



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: November 14, 2024
Time: After 8:30 a.m.*
Place: Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: June 26, 2024
Appeal Status: General Plan Amendment is not appealable. Vesting Zone Change and Height District Change are appealable by the Applicant to the City Council if disapproved in whole or in part. All other actions are appealable to City Council.
Expiration Date: November 14, 2024

PROJECT LOCATION: 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: The Violet Street Creative Office Campus Project (Project) is 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.

Case No.: CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR
CEQA No.: ENV-2021-2232-EIR
Related Cases: VTT-83382-1A
Council No.: 14 – de León
Plan Area: Central City North
Plan Overlay: River Improvement Overlay (RIO), Central Industrial Redevelopment Project Area
Certified NC: Downtown Los Angeles
Existing GPLU: Heavy Industrial
Proposed GPLU: Heavy Industrial, Regional Commercial
Existing Zone:
Proposed Zone: M3-1-RIO
M3-1-RIO, (T)(Q)C2-2-RIO
Applicant: AI Violet, LLC and AI Violet B2, LLC
Representative: Jonathan Lonner, Burns and Bouchard, Inc.

REQUESTED ACTIONS:**ENV-2021-2232-EIR**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (PRC), the consideration and certification of the **Environmental Impact Report (EIR)** No. ENV-2021-2232-EIR (SCH No. 2021110015) for the above-referenced project and Adoption of the **Statement of Overriding Considerations** setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California PRC, the adoption of the proposed **Mitigation Measures and Mitigation Monitoring Program**; and
3. Pursuant to Section 21081 of the California PRC, the adoption of the required **Findings** for the certification of the EIR.

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

4. Pursuant to Los Angeles City Charter Sections 555 and Los Angeles Municipal Code (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) of the Project Site from Heavy Industrial to Regional Commercial;
5. Pursuant to the Los Angeles City Charter Sections 555 and LAMC Section 11.5.6, a **General Plan Amendment** to 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;
6. Pursuant to LAMC Sections 12.32 F and Q, 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;
7. Pursuant to LAMC Section 12.24 W.19, a **Vesting Conditional Use Permit** to allow floor area averaging in a Unified Mixed-Use Development within a C or M Zone;
8. 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
9. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a project resulting in an increase of more than 50,000 gross square feet of non-residential floor area.

RECOMMENDED ACTIONS:**ENV-2021-2232-EIR**

If the City Planning Commission (CPC) denies the appeal of the Vesting Tentative Tract Map (VTT-83382-1A) and sustains the actions of the Advisory Agency:

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 Violet Street Creative Office Campus Project EIR No. ENV-2021-2232-EIR, SCH No. 2021110015, certified on November 14, 2024; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

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

1. **Recommend** that the Mayor and City Council approve a **General Plan Amendment** to the Central City North Community Plan to change the land use designation for Lot 1 of the Project Site from Heavy Industrial to Regional Commercial;
2. **Recommend** that the Mayor and City Council approve a **General Plan Amendment** to 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;
3. **Recommend** that the City Council approve 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;
4. **Approve** a **Vesting Conditional Use Permit** to allow floor area averaging in a Unified Mixed-Use Development within a C or M Zone;
5. **Approve** a **Zone Variance** to permit vehicular access to a loading zone from a public street and not the adjacent alleyway;
6. **Approve** a **Site Plan Review** for a project resulting in an increase of more than 50,000 gross square feet of non-residential floor area;
7. **Adopt** the attached Conditions of Approval; and
8. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Milena Zasadzien, Principal City Planner



Mindy Nguyen, Senior City Planner



More Song, City Planner



Rey Fukuda, City Planning Associate

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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Environmental Impact Report (EIR) links:

Draft EIR: <https://planning.lacity.gov/development-services/eir/violet-street-creative-office-campus>

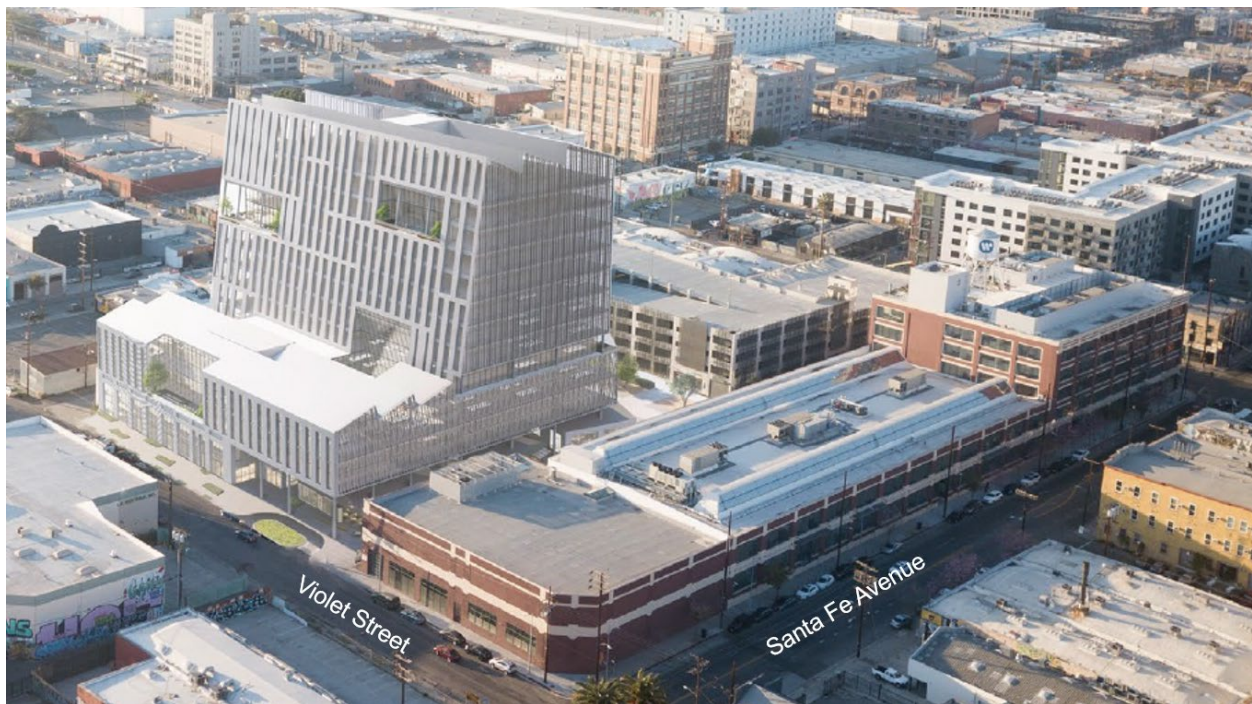
Final EIR: <https://planning.lacity.gov/development-services/eir/violet-street-creative-office-campus-project-0>

Erratum: <https://planning.lacity.gov/development-services/eir/violet-street-creative-office-campus-project-1>

PROJECT ANALYSIS

PROJECT SUMMARY

The Violet Street Creative Office Campus Project (Project) is 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). The new office building would have a height of 217 feet, and 6 inches, inclusive of rooftop mechanical equipment. The Project would also include approximately 75,000 square feet of amenity space consisting of balconies and roof decks within the new office building and a 43,938 square-foot publicly accessible paseo running from Violet Street through to 7th Place down the center of the campus.



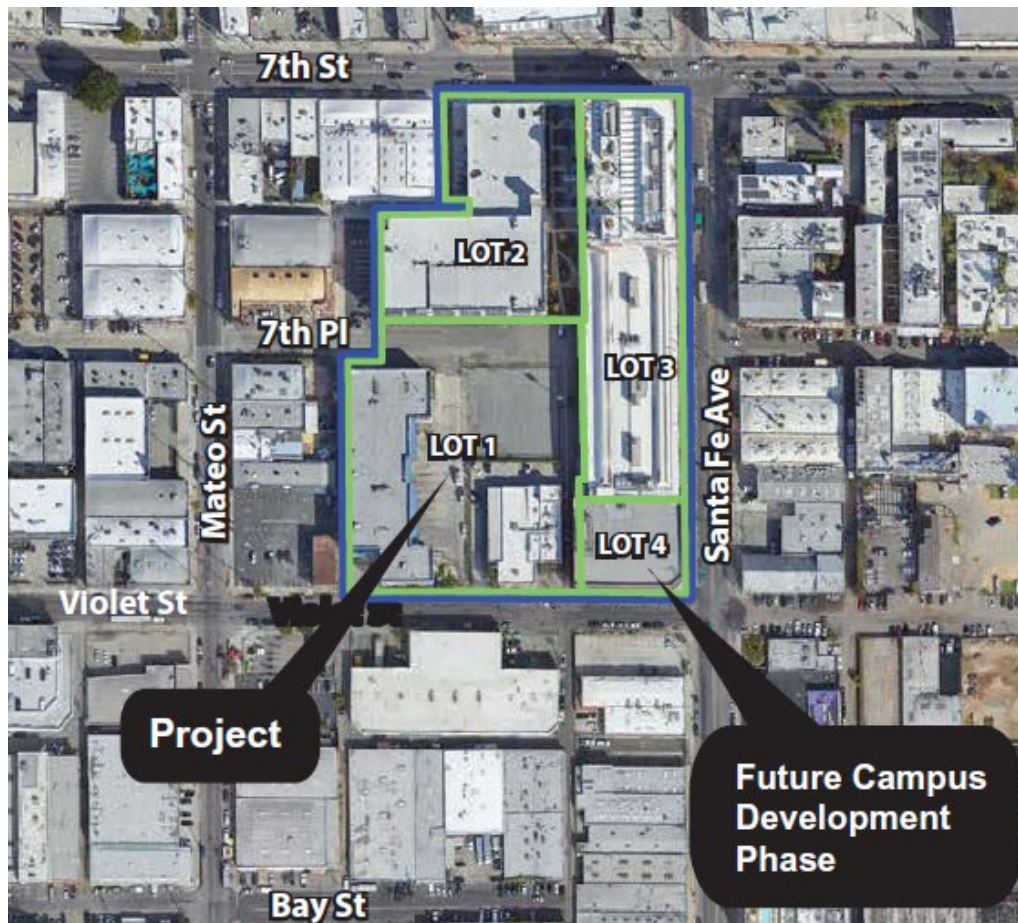
Rendering of Proposed Project and Existing Development on Project Site

In addition, a Future Campus Expansion Phase could allow for the demolition of an existing 21,880 square-foot office building at the corner of Violet Street and Santa Fe Avenue for the 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. Excluding the Future Campus Expansion Phase, the Project would result in a total of 695,394 square feet, resulting in an overall floor area ratio (FAR) of approximately 2.6:1 across the entire Project Site. With the Future Campus Expansion Phase, the Project would result in a maximum total floor area of 884,715 square feet, resulting in an overall FAR of approximately 3.4:1 across the entire Project Site.

BACKGROUND

Location and Setting

The Project Site is rectangular-shaped and is located within the Central City North Community Plan area of the City of Los Angeles (City). The Project Site is located in the Arts District neighborhood just east of the downtown core of the City and is bounded by 7th Street to the north, Santa Fe Avenue to the east, Violet Street to the south, and 7th Place and alleyways to the west. The Project Site will consist of four main lots, which are depicted in the image below.



Aerial View of the Project Site

Land Use Designation and Zoning

The Central City North Community Plan designates the Project Site for Heavy Industrial land uses corresponding to the M3 Zone. Further, the Project Site is subject to Footnote 6 in the Central City North Community Plan, which states “For properties designated on zoning maps as Height District Nos. 1, 1L, 1VL, or 1XL (or their equivalent), development exceeding a floor area ratio of 1:5:1 up to 3:1 may be permitted through a zone change height district change procedure, including an environmental clearance.” The Project Site is zoned M3-1-RIO (Heavy Industrial Zone, Height District 1, River Improvement Overlay [RIO]). The M3 Zone permits a variety of industrial uses as well as office uses. Height District 1 does not impose a height limit for parcels zoned M3 but restricts the FAR to 1.5:1. The RIO designation is for the City’s RIO District, which is designed to provide for preservation of tributaries and rivers in the City of Los Angeles by promoting river identity, supporting local species, and convenient access, among many other

aspects.

As a part of the proposed Project, the Applicant is requesting a General Plan Amendment to change the land use designation for Lot 1 of the Project Site from Heavy Industrial to Regional Commercial. The Applicant is also requesting a Vesting Zone Change and Height District Change for Lot 1 of the Project Site to change the zoning from M3-1-RIO to (T)(Q)C2-2-RIO. The proposed C2 Zone permits any use permitted in the C1.5 or C1 Limited Commercial Zone including a variety of commercial uses such as retail, restaurant and office use. The proposed Height District 2 does not impose a height limit for the C2 Zone, but restricts the FAR to 6:1. The RIO designation would remain the same.

Project Site Characteristics

The Project Site currently consists of a total of 245,778 square feet (approximately 5.6 acres) of lot area. The property is relatively flat and has approximately 458 feet of frontage along the northern side of Violet Street, approximately 303 feet of frontage along the southern side of 7th Street, and approximately 660 feet of frontage along the western side of Santa Fe Avenue. The Project Site is currently developed with a mix of commercial and industrial uses and is organized into areas known as Lots 1, 2, 3, and 4 (as shown on Vesting Tentative Tract Map [VTTM] under related Case No. VTT-83382).

Lot 1, located at the southwestern corner of the Project Site (2016-2040 East 7th Place and 2017-2045 East Violet Street) is improved with a two-story, 25,798 square-foot warehouse building and a one-story, 9,940 square-foot office building, along with associated surface parking and truck loading areas; the VTTM would include a merger of the existing East 7th Place public right-of-way and the Easterly Public Alley into Lot 1. Lot 2, located at the northwestern corner of the Project Site (2030-2042 East 7th Street and 2023-2043 East 7th Place) is developed with a five-story, 208,573-square-foot, parking garage. Lot 3, located at the northeastern portion of the Project Site (2046-2060 East 7th Street and 715-777 South Santa Fe Avenue) along Santa Fe Avenue between 7th Street and Violet Street is developed with the 222,915 square-foot Warner Music Group building (originally the Ford Factory building, a designated historic resource). Lot 4, located at the southeast corner of the Project Site (821-829 Santa Fe Street and 2051 East Violet Street) is developed with a one-story 21,880-square-foot office building, which is not a designated historic structure. With the inclusion of the proposed portions of 7th Place and the Easterly Public Alley to be vacated and incorporated into the Project Site, and after required public right-of-way dedications, the Project Site will encompass approximately six acres of lot area.

The Project Site is not located within a Methane Zone, Hillside Area, Very High Fire Hazard Severity Zone, Flood Zone, or within an Alquist-Priolo Fault Zone. The Project Site is located within the Central Industrial Redevelopment Project Area, a Transit Priority Area, RIO District, and the East Los Angeles State Enterprise Zone..

There are a total of 28 non-protected trees on the Project Site, and 22 non-protected trees within the adjacent public right-of-way (ROW). A total of 11 non-protected trees would be removed as part of the Project, including six on-site and five in the public ROW. The removal of the street trees would be subject to the street tree replacement requirements of the City's Urban Forestry Division and approval by the Board of Public Works. 59 trees are proposed to be planted as part of the Project, and additional six street trees will be proposed along Violet Street.



View of the Existing Warner Music Group Building from 7th Street and Santa Fe Avenue

Surrounding Uses

The Project Site is located in an urbanized area and generally surrounded by low- to medium-rise industrial and commercial buildings, as well as a few residential buildings. The Arts District neighborhood continues to undergo changes to the development landscape, with new residential, live/work, restaurant, retail, and office uses being introduced within an area previously concentrated with commercial and industrial uses.

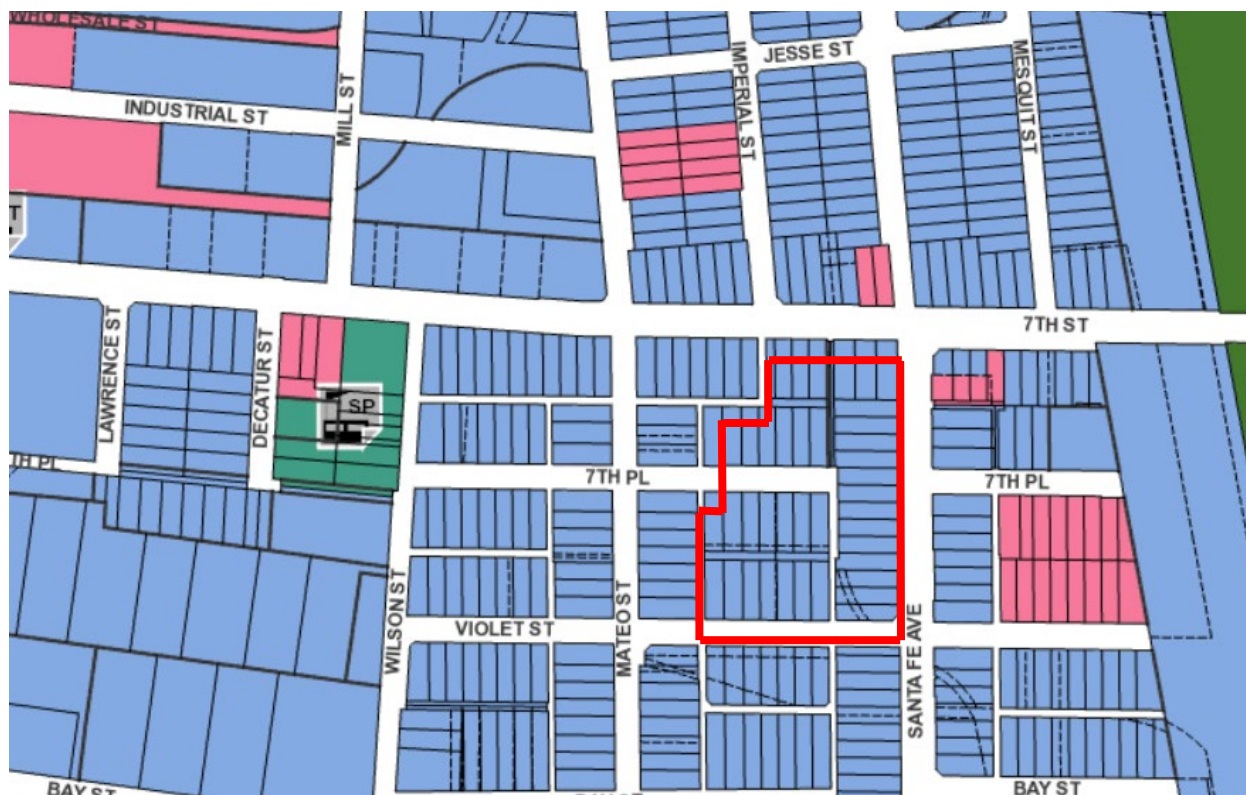
North: To the north of the Project Site, across 7th Street, are a three-story commercial building and seven-story residential apartment buildings. The commercial building is tentatively zoned (T)(Q)C2-2D-RIO with an underlying zone of M3-1-RIO and designated for Regional Commercial land uses, while the apartment complexes are zoned M3-1-RIO and designated for Heavy Industrial land uses.

East: To the east of the Project Site, across Santa Fe Avenue, are various one-, two-, and three-story commercial buildings, including cafes, restaurants, and a hotel. The hotel is zoned (Q)C2-1-RIO and designated for Regional Commercial land uses, while the other parcels are designated for Heavy Industrial land uses and zoned M3-1-RIO.

South: To the south of the Project Site, across Violet Street, is a ground level parking lot, a two-story agricultural product wholesaler and market, and a one-story clothing store. These parcels are designated for Heavy Industrial land uses and zoned M3-1-RIO.

West: To the west of the Project Site, across an alley and immediately abutting the Project Site, is a one-story general store and a one-story dog day care center. These parcels are designated for Heavy Industrial land uses and zoned M3-1-RIO.

In addition, as shown in the following figure, several surrounding projects located in the Arts District neighborhood have requested or have been recently approved for the land use designation to be changed from Heavy Industrial (shown in blue) to Regional Commercial (shown in pink). The subject property is outlined in red.



Land Use Designations in the Vicinity of the Project Site

Regional and Local Access

Primary regional access is provided by the Hollywood Freeway (US-101), the Santa Monica Freeway (I-10), and the Golden State Freeway (I-5). Alameda Street, located five blocks or approximately 0.4 miles to the west of the Project Site, and 7th Street abutting the Project Site to the north, are major north-south and east-west arterial roadways, respectively, providing access to the Project Site. Alameda Street connects to US-101 and I-10 to the north and south, respectively, while 7th Street connects to US-101 and I-5 to the east.

Streets and Circulation

7th Street is designated by the 2035 Mobility Plan as an Avenue II and is currently dedicated to a half right-of-way width of 40 feet along the Project Site frontage. BOE is requiring that a three-foot-wide strip of land be dedicated to complete a full-width concrete sidewalk and a 43-foot-wide half right-of-way, except at the locations of existing structures to remain. This frontage is currently developed with the existing historic building occupied by Warner Music Group (on Lot 3) and an existing parking structure which is set back from the street (on Lot 2). Thus, dedications and improvements to increase the sidewalk width would only be required on Lot 2 along the parking garage, where there is space between the existing public ROW and the structure for additional dedication. No dedications and improvements would occur along the Warner Music Group building on Lot 3, which is built to the property line and will remain in place.

Santa Fe Avenue is designated by the Mobility Plan 2035 as an Avenue II and is currently dedicated to a half right-of-way width of 40 feet along Lot 3 and 43 feet along Lot 4. BOE is requiring a three-foot-wide strip of land be dedicated to complete a 43-foot-wide half right-of-way in accordance with Avenue II Street standards, except at the locations of existing structures to remain. Thus, dedications and improvements would be required for any future development on

Lot 4 and none would be required along the Warner Music Building, as the building is built to the property line.

Violet Street is designated by the Mobility Plan 2035 as an Industrial Collector Street and is currently dedicated to a half-right-of-way width of 30 feet along Lot 1 and 32 feet along Lot 4. BOE is requiring four-foot-wide and two-foot-wide strips of land be dedicated along Lots 1 and 4, respectively, to complete a 34-foot-wide half right-of-way in accordance with Industrial Collector Street standards except at the location of existing structures to remain.

7th Place is designated by the Mobility Plan 2035 as an Industrial Local Street and is currently dedicated to a half right-of-way width of 30 feet along the north side of Lot 1 and a half right-of-way width of 32-feet along the south side of Lot 2. BOE is requiring four-foot-wide and two-foot-wide strips of land be dedicated along Lots 1 and 2, respectively, to complete a 68-foot-wide total right-of-way in accordance with Industrial Local Street standards. Under the related VTTM (which has been appealed and will be heard by the CPC concurrently with the entitlement requests herein), 7th Place is proposed to be vacated and merged into Lot 1 of the Project Site.

A Public Alley (Easterly Public Alley) bisects the Project Site with Lot 1 to the west and Lot 4 and a portion of Lot 3 to the east, and runs from 7th Place to Violet Street. Under the related VTTM (which has been appealed and will be heard by the CPC concurrently with the entitlement requests herein), the Easterly Public Alley is proposed to be vacated and merged into Lot 1 of the Project Site.

A Public Alley (Westerly Public Alley) abuts the Project Site to the west (along Lot 1) and runs from 7th Place to Violet Street. BOE is requiring that a 2.5-foot-wide strip of land be dedicated to complete a 10-foot-wide half alley in accordance with Alley standard.

Public Transit

The Project Site is served by several public transit lines currently provided by the Los Angeles County Metropolitan Transportation Authority (Metro), LADOT Downtown Area Short Hop (DASH) and Montebello Bus Lines along 7th Street, Santa Fe Avenue, and 6th Street approximately 1,350 feet to the north of the Project Site. Notable public transit service in the Project vicinity include Metro Local Lines 18, 60, 62, the LADOT DASH A bus, the LADOT Commuter Express 439, and Montebello bus line M40. Additionally, the Project Site is located approximately one mile south of the L Line Pico/Aliso Station and 1.8 miles east of the 7th Street/Metro Center Station serving the A, B, D, and E subway and light rail lines.

Bicycle Facilities

There are a limited number of existing bike lanes within the immediate Project area. The closest existing bikeways are along 6th Street (from Alameda street to Mateo Street), Mateo Street (from 6th Street to Union Station) and Mission Road (from Jesse Street to 1st Street). Further north of the Project Site, there are Class II bike lanes on portions of 3rd Street and 1st Street, and existing Class III bike routes on portions of 2nd Street, 1st Street, State Street and 8th Street.

Land Use Policies

The Project Site is located within the Central City North Community Plan, Central Industrial Redevelopment Plan, Transit Priority Area, the RIO, and the East Los Angeles State Enterprise Zone; and is subject to AB 2097 (Government Code Section 65863.2) which eliminates parking standards for the site.

Central City North Community Plan and Downtown Community Plan Update

The Central City North Community Plan (Community Plan) Map designates the site as Heavy Industrial. According to the Community Plan, the Heavy Industrial land use designation allows for a corresponding zone of M3, and is subject to Footnote No. 6 which states that areas within Height District 1, 1L, 1VL, and 1XL may request a zone and height district change to increase allowable FAR from 1.5:1 to 3:1.

On May 3, 2023, the Los Angeles City Council (City Council) approved the Downtown Los Angeles Community Plan Update (DTLA 2040), and is currently undergoing form and legality review by the City Attorney. The purpose of the DTLA 2040 Plan is to develop and implement a future vision for Downtown Los Angeles that supports and sustains ongoing revitalization while thoughtfully accommodating projected future growth. As Downtown Los Angeles has been a rapidly changing setting within the City, it supports a collection of economic opportunities and entrepreneurship, people, culture, and distinct neighborhoods, and sits at the center of the regional transportation network.

DTLA 2040 identifies the Project Site with a land use designation of Hybrid Industrial, which is intended to “[...] preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally is limited by floor area. In the Downtown Plan this land use designation has a max FAR range of 3.0-6.0.”

Central Industrial Redevelopment Plan (Redevelopment Plan)

The Project Site is located within the Central Industrial Redevelopment Plan (Redevelopment Plan), as adopted on May 15, 2002, by the former Community Redevelopment Agency of Los Angeles (CRA/LA). The Redevelopment Plan establishes a 30-year plan to eliminate and prevent the spread of blight and provides supplemental guidance for development. In 2011, Assembly Bill x1 26 dissolved all California redevelopment agencies, including the CRA/LA. The dissolution of the agencies became effective February 1, 2012. Assembly Bill x1 26, however, did not dissolve adopted redevelopment plans. Therefore, the Redevelopment Plan and its requirements for development within the Redevelopment Project Area are still in effect. Community Plan land use and zoning are used to designate land uses allowed within the Redevelopment Plan area. Land uses permitted in the M3-1-RIO Zone include, but are not limited to, industrial and manufacturing uses and commercial uses permitted under the C2 Zone, such as restaurants, bars, studios, offices, and adaptive reuse into live/work units. The Plan limits FAR to 3:1 (with limited exceptions through transfer of floor area), as set forth in Section 512 of the Central Industrial Redevelopment Plan (Redevelopment Plan). However, Section 502 of the Redevelopment Plan states that, “in the event that the General Plan, the applicable Community Plan, or any applicable City zoning ordinance is amended or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan, including without limitation, all Exhibits attached hereto, shall be automatically modified accordingly without the need for any formal plan amendment process”; and Section 512 of the Redevelopment Plan allows for higher maximum FARs through transfer of floor area.

Transit Priority Area

In September 2013, California Governor Jerry Brown signed Senate Bill 743 (SB 743), which made several changes to CEQA for projects located in areas served by transit. Among other

things, SB 743 added California Public Resources Code (PRC) Section 21099, which provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.” PRC Section 21064.3 defines “major transit stop” as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” The Project is an employment center project and is located on an infill site. The Project Site is located within one-half mile of the intersection of 6th Street and Alameda Street as well as the intersection of 7th Street and Alameda Street; both intersections qualify as a Major Transit Stop, and therefore the Project Site is located within a Transit Priority Area.

River Improvement Overlay (RIO) District

In connection with the Los Angeles River Revitalization Master Plan, which focuses on the creation of parks, paths, and open spaces in the vicinity of the Los Angeles River, the RIO District proposes the establishment of a distinct sustainable environment in the surrounding neighborhoods to promote concepts developed in the Los Angeles River’s Master Plan. The RIO District establishes landscaping, design criteria, and administrative review procedures for projects within the RIO District. Although the Project is located within the boundaries of the RIO District, the Project Site is separated from the Los Angeles River by existing development and railroad tracks and is approximately 800 feet west from and not immediately adjacent or accessible from the River. The Project has been reviewed in consideration of the relevant objectives of the Los Angeles River Design Guidelines, including employing high quality, attractive and distinguishable architecture and minimizing the appearance of parking and loading areas by minimizing the parking building footprint, wrapping the ground floor with office and retail space, locating more than half the parking underground, and placing loading areas within the building.

East Los Angeles State Enterprise Zone

On July 11, 2013, California Governor Edmund G. Brown Jr. signed legislation that resulted in the repeal of the Enterprise Zone Act and the dissolution of State Enterprise Zones. However, the City Council adopted an action on December 18, 2013, that approved the continuation of the reduced parking provision for former State Enterprise Zone areas. This permits a parking rate for commercial and office uses of two parking spaces per 1,000 square feet of gross floor area.

Assembly Bill 2097 (AB 2097)

On September 22, 2022, Governor Newsom signed AB 2097 which added Government Code Section 65863.2. AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop. As discussed above, the Project is located within a Transit Priority Area and within one-half mile of a Major Transit Stop, and therefore is subject to AB 2097.

Relevant Cases

Subject Property

VTT-83382: On June 26, 2024, the Advisory Agency approved VTTM No. 83382 for the vacation and merger of portions of 7th Place and the Easterly Public Alley into the site; re-subdivision of the site into four ground lots (designated as Lots 1, 2, 3, and 4); and a Haul Route for the export

of up to 144,000 cubic yards of soil. On September 9, 2024, this decision was appealed and is pending decision by the CPC concurrent with the subject case.

DIR-2014-3936-SPR: On June 5, 2015, the Director of Planning approved a Site Plan Review for the demolition of an existing 29,318 square-foot building and the construction of a 29,318 square-foot addition, and rehabilitation and adaptive reuse of an existing five-story, 254,265 square-foot building (for a total of 283,583 square feet) and the construction, use and maintenance of a five-level parking structure in the M3-1-RIO Zone. However, while the grant clause identified the allowable floor area as 283,582 square feet, this was the existing floor area of the building prior to the development. The Exhibit A plans indicate that after renovation, the final building floor area permitted would be 244,842 square feet. This approval authorized the construction of the existing parking structure on Lot 2 of the Project Site as well as the occupation of the Warner Music Group building and an office building on Lots 3 and 4 of the Project Site. The final floor area permitted for the site was 244,795 square-feet (comprised of 222,915 square feet of floor area for the Warner Music Group within the historic structure, and a 21,880 square-foot office building which does not have a historic designation).

Surrounding Properties (Within 500-foot Radius and Filed Within the Last 15 Years)

CPC-2017-247-GPAJ-VZCJ-HD-SP-SN-MCUP: A pending application for a mixed-use development with 895 residential units, 271 hotel guest rooms, approximately 800,000 square feet of office, restaurant, retail, and gym, space, and a K-6 charter school at 670 South Mesquit Street.

CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZV-ZAA-SPR-RDP-1A: On April 28, 2022, the CPC recommended that the Mayor and City Council approve a General Plan Amendment and that the City Council approve a Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO, approved a Conditional Use Permit to allow the on-site sale of a full-line of alcoholic beverages, a Conditional Use Permit to permit public dancing in conjunction with the operation of restaurants and/or bars in the C2 Zone, a Variance to allow zero on-site parking spaces in lieu of 56 required parking spaces, a Zoning Administrator's Adjustment to maintain existing setbacks, a Redevelopment Plan Project Compliance Review for development activity involving a Residential Hotel/Single Room Occupancy Hotel, and Site Plan Review for a proposed hotel with 103 guest rooms and 15,907 square feet of commercial space located at 2053-2059 East 7th Street. The CPC's approval of the Conditional Use, Zone Variance, Zoning Administrator Adjustment, and Site Plan Review was subsequently appealed. The City Council denied the appeal and approved the Commission's recommendations on October 24, 2023, and the Mayor signed the ordinances on November 6, 2023.

CPC-2016-3479-GPA-VZC-HD-SPR: On November 14, 2021, the CPC recommended that the Mayor and City Council approve a General Plan Amendment and that the City Council approve a Zone and Height District Change from M3-1-RIO to (T)(Q)CM-2D-RIO, and approved Site Plan Review for a mixed-use development with 110 live/work units, 113,350 square feet of creative office and 50,848 square feet of commercial space located at 2110 and 2130 East Bay Street and 2141 East Sacramento Street. The City Council approved the CPC's recommendations on June 30, 2020, and the Mayor signed the ordinances on July 7, 2020.

CPC-2016-3689-GPA-VZC-HD-MCUP-DB-SPR-1A: On October 28, 2021, the CPC recommended that the Mayor and City Council approve a General Plan Amendment and that the City Council approve a Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO, approved a Main Conditional Use Permit for the on-site sale of a full-line of alcoholic beverages within four establishments, a Density Bonus for a Housing Development Project, and a Site Plan

Review for a mixed-use development with 185 live/work units, 23,380 square feet of commercial space located at 668-678 South Mateo Street and 669-679 South Imperial Street. The CPC's approval of the Main Conditional Use Permit and Site Plan Review was subsequently appealed. The City Council denied the appeal and approved the CPC's recommendations on October 4, 2022, and the Mayor signed the ordinances on October 13, 2022.

CPC-2016-4554-GPA-VZC-HD-DB-SPR: On July 22, 2021 the CPC recommended that the Mayor and City Council approve a General Plan Amendment and that the City Council approve a Zone and Height District Change from M3-1-RIO to [T][Q]CM-2D-RIO, approved a Density Bonus for a Housing Development Project with 106 live/work units, and Site Plan Review, in conjunction with the development of a new eight-story mixed-use residential and commercial building with 106 live/work units and 119,845 square feet of commercial space, located at 1000-1026 South Mateo Street, 2006-2018 East Bay Street, and 2001-2023 East Sacramento Street. The City Council approved the CPC's recommendations on November 22, 2022, and the Mayor signed the ordinances on December 2, 2022.

CPC-2017-437-GPAJ-VZJ-HD-VCU-MCUP-SPR: On April 8, 2021 the CPC recommended that the Mayor and City Council approve a General Plan Amendment and that the City Council approve a Zone and Height District Change from M3-1-RIO to [T][Q]C2-2-RIO, approved a Vesting Conditional Use Permit to permit floor area averaging and density transfer within a Unified Development in a C Zone, a Main Conditional Use Permit for the on-site sale of a full-line of alcoholic beverages within 10 establishments, and Site Plan Review for 347 new live-work units, 187,374 square feet of office space, and 21,858 square feet of commercial space, located at 2117-2147 East Violet Street and 2118-2142 East 7th Place. The City Council approved the CPC's recommendations on September 15, 2021, and the Mayor signed the ordinances on September 27, 2021.

VTT-74890-CN-1A: Associated with the CPC case above, at its meeting on September 15, 2021, the City Council sustained the denial of the Appeals by the CPC and approved Vesting Tentative Tract No. 74890-CN for the merger and re-subdivision of 16 existing lots into three ground lots, and 353 residential and eight commercial condominiums; and a Haul Route approval for the export of 239,500 cubic yards of soil, for the Project located at 2117-2147 East Violet Street and 2118- 2142 East 7th Place.

CPC-2017-536-GPA-VZC-CUB-CUX: On August 10, 2017, the CPC recommended that the Mayor and City Council approve a General Plan Amendment and that the City Council approve a Vesting Zone Change from M3-1-RIO to (Q)C2-1-RIO, approved Conditional Use Permits for the sale and dispensing of alcoholic beverages for three uses and to allow dancing and live and amplified music in conjunction with special events on-site in conjunction with the change of use of a firehouse to a boutique hotel, located at 710 South Santa Fe Avenue. The City Council approved the CPC's recommendations on January 31, 2018, and the Mayor signed the ordinances on February 5, 2018.

CPC-2016-1706-VZC-HD-SPR: On November 10, 2016, the CPC recommended that the City Council approve a Vesting Zone Change and Height District Change from M3-1-RIO to (T)(Q)M3-2D-RIO and approved a Site Plan Review for a development which creates more than 50,000 square feet of non-residential floor area, in conjunction with the development of a new nine-story office building with ground floor commercial retail space, at 2136-2148 East Violet Street. The City Council approved the CPC's recommendations on June 12, 2018, and the Mayor signed the ordinances on June 19, 2018.

ZA-2013-4075-ZV-ZAD-SPR: On January 20, 2015, the Zoning Administrator approved a Zone Variance to permit a maximum Floor Area Ratio (FAR) of 2.99:1; a Zoning Administrator's Determination to permit the new construction of 320 joint living and work quarters for artists and artisans, with 20,000 square feet of ground floor commercial floor area in the M3-1-RIO Zone; and a Zoning Administrator's Determination to allow a five-foot side yard in lieu of the required ten feet; and Site Plan Review to permit a residential development with more than 50 residential units, in the M3-1-RIO Zone, at 695 South Santa Fe Avenue.

PROJECT DETAILS

The Project is currently developed with a warehouse building, office and associated surface parking on Lot 1, a five-story parking structure on Lot 2, the existing Warner Music Group building (originally the Ford Factory building, a designated historic resource) on Lot 3, and an office building on Lot 4. The buildings on Lot 1 would be demolished for the construction of a new 13-story office building, and the office building on Lot 4 would be demolished for the Future Campus Expansion Phase. The Warner Music Group building and associated parking structure would be retained. The new office building on Lot 1 would rise to a maximum height of 217 feet, six inches and include 450,599 square feet of floor area, comprised of 435,100 square feet of office uses and 15,499 square feet of ground floor retail and/or restaurant uses. While parking is not required pursuant to AB 2097, the new office building on Lot 1 would include 1,276 automobile parking spaces within three above-grade and four below-grade parking levels in a parking podium accessible from 7th Place. The Future Campus Expansion Phase would add up to 211,201 additional square feet of office and restaurant uses.

The scope of development of the Future Campus Expansion was analyzed in the associated environmental review document, and the future development is included in the entitlement request to average floor area across the entire Project Site. Generally, the excess unused allowable floor area from the Lot 1 is requested be allocated to the Future Campus Expansion site (Lot 4). However, no site plans or architectural plans have been submitted for the Future Campus Expansion Phase. The Future Campus Expansion would instead be subject to a future Project Review process once a design has been determined (as conditioned). Therefore, the remaining following discussions will focus on the development proposed for Lot 1.



Aerial View of Lot 1 Project, looking northwest

The Project proposes to vacate 7th Place along the Project Site frontage and the existing Easterly Public Alley between 7th Place and Violet Street as part of the development of Lot 1. Although 7th Place will be utilized for vehicle access to the Project Site, it will feature pedestrian and landscaping improvements, while the Easterly Public Alley is proposed to be developed into a pedestrian paseo, accessible from 7th Place and from Violet Street.

Project Design and Architecture

The proposed office building on Lot 1 would feature ground floor retail and restaurants with office uses above. The ground floor features commercial spaces fronting Violet Street and lining an interior open courtyard. The commercial spaces fronting Violet Street would be set under the upper levels of the building surrounding a covered internal courtyard supported by concrete columns at ground level, and would be clad in concrete and brick with large, aluminum framed windows and tenant signage on the south elevation. The aboveground parking levels would be wrapped with office and retail space along the Violet Street and Easterly Public Alley façades and screened with architectural design features and/or landscaping on all other sides (as conditioned). The proposed office building incorporates sawtooth-shaped rooflines and tall narrow windows with nonreflective glass with material breaks of glass fiber reinforced concrete and louvred fins are placed in the vertical façade. Balconies on Levels 2, 8, and 10 as well as a step-back at Level 5 create breaks in the façade.



Rendering of Northwest Terrace along 7th Place Paseo

Open Space and Landscaping

As no residential uses are proposed, the Project is not required to provide open space per the LAMC Section 12.21 G. However, the Project proposes 74,999 square feet of private and shared outdoor areas throughout the Project Site, including a 43,938-square-foot ground floor paseo to replace the existing 7th Place public right-of-way and Easterly Public Alley, which will include concrete pavers, planting areas, and seating, and promote pedestrian activity at the street level and enhance connectivity throughout the Project Site and in the surrounding community, as depicted in the rendering below. The paseo would provide common amenity space for the office campus as a whole and serve as a unifying design element for the entire Project Site, with the

various proposed buildings and existing buildings to remain centered around it. The Project has been conditioned to make the paseo permanently accessible to the general public. No gates or other barriers may block any portion of a pedestrian passageway from pedestrian access, and a sign will be posted at every public entrance to the pedestrian passageway.

The Project further proposes 15,962 square feet of balconies located on Levels 1 through 4 and Levels 8 and 10, and 15,100 square feet of roof decks located on Levels 1.5, 4, and 12 of the new office building, all of which would be designed with a combination of landscape, hardscape, seating areas, and pavers. Trees of various species would be planted throughout the Project Site, including street trees that would be provided along adjacent streets.



Rendering of Pedestrian Paseo Replacing Existing Easterly Public Alley

Parking

Vehicle Parking

As discussed above, the City cannot require the Project to provide vehicle parking, as the site meets the requirements of Government Code Section 65863.2 (AB 2097). However, the Applicant has chosen to voluntarily provide 1,276 vehicle parking spaces for the proposed uses within four subterranean levels and three above-grade parking levels contained within a parking podium. It should be noted that there is an existing five-story parking structure with 604 parking spaces serving the Warner Music Group building that will remain on Lot 2, at the northwestern corner of the Project Site.

Bicycle Parking

Pursuant to LAMC Section 12.21.A.4 and A.16, in its initial development phase, the Project would provide 192 bicycle parking spaces. Short-term bicycle parking would be located at the ground floor of the Site adjacent to the proposed new office building, while long-term bicycle parking spaces along with a bicycle repair station would be located adjacent to restrooms on the ground floor inside the new office building, accessible from the Violet Street or 7th Place entrances.

Access and Circulation

Pedestrian access to the new office building would be provided along multiple points throughout the Project Site including from Violet Street via the ground level courtyard and pedestrian paseo (vacated Easterly Public Alley) that both open into 7th Place. Pedestrian access to the existing Warner Music Group building would continue to be provided from a centralized foyer along Santa Fe Avenue. Vehicular access to the new parking structure would be provided via a driveway on 7th Place, with access to the loading dock immediately to the east. Access to the existing parking structure on the northwest area of the Project Site would be maintained on 7th Place and 7th Street. All new driveways and access would be designed in accordance with the City of Los Angeles Department of Transportation (LADOT) standards.

Project Design Analysis

Citywide Design Guidelines

The Citywide Design Guidelines (Guidelines), adopted by the CPC on June 9, 2011, and last updated and adopted on October 24, 2019, establish a baseline for urban design expectations and present overarching design themes and best practices for residential, commercial, and industrial projects. Projects should either substantially comply with the Guidelines or through alternative methods to achieve the same objectives, and the Guidelines may be used as a basis to condition a project. The Guidelines focus on three main design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adaptive Design.

Pedestrian-First Design

The Project would encourage pedestrian activity throughout the Project Site and in the surrounding community by featuring highly visible, transparent, and active ground floor uses along the primary street frontage along Violet Street. Specifically, the Project proposes new restaurant and retail uses that are designed with a mezzanine and unobstructed and expansive entrance, as shown in the rendering below. The proposed pedestrian paseo connecting Violet Street and 7th Place would further enhance pedestrian access and connectivity across the Project Site and in the surrounding area.



Rendering of Proposed Ground Floor Retail and/or Restaurant Uses Along Violet Street

The pedestrian paseo would not only improve connectivity through the Project Site but would serve as the primary pedestrian access points to the office building lobby, bicycle parking, bicycle repair station and restrooms. Further, the Project's paseo and ground floor open design would allow for increased pedestrian activity throughout the Project Site and would break up the length of the block. Additionally, sidewalks would be improved along Violet Street and 7th Place for additional pedestrian enhancements. Potted plants, wall art, and high ceilings would soften the courtyard area and enhance the pedestrian experience visible in the rendering below.



View of the Courtyard Looking North

The Project would partially screen the parking podium from the public alley on the west side of the Site with non-operable, industrial steel frame windows, set in exposed concrete walls, as well as with landscaping screens. In addition, a Condition of Approval has been added to require that the northern and western elevations of the building be revised to provide screening of the parking areas. The parking podium's southern façade facing Violet Street and a portion of the westerly public alley façade would be wrapped in office and retail/restaurant uses, in a purposeful effort to blend seamlessly into the design of the entire office building. These design elements further improve the pedestrian experience by minimizing the appearance and impact of vehicle parking on pedestrian utility.

360 Degree Design

The Project's design contributes to the function of the broader Project Site as a cohesive campus from all perspectives. The building orientations, location of active uses, and ground floor courtyard and pedestrian paseo open spaces ensure that all frontages (except the Westerly Public Alley), including internal frontages throughout the Project Site, would be lined with active uses and contribute to the internal core of the campus. The office building would incorporate design elements such as wood and brick in recognition of the Arts District neighborhood's industrial past while reflecting a modern office building. The ground floor would be constructed with a rough concrete finish and tall glass windows along Violet Street. Additionally, the three retail/restaurant structures that are separated on the ground floor level have an open ceiling with a partial mezzanine level. Activation of the mezzanine level with a fitness center, rooftop outdoor eating

space, and an office terrace add to the internal 360-degree design features as well. The parking podium would be partially wrapped in office and retail/restaurant uses, and portions that are shown as exposed on the elevations have been conditioned to incorporate screening elements to complement the architectural design. Murals that allude to the Arts District vernacular would be painted on the facades of the proposed building along the pedestrian paseo between 7th Place and Violet Street.

Climate-Adaptive Design

The Project's design would incorporate energy-efficient features, such as high performance window glazing and window frames; passive energy efficiency strategies, such as balconies and terraces, a "cool roof" (consisting of a special coating material to be applied to the roof areas), and reduced glazing areas for solar mitigation. The various balconies and roof decks proposed as a part of the new office building would allow for passive cooling, while the windows on the southern façade and the southern part of the western façade would feature 55 percent opaque facades, achieved through multiple spandrel panels placed between the glazed windows. Additionally, the Project would comply with the Los Angeles Green Building Code and would install new solar panels on the roof area.

Urban Design Studio Professional Volunteer Program

The Project was presented to the Department of City Planning's Urban Design Studio and Professional Volunteer Program (PVP), which acts as a venue for City Planning staff to gather project-specific urban design advice and insight from local architecture professionals. Comments received by staff about the Project are as follows, with responses immediately below each comment.

Pedestrian-First Design

- Currently 7th Place is used as back of the house and is vehicular oriented. Consider ways to make it more pedestrian friendly and incorporate amenities and programming to attract activity. Include tables, seating, and shade to encourage the use of the space. Design the building facades to maintain the human scale by incorporating architectural features that add visual interest and relief.

As depicted on Page L1.01 of the Project landscape plans, the area that was formally 7th Place would be reprogrammed to prioritize pedestrian use while also allowing for vehicular access to the two parking areas and delivery service when necessary. The area would be designed with concrete pavers, landscaping, decomposed granite, wood decking, benches, facilitating potential future uses such as farmers markets or other community events that might need to accommodate lunch/catering or other specialty trucks. The use of concrete pavers (rather than asphalt) would provide for a tactile change in the ground area to identify for both pedestrians and automobiles that they are leaving the public street and that slower speeds and care are required.

- Remove the drop-off area on Violet Street.

The previously proposed vehicular drop-off area accessible from Violet Street is no longer part of the Project. Vehicular access is limited to the area north of the proposed Lot 1 Development Site (previously 7th Place). This area would allow for both pedestrian and limited automobile circulation for the new building and the existing aboveground parking structure.

- Consider placing all the parking underground and reduce the amount of parking to what is required by the Code.

Both subterranean and above-ground parking is provided. The above ground parking levels are wrapped on two of the four sides in keeping with the intent of the CPC's Updated Advisory Notice Relative to Above-Grade Parking (2022) (Parking Memo). The Project is not required to provide any vehicle parking pursuant to AB 2097. Nonetheless, the Project would provide 1,276 parking spaces, which is slightly below the State Enterprise Zone parking ratio of 2 spaces per 1,000 square feet which the Project would otherwise be subject to, with the intent to provide sufficient parking to meet demand.

360 Degree Design

- The existing single story brick building is an asset and adds character to the neighborhood. Consider ways to incorporate it into the building design instead of demolishing it.

The single-story brick building occupies a large portion of the Project Site and it is not feasible to maintain the building as part of the Project. The Project's design incorporates inspiration from the building's brick façade and the existing Warner Music Group Building) located at the corner of Santa Fe Avenue and 7th Street would be maintained as part of the Project.

- Ensure the above grade parking is appropriately screened per the Above-grade Parking Advisory. Design the parking podium to be adapted to a different use in the future.

The building is articulated and designed on most sides. However, elements along the northern elevation and western alley are designed to a lesser degree. The articulated sections along Violet Street, the eastern vacated alley, and the northern vacated 7th Place are meant to encourage pedestrian circulation and interest. The design along the existing western alley maintains an area for "back-of-house" functions. The Project has been conditioned to revise the northern and western elevations to better screen above ground parking areas and is prohibited to have expanses of blank walls.

- Underground any overhead utility lines.

The Applicant would consider underground utility lines if permitted by City Departments.

Climate-Adapted Design

- Employ various shading treatments appropriate to the solar orientation through overhangs, awnings, screening and/or sunshades. Incorporate brise soleil features to reduce heat gain and deflect sunlight.

Solar panels are proposed for the portion of the rooftop that would allow for optimal utilization. A majority of the ground floor would be shaded by the building and trees would be located throughout the ground floor paseo. Collectively, the design of the building, the landscaping throughout the ground floor, and the types of materials utilized all work to reduce heat gain.

- Based on the proximity to the LA River design the site to integrate stormwater systems like bioswales and rain gardens.

The Project includes multiple green features to capture stormwater and is designed to be compliant with the California Green Building Code Standards. Additionally, as depicted on

page L1.01 of the Project's landscape plans, the ground floor would include landscaped areas which would capture stormwater.

- Consider adding climate adapted features like green roofs, solar, capture and reuse of stormwater for irrigation purposes, cool or permeable paving etc.

As stated above, the Project would provide solar panels on a portion of the rooftop. Multiple terraces are located throughout the building and provide for exterior "green" space and to include climate adapted features.

Entitlement Analysis

General Plan Amendment, Vesting Zone, and Height District Change

In order to develop the Project, the Applicant is requesting a General Plan Amendment to the Central City North Community Plan to change the land use designation for Lot 1 of the Project Site (located at 2016-2040 East 7th Place and 2017-2045 East Violet Street) from Heavy Industrial to Regional Commercial; a General Plan Amendment to 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 to allow for the vacation of the street and merger into Lot 1; and a Vesting Zone and Height District Change from the M3-1-RIO Zone to the (T)(Q)C2-2-RIO Zone for Lot 1 of the Project Site.

The Community Plan currently designates the Project Site for Heavy Industrial land uses corresponding to the M3 Zone. The Project's existing land use designation, zone, and height district limits to a maximum of 1.5 FAR. Changing the land use designation on Lot 1 to Regional Commercial and the zone to a commercial zone will permit commercial uses at a greater scale than what the current zoning and land use would allow, specifically an FAR up to a of 6:1.

The Applicant is also requesting to vacate 7th Place, which is currently a designated Collector street, under the related VTTM. Bureau of Engineering policy states that only Standard Local Streets may be vacated, as all other classifications of streets are designed for traffic collection and heavier flow; as such, this General Plan Amendment is necessary to permit the requested vacation and merger in the VTTM.

Vesting Conditional Use – Floor Area Averaging

The Applicant is also requesting a Vesting Conditional Use Permit to allow floor area averaging in a Unified Mixed-Use Development within a C or M Zone. The proposed (T)(Q)C2-2 Zone would permit a maximum FAR of 6:1 on Lot 1, while the underlying M3-1-RIO Zone would permit a maximum FAR of 1.5:1 on Lots 2-4. The following table shows the maximum allowable development per the zone of each lot. The Project would result in a proposed development floor area that is slightly below the maximum allowable total development:

Lot	Lot Area per Tract (sf)	Maximum FAR	Maximum Development (sf)	Proposed Development (sf)	Proposed FAR (rounded up)
1	109,319.1	6:1	655,914	450,599	4.13:1
2	61,251.39	1.5:1	91,877	0	0
3	76,150 sf	1.5:1	114,225	222,915	2.93:1
4	16,527.23	1.5:1	24,790	211,201	12.78:1
TOTAL	263,248		886,807	884,715	3.4:1

The Project proposes the development of 450,599 square feet of floor area on Lot 1, resulting in a FAR of approximately 4.13:1 on Lot 1, less than the allowable 6:1. The existing parking garage on Lot 2 does not count towards floor area, and has an unused development floor area of 91,877 square feet. The Conditional Use Permit would allow the excess unutilized floor area from Lots 1 and 2 to be averaged over the rest of the Project Site on Lots 3 and 4, resulting in an averaged FAR of approximately 2.6:1 across the entirety of the Project Site with completion of the Project's initial phase with a total of 695,394 square feet of development over the entire site. With completion of the Future Expansion Phase, and the demolition of the 21,880 sf office building, the average FAR across the entire Project Site will be approximately 3.4:1.

Zone Variance – Vehicular Access

The Applicant requests a Variance to permit the required commercial loading zone to be accessed from 7th Place in lieu of an alley, as otherwise required by LAMC Section 12.21 C.6. The LAMC Section requires that a loading space shall be provided and maintained on the same lot with every building in the C or M Zones where the lot on which said building is located abuts an alley. Every required loading space is required be located and arranged so that delivery vehicles may be driven upon or into said space from the alley. The development on Lot 1 abuts a public alley along its western boundary, but proposes a loading area along the northern portion of the site, accessed from 7th Place.

Site Plan Review

The Project proposes the development of up to 661,800 square feet of new commercial space, and as such is subject to Site Plan Review for a development resulting in an increase of more than 50,000 gross square feet of non-residential floor area.

Environmental Analysis

The City of Los Angeles released the Final EIR, ENV-2021-2232-EIR (SCH No. 2021110015), in May 2024, detailing the relevant environmental impacts resulting from the Project. The EIR includes the Draft EIR for the Violet Street Creative Office Campus Project published in June 2023, the Final EIR dated May 2024, and Erratum dated August 2024.

The EIR identified the following significant and unavoidable impacts: On-Site Noise Construction (Project-level only), Off-Site Noise (cumulative only), and Transportation Geometric Design Features (Project-level and cumulative)

The EIR was certified by the Deputy Advisory Agency on August 29, 2024, in conjunction with the approval of Case No. VTT-83382, and the DAA adopted a Statement of Overriding Considerations, finding that the project's benefits outweighed the identified environmental impacts. The decision was subsequently appealed and is pending decision by the CPC immediately prior to the subject case.

Public Hearing and Communications

A joint public hearing was held virtually via Zoom by the DAA and Hearing Officer on behalf of the CPC on June 26, 2024 for the Project entitlements and subdivision and was attended by approximately 20 individuals. At the public hearing, 11 members of the public provided testimony, all in opposition of the Project. Six commenters represented various unions, three speakers were unaffiliated community members, and two commenters spoke on behalf of Coalition of Responsible Equitable Economic Development (CREED LA).

Opposition to the Project centered on concerns regarding lack of union job and skilled worker commitment, the height of the proposed new building, traffic congestion, the lack of housing, and environmental issues relating to potential adverse effects to public health during construction. These issues are discussed in the “Issues” section below and have also been addressed in the Appeal Report for related Case No. VTT-83382-1A.

ISSUES

Height

Public comments received stated that the 13-story office building’s maximum height of approximately 218 feet would be out of character with the surrounding neighborhood. As stated above, the Project Site is located in an urbanized area and generally surrounded by low- to medium-rise industrial and commercial buildings, as well as a few residential buildings. While the area immediately around the Project is surrounded by lower scale buildings, the Project Site is located in the Arts District neighborhood which continues to undergo changes to the development landscape, including the introduction of taller buildings with a variety of new uses such as residential, live/work, restaurant, retail, and office uses being introduced within an area previously concentrated with commercial and industrial uses.

The height/number of stories of several proposed and approved projects located approximately one mile from the Project Site, is provided in the table and figure below. As shown, the recently approved and proposed projects range in height from 116 feet to a maximum of 378 feet. Thus, the Project’s maximum height would be well within the range of Project heights in the surrounding area.

<i>Height and Number of Stories of Proposed/Approved Nearby Projects</i>			
Project Location	Number of Stories/Height	Distance from Project Site	Approved/Proposed
2143 Violet Street	31 stories/343 feet	0.2 mile	Approved
1100 East 5 th Street	8 stories/116 feet	1.1 miles	Proposed
1101 East 5 th Street	12 stories/170 feet	1.1 miles	Approved
4 th Street and Central Avenue ¹	2-30 stories/max height of 364 feet	1.3 miles	Proposed
670 Mesquit Street ²	26-32 stories/max height of 378 feet	0.4 mile	Proposed
527 Colyton Street	12 stories/148 feet	0.8 miles	Proposed
401 Hewitt St	18 stories/ 292 feet	1 mile	Approved
¹ This project would include 10 buildings.			
² This project would include five buildings.			



Number of Stories for Approved and Proposed Projects in the Vicinity of the Project Site

Traffic Impacts

Some public comments also raised concern over the projected Project traffic. While the Project would introduce new on-site office and retail/restaurant uses, the Project's Draft EIR (see pages IV.H-29 through I.VH-31) concluded that impacts from the Project's vehicle miles travelled (VMT) would be less than significant. Further, in accordance with LADOT's guidance, as the Project's retail/restaurant uses are less than 50,000 square feet, these commercial uses would be local serving and not result in a new regional attraction of traffic.

Air Quality and Health Risk Analysis

One day prior to the public hearing, a comment letter dated June 25, 2024 was submitted by the Adams Broadwell Joseph & Cardozo law firm on behalf of CREED LA. The letter echoes CREED LA's DEIR comment letter which stated the City's air quality and health risk analysis failed to address health risks associated with emissions of toxic diesel particulate matter from Project construction and included a technical letter attachment written by Dr. James J. J. Clark. The City reviewed the comment letter and provided oral responses to the comment during the hearing, available as part of the City's administrative case file. The City determined that the comments do not result in any new significant environmental impacts or a substantial increase in any of the severity of significant impacts identified in the Draft EIR. In addition, similar comments were submitted as part of CREED LA's appeal of the Project's VTTM. The comments are responded to in detail in Staff's Appeal Report on the VTTM.

Applicant Commitment to Unionized Labor

The comment letter dated June 25, 2024 submitted by the Adams Broadwell Joseph & Cardozo law firm on behalf of CREED LA also states opposition to the Project due to a lack of agreement with local trade groups to utilize unionized labor for construction. However, there is no legal requirement to mandate unionized labor or local hire for this Project.

Conclusion

The Violet Street Creative Office Project would provide a new commercial development with office and retail and/or restaurant uses while maintaining the existing historic Ford Factory building currently occupied by Warner Music Group. The uses would be in proximity to transit and residential buildings, thereby encouraging alternative modes of transportation and increasing the employment opportunities in the surrounding area. The proposed uses, courtyard, and sidewalk improvements would also help enliven the streets and enhance the pedestrian experience while improving the physical environment.

The approval of the requested General Plan Amendment, Vesting Zone Change and Height District Change, Vesting Conditional Use Permit, Zone Variance, and Site Plan Review would enable the cohesive development of a Project that provide a beneficial mix of uses, creates an active and safe pedestrian environment, and offers a variety of amenities, including public and private open space features complementary with the surrounding neighborhood. Furthermore, overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify its adoption and certification of the EIR. Based on the information submitted, the testimony received at the public hearing, the analysis in the EIR, and the whole of the record, Planning recommends that the CPC adopt and approve the Project, as conditioned herein.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications/Improvements and Responsibilities/Guarantees.

Dedications and Improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Street Dedications and Improvements shall be provided as outlined in Vesting Tentative Tract Map No. 83382, to the satisfaction of the City Engineer.
3. **Sewer.** Construction of necessary sewer facilities, or payment of sewer fees, shall be to the satisfaction of the City Engineer.
4. **Drainage.** Construction of necessary drainage and storm water runoff drainage facilities to the satisfaction of the City Engineer.
5. **Driveway/Parkway Area Plan.** Preparation of a parking plan and driveway plan to the satisfaction of the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.
6. **Fire.** Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.
7. **Cable.** Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N to the satisfaction of the Department of Telecommunications.
8. **Lighting.** Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting.
9. **Street Trees.** All trees in the public right-of-way shall be provided per the current Urban Forestry Division Standards.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit A, dated November 4, 2024 (hereafter referred to as Exhibit A) and attached to the subject case file. No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning, Major Projects Section and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the Project conditions. The project shall be in substantial conformance with the following project description:
 - a. Retention of the existing 222,915 square-foot Warner Music Group building on Lot 3 and a five-story parking garage on Lot 2;
 - b. New development consisting of 435,100 square feet of office space and 15,499 square feet of ground floor commercial space on Lot 1; and
 - c. Demolition of 21,880 square feet of existing floor area and development of up to 191,201 square feet of office and 20,000 square feet of restaurant uses for the Future Campus Expansion Phase on Lot 4.
2. **Pedestrian Paseo.** The project shall provide an approximately one-acre, hardscaped and landscaped pedestrian paseo that would extend east-west along the vacated 7th Place public-right of way and north-south along the vacated Easterly Public Alley, connecting the terminus of 7th Place to Violet Street, as shown in Exhibit A, dated November 4, 2024. The paseo shall remain publicly accessible and gates or other barriers blocking pedestrian access from 7th Place to Violet Street shall be prohibited. No motorized vehicles shall be permitted, except for parking garage users and emergency vehicles used during an emergency. The courtyard and passageway area will be maintained in good condition by the Project operator and/or owner for the life of the Project.

CONDITIONS OF APPROVAL

Pursuant to LAMC Sections 12.24 W.19, 12.27, and 16.05, the following conditions are hereby imposed upon the use of the subject property.

