the Project will be made tonight*

Project Milestones

Legend:
- 🟩 Public Input Opportunities
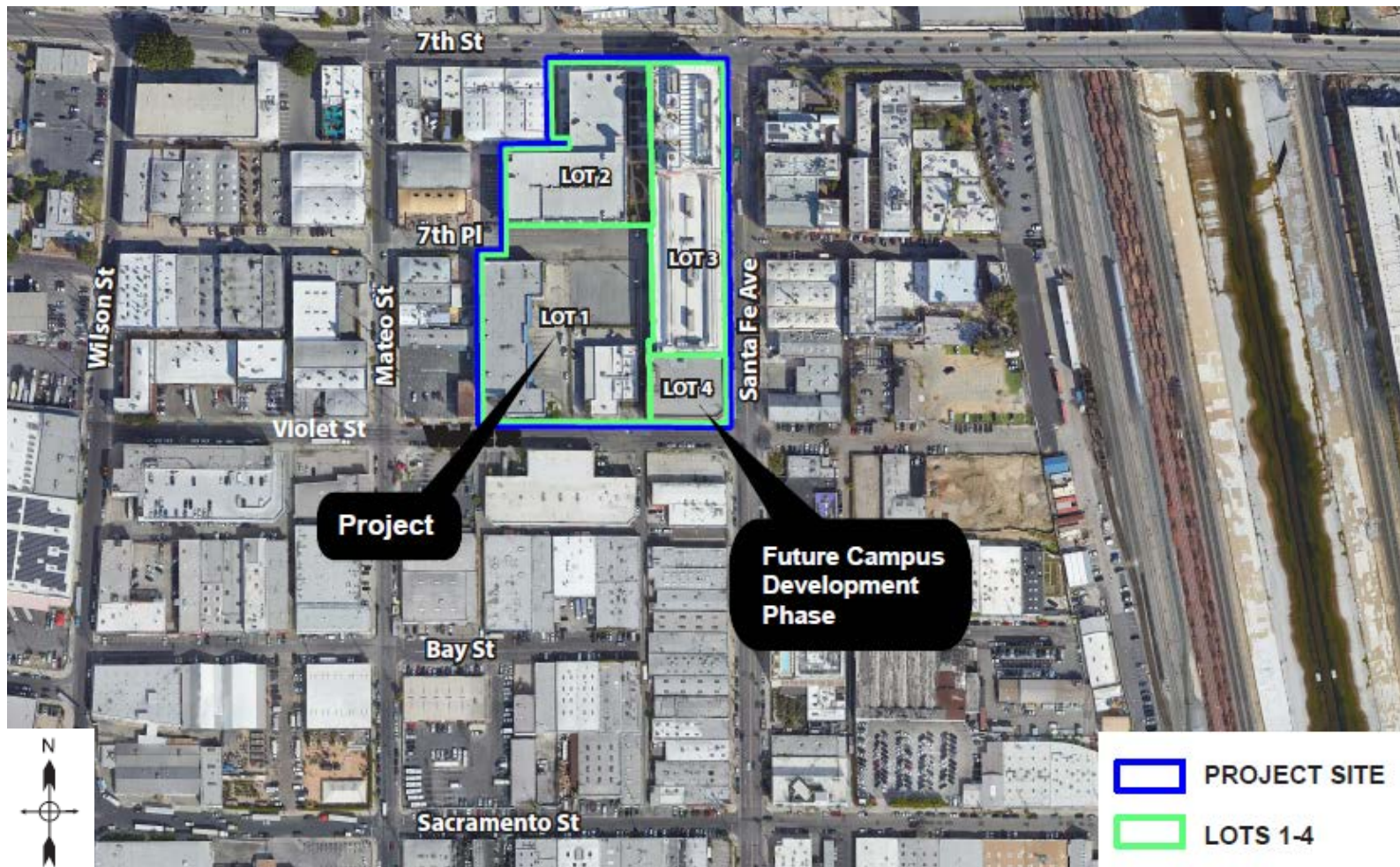- 🟧 City Internal
- ⭐ Today's Meeting

Distribute Notice of Preparation and Initial Study
• 30-Day Review Period

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Scoping Meeting ⭐

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Initial Study Public Comment Period