Vesting Conditional Use Permit for Floor Area Averaging (Applies to Lots 1-4)

1. **Floor Area Ratios.** Maximum Floor Area Ratios and maximum development square-footage for lots within the project site shall be in substantial conformance as follows:
 - a. Lot 1: 450,599 square feet on a 109,319 square-foot lot (4.13 FAR)
 - b. Lot 2: 0 square feet (existing parking structure to remain) on a 61,251 square-foot lot
 - c. Lot 3: 222,915 square feet on a 76,150 square-foot lot (2.93 FAR)
 - d. Lot 4: 211,201 square feet on a 16,527 square-foot lot (12.19 FAR)

The total floor area across the entirety of Project Site is not to exceed 884,715 square feet, equal to a FAR of approximately 3.4:1 averaged across entire Project Site.

2. **Unified Development.** The applicant shall guarantee to continue the operation and maintenance of the development as a unified development, as defined in LAMC 12.24 W.19, and shall guarantee the continued maintenance of the unifying design elements such as driveways, pedestrian pathways, publicly accessible open space areas, and parking areas, as depicted in Exhibit A, Project Plans, dated November 4, 2024.
3. **Maintenance.** The applicant shall specify an individual or entity to be responsible and accountable for this maintenance and the fee for the annual inspection of compliance by the Department of Building and Safety, required pursuant to LAMC Section 19.11.
4. **Covenant.** Prior to the issuance of any building permit, a covenant acknowledging and agreeing to comply with Conditions 1-3 shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP 6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.
5. **Future Campus Expansion Phase.** The applicant shall file a Project Review (and any associated CEQA review) with the Department of City Planning pursuant to Section 13B.2.4 of Chapter 1A of the LAMC for review of the Future Campus Expansion Phase, for any proposed development that results in any additional gross floor area on Lot 4. Appeals of the Project Review decision shall be heard by the City Planning Commission in lieu of the Area Planning Commission.

Zone Variance for Loading Access from Public Street (Applies to Lot 1)

6. **Grant.** Notwithstanding the requirements of LAMC 12.21 C.6 which state that for C or M zoned lots abutting an alley, that the required loading spaces shall be located and arranged that delivery vehicles may be driven upon or into said space from the alley; a loading zone and vehicular access to the loading zone may instead be provided from 7th Place.

Site Plan Review (Applies to Lot 1)

7. **Site Development.** The use and development of the Project Site shall be in substantial conformance with the plans stamped Exhibit A, dated November 4, 2024. No change to the plans will be made without prior review by the Department of City Planning, Major Projects, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the Project conditions.
8. **Landscaping.** Prior to the issuance of a building permit, a landscape and irrigation plan shall be submitted to the Department of City Planning for approval. The landscape plan shall be in substantial conformance with the landscape plan stamped Exhibit A, dated November 4, 2024. Minor deviations from the requirements provided below may be permitted by the Department of City Planning to permit the existing landscaping conditions provided that the plantings are well established and in good condition.
9. **Vehicular Parking.**
 - a. All above-grade levels of the Project's parking podium shall be consistent with the façade treatments in the plans stamped Exhibit A, dated November 4, 2024, and with the following required revisions. The northern and western elevations shall be revised so that parking areas shall be fully screened with materials that are architecturally integrated into the design of the building, such that no vehicles are visible during the day and no vehicle headlights shine out of the parking podium at night, and in substantial conformance with the City Planning Commission's Updated Advisory Notice Relative to Above-Grade Parking (2022). In addition, the continuous ground floor blank wall along the northern elevation shall be broken up with a change in material and variation in a depth, which shall be provided at a minimum of every 20 feet in building façade length, to the satisfaction of the Department of City Planning,
 - b. Entrances, elevators, and stairs for parking structures shall be easily accessible and highlighted architecturally.
 - c. Pursuant to Assembly Bill (AB) 2097, the Project shall not be required to provide any minimum amount of vehicle parking. The Applicant may choose to provide a greater amount at their discretion.
10. **Design.**
 - a. All building façades shall utilize a minimum of two different materials. Windows, doors, balcony railings, decorative features (such as light fixtures, planters, etc.), and perimeter walls (e.g. walls along a street that are not a part of the building) are excluded from meeting this requirement.
 - b. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
 - c. Glass used in building façades shall be non-reflective or treated with a non-reflective coating in order to minimize glare from reflected sunlight.

- 11. Pedestrian Paseo.** The project shall provide an approximately one-acre, hardscaped and landscaped pedestrian paseo that would extend east-west along the vacated 7th Place public-right of way and north-south along the vacated Easterly Public Alley, connecting the terminus of 7th Place to Violet Street, as shown in Exhibit A, dated November 4, 2024. The paseo shall remain publicly accessible and gates or other barriers blocking pedestrian access from 7th Place to Violet Street shall be prohibited. No motorized vehicles shall be permitted, except for parking garage users and emergency vehicles used during an emergency. The courtyard and passageway area will be maintained in good condition by the Project operator and/or owner for the life of the Project.
- 12. Tree Wells.** The minimum depth of tree wells and planters on the rooftop, any above grade open space, and above a subterranean structure shall be as follows:

 - a. Minimum depth for trees shall be 42 inches.
 - b. Minimum depth for shrubs shall be 30 inches.
 - c. Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
 - d. Minimum depth for an extensive green roof shall be three inches.

The minimum amount of soil volume for tree wells shall be based on the size of the tree at maturity as follows:

 - a. 220 cubic feet for a tree 15 - 19 feet tall at maturity.
 - b. 400 cubic feet for a tree 20 - 24 feet tall at maturity.
 - c. 620 cubic feet for a medium tree or 25 - 29 feet tall at maturity.
 - d. 900 cubic feet for a large tree or 30 - 34 feet tall at maturity.
- 13. Tree Maintenance.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.
- 14. Cool Roof.** The Project shall implement a “cool roof” which would be comprised of light colored, reflective roofing materials over the mechanical equipment area and the roof of the vertical circulation.
- 15. Utilities.** All utilities shall be fully screened from view of any abutting properties and the public right-of-way.
- 16. River Improvement Overlay.** The Project shall comply with the River Improvement Overlay requirements set forth in LAMC Section 13.17. RIO approval shall be obtained prior to the issuance of building permits per the instructions as shown in ZI-2358.
- 17. Signage.** There shall be no off-site commercial signage on construction fencing during construction.
- 18. Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

- a. Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel.
 - b. All pedestrian walkways, storefront entrances, and vehicular accessways shall be illuminated with lighting fixtures.
 - c. Light fixtures located on the Project Site (and not in the public right-of-way) shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
- 19. Construction Generators.** The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. The Project construction contractor shall use on-site electrical sources and solar generators to power equipment rather than diesel generators, where feasible.
- 20. Mechanical Equipment.** All mechanical equipment shall be fully screened from view of any abutting properties and the public right-of-way.
- 21. Trash/Storage.** All trash collecting and storage areas shall be located on-site and not visible from the public right-of-way. Trash receptacles shall be enclosed and/or covered at all times. Trash/recycling containers shall be locked when not in use.
- 22. Graffiti Removal.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- 23. Construction Traffic Management Plan.** The Applicant shall prepare a Construction Traffic Management Plan which will include a construction work site traffic control plan, DOT recommends that the construction work site traffic control plan be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work.
- 24. Traffic Signal Implementation.** All proposed signal installation is subject to final approval by LADOT.
- a. **Mateo Street and Violet Street.** Under the Violet Street Driveway Scenario, the Applicant shall be required to prepare a complete Traffic Signal Warrant Analysis of Mateo Street and Violet Street for review by LADOT's Central District Office for final determination on the need for a traffic signal at this location. The satisfaction of a traffic signal warrant does not itself require the installation of a signal. Other factors relative to safety, traffic flow, signal spacing, coordination, etc. should be considered. If LADOT makes the determination that a traffic signal is warranted and needed at the intersection, then the Applicant would be responsible for the full cost to design and install the new signal.

- 25. Operational Improvements.** In accordance with the Project's LADOT's Transportation, the following Non-CEQA improvements shall be completed:

Location	Intersection	Improvement
7 th Place Driveway	Mateo Street and 7 th Street	<ol style="list-style-type: none"> 1. Add a protected/permitted left-turn phase for the westbound approach, lengthen the westbound left turn pocket on 7th Street to 275 feet, reoptimize signal timing, and remove parking on both sides of 7th Street between Mateo Street and Imperial Street 2. Stripe a 200-foot northbound left turn pocket on Mateo Street and remove parking on both sides of Mateo Street between 7th Street and 7th Place 3. Mateo Street & 7th Place – Stripe southbound left-turn pocket on Mateo Street
Violet Street Driveway	Mateo Street and 7 th Street	Stripe a 200-foot northbound left turn pocket on Mateo Street, reoptimize signal timing, and remove on street parking on both sides of Mateo Street between 7 th Street and 7 th Place
	Santa Fe Avenue and 7 th Street	Lengthen westbound left-turn pocket to 650 feet and reoptimize signal timing (It should be noted that if the nearby 670 Mesquit Project is built with a signalized driveway, reoptimizing signal timing would be the only feasible corrective action for this intersection.)

- 26. Transportation Systems Management (TSM) Improvement.** The Adaptive Traffic Surveillance and Control system (ATSAC) improvement of installing 3" conduit and 25-pair interconnect cable (approximately 700 feet) on Santa Fe Avenue between 7th Street and Violet Street will allow maximizing intersection throughput or managing queues and improve system performance. The Applicant shall be responsible for the cost and implementation of any necessary bus stop relocations and lost parking meter revenues associated with the proposed transportation improvement as necessary, subject to LADOT approval.
- 27. Pedestrian Infrastructure.** Under the Violet Street Driveway Scenario, the installation of a crosswalk will be required at the intersection of Mateo Street and Violet Street, subject to LADOT approval.

28. **Project Access and Circulation.** The Applicant shall contact LADOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design. Driveway placement and design shall be approved by the Department of City Planning in consultation with LADOT.
29. **Worksite Traffic Control Requirements.** A construction work site traffic control plan shall be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/businesses/temporary-traffic-control-plans> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties.
30. **Development Review Fees.** LAMC Section 19.15 identifies specific fees for traffic study review, condition clearance, and permit issuance. The Applicant shall comply with any applicable fees per this ordinance.
31. **Art Murals.** Any proposed art murals shall be in compliance with the conceptual plans stamped as Exhibit A, dated November 4, 2024 and with all applicable City regulations, pursuant to Section 22.119 of the Los Angeles Administrative Code and including approval from the Department of Cultural Affairs.
32. **Development Review Fees.** The Applicant shall comply with any applicable fees pursuant to LAMC Section 19.15 including, but not limited to, traffic study review, condition clearance, and permit issuance.
33. **Street Trees and Pedestrian Lighting.** Street trees and pedestrian lighting in the public right-of-way shall be selected and designed to be consistent with existing trees and lighting in the area as approved the Department Public Works – Urban Forestry Division and the Department of Cultural Affairs.
34. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.
35. **Solar Energy Infrastructure.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

Environmental Conditions

36. **Implementation.** The Mitigation Monitoring Program (MMP), attached as "Exhibit D" and part of the case file, shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each Project Design Features (PDF) and Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.
37. **Construction Monitor.** During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction

activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

- 38. Substantial Conformance and Modification.** After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

- 39. Inadvertent Discovery of Archaeological Resources.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. The applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the qualified archaeologist and approved by the Department of City Planning must be followed unless avoidance is determined to be unnecessary or infeasible by the qualified archaeologist. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted
- 40. Inadvertent Discovery of Paleontological Resources.** In the event that any subsurface paleontological resources are encountered unexpectedly at the project site during construction or the course of any ground disturbing activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified

paleontologist to implement the following procedures associated with the inadvertent discovery of paleontological resources:

- a. The project applicant shall retain a qualified paleontologist meeting the Society of Vertebrate Paleontology Standards (SVP) to complete a treatment and disposition plan for any discovered paleontological resource. The qualified paleontologist shall retain a paleontological monitor who shall be present during further ground disturbing activities on the project site, including peripheral activities, such as sidewalk replacement, utilities work, and landscaping, which may occur adjacent to the project site.
- b. A 50-foot buffer around any find shall be established, subject to modification by the qualified paleontologist, within which construction activities shall not be allowed to continue around the find until work is allowed to resume in accordance with the treatment and disposition plan. Ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated as part of a treatment and disposition plan. Work shall be allowed to continue outside of the buffer area.
- c. All paleontological resources unearthed by project development activities shall be evaluated by the qualified paleontological. The qualified paleontologist or designated paleontological monitor shall recover intact fossils consistent with the treatment plan and notify the City of any fossil salvage and recovery efforts. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt future construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any fossils shall be handled and deposited consistent with the treatment and disposition plan prepared by the paleontological monitor.
- d. The frequency of required paleontological monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), the depth of excavation, and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified paleontologist. Prior to any further ground disturbing activities on the project site, Paleontological Resource Sensitivity Training shall be given for applicable construction personnel. The training session shall be carried out by the qualified archaeologist and shall focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.
- e. All artifacts, other cultural remains, records, photographs, and other documentation shall be curated by an appropriate curation facility. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant.
- f. The treatment and disposition plan shall be submitted to the City prior to any further ground disturbing activities continue within the buffer area. Recommendations contained therein shall be implemented throughout any further ground disturbance activities.

Administrative Conditions of Approval

- 41. Approval, Verification and Submittals.** Copies of any approvals guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
- 42. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
- 43. Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
- 44. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
- 45. Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
- 46. Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
- 47. Project Plan Modifications.** Any corrections and/or modifications to the project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in Site Plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
- 48. Indemnification and Reimbursement of Litigation Costs.** The Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any

judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- 49.** The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.
- 50.** The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

The Violet Street Creative Office Campus Project includes the following requests for Legislative Actions: 1) a General Plan Amendment to amend the General Plan land use designation for Lot 1 from the Heavy Industrial to Regional Commercial land use designation; 2) a General Plan Amendment to 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; and 3) 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. These actions will be referred to herein as the “Legislative Actions” and where not expressly enumerated, are intended to include all of the requested actions and the development of the Project.

GENERAL PLAN/CHARTER FINDINGS

- 1. The Project and Legislative Actions comply with the Charter Section 555 finding. The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity (Charter Section 555).**

Amendment in Whole or in Part. The requested General Plan Amendment is an Amendment in Part of the Central City North Community Plan, as it is for a portion of the Project Site and for a portion of an adjacent street, and not the entire Community Plan.

The Project Site is located at the intersections of 7th Street, Santa Fe Avenue, and Violet Street, within the Arts District, a heavily urbanized neighborhood east of Downtown Los Angeles that has historically been characterized by industrial, warehousing, and distribution uses and has been experiencing significant redevelopment with mid- and high-rise commercial and residential developments in recent decades. Comprised of approximately six acres, the Project Site is currently improved with an existing five-story parking structure, the historic 222,915 square-foot Ford Factory building (currently occupied by Warner Music Group), a 9,940 square-foot office building, a 25,798 square-foot warehouse, an 21,880 square-foot office building, and various surface parking areas, and is generally surrounded by low- and medium-rise industrial and commercial buildings as well as a few residential buildings. The Project would demolish the office and warehouse buildings for the construction of a new 13-story office building comprised of 435,100 square feet of office space and 15,499 square feet of ground floor retail and restaurant space. An additional 211,201 square feet of office and restaurant space could be developed as a part of the Future Campus Expansion Phase, replacing the office building. The Project would maintain the existing 222,915 square-foot Warner Music Group building and associated five-story parking structure.

The Project Site is organized into areas known as Lots 1, 2, 3, and 4 (as proposed in the Vesting Tentative Tract Map [VTTM] under related Case No. VTT-83382). The requested General Plan Amendment to change the underlying land use designation from Heavy Industrial to Regional Commercial would allow the Project Site to provide a mix of commercial uses in appropriate infill locations near existing activity centers to strengthen the economic identity of the surrounding area, which currently includes these uses. The Project would result in an active streetscape and would continue to provide and introduce new office and related commercial uses, thereby contributing to the conservation and enhancement of the economic identity of the district.

Although the Project Site and properties in the surrounding area are generally designated for heavy industrial uses, the Arts District neighborhood continues to experience significant redevelopment with a mix of office, retail, restaurant, and residential uses replacing many formerly industrial properties. Proposed new developments nearby include the proposed 670 Mesquit Project, 4th and Central Project, and the Palmetto Project at Palmetto Street and Seaton Street. Nearby recently developed multi-family residential buildings include the Amp Lofts (695 South Santa Fe Avenue), Walnut Building (691 Mill Street), the Brick Lofts (562 Mateo street), the Toy Factory Lofts (1855 Industrial Street) and the Biscuit Company Lofts (1850 Industrial Street). As with these properties, the Project Site is no longer being utilized for industrial-related purposes, and the proposed office campus development would both reflect and support the continued evolution of the Arts District neighborhood.

The Project also involves a General Plan Amendment to reclassify 7th Place adjacent to the Project Site as a Standard Local Street in lieu of the current Collector designation. This request is in support of the proposed vacation and merger of 7th Place into the Project Site, as proposed in the VTTM. Bureau of Engineering policy states that only Standard Local Streets may be vacated, as all other classifications of streets are designed for traffic collection and heavier flow; as such, this General Plan Amendment is necessary to permit the requested vacation and merger in the VTTM. 7th Place currently terminates halfway in the Project Site and does not serve for through-traffic, although it does connect to a north-south public alley; as a result, this request will both better reflect existing traffic conditions and enable the provision of valuable open space and amenity space, in support of the evolution of a formerly industrial neighborhood with little open space to a mixed-use neighborhood with residents, employees, visitors, and amenities.

In addition, the proposed land use change reinforces an area that has its own economic and physical identity by furthering the General Plan Land Use Element's policies to focus development in areas that are accessible to existing activity centers and transit, providing compatible and complementary economically productive uses, which supports the provisions of the Central City North Community Plan. The Project Site is located within a Transit Priority Area and is served by several public transit lines currently provided by the Los Angeles County Metropolitan Transportation Authority (Metro), LADOT Downtown Area Short Hop (DASH) and Montebello Bus Lines along 7th Street, Santa Fe Avenue, and 4th Street. Notable public transit service in the Project vicinity include Metro Local Lines 18, 60, 62, the LADOT DASH A bus, the LADOT Commuter Express 439, and Montebello bus line M40. Additionally, the Project Site is located approximately one mile south of the L Line Pico/Aliso Station and 1.8 miles east of the 7th Street/Metro Center Station serving the A, B, D, and E subway and light rail lines. The Project appropriately locates office, retail and restaurant uses near transit, jobs, entertainment and services within Downtown, creates new commercial uses for the neighborhood, and promotes pedestrian activity in the general vicinity.

Re-designating the land use of the Project Site reinforces an area that has its own economic and physical identity by furthering the General Plan Land Use Element's policies to focus development in areas that are accessible to existing activity centers and transit, providing compatible and complementary economically productive uses, which supports the provisions of the Central City North Community Plan

Therefore, the General Plan should be amended in part through the Central City North Community Plan as the Project would contribute to and strengthen an area which has significant social, economic or physical identity.

2. The action is in substantial conformance with the purposes, intent and provisions of the General Plan (Charter Section 556).

General Plan Land Use Designation

The Project Site is located within the Central City North Community Plan, which is one of the 35 community plans that comprise the Land Use Element of the General Plan, and which designates the entirety of the Project Site for Heavy Industrial land uses corresponding to the M3 Zone. The Project Site is presently zoned M3-1-RIO, and is therefore consistent with the range of zones permitted under the land use designation.

The subject property totals approximately six-acres in size. The Project Site is organized into areas known as Lots 1, 2, 3, and 4 (as proposed in the VTTM). As proposed, the General Plan Amendment would change the land use designation on Lot 1 of the Project Site from Heavy Industrial to Regional Commercial as well as reclassify 7th Place adjacent to the Project Site as a Standard Local Street in lieu of a Collector Street. In addition, the Project includes a Vesting Zone Change and Height District Change to modify the existing zoning on Lot 1 from M3-1-RIO to (T)(Q)C2-2-RIO. Per the Community Plan, the proposed Regional Commercial land use designation corresponds to the CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, and R5 Zones; as such, the recommended (T)(Q)C2-2-RIO Zone would be consistent with the adoption of the proposed land use designation and in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Central City North Community Plan.

General Plan Text

The Los Angeles General Plan sets forth goals, objectives and programs that guide both citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. The Project is in compliance with the following Elements of the General Plan: Framework Element, Noise Element, Mobility Element, Housing Element, Health and Wellness and Air Quality Elements and the Land Use Element – Central City North Community Plan.

Framework Element

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Project Site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

The Project is consistent with the objectives and policies of the Framework Element as described below:

Chapter 3: Land Use

The Land Use Chapter of the Framework Element identifies objectives and supporting policies relevant to the Project Site. Those objectives and policies seek, in part, to encourage the development of commercial uses and structures that integrate a mix of commercial uses. The Project supports and will be generally consistent with the General Plan Framework Land Use Chapter as it accommodates development of office and restaurant uses in accordance with the applicable policies of the Central City North Community Plan. Specifically, the Project would be consistent with the following goals, objective and policies, as set forth in the General Plan Framework Land Use Chapter:

Goal 3A: *A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*

Objective 3.1: *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*

Objective 3.2: *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*

Policy 3.2.3: *Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.*

Objective 3.4: *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*

The Project would support the above goal, objectives and policy of the Framework Element through the provision of a complementary mix of commercial uses on site, including both the development of new and the retention of existing office space, and commercial uses. The Project would also include approximately 75,000 square feet of open space consisting of open space within the new office building and a 43,938square-foot publicly accessible paseo leading from Violet Street to 7th Place.

The Project Site is served by several public transit lines currently provided by Metro, LADOT DASH, and Montebello Bus Lines along 7th Street, Santa Fe Avenue, and 4th Street. Notable public transit service in the Project vicinity include Metro Local Lines 18, 60, 62, the LADOT DASH A bus, the LADOT Commuter Express 439, and Montebello bus line M40. Additionally, the Project Site is located approximately one mile away from the L Line Pico/Aliso Station and 1.8 miles away from the 7th Street/Metro Center Station serving the A, B, D, and E subway and light-rail lines. The availability and proximity of various transit lines would provide employees/visitors opportunities to use public transit to access the Project Site, thereby reducing vehicle miles traveled.

The Project would provide bicycle parking spaces as required by the LAMC for employees and visitor use. The short-term bicycle parking would be located at the ground floor of the Site adjacent to the office building; and long-term bicycle parking spaces along with a bicycle repair station adjacent to restrooms on the ground floor inside the office building, accessible from the Violet Street or 7th Place entrance. The closest existing bikeways are along 6th Street (from Alameda street to Mateo Street), Mateo Street (from 6th Street to Union Station) and Mission Road to the east (from Jesse Street to 1st Street). Further north of the Project Site, there are Class II bike lanes on portions of East 3rd Street and East 1st Street and existing Class III bike routes on portions of East 2nd Street, East 1st Street, State Street and East 8th Street.

The retention of the existing Warner Music Group building and introduction of new office and retail and/or restaurant uses, as well as the provision of a publicly accessible paseo, courtyard, and bicycle facilities within close proximity to public transit would provide residents and visitors in the area a variety of uses and services in a convenient and accessible location that emphasizes pedestrian and bicycle access and reduces reliance on private vehicles and vehicle miles traveled.

Policy 3.14.6: Consider the potential re-designation of marginal industrial land for alternative uses by amending the community plans based on the following criteria:

- a. *Where it can be demonstrated that the existing parcelization precludes effective use for industrial or supporting functions and where there is no available method to assemble parcels into a unified Site that will support viable industrial development;*
- b. *Where the size and/or the configuration of assembled parcels are insufficient to accommodate viable industrial development;*
- c. *Where the size, use, and/or configuration of the industrial parcels adversely impact adjacent residential neighborhoods;*
- d. *Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;*
- e. *Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or*

The Project includes a request to amend the General Plan land use designation for a portion of the Project Site from Heavy Industrial to Regional Commercial. The Regional Commercial land use designation would allow for the development of an 13-story office building with ground floor restaurant/retail space, and a publicly accessible paseo. As indicated in the Economic Development Chapter of the Framework Element, some existing industrially zoned lands may be inappropriate for new industries and should be converted for other land uses. Where such lands are to be converted, their appropriate use shall be the subject of future planning studies. The Environmental Impact Report assessed the surrounding land uses, as well as an analysis of the proposed land use in relation to the General Plan and the CEQA Guidelines threshold for land use compatibility. As demonstrated therein, while the majority of properties in the surrounding area are designated and zoned for heavy industrial and manufacturing uses, the implementation of the Adaptive Reuse Ordinance has allowed for residential uses as live/work components, with neighborhood commercial uses to complement the residential population. The entitlement process further analyzes in detail the Goals, Objectives, and Policies of the General Plan and demonstrates that the Project meets the overall intent of the General Plan. As demonstrated herein, the land use

pattern in the immediate neighborhood of the Project Site has evolved from its heavy industrial and manufacturing uses to light industrial and manufacturing uses and new technologies along with compatible and complementary with non-industrial uses including residential, creative office, and retail and entertainment uses, reflecting larger employment and economic trends. As discussed previously, many formerly industrial properties in the immediate vicinity of the Project Site are now developed with various commercial office and residential developments, reflecting larger development trends and the evolution of the Arts District neighborhood.

The Project Site is primarily developed with the existing Warner Music Group building and associated five-story parking structure; these uses occupy the majority of the Project Site and will be maintained. The Warner Music Group building was formerly used for automobile manufacturing but is currently occupied for creative office space; as such, the remainder of the Project Site is not conducive to any heavy industrial operations, which are both too large and incompatible with the existing uses on the property. In addition, as discussed previously, many formerly industrial properties in the immediate vicinity of the Project Site are now developed with various commercial office and residential developments; new heavy industrial uses on the Project Site would also not be compatible with existing development in the surrounding area, which includes a seven-story multi-family complex directly across the street to the north.

The City also began an update in 2014 of the Central City and Central City North Community Plans, known as the new Downtown Community Plan (also known as DTLA 2040), which includes studying land use and zoning in those plans, as well as the supporting policies and objectives. The Project Site is proposed to be designated "Hybrid Industrial (HI)" under the Downtown Community Plan. According to the Draft Plan, Hybrid Industrial areas preserve existing structures that characterize the existing unique form and development patterns, promote productive, creative, manufacturing, fabrication, and light industrial uses, encourage the development of live/work units, and support walkable neighborhoods with active and livable pedestrian realm. As such, the Downtown Community Plan has already incorporated redesignation of industrial land in and around the Project Site, which reflects the transitional nature of the area by preserving existing structures including the Warner Music Group building (a designated historic resource formerly occupied by automotive manufacturing uses) and newly constructing office and retail/restaurant space to encourage active uses.

In addition, according to the Central City North Community Plan, there are 914 acres planned for industrial use (approximately 45.5 percent of the 2,010 acre total) in the Community Plan area. The Project Site comprises approximately six acres or less than one percent of the industrially-zoned land in the Community Plan area. The requested change in land use designation is only for the portion of the subject property designated as Lot 1 in the related VTTM; accordingly, less than two acres or 0.1 percent of the industrially zoned land in the Community Plan area would be changed to a non-industrial land use designation under the Project. Furthermore, the Project Site is not presently utilized for industrial uses; as such, the Project would not result in the loss of a substantial number of industrial jobs. The Project would result in the provision of new office and commercial space which would create an estimated increase of 2,634 new jobs, which would present far more value to the City and economy than by maintaining the existing industrial land use designation.

In sum, the Project is consistent with the directions relative to industrial land set forth in the Framework Element in that it will provide for a mix of job-producing uses that are allowed for in industrial zones, as is recognized in the adopted Central City North Community Plan

and the Downtown Community Plan Update. The proposed uses would not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or cause the City to incur adverse fiscal impacts, and the proposed uses would be compatible with and complement the existing mix of industrial, live/work, arts production, and retail uses within the immediately surrounding area.

Chapter 5: Urban Form and Neighborhood Design

Goal 5A: *A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.*

Objective 5.5: *Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.*

Objective 5.9: *Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.*

The Project incorporates design elements such as wood and brick accents at the ground level in recognition of the Arts District's industrial past while reflecting a modern office building. The ground floor would be constructed with a rough concrete finish and tall glass windows along Violet Street. Activation of the mezzanine level with a fitness center, rooftop outdoor eating space, and an office terrace add to the internal 360-degree design features. Additionally, the three above-grade parking levels would be clad in concrete, while upper office levels would be clad in aluminum and non-reflective glass and screened with vertical metal panels that are spaced to create tall, narrow openings. The proposed office building is stepped back above the fifth level from Violet Street, to improve the appearance of the building from the street and adjacent properties. Multilevel balcony cutouts are irregularly located at four locations within the south elevation of the building and help to break up the otherwise flat massing of the south elevation. The roof above Levels 3 and 12 are designed in an irregular sawtooth shape when viewed from the east and west elevations; this design feature helps to further distinguish the building from surrounding structures, which are predominantly rectilinear in form. Mechanical equipment will be located on the roof level above Level 12 and will be screened from the public view.

The Project includes various features that would improve the quality of the development and enhance the public realm. These include publicly accessible open spaces, internal open spaces and amenity spaces, and the provision of bike parking and other amenities. In addition, the Project would introduce new commercial uses to the Project Site that would provide for continuous activity during commercial business hours through the development of retail and/or restaurant uses. The Project has been designed such that the ground floor paseo is visible from the vacated internal public alley from Violet Street and accessible by Project employees and visitors. Appropriate lighting and other security measures would be incorporated into the design of the building as well as the proposed open space features, which would aid in increasing safety.

Chapter 7: Economic Development

Goal 7A: *A vibrant economically revitalized City.*

Goal 7B: *A City with land appropriately and sufficiently designed to sustain a robust commercial and industrial base.*

Objective 7.2: *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

Policy 7.2.2: *Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.*

The proposed Project would improve an existing underutilized site which is primarily developed with warehouse and office uses by including ground floor retail, restaurant use, office use, and publicly accessible open space. In addition, proposed improvements in the public right-of-way such as wider sidewalks, street trees, and street lighting would further revitalize and enhance the physical environment in this part of the City.

The Project is retaining existing job-producing uses on-site as well as including new commercial uses that would support the economic growth of the community. The provision of 15,499 square feet of ground floor retail and restaurant space and 435,100 square feet of office, as well as approximately 75,000 square feet of outdoor areas and a 43,938-square-foot ground floor publicly accessible paseo from Violet Street and 7th Place, would complement the employment base of the Community Plan area, providing services and amenities for local residents and visitors alike, and fostering continued economic investment. Specifically, the Project would provide for a balanced mix of job-producing uses that are permitted in commercial zones that provides for productive commercial development including office, retail and restaurant uses that would result in an estimated increase of 2,634 net new on-site jobs, generating ongoing revenue to the City in the form of sales and property taxes, sustains economic growth, and assures maximum feasible environmental quality. In addition, the Project Site would have convenient access to public transit and opportunities for walking and biking, thereby facilitating a reduction in vehicle trips, vehicle miles traveled, and air pollution to ensure maximum feasible environmental quality, while integrating sustainable and green building techniques by incorporating various standards and guidelines to reduce resources and energy consumption.

In addition, the proposed uses are compatible with and complement the existing mix of commercial, residential, and manufacturing uses within the immediate surrounding area. The development is located within an infill site in proximity to employment, entertainment, and various amenities within the Arts District neighborhood. Access to public transit is provided throughout Downtown, including several public transit lines currently operated by Metro, DASH, and Montebello Bus Lines along 7th Street, Santa Fe Avenue, and 4th Street. Notable public transit service in the Project vicinity include Metro Local Lines 18, 60, 62, the LADOT DASH A bus, the LADOT Commuter Express 439, and Montebello bus line M40. Additionally, the Project Site is located approximately one mile south of the L Line Pico/Aliso Station and 1.8 miles east of the 7th Street/Metro Center Station serving the A, B, D, and E subway and light rail lines.

Goal 7C: *A City with thriving and expanding businesses.*

Objective 7.3: *Maintain and enhance the existing businesses in the City.*

Policy 7.3.2: *Retain existing neighborhood commercial activities within walking distance of residential areas.*

The Project would retain the existing 244,795 square-foot Warner Music Group building while developing a new 13-story office building comprised of 15,499 square feet of ground floor retail and restaurant space and 435,100 square feet of office space, resulting in space for new employers and commercial services in support of the existing businesses in the area. These commercial activities would be sited in proximity to employment centers in the surrounding neighborhood, as well as to residential uses within walking distance of the Project Site.

Housing Element

The City's Housing Element for 2021-2029 (Housing Element) was adopted by the Los Angeles City Council on November 24, 2021. While the Project does not propose any residential uses, it would be in conformance with Senate Bill (SB) 166, which was adopted on September 29, 2017 and amended Government Code Section 65863, and also known as the No Net Loss Law, to require sufficient adequate sites to be available at all times through the Housing Element Planning period to meet a jurisdiction's remaining unmet Regional Housing Needs Assessment (RHNA) goals for each income category. Pursuant to SB 166, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites if a jurisdiction rezones a site or approves a project at a different income level or lower density than showing in the site's inventory.

SB 166 requires that the reduction on an individual project site in allocated density is consistent with the City's General Plan and that the remaining sites identified in the Housing Element are adequate to meet the City's RHNA's allocation. The Housing Element identified the Project Site as a "candidate site" to which 34.09 Very Low Income Units, 34.9 Low Income Units, and 646.9 Above-Moderate Income Units have been allocated.

The Project is consistent with the following Goal, Objectives, and Policies of the Housing Element:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Account for existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections.

As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units, 67,086 Low Income Units, 74,964 Moderate Income Units, and 168,892 Above-Moderate Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units, 332,096 Low Income Units, 63,107 Moderate Income Units, and 907,466 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate

Unit RHNA Allocations. Therefore, the City's remaining RHNA Allocation for the 2021-2029 Planning period for Very Low Income Units represents 34 percent of the City's total remaining capacity of Very low Income Units, 20.2 percent of the total remaining capacity for Low Income Units, 7.7 percent of the total remaining capacity for Moderate Income Units, and 18.6 percent of the total remaining capacity for Above-Moderate Income Units; less than half of the City's total capacity for each affordable housing type. While the Housing Element identified the Project Site as being able to accommodate 34.09 Very Low Income Units, 34.9 Low Income Units, and 646.9 Above-Moderate Income Units and the Project would reduce the number of City parcels that allow for residential uses, the City's share of the RHNA Allocation for the 2021-2029 Planning period can be located on other parcels throughout the City. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the 2021-2029 Planning period. Thus, consistent with Goal 1, Objective 1.1, and Policy 1.1.2, the City has forecasted for existing and projected housing needs and developed a buffer above household projections that would meet existing and projected needs.

Mobility Plan 2035

The Mobility Element 2035 (Mobility Element), adopted in September 2016, guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods and recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit. The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities and sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles.

The Project involves a General Plan Amendment to reclassify 7th Place adjacent to the Project Site as a Standard Local Street in lieu of the current Collector designation. This request is in support of the proposed vacation and merger of 7th Place into the Project Site, as proposed in the VTTM. Bureau of Engineering policy states that only Standard Local Streets may be vacated, as all other classifications of streets are designed for traffic collection and heavier flow; as such, this General Plan Amendment is necessary to permit the requested vacation and merger in the VTTM. 7th Place currently terminates halfway in the Project Site and does not serve through-traffic, but does connect to an existing north-south alley. The area to be vacated would instead be utilized as an approximately one-acre publicly-accessible pedestrian paseo. As a result, this request will both better reflect existing traffic conditions and enable the provision of valuable open space and amenity space, in support of the evolution of a formerly industrial neighborhood with little open space to a mixed-use neighborhood with residents, employees, visitors, and amenities. Therefore, the request is substantially consistent with and will not conflict with the Mobility Plan 2035.

The Project would further be in conformance with following objectives and policies of the Mobility Element as described below.

Chapter 2: World Class Infrastructure

Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Chapter 3: Access for All Angelenos

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities

The Project would provide access for all modes of travel, including vehicular, pedestrian, and bicycles, and introduce new commercial uses such as new office space, retail and restaurants to the area, which would reduce the vehicle miles travel to the site as on-site employees, nearby residents, and visitors would be able to walk to the retail and restaurant uses. The Project Site is located in a Transit Priority Area and is served by several public transit lines including Metro Local Lines 18, 60, 62, the LADOT DASH A bus, the LADOT Commuter Express 439, and Montebello bus line M40 increasing accessibility to and from the Site via walking and transit. Additionally, the Project Site is located approximately one mile south of the L Line Pico/Aliso Station and 1.8 miles east of the 7th Street/Metro Center Station serving the A, B, D, and E subway and light rail lines.

The site design provides safe and convenient access to nearby neighborhood uses and various nearby transit options, while creating an active environment by supporting bicycle and pedestrian activities. Specifically, pedestrian entrances would continue to be located along Santa Fe Avenue (to access the existing Warner Music Group building), and new entrances would be added along Violet Street and 7th Place to access the new office building ground floor lobby and the ground floor retail and restaurant uses. Short-term bicycle parking would be dispersed throughout the Project Site, while the long-term bicycle parking, repair station and restrooms would be provided on the ground floor next to the lobby of the office building. The Project would provide 1,276 vehicle parking spaces in four levels of subterranean parking and three levels of above-grade parking (accessible from 7th Place).

The Project would also improve the streetscape surrounding the Project Site with improved sidewalks, street lighting, and street trees; and would activate the street with a 43,938-square-foot publicly accessible paseo adjacent to the existing Warner Music Group building, running from Violet Street through to 7th Place to provide connectivity through the Project Site and the surrounding area, with entrances to the commercial uses accessible from adjacent public streets and open spaces, further contributing to a walkable environment. These Project features and improvements would lend themselves to create a safe and

engaging pedestrian environment, and would enrich the quality of the public realm, consistent with the objectives of the Mobility Element.

The Project's (T) Conditions and related VTTM also includes BOE Conditions of Approval that would require improvements in the adjacent public right-of-way along Violet Street, 7th Place, the alley westerly of Santa Fe Avenue, 7th Street, the Westerly Public Alley, and Santa Fe Avenue. Therefore, the Project would be consistent with the street standards and improvements outlined in the Mobility Plan 2035.

Health and Wellness Element

Adopted in March 2015, the Plan for a Healthy Los Angeles lays the foundation to create healthier communities for all Angelenos. As the Health and Wellness Element of the General Plan, it provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health as a priority for the City's future growth and development. Through a new focus on public health from the perspective of the built environment and City services, the City of Los Angeles will strive to achieve better health and social equity through its programs, policies, plans, budgeting, and community engagement. The Project is consistent with the following:

Chapter 2: A City Built for Health

Policy 2.2: Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.

Chapter 5: An Environment Where Life Thrives

Policy 5.1: Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

Policy 5.7: Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and other susceptible to respiratory diseases.

Air Quality Element

Policy 4.2.3 Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.

Policy 5.1.2 Effect a reduction in energy consumption and shift to non-polluting sources of energy in its buildings and operations.

The Project would comply with applicable provisions of the CALGreen Code and the Los Angeles Green Building Code, which would serve to reduce the Project's energy usage. Furthermore, in compliance with Code requirements, a minimum of 30 percent of the total code-required parking spaces would be capable of supporting future electric vehicle supply equipment (EVSE), and 10 percent of the total code-required parking spaces would be equipped with EV chargers.

Additionally, the Project would add office space and commercial uses to a neighborhood that is rapidly adding residential uses and is well-served by several public transit lines. By locating employment opportunities and neighborhood serving uses in proximity to transit and existing residential uses, the Project would reduce vehicle miles traveled and reduce reliance on single-occupancy vehicle trips. The Project would also include a 43,938-square-foot publicly accessible paseo adjacent to the existing Warner Music Group building running from Violet Street through to 7th Place, which would provide open space for employees, visitors, and nearby residents, aid in providing a healthy work and urban environment, and reduce pollution. Additionally, the Project would provide short- and long-term bicycle parking throughout the ground floor of the Site. Bicycle amenities include a repair station and restrooms adjacent to the long-term bicycle parking next to the lobby of the office building; such facilities would promote alternative modes of transportation and the associated improvements in health.

In addition to adhering to smart growth principles of locating infill development adjacent to existing employment centers and public transportation options, the Project would incorporate a wide range of sustainable building features and comply with construction protocols required by the Los Angeles Green Building Code and CALGreen, which would reduce energy and water usage and would include but not limited to high efficiency plumbing fixtures and weather-based controller and drip irrigation systems to promote a reduction of indoor and outdoor water use; Energy Star-labeled appliances; water-efficient landscape design; and a solar ready rooftop.

The Project's energy efficiency features and location near major transit facilities, which designates it in a Transit Priority Area, would help reduce the energy and emission footprint of the Project and the per capita GHG emissions of the employees and visitors from private automobile travel. With existing code-requirements and as conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element mentioned above, by ensuring that future developments are energy efficient and shift to efficient and non-polluting sources of energy. The EV parking mentioned earlier also provides a convenient service amenity to the employees and visitors who utilize electricity on site for other functions. As such, the Project would provide service amenities to improve habitability for on-site employees of the Project and to minimize impacts on neighboring properties. Therefore, the Project would promote a healthy built environment, encourage healthy working conditions, reduce air pollution, and promote land use policies that reduce per capita greenhouse gas emissions.

Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. The sewer system will be able to accommodate the total flows for the Project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the Applicant would be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the Project.

Land Use Element – Central City North Community Plan.

The development of the Project would support the overarching goals of the Central City North Community Plan. The proposed development furthers the following Community Plan objectives and policies:

Commercial

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-2.2: New development needs to add to and enhance the existing pedestrian street activity.

Policy 2-2.3: Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented districts, incorporate commercial uses.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

Policy 2-4.3: Improve safety and aesthetics of parking areas in commercial areas.

The Project's development of a new 13-story office building comprised of 435,100 square feet of office space and 15,499 square feet of ground floor retail and restaurant space would complement existing nearby commercial development, provide opportunities for new commercial development and services, and strengthen the economic base by expanding market opportunities for existing and new businesses. These commercial activities would be sited in proximity to existing residential and employment centers in the nearby Downtown core of the City, as well as to existing nearby residential uses located throughout the Arts District neighborhood.

The ground floor street frontages along the east, north, and south elevations of the Project would be wrapped with office, restaurant and retail uses. The existing Warner Music Group building would continue to occupy the entirety of the street frontage along Santa Fe Avenue. The site layout and design of the new office building would wrap aboveground parking levels with active uses along the primary street frontages, thereby minimizing potential impacts and improving the pedestrian environment. The retail and restaurant uses as well as the proposed paseo would both draw interest from pedestrians walking along Santa Fe Avenue, Violet Street and 7th Place, especially as the ground floor uses would be visible and open under a tall ceiling or mezzanine level creating the industrial warehouse feel of the Arts District. The Project would create an inviting pedestrian environment through the provision

of ground floor open space activated with a variety of commercial uses, seating, planters, and mural art.

In sum, the Project is consistent with the above commercial policies in that it would provide for a commercial development with job-producing uses that are allowed for in commercial zones, as is recognized in the adopted Central City North Community Plan.

River Improvement Overlay District

The Project Site is located within the River Improvement Overlay Zone (RIO) and would be required to comply with the Los Angeles River Design Guidelines, which establishes best practices for designing projects located within the RIO District. The Los Angeles River Design Guidelines consist of overarching objectives followed by a list of specific implementation strategies. These strategies address river-adjacent development. Although the Project is located within the boundaries of the RIO District, the Project Site is approximately 800 feet west of the Los Angeles River. Nevertheless, the Project would further the relevant objectives of the Los Angeles River Design Guidelines, including employing high quality, attractive and distinguishable architecture.

Central Industrial Redevelopment Plan

The Project Site is located within the Central Industrial Redevelopment Project Area and is thus subject to the requirements of the Central Industrial Redevelopment Plan (Redevelopment Plan). The Project is generally consistent with the Redevelopment Plan, as follows:

Section 502 - Redevelopment Plan Map

This section defers to the General Plan, Community Plan, and any applicable zoning ordinance regarding allowable land uses. The Project Site is designated for Heavy Industrial land uses in the Central City North Community Plan and is located in the M3-1-RIO Zone. The Project includes a General Plan Amendment, Vesting Zone Change, and Height District Change that would change the land use designation on Lot 1 of the Project Site from Heavy Industrial to Regional Commercial and the zoning from M3-1-RIO to (T)(Q)C2-2-RIO. Pursuant to Section 502 of the Redevelopment Plan, and pending City Council approval, changes to the General Plan, Community Plan, and any applicable Ordinances are automatically incorporated into the Redevelopment Plan. Therefore, the requested General Plan Amendment, Zone Change, and Height District Change would be incorporated into the Redevelopment Plan would supersede any other regulations in the Redevelopment Plan.

Section 503.1 – Industrial Uses

This section states that industrial areas shown on the Redevelopment Map Plan shall be maintained, consistent with the Community Plan. While the majority of properties in the surrounding area are designated and zoned heavy industrial and manufacturing, the implementation of the Adaptive Reuse Ordinance has allowed for the conversion of a number of industrial buildings and properties for residential and commercial uses. Notably, the existing Warner Music Group Building on the Project Site was formerly an automobile factory and has been converted into creative office space. In addition, there are a number of other commercially-utilized and commercially-zoned properties near the Project Site. Specifically, the Project vicinity is surrounded by low- and medium-rise industrial, residential, and commercial buildings. To the north are live/work units and commercial and industrial

buildings. To the east are multi-family residential, commercial, industrial and warehouse uses. To the south and west are commercial and industrial uses. Additionally, there are various residential uses located less than 0.5 miles from the Project Site, including the Amp Lofts (695 South Santa Fe Avenue), the 915 Mateo Apartments, the Walnut Building (691 Mill Street), the Toy Factory Lofts (1855 Industrial Street) and the Biscuit Company Lofts (1850 Industrial Street). Given this mix of surrounding uses and the fact that the subject property is no longer used for industrial purposes, the conversion of industrial land to residential live/work, office and commercial uses, will be compatible with and complementary to adjacent land uses.

According to the Central City North Community Plan, there are 914 acres planned for industrial use (approximately 45.5 percent of the 2,010 acre total) in the Community Plan area. The Project Site comprises approximately six-acres or approximately 0.66 percent of the industrially-zoned land in the Community Plan. The Project would result in a net increase of 2,634 new employees and would generate ongoing revenue to the City in the form of sales and property taxes. Thus, the Project would not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or cause the City to incur adverse fiscal impacts. Therefore, the Project would comply with Section 503 of the Redevelopment Plan.

Section 504.2 – Public Street Layout, Rights-of-Way and Easements

This section requires that roadway dedications as illustrated in Exhibit 1 of the Redevelopment Plan Map shall remain substantially in existing configuration; however, additional public streets, rights-of-way, and easements may be created in the Project as needed for development and circulation.

The Project, like many others in the surrounding area, reflects the changing nature of the Arts District from primarily industrial uses to a mix of commercial and residential uses. The Project incorporates mobility-friendly design elements such as expanded, landscaped sidewalks, street lighting, street trees, a ground floor paseo and courtyard connecting Violet Street and 7th Place, and bicycle parking facilities consistent with the City's Bicycle Parking Ordinance to provide friendly, safe, and convenient access to nearby neighborhood uses and various nearby transit options. In addition, the Project will comply with all right-of-way improvement conditions and dedication requirements as a part of the (T) Conditions of the Zone Change and the related VTTM, and will be consistent with the Mobility Plan 2035 as a result. Therefore, the Project would comply with Section 504.2 of the Redevelopment Plan.

Section 507 – New Construction and Rehabilitation of Properties

This section requires that new construction and rehabilitation of existing structures located in the Project Area shall comply with all existing regulations. The Project is required to comply with all applicable federal, state, and local regulations. Therefore, the Project would comply with Section 507 of the Redevelopment Plan.

Section 509 – Limitation on Type, Size, and Height of Buildings

This section requires that the type, size and height of buildings shall be limited by applicable federal, state, and local statutes, codes, ordinances and regulations and as generally diagrammed in Exhibit No. 4 of the Redevelopment Plan. The Project includes a General Plan Amendment, Vesting Zone Change, and Height District Change to change the land use designation to Regional Commercial uses and the existing zone to (T)(Q)C2-2-RIO for

Lot 1; this action would not establish a maximum building height for Lot 1. As such, the Project would be consistent with this section.

Section 512.1 – Maximum Floor Area Ratios

This section requires that the maximum floor area ratios for any parcel in the Redevelopment Plan Area to be no more than three times the parcel area. As stated in Section 502 of the Redevelopment Plan, “in the event that the General Plan, the applicable Community Plan, or any applicable City zoning ordinance is amended or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan, including without limitation, all Exhibits attached hereto, shall be automatically modified accordingly without the need for any formal plan amendment process.” The Project includes a General Plan Amendment, Vesting Zone Change, and Height District Change to change the land use designation to Regional Commercial uses and the existing zone to (T)(Q)C2-2-RIO for Lot 1; this action would permit a maximum FAR of 6:1 and would not establish a maximum building height for Lot 1. The Project would result in the development of 450,599 square feet of building floor area on Lot 1, resulting in a FAR of up to 4.13:1 on Lot 1. As such, the Project would be consistent with this section.

Section 513 - Open Space, Landscaping, Light, Air and Privacy

This section defines the approximate amount of total open space to be provided in the Redevelopment Plan area and also states that sufficient space shall be maintained between buildings to provide adequate light, air, and privacy. While this provision applies to the entire Redevelopment Plan area and is not meant to be directly applied to individual development projects, the Project would provide open space areas to generally support this plan provision. While under LAMC Section 12.21 G, commercial projects are not required to provide open space, the Project will include approximately 75,000 square feet of open space, including a landscaped paseo, ground floor courtyard, roof decks, and terraces that would provide light, air, and privacy to the Project Site. The Project also proposes to add trees on-site and street trees in the public right-of-way. Therefore, the Project complies with Section 513 of the Redevelopment Plan.

Section 514 – Signs and Billboards

This section prohibits billboards and requires that all other signage conform to the City’s signage standards. No billboards or any signage are proposed for the Project, and all future commercial tenant signage would be required to comply with the City’s sign regulations. Therefore, the Project conforms with Section 514 of the Redevelopment Plan.

Section 515 – Utilities

This section requires that all utilities be placed underground if physically and economically feasible. As conditioned, the Applicant would be required to comply with the requirements of the City of Los Angeles Department of Water and Power in regards to the placement of utility lines. Therefore, the Project conforms to Section 515 of the Redevelopment Plan.

Section 516 – Parking and Loading Facilities

This section requires that all parking be provided consistent with the standards of the LAMC and that parking and loading areas be screened/out of view from the public. Pursuant to the provisions of Assembly Bill (AB) 2097, the Project, as an eligible development located within

one-half mile of a Major Transit Stop, is not required to provide any vehicle parking. However, the Applicant has chosen to voluntarily provide 1,276 parking spaces within the new office building within three above-grade and four subterranean levels. The above-grade parking would be wrapped with office and retail uses to the south and east and screened along the westerly public alley thereby reducing visibility from the public right-of-way. In addition, the Project would place loading areas within the office building along 7th Place close to the westerly public alley. Therefore, the Project conforms with Section 516 of the Redevelopment Plan.

Section 517 – Setbacks

This section requires that all setback areas be landscaped, paved for accessibility, and maintained by the owner. Pursuant to LAMC Section 12.14, front yard, side and rear setbacks are not required in the proposed C2 Zone for Lot 1. However, the Project would include a landscaped and paved ground floor paseo to be maintained by the owner. Therefore, the Project conforms with Section 517 of the Redevelopment Plan.

Section 518 – Incompatible Uses

This section prohibits the construction/operation of incompatible uses with the surrounding area and/or the extraction of oil, gas, or other mineral substances. The Project Site is located within the Arts District that has been transitioning from predominantly industrial warehouses to also include creative offices, commercial uses (e.g., retail shops, restaurants, and studios), live/work units and multi-family residential. The surrounding area of the Project Site is characterized by low- and medium-rise industrial, residential, and commercial buildings; as a proposed new commercial development and the continuation of an existing office complex, the Project will not introduce any incompatible uses to the surrounding area. There would also be no oil, gas and other mineral substances extractions as a part of the Project operations. Therefore, the Project conforms with Section 518 of the Redevelopment Plan.

Section 519 – Resubdivision of Parcels

This section states that no parcel shall be re-subdivided without Agency approval. On August 29, 2024, the Deputy Advisory Agency (DAA) approved the associated VTTM Case No. VTT-83382, for the vacation and merger of portions of 7th Place and the Easterly Public Alley into the site; re-subdivision of the site into four ground lots; and a Haul Route for the export of up to 144,000 cubic yards of soil. The Project would conform with Section 519 of the Redevelopment Plan.

Section 522 – Design Guidelines and Development Controls

This section requires that all new improvements to existing and proposed developments be in accordance with the Redevelopment Plan and any other applicable design guidelines and development controls. Land use regulations under the Redevelopment Plan shall defer to and are superseded by the underlying General Plan, Community Plan, and Zoning Ordinance, including the codified sections of the RIO Overlay. The Project would include a publicly accessible paseo, street trees, and employ high quality and distinguishable architecture while minimizing the appearance of parking areas. The Project conforms to all applicable design guidelines and zoning regulations; therefore, the Project conforms to Section 522 of the Redevelopment Plan.

Section 523 - Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements

This section requires that no zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement be issued without approval from the CRA/LA. As stated in Ordinance No. 186,325, the City Planning Department has assumed the roles and authority of the former CRA/LA. As part of the requirement for this Project, Redevelopment Plan compliance findings have been provided herein. Therefore, the Project conforms to Section 523 of the Redevelopment Plan.

Section 524 – Buildings of Architectural and Historical Significance

This section states that prior to redevelopment or rehabilitation of any parcel within the Project Area, the Agency shall determine if any structures located on the applicable parcel(s) are of architectural or historic significance. As determined in the Project's Cultural Resources Section of the Draft EIR, the existing Warner Music Group building (former Ford Factory building) on the Project Site has been designated and is a historical resource for purposes of CEQA. The building was determined eligible for listing as City HCM and in the National Register, and was listed in the California Register for its association with the Ford Motor Company and as a Beaux-Arts style daylight automobile parts factory. The Warner Music Group building will be retained as part of the Project. None of the Project Site's remaining buildings have been designated or determined eligible for listing as a historical resource. Therefore, the Project would comply with Section 524 of the Redevelopment Plan.

Section 525 – Design for Development

This section authorizes the Agency to establish FAR, height, setback, design, access, and other applicable development and design controls as necessary for both private and public parcels located within the Project Area. In conjunction with the approval of the requested entitlements, the Project conforms to Section 525 of the Redevelopment Plan.

3. Adoption of the proposed ordinance, order or resolution will be in conformity with public necessity, convenience, general welfare and good zoning practice (Charter Section 558).

The proposed Amendment to the Central City North Community Plan will be in conformance with public necessity, convenience, general welfare and represents good zoning practice, as it would re-designate the land use from Heavy Industrial to Regional Commercial. In conjunction with the Amendment, the corresponding Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO would permit the development of a new 13-story office building comprised of 15,499 square feet of ground floor retail and/or restaurant space, 435,100 square feet of office (with the potential of 211,201 square feet of office and restaurant use in the Future Campus Expansion Phase), and the retention of the 222,915 square-foot Warner Music Group building and associated five-story parking structure

Public Necessity, Convenience, and General Welfare.

The Project Site is located in an urbanized area in the Arts District neighborhood, which continues to experience significant redevelopment, including the introduction of taller buildings with a variety of new uses such as residential, live/work, restaurant, retail, and office uses being introduced within an area previously concentrated primarily with industrial

uses. The Project Site itself is no longer fully being utilized for industrial related purposes, as it is currently primarily utilized as a creative office complex; the Project Site will continue to operate as such with the addition of retail and/or restaurant uses.

The Project would result in a net increase of 2,634 new employees and would generate ongoing revenue to the City in the form of sales and property taxes. The Project would introduce over 435,000 square feet of office space for employment opportunities, as well as over 15,000 square feet of commercial services such as retail and restaurants that would serve the community. Therefore, the Project would support the regional economy provide valuable jobs and services to the community.

The Project promotes a more walkable neighborhood by locating office, retail and restaurant uses within proximity of transit, existing job centers and services, and similar commercial uses. The Project Site is served by several public transit lines currently provided by Metro, LADOT DASH, and Montebello Bus Lines along 7th Street, Santa Fe Avenue, and 4th Street. Notable public transit service in the Project vicinity include Metro Local Lines 18, 60, 62, the LADOT DASH A bus, the LADOT Commuter Express 439, and Montebello bus line M40. Additionally, the Project Site is located approximately one mile away from the L Line Pico/Aliso Station and 1.8 miles away from the 7th Street/Metro Center Station serving the A, B, D, and E subway and light-rail lines. The availability and proximity of various transit lines would provide employees/visitors opportunities to use public transit to access the Project Site, thereby reducing vehicle miles traveled. The retention of the existing Warner Music Group building and introduction of new office and retail and/or restaurant uses, as well as the provision of a publicly accessible paseo, courtyard, and bicycle facilities within close proximity to public transit would provide residents and visitors in the area a variety of uses and services in a convenient and accessible location.

Furthermore, while open space is not required, the Project would provide approximately 75,000 square feet of open space, including a 43,938 square-foot ground floor paseo and various other open spaces throughout the new office building such as balconies and roof decks. The requested General Plan Amendment to reclassify 7th Place would enable the vacation and repurposing of 7th Place into a publicly accessible multi-modal accessway and open space area connecting to other open spaces and buildings throughout the campus. As proposed, the Project would improve the general welfare of the future employees and visitors of the development through the provision of open space, amenities including seating and lighting, and commercial uses. The Project would further promote foot traffic through the development of ground floor restaurant uses, new street trees, and the ground floor paseo through the Project Site that would be open to the public and connect to a pedestrian passageway that would provide pedestrian access between Violet Street and 7th Place.

Approval of the requested General Plan Amendments would allow the Project to make more efficient use of land by providing new employment opportunities in direct proximity to transit and residential uses, while accommodating for projected population growth in the area that is compatible with its evolving surrounding uses. Therefore, the requested General Plan Amendments would be in conformity with public necessity, convenience, and general welfare.

Good Zoning Practice

Although the Site, as well as a number of other properties in the area, are designated for industrial uses, development in the immediate vicinity is currently characterized by a mix of commercial and industrial uses. The Project Site itself is no longer being utilized for

industrial-related purposes, occupied by a warehouse and office building with associated surface parking. Nearby residential buildings residential uses within walking distance of the Site include the Amp Lofts (695 South Santa Fe Avenue), Walnut Building (691 Mill Street), the Brick Lofts (562 Mateo street), the Toy Factory Lofts (1855 Industrial Street) and the Biscuit Company Lofts (1850 Industrial Street).

As the Arts District neighborhood is developed with a mixture of residential, commercial, office and light manufacturing uses, the Project would be compatible with the range of uses that exist in the vicinity. In addition, the proposed 13-story office building would be similar in height to other buildings in the immediate surrounding area, including those recently approved and proposed projects included in the table below.

<i>Height and Number of Stories of Proposed/Approved Nearby Projects</i>			
Project Location	Number of Stories/Height	Distance from 2045 Violet Site	Approved/Proposed
2143 Violet Street	31 stories/343 feet	0.2 miles	Approved
1101 East 5 th Street	12 stories/170 feet	1 mile	Approved
527 Colyton Street	12 stories/148 feet	0.4 miles	Proposed
670 Mesquit Street ²	26-32 stories/max height of 378 feet	0.8 miles	Proposed
1100 East 5 th Street	8 stories/110 feet	1 mile	Proposed
4 th Street and Central Avenue ¹	2-44 stories/max height of 500 feet	1.2 miles	Proposed
¹ This project would include 10 buildings.			
² This project would include five buildings.			

The General Plan Amendment to change the land use designation on Lot 1 only would enable the development of the proposed Project and provision of new office and commercial uses, while retaining the existing uses on the remainder of the Project Site, including the historic Warner Music Group building. The General Plan Amendment to reclassify 7th Place would enable the development of the Project Site into a cohesive unified campus by enabling the thoughtful repurposing of 7th Place into a multi-modal accessway and open space area connecting to other open spaces and buildings throughout the campus. Furthermore, the requests would allow for commercial uses that are consistent with the objectives and policies of the Central City North Community Plan, as discussed in Finding No. 2 above. Therefore, the requests would represent good zoning practices reflective of desirable development patterns in this portion of the City.

As such, approval of the Project would allow for the development and use of a commercial building consistent with the scale of existing and proposed developments in the surrounding neighborhood.

ENTITLEMENT FINDINGS

Vesting Zone Change, Height District Change, and “T” and “Q” Classification

4. The action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The proposed Zone Change and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO would be consistent with the requested General Plan Amendment to change the Project Site’s land use designation from Heavy Industrial to Regional Commercial as detailed in Finding No. 2 above.

Public Necessity. The subject property is currently designated as Heavy Industrial and zoned M3-1-RIO in the Central City North Community Plan. The Applicant is requesting a General Plan Amendment, Vesting Zone Change and Height District Change to modify the land use designation to Regional Commercial and to change the Zone and Height District to (T)(Q)C2-2-RIO for Lot 1 of the Project Site. The proposed Zone Change and Height District Change would allow for a variety of commercial uses and a maximum FAR of 6:1.

Approval of the Vesting Zone and Height District Change would permit the construction of a new 13-story building encompassing 450,599 square feet of floor area on a portion of the Project Site designated as Lot 1 (as delineated in the related VTTM No. 83382), 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; a Future Campus Expansion Phase could allow for up to 211,201 square feet of additional office and restaurant uses. The Project includes the continued use and maintenance of the 222,915 square-foot Warner Music Group building (originally the Ford Factory building, a designated historic resource) and a five-story parking garage with 604 parking spaces.

The Project would be an infill development within the Arts District, a neighborhood which is rapidly transforming from an area formerly characterized primarily by low-rise warehouses, industrial uses, and few residential buildings to an area with a more intense mix of residential, office, retail, and restaurant uses. Additionally, the existing Warner Music Group building that is being retained as part of the Project had already been previously converted from industrial uses to offices, retail, and restaurant space. The Project would reflect the evolving nature of the surrounding area by bringing a greater variety of jobs to the area and redeveloping an underutilized site that could otherwise support the economic goals for the City and the Community Plan area. As such, the proposed Vesting Zone and Height District Change would be in conformity with public necessity.