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Draft EIR Public Comment Period
• 45-day Review Period

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Publication of Notice of Availability and Draft EIR

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Prepare Draft EIR

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Prepare Final EIR

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Public Hearing

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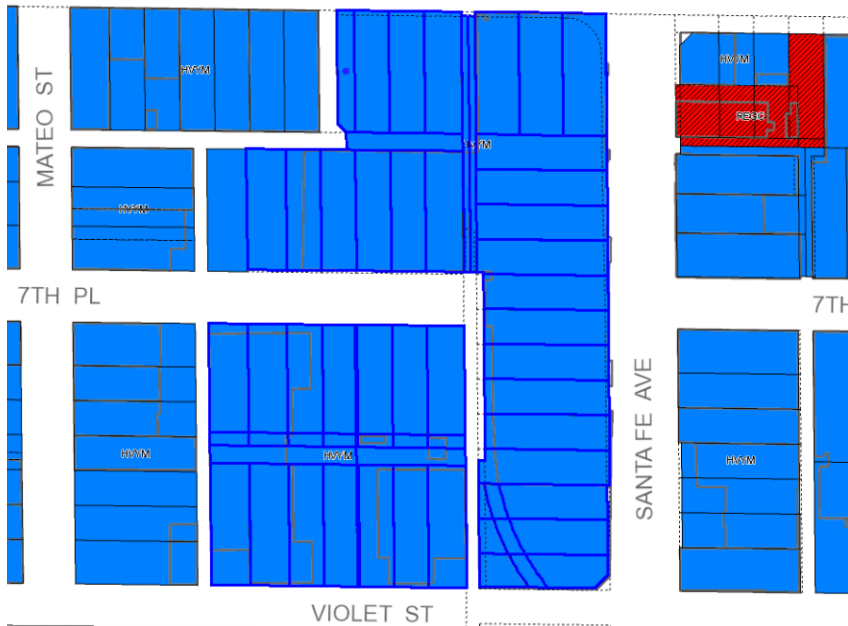**Formal City Decision**

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What is a Scoping Meeting?

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Existing Conditions and Aerial View of Site

Existing Land Use and Zoning

Land Use

Zoning

COMMERCIAL
- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL
- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing

GENERALIZED ZONING
- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

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Existing Conditions

Existing Conditions

Santa Fe Avenue

7th Street

Existing Conditions

7th Place

Public alley

Project Overview

- Existing Warner Music Group and parking structure

- Construction of new 13-story commercial building
  - 450,599 SF total
  - 435,100 SF Office
  - 15,499 SF Restaurant/Retail
  - 74,018 SF outdoor areas
  - 1,264 vehicle parking spaces
  - 156 bicycle parking spaces
  - 6:1 Floor Area Ratio