Convenience. The Project promotes a more walkable neighborhood by locating office, retail and restaurant uses within proximity of transit, existing job centers and services, and similar commercial uses. The Project would add over 450,000 square feet of office space and commercial services to a centrally located urban neighborhood that is experiencing residential growth and is well-served by transit. Developing the Project in such a location would provide employment opportunities and services for residents, reduce vehicle miles traveled, and reduce reliance on single-occupancy vehicle trips. The Project Site is served by several public transit lines currently provided by Metro, LADOT DASH, and Montebello Bus Lines along 7th Street, Santa Fe Avenue, and 4th Street. Notable public transit service in the Project vicinity include Metro Local Lines 18, 60, 62, the LADOT DASH A bus, the LADOT Commuter Express 439, and Montebello bus line M40. Additionally, the Project Site is located approximately one mile away from the L Line Pico/Aliso Station and 1.8 miles

away from the 7th Street/Metro Center Station serving the A, B, D, and E subway and light-rail lines. The availability and proximity of various transit lines would provide employees/visitors opportunities to use public transit to access the Project Site, thereby reducing vehicle miles traveled. The retention of the existing Warner Music Group building and introduction of new office and retail and/or restaurant uses, as well as the provision of a publicly accessible paseo, courtyard, and bicycle facilities within close proximity to public transit would provide residents and visitors in the area a variety of uses and services in a convenient and accessible location.

The Project would also provide approximately 75,000 square feet of open space, including a 43,938 square-foot ground floor publicly accessible paseo and various other open spaces throughout the new office building such as balconies and roof decks. The paseo would be open to the public and connect to a pedestrian passageway that would provide pedestrian access between Violet Street and 7th Place, enhancing connectivity and convenience throughout the Project Site and community.

General Welfare. The Project promotes a more walkable neighborhood by locating office, retail and restaurant uses within proximity of transit, existing job centers and services, and similar commercial uses. The Project would add over 450,000 square feet of office space and commercial services to a centrally located urban neighborhood that is experiencing residential growth and is well-served by transit. Developing the Project in such a location would provide employment opportunities and services for residents, reduce vehicle miles traveled, and reduce reliance on single-occupancy vehicle trips. In addition, the Project would also include publicly-accessible open space and commercial services that would serve both employees of the site as well as neighboring residents and visitors. As such, the Project would be consistent with the general welfare of the community.

Good Zoning Practice. The Project Site is located within the boundaries of the Central City North Community Plan, which designates the subject property for Heavy Industrial land uses corresponding to the M3 Zone. The Project Site is currently zoned M3-1-RIO, and is thus consistent with the existing land use designation. Although the Project Site is designated for heavy industrial uses, the immediate vicinity is characterized by a mix of office, residential, restaurant, and retail uses. Additionally, the Project Site is no longer fully utilized for industrial-related purposes, as it currently consists primarily of office uses and associated parking.

The Project involves a General Plan Amendment to change the land use designation on Lot 1 of the Project Site from Heavy Industrial to Regional Commercial. The proposed Regional Commercial land use designation corresponds to the CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, and R5 Zones; as such, the recommended (T)(Q)C2-2-RIO Zone would be consistent with the adoption of the proposed land use designation. The proposed zone and land use designation is also similar to multiple other properties in the vicinity of the Project Site which have been approved for similar requests, reflective of the evolving nature of the Arts District neighborhood. The surrounding area includes several other newer non-industrial developments, including a seven-story residential complex directly across the street to the north. Therefore, the Vesting Zone and Height District Change would be in conformity with good zoning practices and with development patterns in the surrounding area.

5. “T” and “Q” Classification Findings.

Per LAMC Sections 12.32 G.1 and 2, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for

the Project. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this Site. The “Q” conditions that limit the scale and scope of future development on the site, as well as requirements to maintain public access through a pedestrian paseo in the location of vacated public rights-of-way is also necessary to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan. Therefore, the imposition of the included “T” and “Q” Conditions herein are in conformance with the public necessity, convenience, general welfare, and good zoning practice.

Vesting Conditional Use

In conjunction with the development of the Project, the Applicant is requesting a Vesting Conditional Use Permit to allow Floor Area Ratio (FAR) Averaging for buildings which comprise a unified commercial developments in the C or M Zone. The following are the required findings as required by LAMC 12.24 E and 12.24 W.19.

- 6. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or to provide a service that is essential or beneficial to the community, city, or region.**

The Project Site is organized into areas known as Lots 1, 2, 3, and 4 (as proposed in the VTTM under related Case No. VTT-83382). The Project proposes the development of a new 450,599 square-foot building on Lot 1; the maintenance of an existing 222,915 square-foot building occupied by Warner Music Group on Lot 3; and a Future Campus Expansion Phase would develop an additional maximum of 211,201 square feet of floor area on Lot 4. Upon completion (including the Future Expansion Phase), the Project would result in a total of 884,715 square feet of floor area across the entirety of the Project Site, resulting in a FAR of 3.4:1. The proposed (T)(Q)C2-2 Zone would permit a maximum FAR of 6:1 on Lot 1, while the underlying M3-1-RIO Zone would permit a maximum FAR of 1.5:1 on Lots 2-4. The following table shows the maximum allowable development per the zone of each lot. The Project would result in a proposed development floor area that is slightly below the maximum allowable total development:

Lot	Lot Area per Tract (sf)	Maximum FAR	Maximum Development (sf)	Proposed Development (sf)	Proposed FAR (rounded up)
1	109,319.1	6:1	655,914	450,599	4.13:1
2	61,251.39	1.5:1	91,877	0	0
3	76,150 sf	1.5:1	114,225	222,915	2.93:1
4	16,527.23	1.5:1	24,790	211,201	12.78:1
TOTAL	263,248		886,807	884,715	3.4:1

The Project proposes the development of 450,599 square feet of floor area on Lot 1, resulting in a FAR of approximately 4.13:1 on Lot 1, less than the allowable 6:1. The existing parking garage on Lot 2 does not count towards floor area, and has an unused development

floor area of 91,877 square feet. The Conditional Use Permit would allow the excess unutilized floor area from Lots 1 and 2 to be averaged over the rest of the Project Site on Lots 3 and 4, resulting in an averaged FAR of approximately 2.6:1 across the entirety of the Project Site with completion of the Project's initial phase with a total of 695,394 square feet of development over the entire site. With completion of the Future Expansion Phase, and the demolition of the 21,880 sf office building, the average FAR across the entire Project Site will be approximately 3.4:1.

The Project would enhance the built environment through the development of the site as a cohesive campus that would include essential and beneficial uses through the balance of office, retail and restaurant uses. In addition, the Project would retain the historic Warner Music Group building, which formerly served as a space for assembling cars manufactured by the Ford Motor Company. The proposed project will not only add to the economic activity of the neighborhood, but also assist in ensuring the vitality of a historic resource. Additionally, the proposed vacation of the alley that connects the terminus of 7th Place to Violet Street, associated with the related VTTM, will enable the new development to create a publicly accessible pedestrian thoroughfare and passageway linking the campus as a unified development and introducing a significant new public open space opportunity.

The requested Conditional Use would enable the development of additional floor area on Lot 4 of the Project Site that would provide services and employment opportunities, consistent with the Central City North Community Plan's goal of conserving and strengthening viable commercial development in the community and to provide additional opportunities for new commercial development and services. Additionally, the averaging contributes to the provision of commercial space which further supports the Arts District's evolving neighborhood from a solely industrial and wholesale district, to a community comprised of creative production and light industrial uses and commercial uses, including retail and restaurant uses. Therefore, the conditional use will both enhance the built environment and provide a valuable service and benefit to the region.

7. That the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The Project Site is located in the Arts District neighborhood, adjacent to the Los Angeles River, and is generally bounded by 7th Street to the north, Violet Street to the south, Santa Fe Avenue to the east, and an alley to the west. The Project Site is organized into areas known as Lots 1, 2, 3, and 4 (as proposed in a VTTM under related Case No. VTT-83382). Lot 1 is currently improved with 25,798 square feet of warehouse uses and 9,940 square feet of office uses, along with associated surface parking and truck loading areas; Lot 2 is developed with a five-story parking garage; Lot 3 is improved with the existing 222,915 square-foot Warner Music Group office building, and Lot 4 is improved with a 21,880 square-foot warehouse. The existing parking garage on Lot 2 and building on Lot 3 would be retained while the warehouse and office on Lot 1 would be demolished to accommodate a new 13-story office building; under a Future Campus Expansion Phase, the office building on Lot 4 would be demolished for up to 211,201 square feet of additional floor area.

The Project Site is bisected by an alley connecting 7th Place and Violet Street which is proposed to be vacated and developed into a pedestrian paseo; in addition, the Project proposes to vacate and redesign 7th Place as a shared vehicle, bicycle, and pedestrian accessway. These areas would be designed with landscaping, mural art, outdoor seating, and paving and improve pedestrian connectivity throughout the Project Site and the community. The Project would

also include accent and security lighting, in compliance with LAMC requirements, and similar to that provided for existing adjacent commercial and industrial uses. These proposed improvements, including materials that allow for high visibility at the groundfloor, new trees along the street frontages, and usable ground floor outdoor areas throughout the Site would enhance the physical environment and complement existing development in the area.

Additionally, the Project's size, height, and architecture have been designed to integrate with the surrounding Arts District neighborhood, which is characterized by buildings of varied age, scale, height, and intensity. The new 13-story office building would be a maximum height of 217 feet six inches and be located on Lot 1 (encompassing the southwest portion of the Project Site). The height/number of stories of several proposed and approved projects located approximately one mile from the Project Site, is provided in the table and figure below. As shown, the recently approved and proposed projects range in height from 116 feet to a maximum of 378 feet. Thus, the Project's maximum height would be well within the range of Project heights in the surrounding area.

<i>Height and Number of Stories of Proposed/Approved Nearby Projects</i>			
Project Location	Number of Stories/Height	Distance from Project Site	Approved/Proposed
2143 Violet Street	31 stories/343 feet	0.2 mile	Approved
1100 East 5 th Street	8 stories/116 feet	1.1 miles	Proposed
1101 East 5 th Street	12 stories/170 feet	1.1 miles	Approved
4 th Street and Central Avenue ¹	2-30 stories/max height of 364 feet	1.3 miles	Proposed
670 Mesquit Street ²	26-32 stories/max height of 378 feet	0.4 mile	Proposed
527 Colyton Street	12 stories/148 feet	0.8 miles	Proposed
401 Hewitt St	18 stories/ 292 feet	1 mile	Approved
¹ This project would include 10 buildings.			
² This project would include five buildings.			

The Future Campus Expansion Phase is not currently defined in terms of most development standards; other than a maximum amount of square footage permissible, the exact development envelope, including height, is unknown at this time. As such, any future development that constitutes the Future Campus Expansion Phase, specifically any development on Lot 4 that results in the creation of any amount of new floor area, has been conditioned to be subject to future entitlement review under Section 13B.2.4 (*Project Review*) of Chapter 1A of the LAMC. Additional entitlement review of the Future Campus Expansion Phase will ensure that the proposed development is compatible with the surrounding area.

The proposed office building is further designed with a contemporary architectural style that reflects the industrial character of the surrounding area by utilizing reinforced concrete and various glass systems. The proposed ground floor commercial uses will enhance the streetscape and complement other existing similar uses in the surrounding area.

Therefore, the Project would not adversely affect the surrounding neighborhood, properties, or public health, welfare and safety.

8. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Pursuant to LAMC Section 12.36, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. As detailed above in Finding No. 2, the Project is in substantial conformance with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Transportation Element, Health and Wellness and Air Quality Elements and the Land Use Element (Community Plan), as well as overlays including the Central Industrial Redevelopment Plan and River Implementation Overlay. As proposed, the Project would conserve and strengthen viable commercial development within the Arts District neighborhood, provide new office space and commercial services in a centrally located urbanized area in close proximity to transit, and provide ground floor commercial spaces and publicly accessible open spaces that would activate the pedestrian realm. The Project would include energy efficiency and sustainability in new construction and provide construction and permanent jobs, and would retain an existing historic building. Therefore, the Project is in substantial conformance with the purposes, intent, and provisions of the General Plan and the Community Plan.

9. That the Project is a Unified Development as defined by LAMC Section 12.24 W.19 (c).

The Project is a commercial development consisting of a new 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. The Project would require the demolition of warehouse and office uses and associated surface parking, all located on the southwest portion of the Project Site (designated as Lot 1 in the related VTTM No. 83382). 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 (designated as Lot 4 in the VTTM). The existing 222,915 square-foot Warner Music Group building (originally the Ford Factory building, a designated historic resource) and a five-story parking garage with 604 parking spaces would be retained as part of the Project.

A Unified Development is defined by LAMC Section 12.24 W.19 as a development which is:

- A. A combination of functional linkages such as pedestrian or vehicular connections;
- B. In conjunction with common architectural and landscape features, which constitute distinctive design elements of the development;
- C. Is composed of two or more contiguous parcels, or lots of record separated only by a street or alley; and
- D. When the development is viewed from adjoining streets appears to be a consolidated whole.

As designed, the Project Site will be developed as a unified creative office campus with shared functions, common amenities, and linked by common open space areas. Specifically, the Project includes a 43,938 square-foot ground floor public paseo which would provide pedestrian ground floor connectivity throughout the Project Site and equally

distribute landscaping and passive amenities throughout the ground floor. The paseo would provide common amenity space for the creative office campus as a whole and serve as a unifying design element for the entire Project Site, with the various proposed buildings and buildings to remain all centered around it. The paseo will enhance connectivity throughout the Project Site and provide new connections between the existing and proposed uses on the Project Site.

In addition, the Project Site will be developed and operated as one unified development. 7th Place is proposed to be vacated and repurposed for a multi-modal accessway and open area and will serve as both vehicle and pedestrian/bike access for the entire site. Loading and delivery functions for the entire site will be provided via 7th Place as well.

An additional 211,201 square feet of floor area may be developed on Lot 4 under the Future Campus Expansion Phase. This future expansion would continue to share common facilities and amenities with the rest of the Project Site, including vehicle access and open space areas.

Finally, the Project involves a related VTTM for the merger and re-subdivision of the Project Site into four designated ground lots. The tract map illustrates a cohesive development site with common access points, passageways, and open space features. Therefore, the Project meets the definition of a Unified Development.

Zone Variance

10. **The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

LAMC Section 12.21 C.6 states that a loading zone shall be maintained on the same lot with every nonresidential building in the C or M Zones where the lot abuts an alley, and that such a loading zone shall be provided at-grade with vehicular ingress and egress from said alley. The Project Site abuts the existing Westerly Public Alley, where loading would otherwise be required to be sited. The Applicant requests a Variance to permit the required commercial loading zone to be located and arranged so that delivery vehicles shall drive into loading areas from 7th Place instead of the Westerly Public Alley.

The purpose of this provision of the zoning ordinance is to separate “back of house” operations, including deliveries, from “front of house” operations, as well as to protect abutting uses and activities, such as pedestrian traffic flow. However, in this case, granting the Variance would further these purposes because 7th Place presently terminates within the Project Site and, therefore, functions more as an alley than a through-street, and does not carry any vehicle through-traffic. The Project proposes to vacate 7th Place in order to redevelop it as a multi-modal pedestrian, bicycle, and vehicle accessway providing primary vehicular access to the Project Site and, in doing so, the Project maintains the primary street frontages of Violet Street, 7th Street, and Santa Fe Avenue without interrupting those blocks with vehicle accessways and loading zones.

Additionally, placing the loading area along 7th Place would allow for future commercial tenants to function more efficiently with their daily loading and unloading needs, and proximity to the proposed retail/restaurant spaces and lobby elevators would allow improved internal circulation; whereas, locating the loading zone along the western alley to remain, e.g. relegating delivery traffic to the most narrow passageway at the most western edge of

the Project Site, would result in unnecessary practical inefficiencies. Finally, providing vehicle access and loading off of an alley would be physically impractical for a development of this size, and it would be impractical to force loading to the alley when a more efficient layout can be achieved by maintaining the existing purpose of 7th Place as a “back-of-house” vehicle and loading accessway. Therefore, strict application of the zoning ordinance would result in unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

11. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

LAMC Section 12.21 C.6 states that a loading zone shall be maintained on the same lot with every nonresidential building in the C or M Zones where the lot abuts an alley, and that such a loading zone shall be provided at-grade with vehicular ingress and egress from said alley. The Applicant requests a Variance to permit the required commercial loading zone to be located and arranged so that delivery vehicles shall drive into loading areas from 7th Place instead of the Westerly Public Alley.

There are special circumstances applicable to the subject property as 7th Place presently terminates within the Project Site and, as a result, 7th Place functions more as an alley than a through-street, and does not carry any vehicle through-traffic. Other properties in the same zone and vicinity do not have public roadways that terminate within the property. As a result, it would be more practical to provide vehicle access and loading off of 7th Place, which is proposed to be vacated along with the connecting Easterly Public Alley in order to redevelop it as a multi-modal pedestrian, bicycle, and vehicle accessway providing primary vehicular access to the Project Site. Doing so further maintains the primary street frontages on Violet Street, 7th Street, and Santa Fe Avenue without interrupting those blocks with vehicle accessways and loading zones.

Therefore, there are special circumstances applicable to the Project Site that do not generally apply to other properties in the same zone and vicinity that justify the requested Variance.

12. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

LAMC Section 12.21 C.6 states that a loading zone shall be maintained on the same lot with every nonresidential building in the C or M Zones where the lot abuts an alley, and that such a loading zone shall be provided at-grade with vehicular ingress and egress from said alley. The Applicant requests a Variance to permit the required commercial loading zone to be located and arranged so that delivery vehicles shall drive into loading areas from 7th Place instead of the Westerly Public Alley.

At present, the orientation and relationship of the existing alley and the Project Site, and existing development pattern presents unique operational difficulties and inconveniences for the Project Site. As previously mentioned, the purpose of this provision of the zoning ordinance is to separate “back of house” operations, including deliveries, from “front of house” operations, as well as to protect abutting uses and activities, such as pedestrian traffic flow. Requiring delivery vehicles to only access the subject property from the alley

would place an unnecessary burden for delivery and loading traffic along a single outlying portion (the westernmost edge) of the Project Site. Placing the loading area along 7th Place would allow for future commercial tenants to function more efficiently with their daily loading and unloading needs by collocating loading functions with primary vehicle access to the entire Project Site. The proximity to the proposed retail/restaurant spaces and lobby elevators would allow improved internal circulation. Locating the loading zone along the western alley to remain, e.g. relegating delivery traffic to the most narrow passageway at the most western edge of the Project Site, would result in unnecessary practical inefficiencies.

There are special circumstances applicable to the subject property as 7th Place presently terminates within the Project Site and, as a result, 7th Place functions more as an alley than as a through-street and does not carry any vehicle through-traffic. Other properties in the same zone and vicinity do not have public roadways that terminate within the property. As a result, it would be more practical to provide vehicle access and loading off of 7th Place, which is proposed to be vacated along with the connecting Easterly Public Alley in order to redevelop it as a multi-modal pedestrian, bicycle, and vehicle accessway providing primary vehicular access to the Project Site. Doing so further maintains the primary street frontages on Violet Street, 7th Street, and Santa Fe Avenue without interrupting those blocks with vehicle accessways and loading zones. If the Variance is denied, the Project Site would be denied the ability to provide loading in the most efficient and practical manner possible. Therefore, given the specific circumstances of the Project Site, the preservation and enjoyment of a substantial use generally possessed by other property in the same zone and vicinity would be denied to the Project Site in question if delivery vehicles were required to access the site from the existing alley.

13. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

LAMC Section 12.21 C.6 states that a loading zone shall be maintained on the same lot with every nonresidential building in the C or M Zones where the lot abuts an alley, and that such a loading zone shall be provided at-grade with vehicular ingress and egress from said alley. The Applicant requests a Variance to permit the required commercial loading zone to be located and arranged so that delivery vehicles shall drive into loading areas from 7th Place instead of the westerly public alley.

The Project Site is large enough to handle the ingress and egress, and staging of delivery vehicles without interfering with traffic flow within the public right-of-way. Granting of the Variance would substantially benefit the properties west of the Project Site by redirecting delivery vehicles away from their businesses without shifting such burden to any other properties or businesses in the vicinity. As 7th Place presently terminates within the Project Site, connecting only to an alley that bisects the Project Site, it basically functions as an alley and does not carry any vehicle through-traffic. The Project proposes to vacate 7th Place and the connecting alley, in order to redevelop it as a multi-modal pedestrian, bicycle, and vehicle accessway providing primary vehicular access to the Project Site. In doing so, the Project would allow the primary street frontages along Violet Street, 7th Street, and Santa Fe Avenue to remain uninterrupted from with vehicle accessways and loading zones. The Project would maintain the function of 7th Place as it currently exists and will not result in a substantial change in conditions for nearby properties. Therefore, the granting of the Variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

14. The granting of the variance will not adversely affect any element of the General Plan.

Pursuant to LAMC Section 12.36, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. As detailed above in Finding No. 2, the Project is in substantial conformance with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Transportation Element, Health and Wellness and Air Quality Elements and the Land Use Element (Community Plan), as well as overlays including the Central Industrial Redevelopment Plan and River Implementation Overlay.

Specifically, the requested Variance to permit the required commercial loading zone to be located and arranged so that delivery vehicles shall drive into loading areas from 7th Place instead of the westerly public alley would not adversely affect any element of the General Plan. Although 7th Place is a designated Collector roadway, in practice it does not serve the function of a Collector roadway, which collects and distributes vehicle traffic from many local streets. 7th Place presently terminates within the Project Site, connecting only to an alley that bisects the Project Site; as a result, 7th Place does not carry any vehicle through-traffic, and functions as an alley. As such, 7th Place does not serve regional traffic in the area, and therefore the Variance will have no adverse effect on the City's transportation needs or the Mobility Plan. Therefore, the granting of the Variance for the loading zone access will not adversely affect any element of the General Plan.

Site Plan Review**15. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The Project is for the redevelopment and expansion of an existing office campus on an approximately six-acre site, which includes the demolition of warehouse and office uses and associated surface parking, all located on the southwest portion of the Project Site; and the 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. In addition, a Future Campus Expansion Phase could allow for up to 211,201 square feet of additional office and restaurant uses, replacing an existing office building, located at the corner of Violet Street and Santa Fe Avenue. The existing 222,915 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.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community-specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to Housing and Conservation, Land Use, Noise, Safety, and Transportation. The City's Land Use Element is divided into 35 Community Plans that establish parameters for land use decisions within those sub-areas of the City. The Project is consistent with the following Elements of the General Plan: Framework Element, Mobility Element, Health and Wellness Element, Air Quality Element and the Land Use Element - Central City North Community Plan.

Pursuant to LAMC Section 13.A.2.10 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. As detailed above in Finding No. 2, the Project is in

substantial conformance with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Transportation Element, Health and Wellness and Air Quality Elements and the Land Use Element (Community Plan), as well as overlays including the Central Industrial Redevelopment Plan and River Implementation Overlay. As proposed, the Project would conserve and strengthen viable commercial development within the Arts District neighborhood, provide new office space and commercial services in a centrally located urbanized area in close proximity to transit, and provide ground floor commercial spaces and publicly accessible open spaces that would activate the pedestrian realm. The Project would include energy efficiency and sustainability in new construction and provide construction and permanent jobs, and would retain an existing historic building. Therefore, the Project would provide a function that is fitting and compatible with the character of the surrounding community and commercial viability of the region as a whole. Based on the above, the Project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

16. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development in neighboring properties.

The Project Site is located in the Arts District neighborhood just east of the downtown core of the City and is bounded by 7th Street to the north, Santa Fe Avenue to the east, Violet Street to the south, and 7th Place and alleyways to the west. Vehicular access to the Site is currently available at driveways along Violet Street and 7th Place.

The Project Site is currently developed with a mix of commercial and industrial uses and is organized into areas known as Lots 1, 2, 3, and 4 (as proposed in a VVTTM under related Case No. VTT-83382). Lot 1, located at the southwestern corner of the Project Site (2045 East Violet Street and 2020 East 7th Place) is improved with a two-story, 25,798 square-foot warehouse building and a one-story, 9,940 square-foot office building, along with associated surface parking and truck loading areas. Lot 2, located at the northwestern corner of the Project Site (2030 East 7th Street) is developed with a five-story, 208,573-square-foot parking garage. Lot 3, located at the northeastern portion of the Project Site (777 South Santa Fe Avenue) along Santa Fe Avenue between 7th Street and Violet Street is developed with the historic 222,915 square-foot Warner Music Group building (originally the Ford Factory building, a designated historic resource). Lot 4, located at the southeast corner of the Project Site (2051 East Violet Street) is developed with a one-story 21,880 square foot office building. The Project proposes to demolish all existing development on Lot 1 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. Existing development on Lot 2 and 3, including the existing Warner Music Group building, would be retained. The Future Campus Expansion Phase would result in the demolition of the existing building on Lot 4 for the construction of up to 211,201 square feet of additional office and restaurant uses.

Bulk, Mass, and Height

The Project Site is located in an urbanized area and generally surrounded by industrial and commercial buildings as well as a few residential buildings. To the north of the Project Site are one-story commercial buildings and multi-story residential lofts. To the east of the

Project Site, are one to two-story commercial and residential buildings. To the south of the Project Site is a ground level parking lot, a two-story agricultural product wholesaler and market, and a one-story clothing store. To the west of the Project Site, is a one-story commercial buildings. While the area immediately around the Site is generally surrounded by low and medium rise industrial, commercial and residential buildings, the Project Site is located in the Arts District neighborhood which continues to undergo changes to the development landscape, including the introduction of taller buildings with a variety of new uses such as residential, live/work, restaurant, retail, and office uses being introduced within an area previously concentrated with commercial and industrial uses.

The new office building would have a building height of 217 feet, and 6 inches, inclusive of rooftop mechanical equipment. Several proposed and approved projects located within approximately one mile of the Site, including the height/number of stories of each project, are provided in the table below. As shown, the recently approved and proposed projects range in height from 110 feet to a maximum of 378 feet. Thus, the Project's maximum height would be within the range of heights for the recently approved or proposed project's heights.

<i>Height and Number of Stories of Proposed/Approved Nearby Projects</i>			
Project Location	Number of Stories/Height	Distance from 2045 Violet Site	Approved/Proposed
2143 Violet Street	31 stories/343 feet	0.2 miles	Approved
1101 East 5 th Street	12 stories/170 feet	1 mile	Approved
527 Colyton Street	12 stories/148 feet	0.4 miles	Proposed
670 Mesquit Street ²	26-32 stories/max height of 378 feet	0.8 miles	Proposed
1100 East 5 th Street	8 stories/110 feet	1 mile	Proposed
4 th Street and Central Avenue ¹	2-44 stories/max height of 500 feet	1.2 miles	Proposed
¹ This project would include 10 buildings.			
² This project would include five buildings.			

Design features that have been incorporated to break up the bulk and mass of the new office building include a partially open mezzanine level and lightwells; the step-back above Level 5 of the proposed office building, reducing the perceived massing of the Project from Violet Street; and the use of open space within the office building, including the proposed ground floor paseo between the new office building and the existing Warner Music Group and the repurposing of 7th Place. Additionally, balcony cutouts are located on the south elevation of the building and help to break up an otherwise flat elevation. The roof above Levels 3 and 12 is designed with an irregular sawtooth shape when viewed from the east and west elevations, which helps to distinguish the building from surrounding structures, which are predominantly rectilinear in form. The design of terraces and roof decks within the office building structure not only provide a unique design element but also soften the building with landscaping and help break up the mass and bulk of the structure.

Finally, the design of the parking podium has been conditioned to screen the visibility of parked cars and mirror the surrounding neighborhood's traditional warehouse massing. The three above-grade parking levels would be clad in concrete, while upper office levels would

be clad in aluminum and non-reflective glass and screened with GFRC and vertical metal panels that are spaced to create tall, narrow openings.

In sum, the proposed height, bulk, and mass of the Project would be consistent with the scale of existing and future proposed developments within the surrounding neighborhood.

Setbacks

Pursuant to LAMC Section 12.14, setbacks are not required in the C2 Zone for commercial uses. This would be consistent with other properties in the area, as well as industrially zoned properties which also do not have setback requirements.

Off-Street Parking and Loading Area

Vehicular access to the Site would be provided from two driveways on 7th Place, including an ingress/egress to the subterranean parking garage and another ingress/egress to the upper levels of the garage. As 7th Place terminates within the Project Site, access would be restricted to in from the west and out towards the west. An at-grade loading dock would be accessible from 7th Place. All driveways and access would be designed in accordance with the City of Los Angeles Department of Transportation (LADOT) standards.

While parking is not required pursuant to Government Code Section 65863.2 (AB 2097) , the Applicant has chosen to voluntarily provide 1,276 parking spaces, of which 30 percent of the proposed parking spaces will be electric-vehicle (EV) ready and 10 percent would provide EV chargers installed.

New parking would be provided within four subterranean levels and three above-grade parking levels contained within a parking podium of the new office building. The existing five-story parking structure with 604 vehicle parking spaces on Lot 2 would remain. Both parking structures would be accessible via the repurposed 7th Place accessway, resulting in an efficient and centralized access design. Parking levels in the new building visible from 7th Street and westerly public alley façades would be designed with non-operable, industrial steel frame opaque windows set in exposed concrete walls. The three above-grade parking levels would be partially wrapped in office and retail/restaurant uses on the southern façade along Violet Street and along the westerly public alley screened with landscaping and/or industrial style window openings. Additionally, the above -grade parking is limited to half of the building footprint of the new office building to allow active ground use throughout the site by placing office, retail, and restaurant use combined with the ground floor paseo along 7th Place and the easterly public alley.

The Project would also provide bicycle parking spaces in accordance with LAMC requirements. Short-term bicycle parking would be located at the ground floor of the site adjacent to the proposed new office building, while long-term bicycle parking spaces along with a bicycle repair station would be located adjacent to restrooms on the ground floor inside the new office building, accessible from the Violet Street or 7th Place entrances. These locations maximize convenience and accessibility to entrances.

Landscaping

As the Project does not include residential uses, open space per LAMC Section 12.21 G is not required; however, the Project proposes 74,999 square feet of outdoor areas and landscaping through the introduction of a publicly accessible 43,938-square-foot ground

floor paseo and a total of 31,062 square feet of additional open space within the new office building, comprised of 15,962 square feet of balconies located on Levels 1 through 4, and 8 and 10, along with 15,100 square feet of roof decks located on Levels 1.5, 4, and 12, all of which would be designed with a combination of landscape, hardscape, seating areas, and pavers and would unify the site by encouraging an active ground floor and providing a cohesive plant palette. Trees of various species would be planted throughout the Project Site, including street trees that would be provided along adjacent streets.

Trash Collection

As conditioned, all trash and recycling areas would be enclosed and screened from public view, accessed via the loading corridor on 7th Place, at the rear of the proposed office building. Enclosing trash collection with the building envelope will prevent any negative impacts on surrounding properties.

Lighting & Building Signage

The Project would add new commercial and office uses that, as conditioned, would include accent and security lighting in compliance with LAMC requirements, and similar to that provided for existing adjacent commercial and industrial uses to protect nearby uses from potential lighting-related impacts. No signage is proposed at this time; however, any proposed signage shall be required to comply with LAMC requirements. In addition, the Project has been conditioned so that there shall be no off-site commercial signage on construction fencing during construction.

The Project, as an infill commercial project, would be compatible with existing and future development on adjacent and neighboring properties with regards to height, bulk, and setbacks, off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements. Therefore, the arrangement of the development would be consistent and compatible with existing and future development in neighboring properties.

- 17. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The Project does not contain any residential units; therefore, this finding does not apply.

Housing Element (SB 166)

- 18. The remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.**

The Project is located on a parcel identified in the Inventory of Sites prepared for the Housing Element and was anticipated to accommodate 34.09 Very Low Income Units, 34.9 Low Income Units, and 646.9 Above-Moderate Income Units. As the Project does not propose a residential component, the Project would not develop any affordable housing units on the

Project Site and would not meet the allocated number of affordable units as identified in the Housing Element.

Pursuant to Government Code Section 65863(b)(2), the City finds that while the Project would result in fewer units by income category on the Project Site than those identified in the Inventory of Sites prepared for the Housing Element, the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584. As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units, 67,086 Low Income Units, 74,964 Moderate Income Units, and 168,892 Above-Moderate Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units, 332,096 Low Income Units, 63,107 Moderate Income Units, and 907,466 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Thus, the City's RHNA allocation for the 2021-2029 Planning period for Very Low, Low, Moderate, and Above-Moderate Income Units makes up 34 percent, 20.2 percent, 7.7 percent, and 18.6 percent of the City's remaining housing capacity, respectively. Therefore, the City finds that there are adequate remaining sites identified in the Housing Element and located throughout the City to accommodate the remaining RHNA Allocation for the Planning Period.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

Introduction

The City of Los Angeles (the "City"), as Lead Agency, has evaluated the environmental impacts of the Violet Street Creative Office Campus Project by preparing an environmental impact report (EIR) ENV-2021-2232-EIR (SCH No. 2021110015). The EIR was prepared in compliance with the California Environmental Quality Act of 1970, Public Resources Code Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the "CEQA Guidelines").

The Violet Street Creative Office Campus Project EIR, consisting of the Draft EIR, Final EIR and Erratum, is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and impacts of the Violet Street Creative Office Campus Project (Project), located at 2030-2060 East 7th Street; 715-829 East Santa Fe Avenue; 2016-2040 and 2023-2043 East 7th Place; and 2017-2051 Violet Street (Project Site). The Project, as analyzed in the EIR, proposes the redevelopment and expansion of an existing office campus on an approximately six-acre site. 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 three 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 222,915 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.

The Draft EIR was circulated for a 45-day public comment period beginning on June 29, 2023 and ending on August 14, 2023. A Notice of Completion and Availability (NOC/A) was distributed on June 29, 2023 to all property owners and occupants within 500 feet of the Project Site and

interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and the following local libraries: Los Angeles Central Library, Benjamin Franklin Branch Library, R. L. Stevenson Branch Library, and Little Tokyo Branch Library. A copy of the document was also posted online at <https://planning.lacity.org>. A Notice of Completion was sent with the Draft EIR to the Governor's Office of Planning and Research State Clearinghouse for distribution to State Agencies on June 26, 2023, and notice was provided in newspapers of general and/or regional circulation.

The Final EIR was distributed for the Project on May 31, 2024; and an Erratum was posted on the Department of City Planning website in August 2024, to replace Final EIR Appendix FEIR-2 with correct supporting calculations to the voluntary Health Risk Assessment. The Deputy Advisory Agency certified the EIR on August 29, 2024 ("Certified EIR") in conjunction with the approval of the Project's VTTM (Case No. VTT-83382). In connection with the certification of the EIR, the Deputy Advisory Agency adopted CEQA findings and a mitigation monitoring program. The Advisory Agency adopted the mitigation monitoring program in the EIR as a condition of approval. This decision was appealed in a timely manner on September 6, 2024 by the Adams Broadwell Joseph and Cardozo law firm on behalf of Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA) and the City Planning Commission denied the appeal and certified the EIR at its November 14, 2024 meeting. All mitigation measures in the Mitigation Monitoring Program are also imposed on the Project through Conditions of Approval of both the VTTM and CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR, to mitigate or avoid significant effects of the Project on the environment and to ensure compliance during implementation of the Project.

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

CEQA and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified or a negative declaration has previously been adopted and one or more of the following circumstances exist:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the above changes or factors has arisen since the approval of the Project. There are no substantial changes to the Project, and it is substantially the same as the approved project. No substantial changes have been identified to the surrounding circumstances, and no new information of substantial importance has been identified since the approval of the Project. There is no evidence of new or more severe significant impacts, and no new mitigation measures are required for the project.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the certified EIR's CEQA Findings, all of which have been implemented as part of the conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of the Project.

Therefore, as the Project was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Section 15162, no supplement or subsequent EIR or subsequent mitigated negative declaration is required, as the whole of the administrative record demonstrates that no major revisions to the EIR are necessary due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified significant effect resulting from changes to the project, changes to circumstances, or the existence of new information. In addition, no addendum is required, as no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the case files, as well as all written and oral information submitted at the hearings on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

In addition, copies of the Draft EIR, Final EIR, and Erratum, are available on the Department of City Planning's website at <https://planning.lacity.org/project-review/environmental-review/published-documents> (to locate the documents, select "Environmental Impact Reports (EIRs)" and search for the environmental case number).

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A joint public hearing was held virtually via Zoom by the Deputy Advisory Agency (DAA) and Hearing Officer on behalf of the City Planning Commission on June 26, 2024 for the Project entitlements and VTTM and was attended by approximately 20 individuals. At the public hearing, 11 members of the public provided testimony, all in opposition of the Project. Six commenters represented various unions, three speakers were unaffiliated community members, and two commenters spoke on behalf of Coalition of Responsible Equitable Economic Development (CREED LA) who also submitted a DEIR comment letter and FEIR comment letter detailed below.

Summary of Public Hearing Testimony

At the hearing, the Project team presented the following information:

- Project Background;
- Overview of Project entitlement requests;
- Overview of the Project environmental impacts;
- Overview of the Tract Map request;
- Overview of the office uses and design elements; and
- The ground floor activation through use of the ground floor paseo and restaurant spaces.

11 members of the public spoke in opposition to the Project, focusing on the following:

- Lack of union job and skilled worker commitment
- Concern with the height of the Project and associated traffic
- The lack of housing proposed
- Potential health impacts to local residents caused by exposure to diesel emissions

Communications Received

A day prior to the public hearing, a comment letter dated June 25, 2024 was submitted by the Adams Broadwell Joseph and Cardozo law firm on behalf of CREED LA. The letter's main point echoed CREED LA's DEIR comment letter that stated the City's air quality and health risk analysis failed to address health risks associated with emissions of toxic diesel particulate matter from Project construction and included a technical letter attachment written by Dr. James J. J. Clark. The City reviewed the comment letter and provided oral responses to the comment during the hearing, available as part of the City's administrative case file. Similar arguments were made in the appeal of the VTTM, which have been fully addressed in the VTTM Staff Appeal Report. The City determined that the comments do not result in any new significant environmental impacts or a substantial increase in any of the severity of significant impacts identified in the Draft EIR.

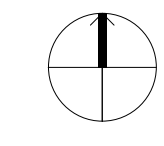
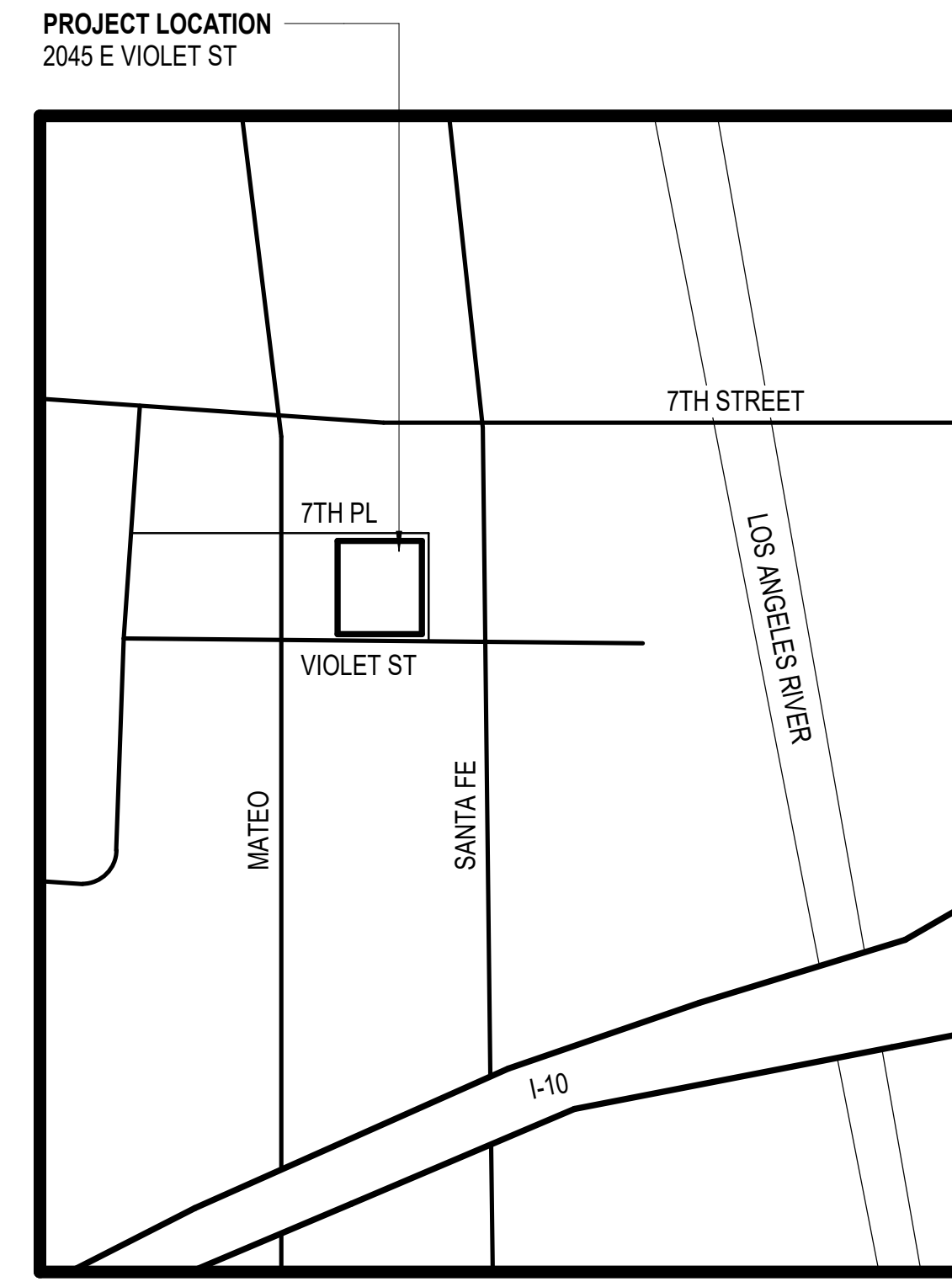
EXHIBIT A

PROJECT PLANS

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



VICINITY MAP



RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT ID **19384**

NOT FOR CONSTRUCTION

Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

NOT FOR CONSTRUCTION

OWNER
AI Violet LLC & AI Violet B2 LLC
444 S Flower, Suite 2100
Los Angeles, CA 90071
T: (213) 624-3229
Contact: Brett Norton
email: Brett.Norton@hines.com

ARCHITECT
RIOS
3101 W. Exposition Pl
Los Angeles, CA 90018
T: (323) 785-1800
F: (323) 785-1801
Contact: Bob Hale
email: Bob@rios.com

PROJECT MANAGEMENT
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

GENERAL CONTRACTOR
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

EXPEDITOR
NAME
Address
Address Line 2
T:
Contact:
e-mail:

STRUCTURAL
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

CIVIL ENGINEER
KHR Associates
17530 Von Karman - Suite 200
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T: (949) 756-6440
F: (949) 756-6444
Contacts: James H Kawamura
e-mail:

IRRIGATION CONSULTANT
NAME
Address
Address Line 2
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F:
Contacts:
e-mail:

GEOTECHNICAL ENGINEER
NAME
Address
Address Line 2
T:
F:
Contacts:
e-mail:

SURVEYOR
NAME
Address
Address Line 2
T:
F:
Contacts:
e-mail:

TITLE 24 ENERGY CONSULTANT
NAME
Address
Address Line 2
T:
F:
Contacts:
e-mail:

PROJECT DATA

PROJECT DESCRIPTION: Proposed Development: A General Plan Amendment, Zone Change and Height District Change from M3-1-RIO to C2-2-RIO, a Vesting Tract Map for the merger, resubdivision and vacation of existing alleys and easements, a Conditional Use for a Major Development Project as well as a "Unified Development" (floor area averaging), and Site Plan Review. Lot 1 of the project site will allow for a 6:1 FAR and include the construction, use, and maintenance of a new approximately 450,599sf mixed-use (retail and office) building as part of the overall creative office/entertainment campus.

ADDRESS: 2045 E Violet Street
Los Angeles, CA 90021

LEGAL INFORMATION

CAMPUS INFORMATION
CAMPUS APNS: 5166-014-003, 5166-014-012, 5166-014-001 (LOT 1)
5166-013-010 (LOTS 2, 3, & 4)

CAMPUS LOT AREA: 268,200 SF
GROSS CALCULATED CAMPUS AREA: 273,930 SF
DEVELOPMENT SITE LOT AREA: 110,300 SF (87,878 SF existing + 22,422 SF vacated alleys)
DEVELOPMENT SITE FAR: 6 : 1 FAR
DEVELOPMENT SITE BUILDING AREA: LOT 1: PROPOSED 450,599 SF
FUTURE DEVELOPEMENT SITE: LOT 4: FUTURE 211,201 SF

DEVELOPMENT SITE INFORMATION
APN: 5166-014-003, 5166-014-012, 5166-014-001
110,300 SF (87,878 SF existing + 22,422 SF vacated alleys)
LOT AREA: M. L. WICKS SUBDIVISION OF KIEFER TRACT
TRACT: M R 18-25
MAP:
BLOCK: 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56
LOT:

EXISTING ZONING: M3-1-RIO
PROPOSED ZONING: C2-2-RIO

MAX HEIGHT LIMIT: NONE

STORIES: 13

BUILDING HEIGHT: 217'-6"

SETBACKS: NONE

FAR: 6:1 FAR

MAX ALLOWABLE SF: 661,800 SF ALLOWABLE

TOTAL FLOOR AREA: LOT 1: PROPOSED 450,599 SF
LOT 4: FUTURE 211,201 SF

FLOOR AREA CALCULATION: REFER TO SHEET A7.01 & A7.02

PARKING: REQUIRED 1,324 SPACES (REFER TO SHEET A7.01)
PROVIDED 1,276 SPACES (48 STALLS PROVIDED VIA BIKE SWAP)
192 BIKE STALLS (4 BIKE - 1 AUTO-LAMC 12.21.4)

PROJECT DATA CONTINUED

OCCUPANCY: B

CONSTRUCTION TYPE: TYPE 1A

SPRINKLERS: FULLY SPRINKLERED PER NFPA 903.3.1.1

APPLICABLE CODE: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 BUILDING STANDARDS
CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 22 & TITLE 17, CALIFORNIA
HEALTH LAWS RELATED TO RECYCLED WATER.
2019 CALIFORNIA ENERGY CODE
ALL w/ LOS ANGELES AMENDMENTS

SHEET INDEX

SHEET LIST ARCHITECTURAL		
ARCHITECTURAL		
SHEET NO.	SHEET NAME	PLANNING 02/05/21
A0.01	INDEX, PROJECT INFORMATION, NOTES & SYMBOLS	*
A0.02	GENERAL NOTES & ABBREVIATIONS	*
A2.01	FLOOR PLAN- LEVEL P4	*
A2.02	FLOOR PLAN- LEVEL P3	*
A2.03	FLOOR PLAN- LEVEL P2	*
A2.04	FLOOR PLAN- LEVEL P1	*
A2.05	FLOOR PLAN- LEVEL 01	*
A2.06	FLOOR PLAN- LEVEL 01.5	*
A2.07	FLOOR PLAN- LEVEL 02	*
A2.08	FLOOR PLAN- LEVEL 03	*
A2.09	FLOOR PLAN- LEVEL 04	*
A2.10	FLOOR PLAN- LEVEL 05	*
A2.11	FLOOR PLAN- LEVEL 06	*
A2.12	FLOOR PLAN- LEVEL 07	*
A2.13	FLOOR PLAN- LEVEL 08	*
A2.14	FLOOR PLAN- LEVEL 09	*
A2.15	FLOOR PLAN- LEVEL 10	*
A2.16	FLOOR PLAN- LEVEL 11	*
A2.17	FLOOR PLAN- LEVEL 12	*
A2.18	FLOOR PLAN- MECH PENTHOUSE	*
A2.19	ROOF PLAN	*
A3.01	EXTERIOR ELEVATION - SOUTH	*
A3.02	EXTERIOR ELEVATION - WEST	*
A3.03	EXTERIOR ELEVATION - NORTH	*
A3.04	EXTERIOR ELEVATION - EAST	*
A4.01	SECTIONS	*
A4.02	SECTIONS	*
A4.03	SECTIONS	*
A4.04	SECTIONS	*
A7.01	AREA PLANS	*
A7.02	AREA PLANS	*
A10.01	MATERIAL BOARD	*
A11.01	RENDERINGS	*
A11.02	RENDERINGS	*

SHEET LIST LANDSCAPE		
ARCHITECTURAL		
SHEET NO.	SHEET NAME	PLANNING 02/05/21
L0.01	EXISTING TREE PLAN	*
L1.01	LANDSCAPE SITE PLAN - LEVEL 01	*
L1.02	LANDSCAPE PLAN - LEVEL 02	*
L1.03	LANDSCAPE PLAN - LEVEL 03	*
L1.04	LANDSCAPE PLAN - LEVEL 04	*
L1.05	LANDSCAPE PLAN - LEVEL 08	*
L1.06	LANDSCAPE PLAN - LEVEL 10	*
L1.07	LANDSCAPE PLAN - LEVEL 12	*
L10.01	MATERIAL BOARD	*

Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

ISSUE 02.05.21 PLANNING SUBMITTAL

INDEX, PROJECT INFORMATION, NOTES & SYMBOLS

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SCALE 1/8" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A0.01

© RIOS CLEMENTI HALE STUDIOS

POWER & COMMUNICATION GRAPHIC SYMBOLS CONT.

Table of power and communication graphic symbols including wall-mounted duplex, power pole, electric pigtail, door release, etc.

REFLECTED CEILING GRAPHIC SYMBOLS

Table of reflected ceiling graphic symbols including acoustical ceiling, fluorescent light fixture, ceiling height change, etc.

POWER & COMMUNICATIONS GRAPHIC SYMBOLS

Table of power and communications graphic symbols including flush floor systems panel, surface mounted floor duplex, etc.

FIRE PROTECTION GRAPHIC SYMBOLS

Table of fire protection graphic symbols including fire hose cabinet, fire extinguisher, fire valve, fire alarm pull.

SYMBOLS

CONSTRUCTION

Table of construction symbols including column grid, level head, existing construction, door number, etc.

FINISH

Table of finish symbols including floor finish, wall finish, ceiling finish, change in floor finish.

FURNITURE

Table of furniture symbols including furniture code, existing furniture, millwork, millwork schedule tag.

ABBREVIATIONS

Large table of abbreviations for construction terms, including ACCESSORY, BUILDING, CONSTRUCTION, etc.

RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

19384

NOT FOR CONSTRUCTION

Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

02.05.21 PLANNING SUBMITTAL

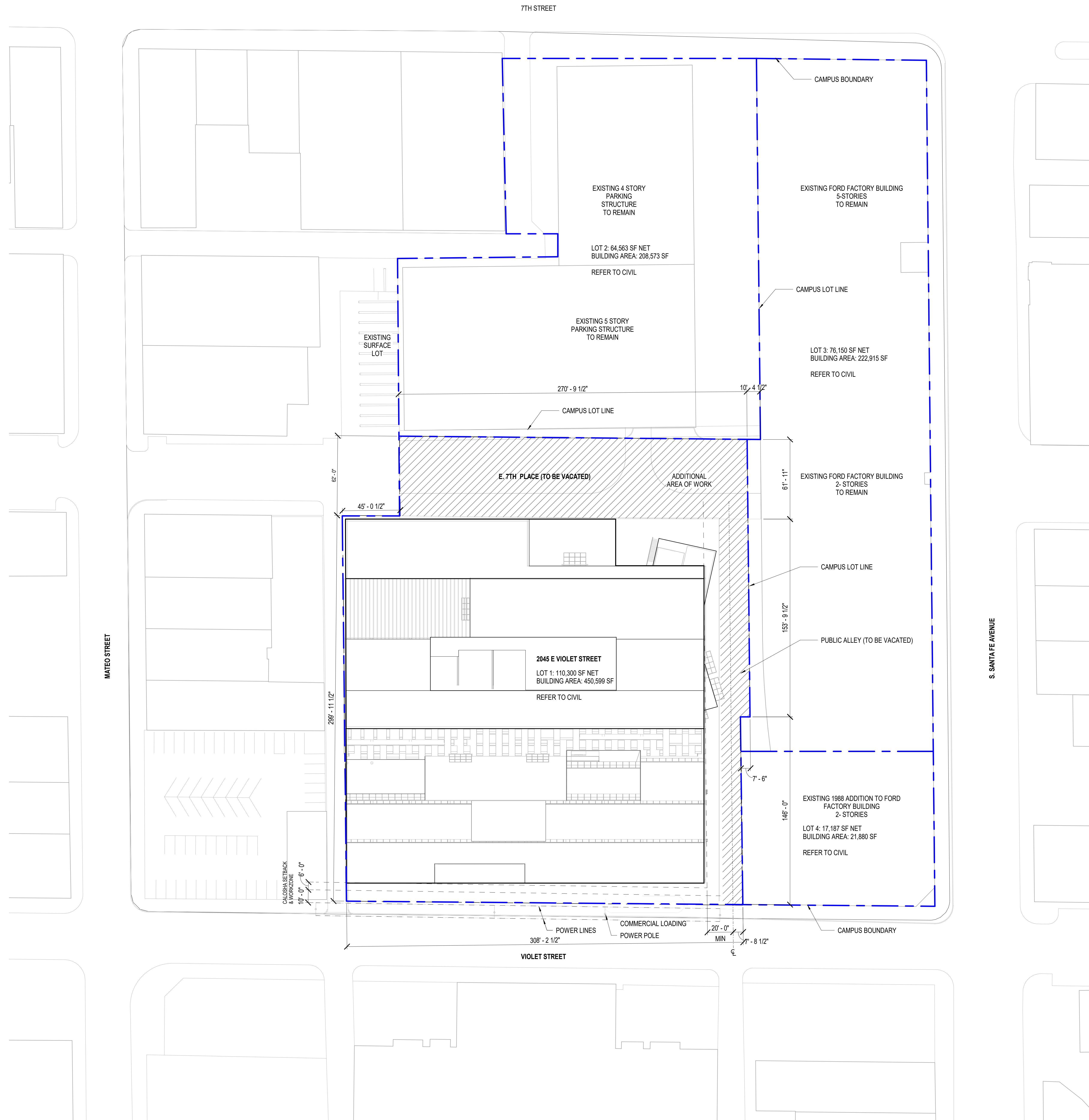
GENERAL NOTES & ABBREVIATIONS

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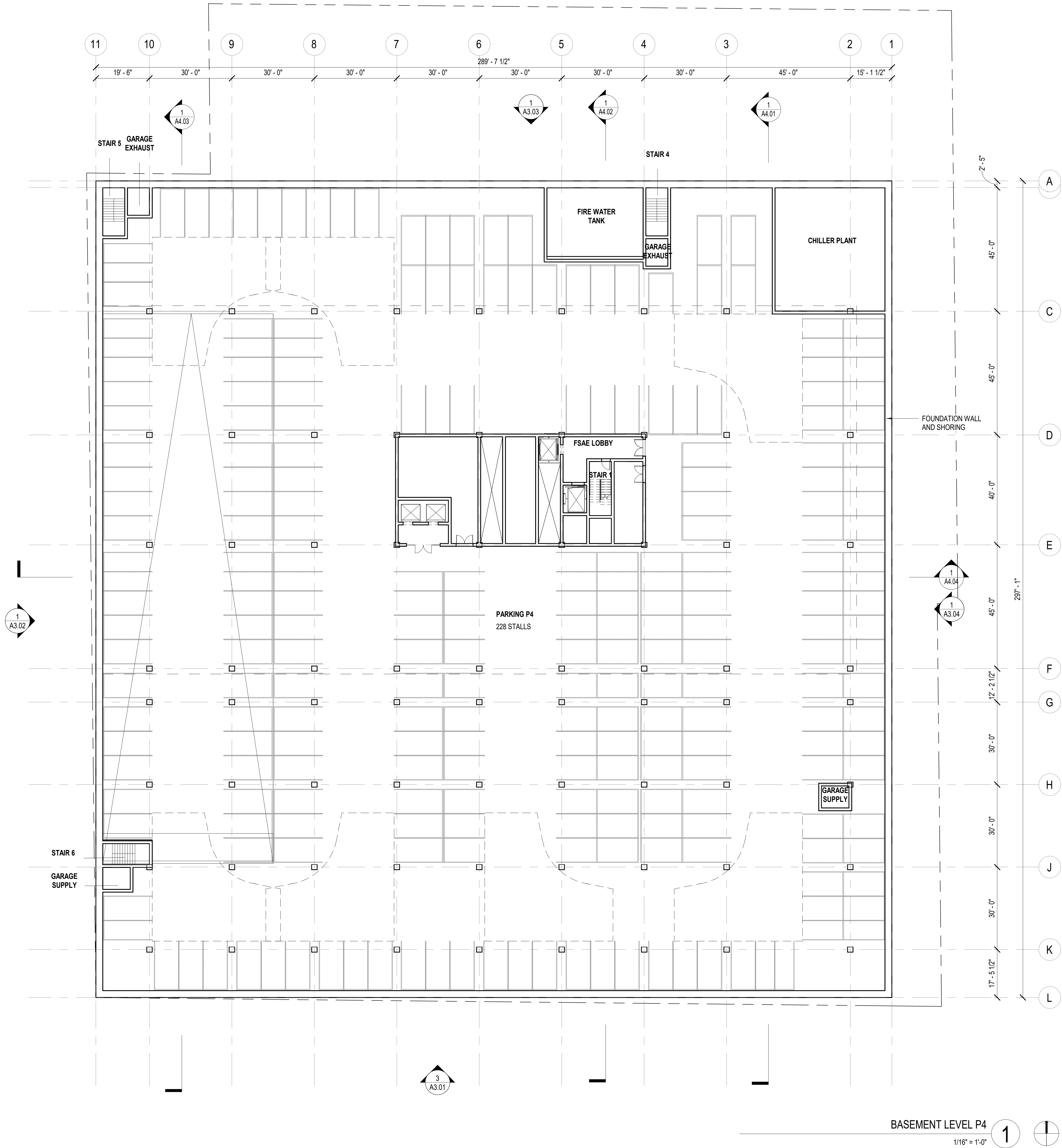
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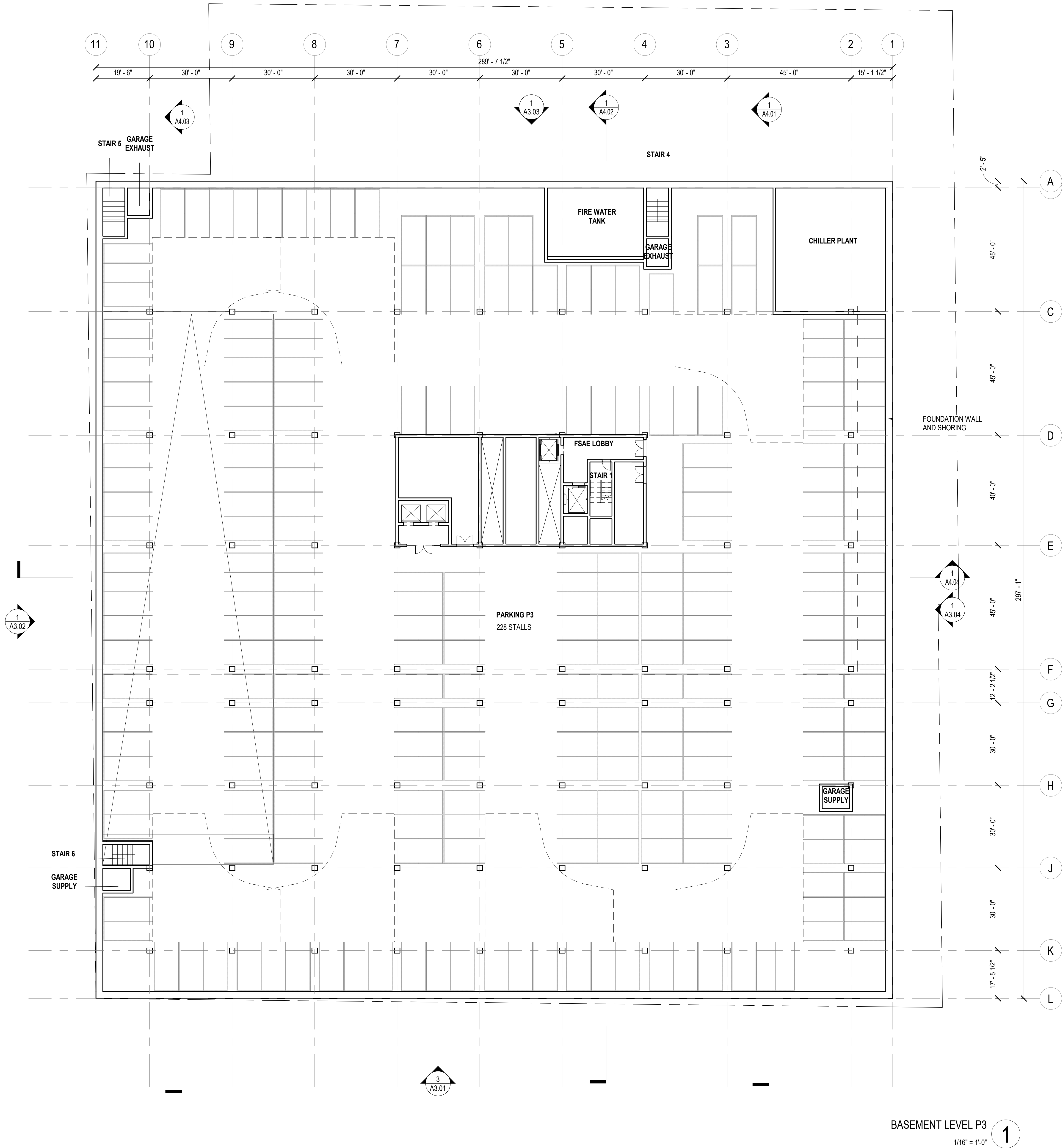
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RIOS CLEMENTI HALE STUDIOS



CAMPUS SITE PLAN **1**
1/32" = 1'-0"