- Future Campus Expansion
  - 211,201 SF Office

Lot Line Diagram
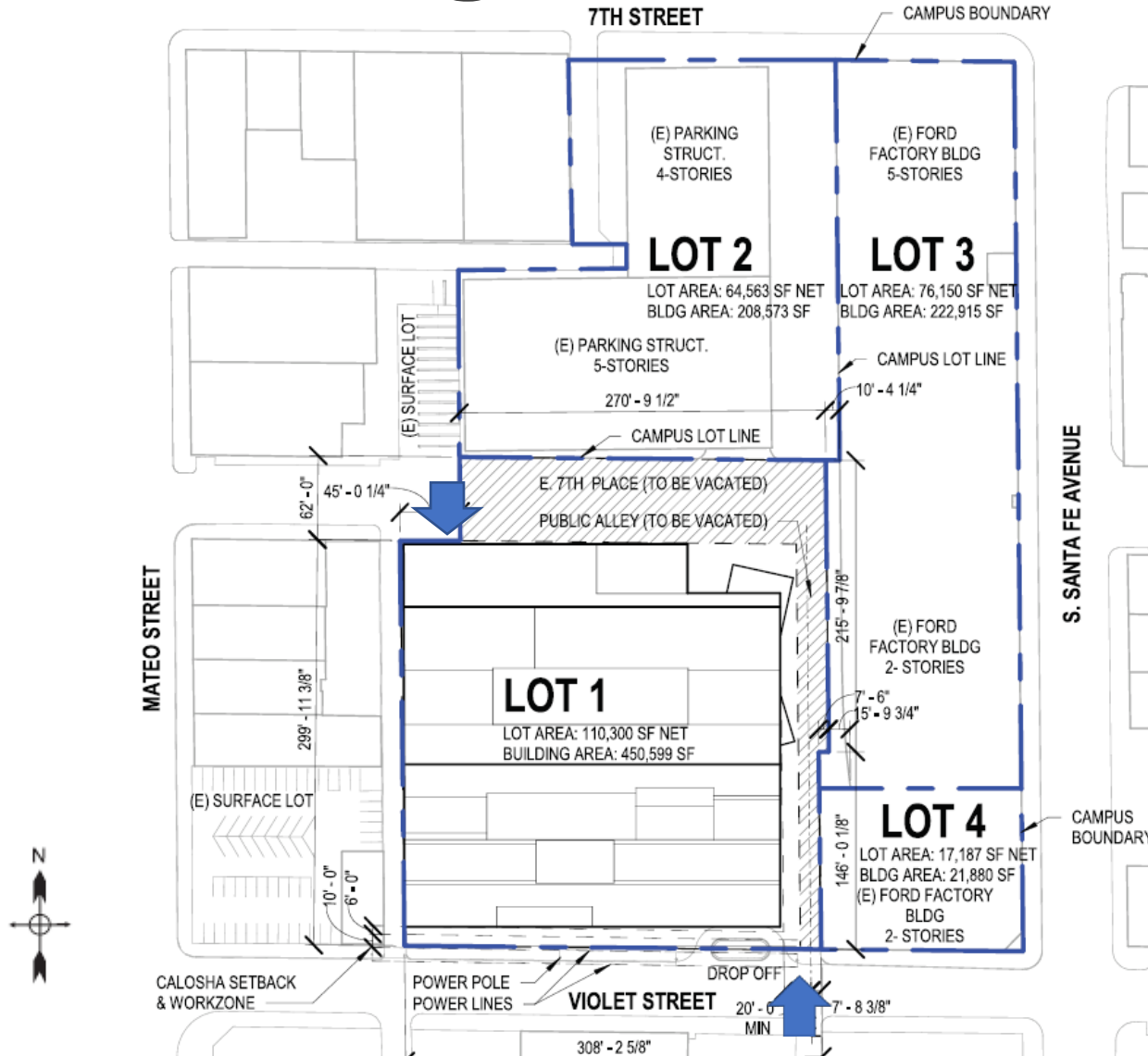
Ground Floor Plan (Lot 1)

Design and Architecture

Design and Architecture

Design and Architecture

Project Programming

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Requested Actions

1. **General Plan Amendment** to amend the Central City North Community Plan to re-designate Lot 1 from "Heavy Manufacturing" to Regional Center Commercial;

2. **Vesting Zone Change** and **Height District Change** from the M3-1-RIO Zone to the C2-2-RIO Zone for Lot 1;

3. **Vesting Conditional Use Permit** to allow Floor Area Ratio averaging across a Unified Development;

4. **Zone Variance** to permit a loading zone with vehicular access from a public street

5. **Site Plan Review** for a development resulting in a net increase of 50,000 gross square feet or more nonresidential floor area.

6. **Vesting Tentative Tract Map**

Project Milestones

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- 🟧 City Internal
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⭐ **Scoping Meeting**