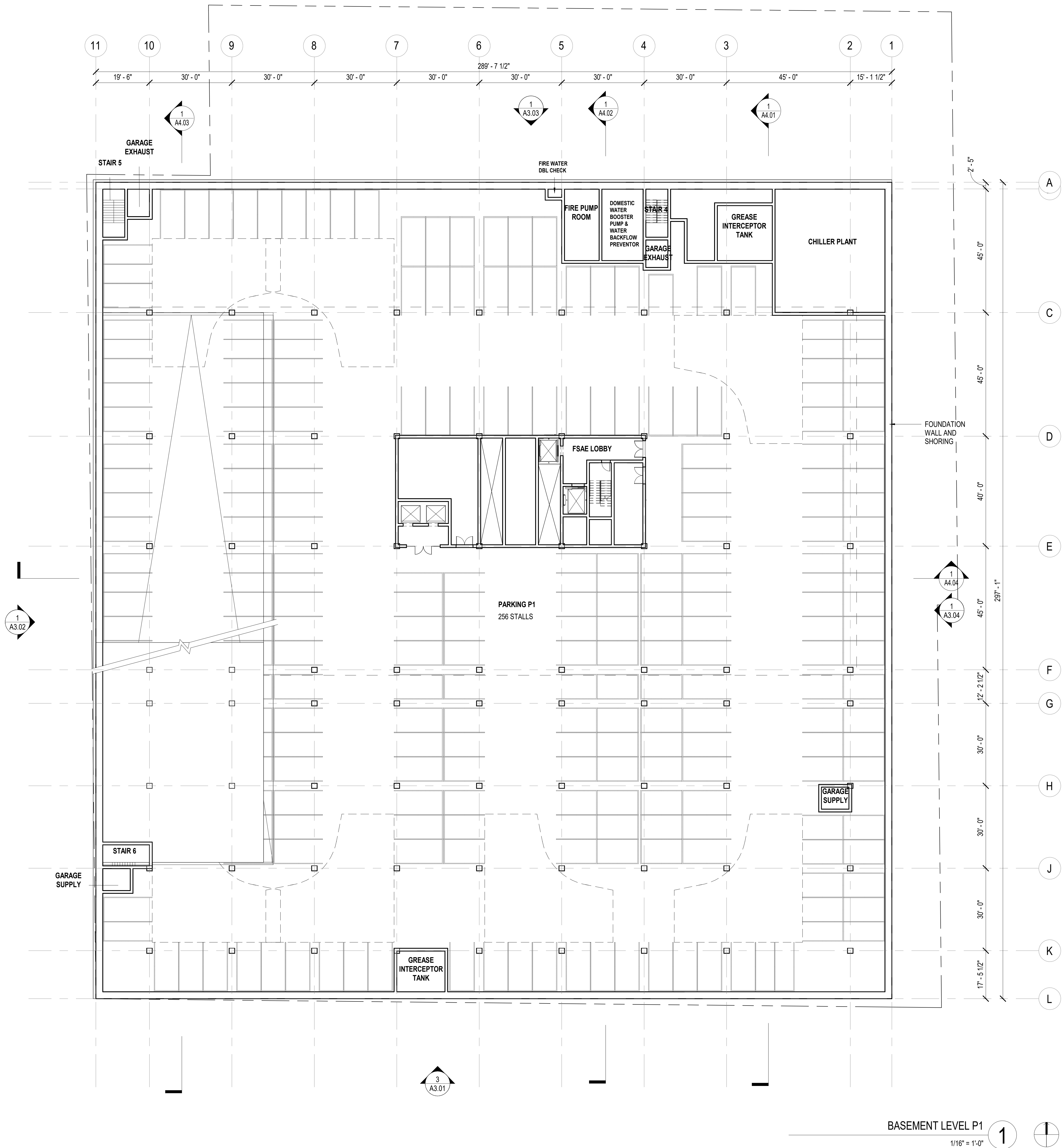


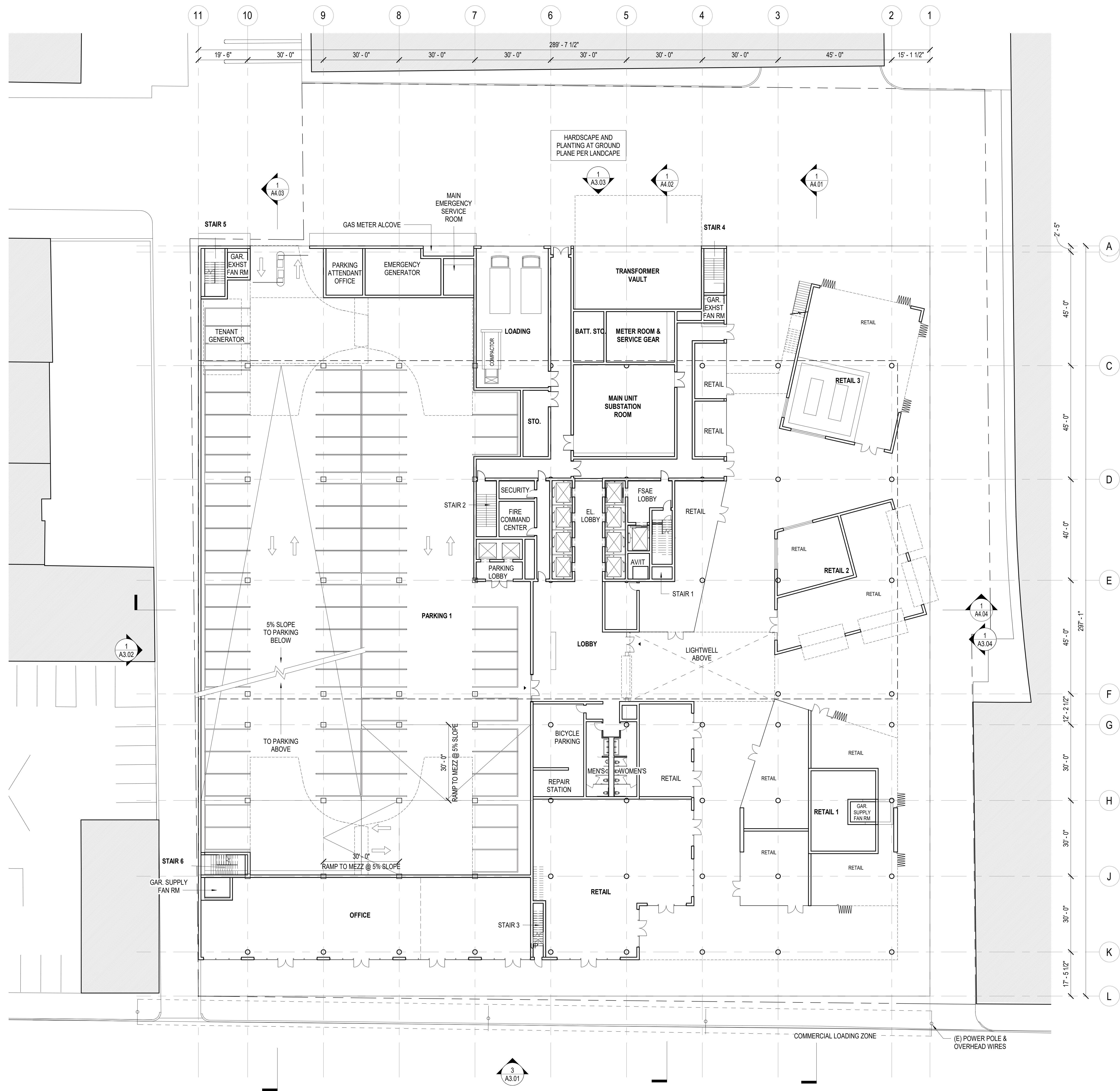


BASEMENT LEVEL P3
1/16" = 1'-0" **1**



BASEMENT LEVEL P2
1/16" = 1'-0" **1**

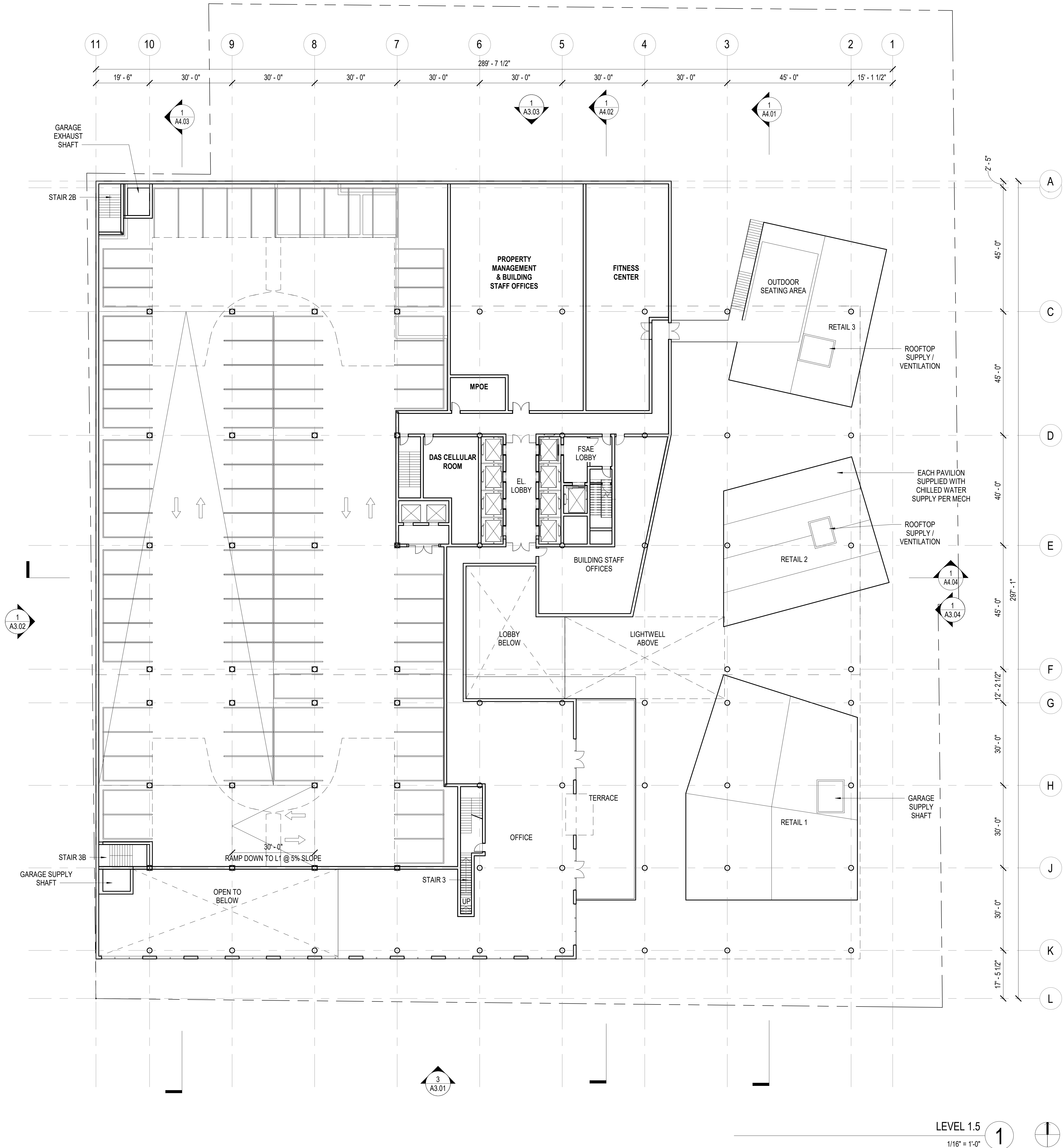




- REF. A00.01 FOR GRAPHIC SYMBOLS, A00.02 FOR GENERAL NOTES AND ABBREVIATIONS, A00.05 & A00.06 FOR ACCESSIBILITY REQUIREMENTS, CLEARANCES AND MOUNTING HEIGHTS AND A00.30 AND A00.31 FOR SCHEDULES.
- REFER TO _____ FOR PARTITION TYPES, _____ AND _____ FOR PARTITION HEAD AND BASE DETAILS.
- PROVIDE LVL 4 FINISH AT ALL GYP. BD SURFACES. U.O.N. LVL 5 AT CONFERENCE ROOMS, MEETING ROOMS AND PRIVATE OFFICES.
- USE 5/8" TYPE 'X' GYP. BD. THROUGHOUT. U.O.N.
- PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS. ENSURE STUDS REMAIN PLUMB. CRIMP OR SCREW ATTACH TO RUNNERS AS REQUIRED.
- NOTIFY ARCHITECT IN WRITING OF CONFLICTS, DIMENSIONAL OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.
- ALL GLASS TO BE TEMPERED. ALL EXPOSED EDGES SHALL BE POLISHED.
- DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL U.O.N. MAINTAIN DOOR CLEARANCES AS REQUIRED.
- NEW INTERIOR DOORS/FRAMES SHALL BE FACTORY FINISHED U.O.N.
- PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXISTING SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- PROVIDE PAINTED LAYOUT FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION OF TRACK AND STUDS. LAYOUT TO INCLUDE PARTITIONS, MILLWORK, SOFFITS, LIGHTS AND ALL SIGNIFICANT ARCHITECTURAL FEATURES.
- NEW PLUMBING WALLS AT EXISTING CMU AND CONCRETE WALLS TO RECEIVE METAL STUD FURRING AS SCHEDULED. PROVIDE GREENBOARD AT PLUMBING WALL LOCATIONS.
- GC TO COORDINATE INSTALLATION OF ALL CABINETS, CARD READERS AND DEVICES AS INDICATED ON DWGS TO ENSURE PROPER WALL RECESS IS PROVIDED. ALL DEVICES INSTALLED IN EXISTING FIRE RATED PARTITIONS SHALL RECEIVE FIRE RATED J-BOX. GC TO MAINTAIN INTEGRITY OF EXISTING FIRE RATINGS WHERE OCCURS.
- PROVIDE SHEET METAL BLOCKING FOR ALL MILLWORK AND FURNITURE OVERHEADS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES. ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT.
- GC TO SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATIONS OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS.
- GC SHALL MARK LOCATIONS OF PARTITIONS AND DOORS ON FLOOR WITH CHALK FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION. REVIEW FOR DESIGN INTENT & CONSTRUCTIONABILITY.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. U.O.N. ALL DIMENSIONS MARKED 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, STONE, TILE, FABRIC PANELS, MILLWORK, ETC.
- PROVIDE FIRE TREATED PLYWOOD BACKING AT SERVER CLOSE AS REQUIRED.
- PARTITIONS AT PERIMETER SHALL BE CENTERED ON MULLION, WHERE OCCURS.

LEVEL 01
1/16" = 1'-0"

PLAN GENERAL NOTES



LEVEL 1.5
1/16" = 1'-0"

CONSULT

NOT FOR CONSTRUCTION

Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

REVISIONS

ISSUE 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

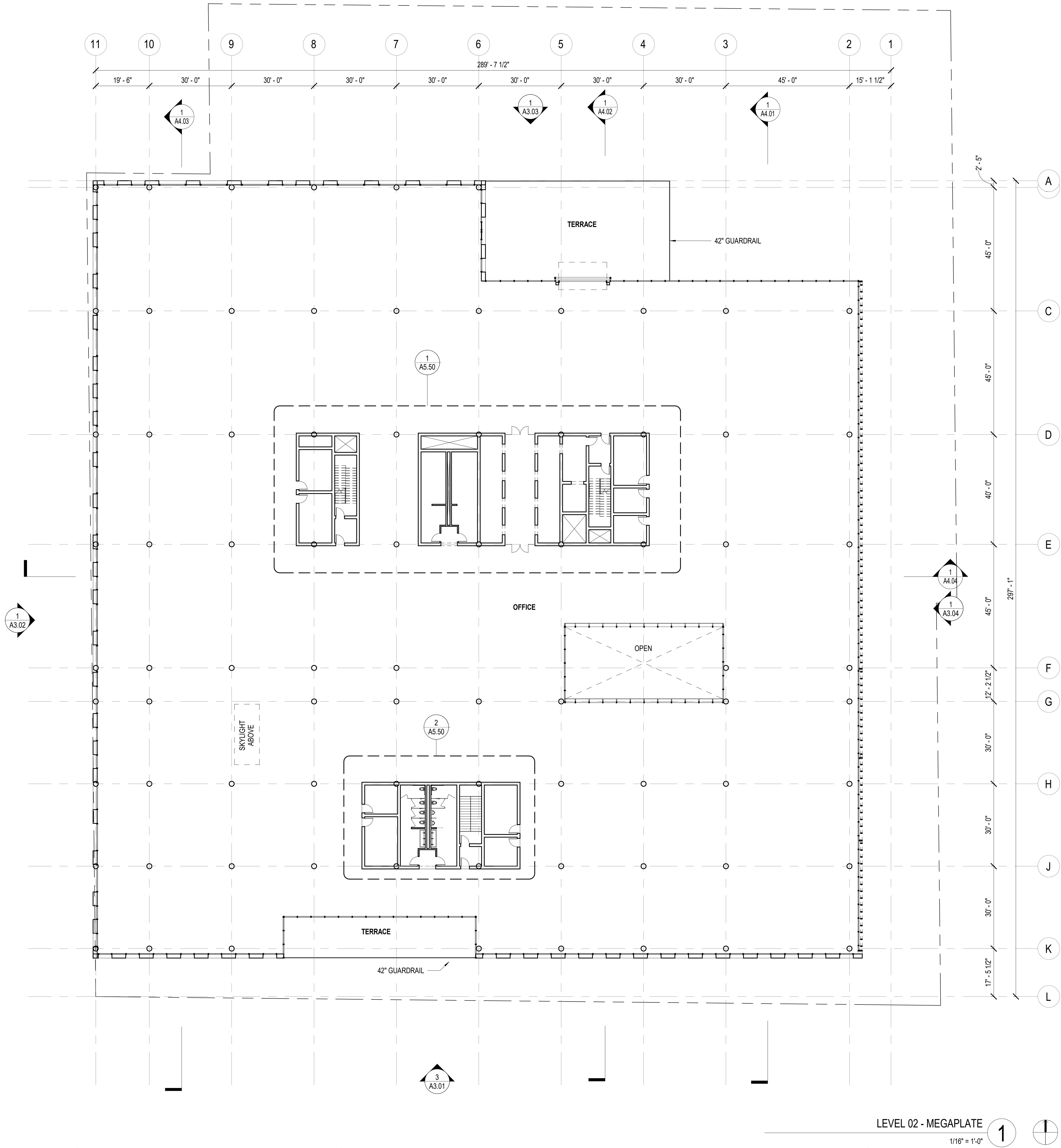
FLOOR PLAN- LEVEL 01.5

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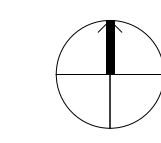
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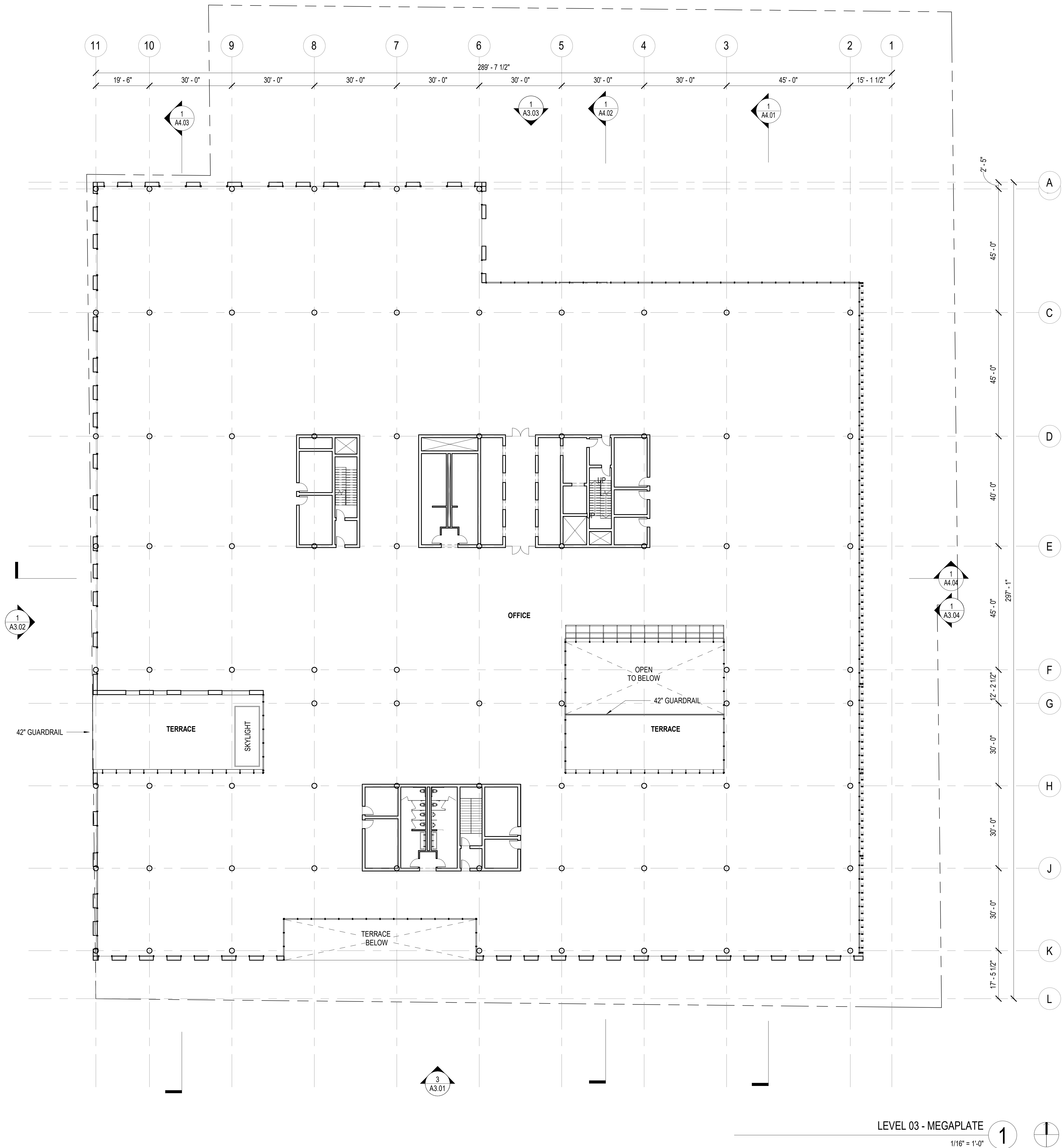
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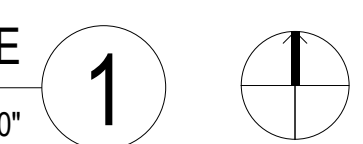
LEVEL 02 - MEGAPLATE
1/16" = 1'-0"

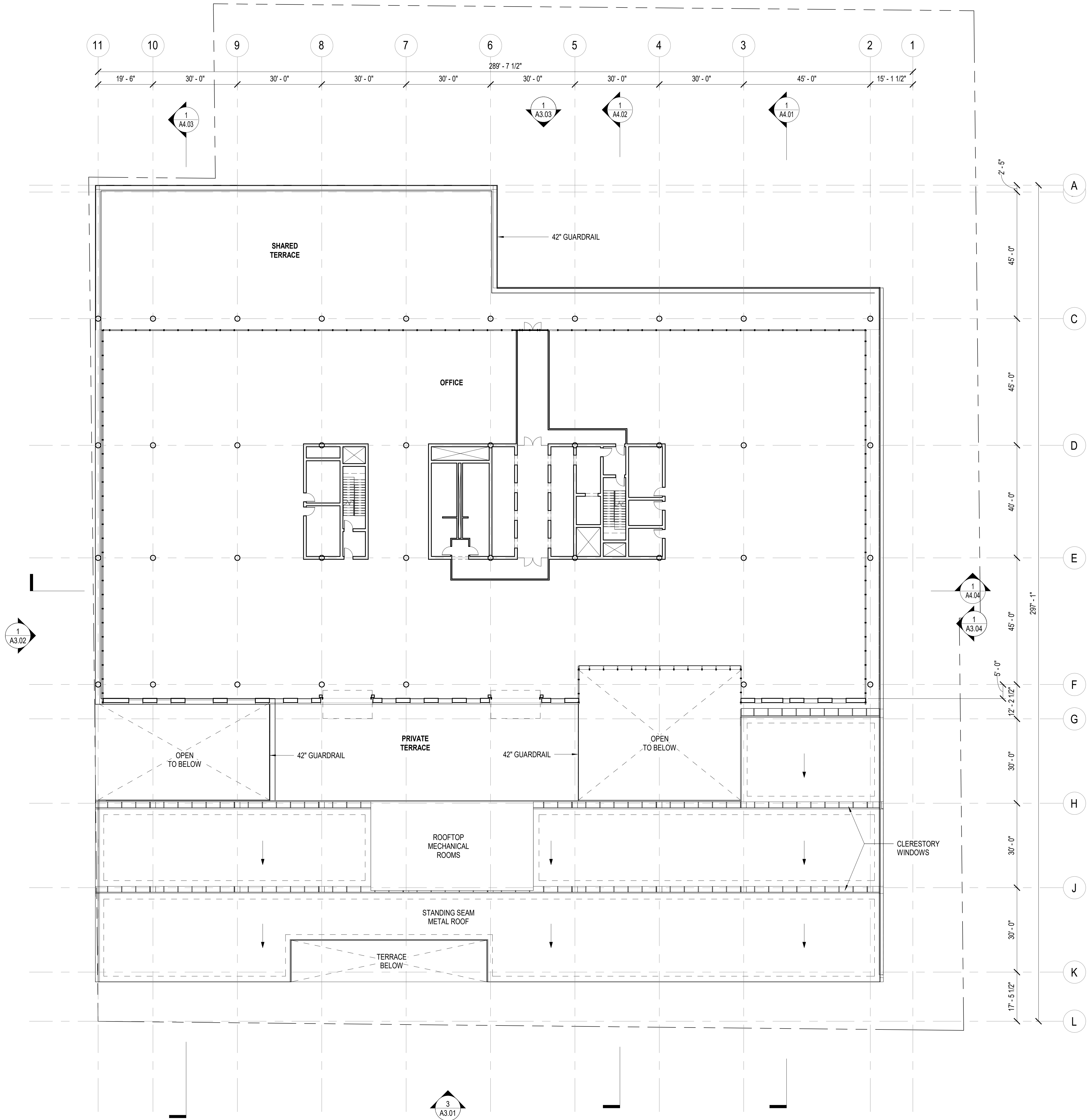
1





LEVEL 03 - MEGAPLATE
1/16" = 1'-0"





LEVEL 04
1/16" = 1'-0" 1

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FILENAME [TYPE FILE NAME]

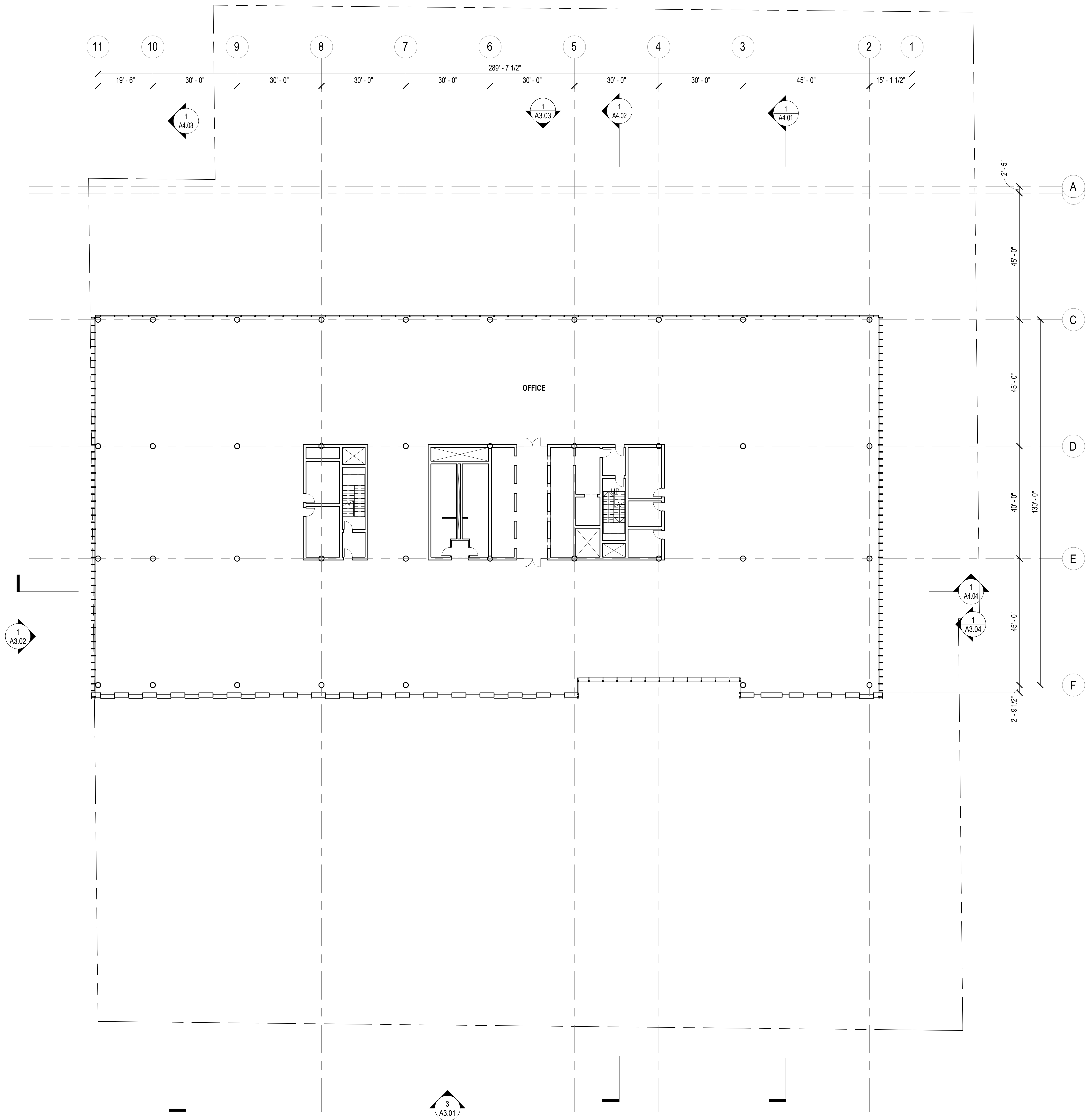
FLOOR PLAN- LEVEL 04

DATE 2/24/2021 10:48:38 PM

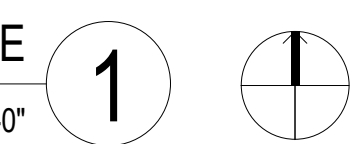
SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A2.09

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LEVEL 5 - OFFICE PLATE
1/16" = 1'-0"



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FILENAME [TYPE FILE NAME]