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Formal City Decision
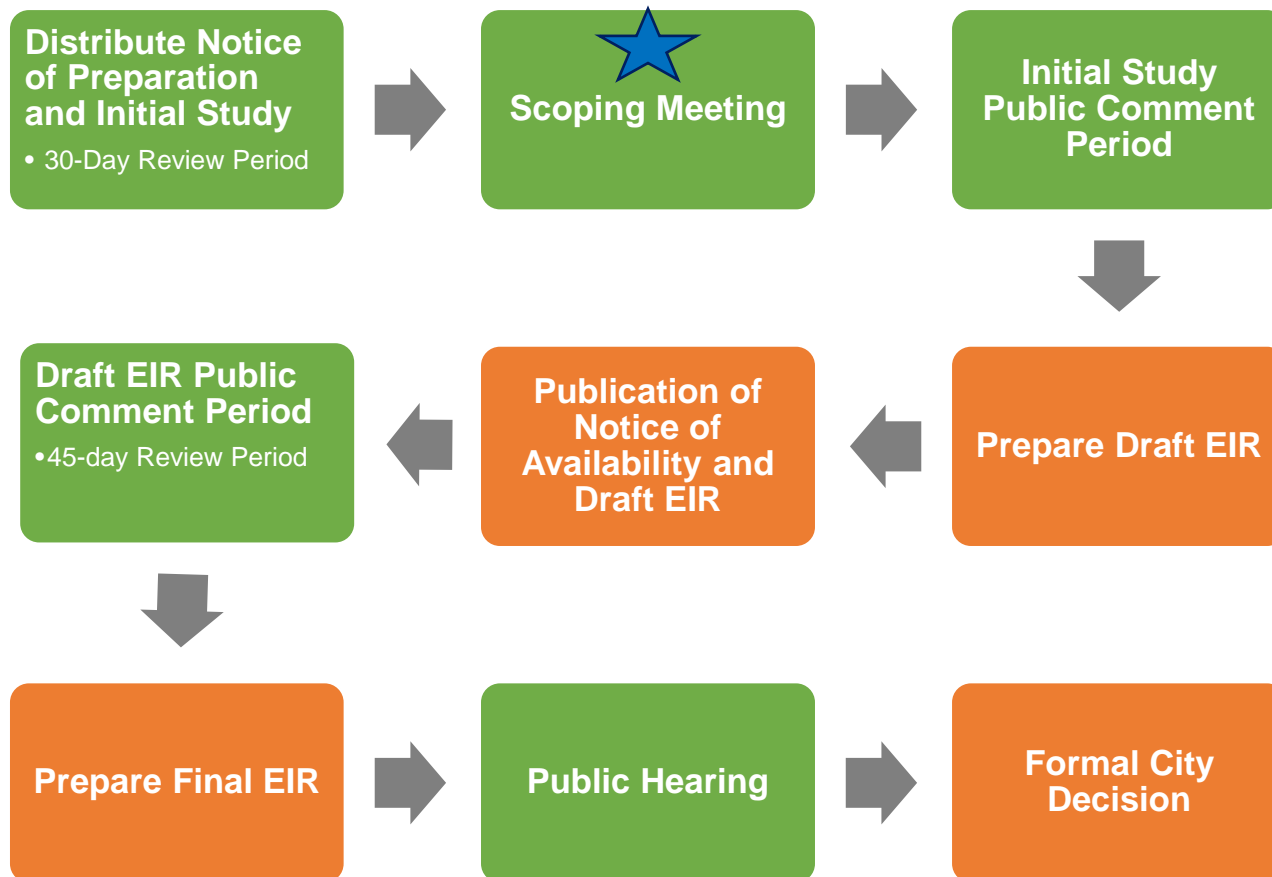
EIR Scope and Contents

Less Than Significant Impacts

- Aesthetics
- Agriculture & Forestry Resources
- Biological Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources

- Population and Housing
- Public Services (Libraries, Schools and Parks)
- Recreation
- Wildfire
- Utilities (Solid Waste, Wastewater & Telecommunications)

Potentially Significant Impacts

- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning

- Noise
- Public Services (Fire & Police)
- Transportation
- Tribal Cultural Resources
- Utilities (water, electricity, natural gas)

How to Submit Public Comments

- Through mail:

  Attn: Rey Fukuda
  City of Los Angeles
  Department of City Planning
  221 N. Figueroa Street,
  Suite 1350
  Los Angeles, CA 90012

  Reference:
  Violet Street Creative Office Campus Project

- Through email:

  Rey.Fukuda@lacity.org

- All written comments must be submitted by **4:00 p.m., December 6, 2021**

- For more information about the project please visit:
  https://planning.lacity.org/development-services/eir

*Submitting a question or comment during the following Q & A portion of the meeting **DOES NOT** constitute a formal written comment to be included as part of the NOP comment period.*

Questions & Answers

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- Use the **Questions** panel to type a question or comment