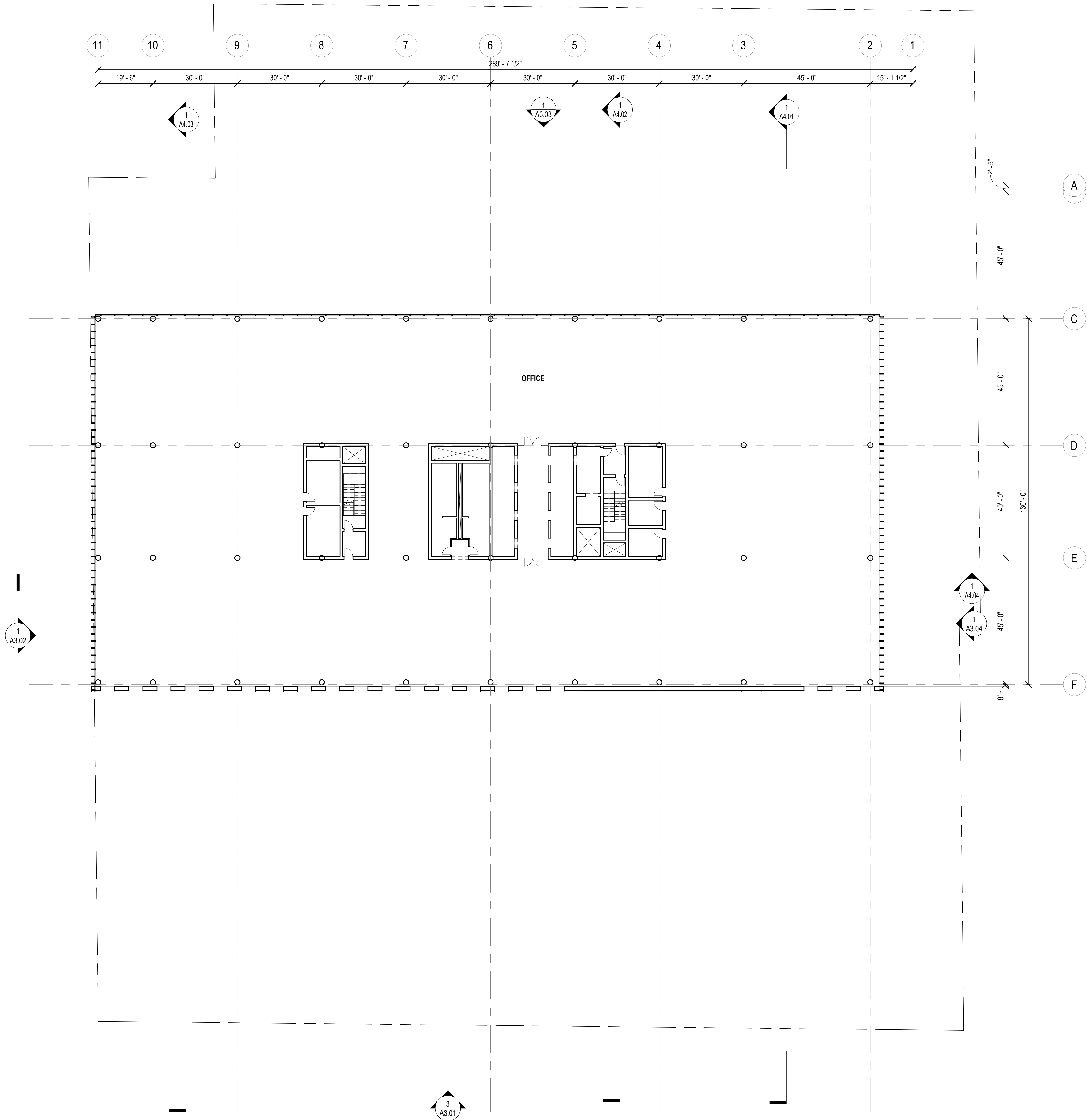
FLOOR PLAN- LEVEL
05

DATE 2/24/2021 10:48:39 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A2.10

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FILENAME [TYPE FILE NAME]

FLOOR PLAN- LEVEL
06

DATE 2/24/2021 10:48:41 PM

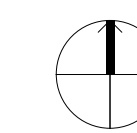
SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

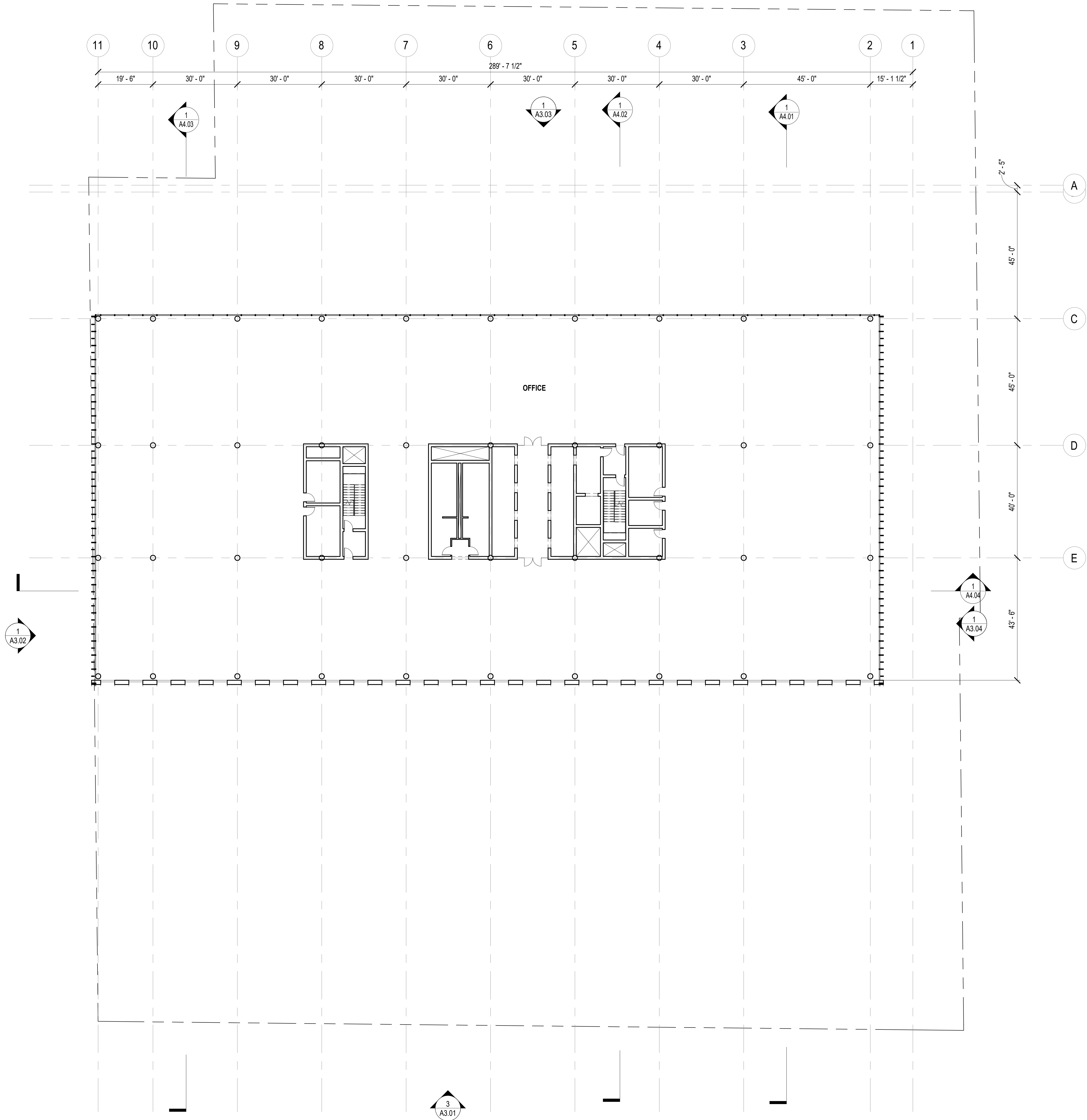
A2.11

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LEVEL 06
1/16" = 1'-0"

1





LEVEL 07 **1**
1/16" = 1'-0"

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FILENAME [TYPE FILE NAME]

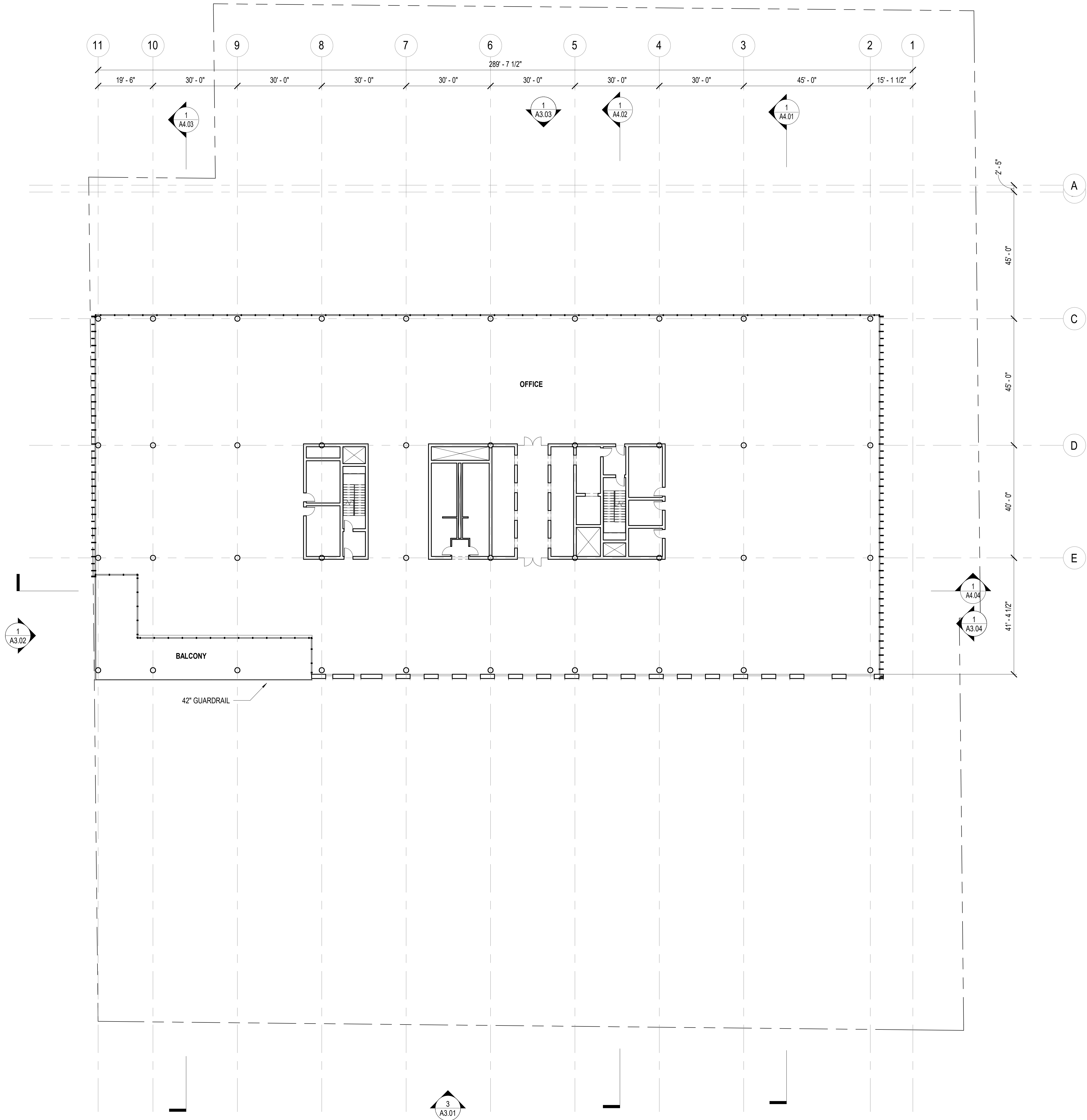
FLOOR PLAN- LEVEL
07

DATE 2/24/2021 10:48:42 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A2.12

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FILENAME [TYPE FILE NAME]

**FLOOR PLAN- LEVEL
08**

DATE 2/24/2021 10:48:44 PM

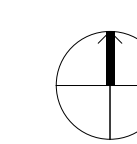
SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

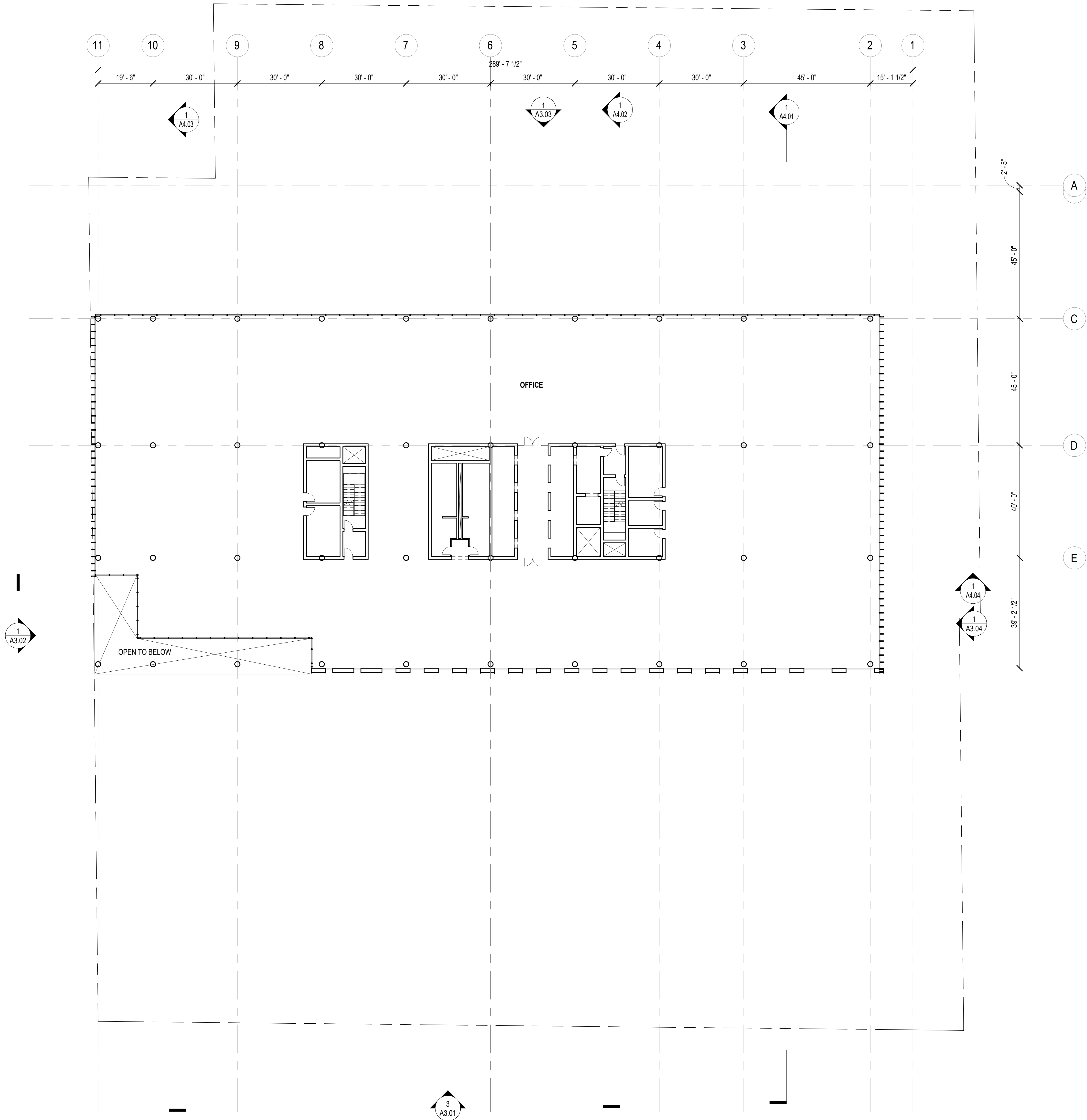
A2.13

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LEVEL 08
1/16" = 1'-0"

1





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FILENAME [TYPE FILE NAME]

**FLOOR PLAN- LEVEL
09**

DATE 2/24/2021 10:48:46 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A2.14

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FILENAME [TYPE FILE NAME]

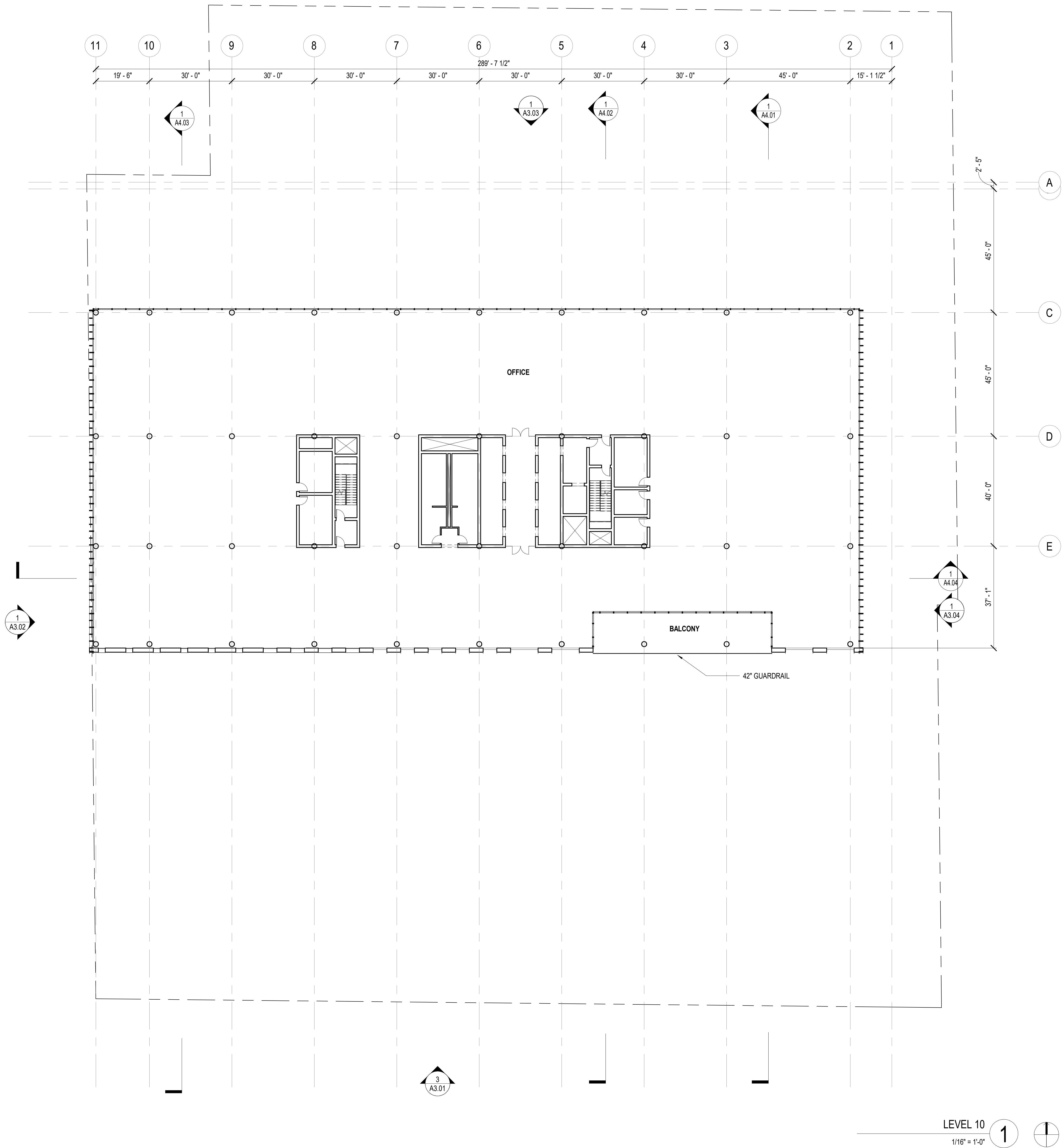
FLOOR PLAN- LEVEL
10

DATE 2/24/2021 10:48:47 PM

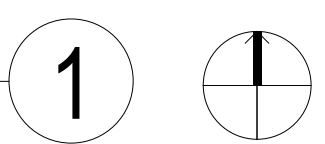
SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

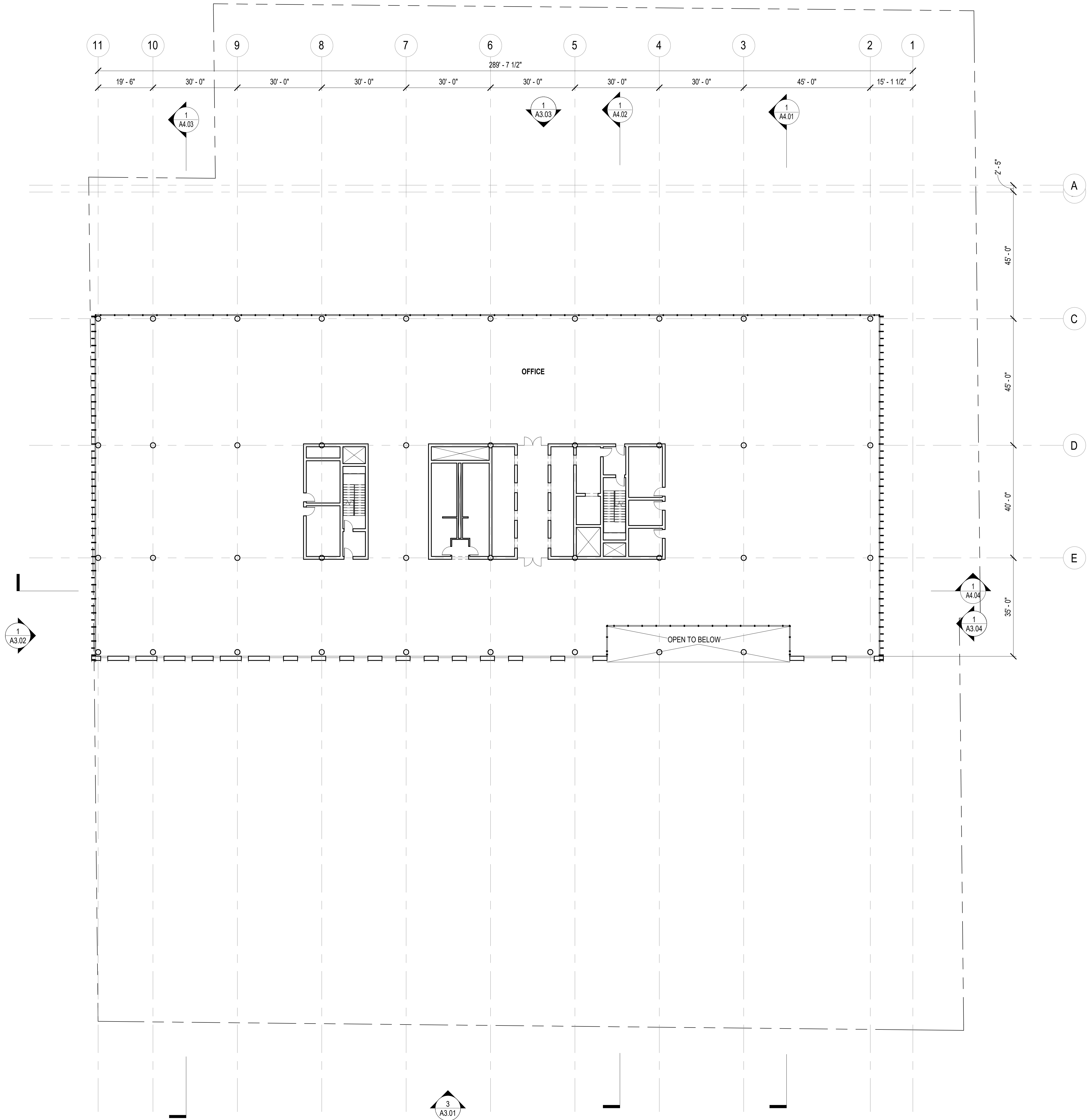
A2.15

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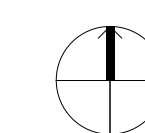
LEVEL 10
1/16" = 1'-0"





LEVEL 11
1/16" = 1'-0"

1



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FILENAME [TYPE FILE NAME]

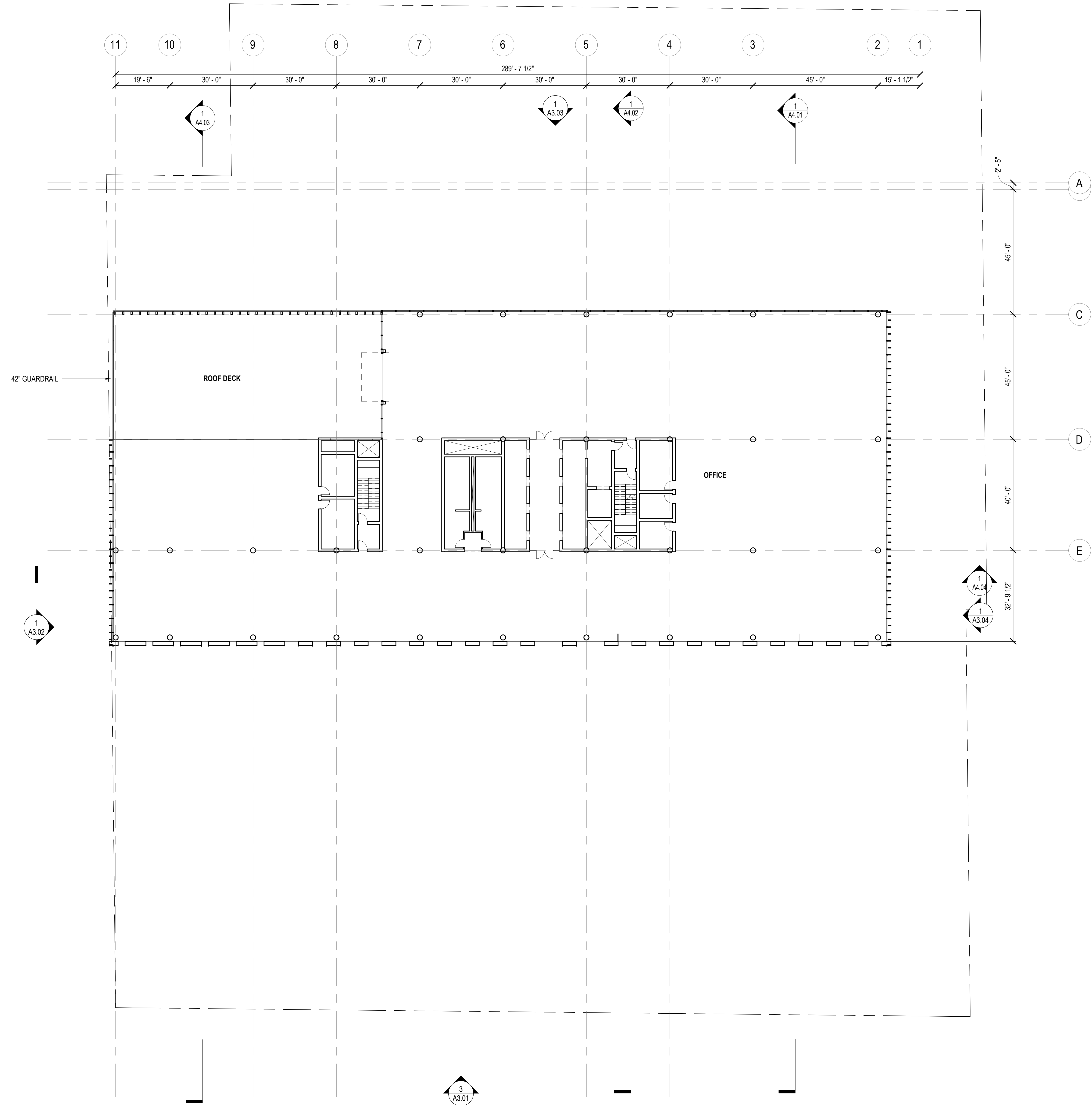
FLOOR PLAN- LEVEL
11

DATE 2/24/2021 10:48:49 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A2.16

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LEVEL 12
1/16" = 1'-0"

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FILENAME [TYPE FILE NAME]

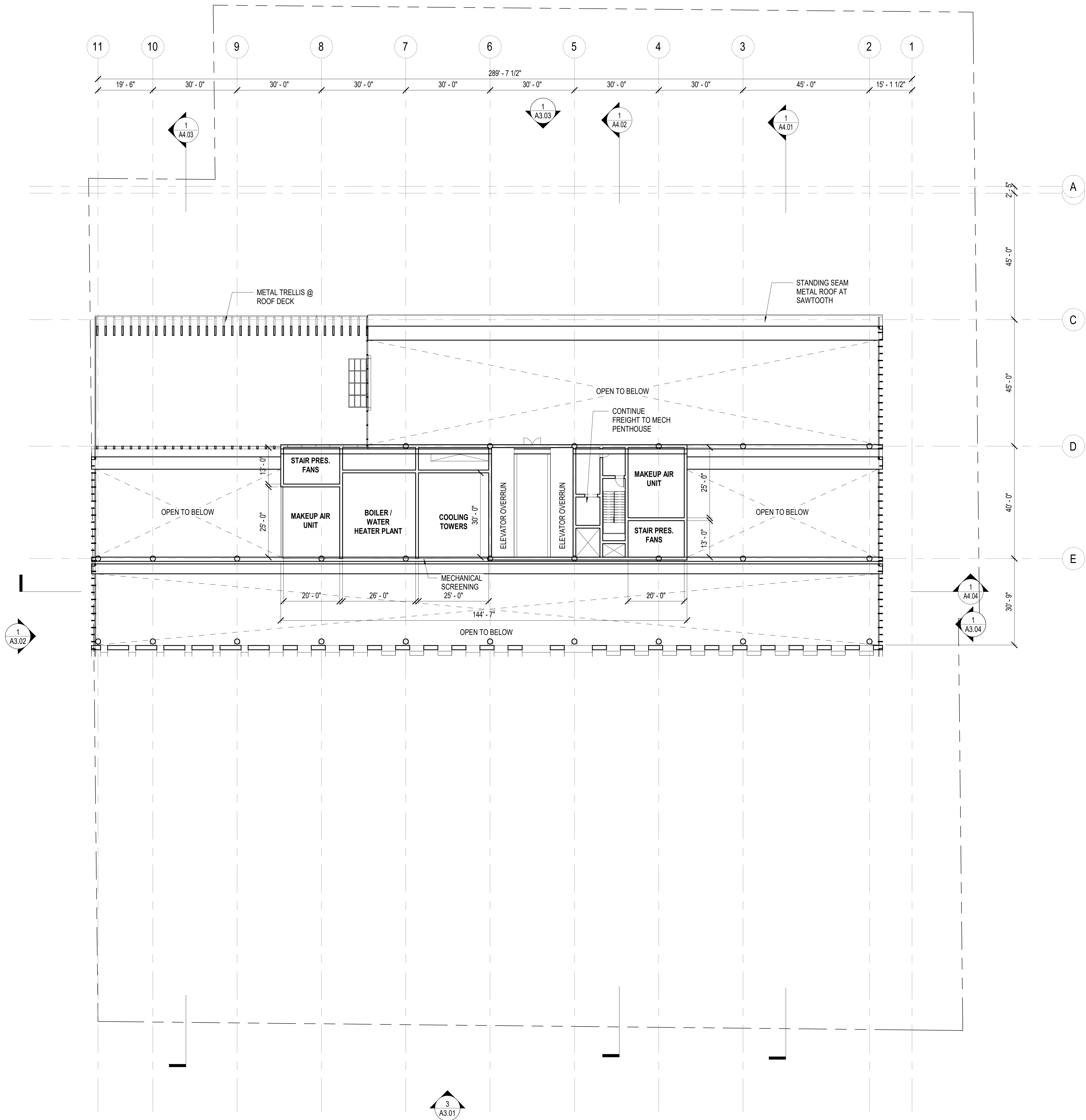
FLOOR PLAN- LEVEL
12

DATE 2/24/2021 10:48:51 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

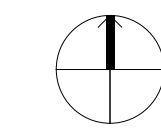
A2.17

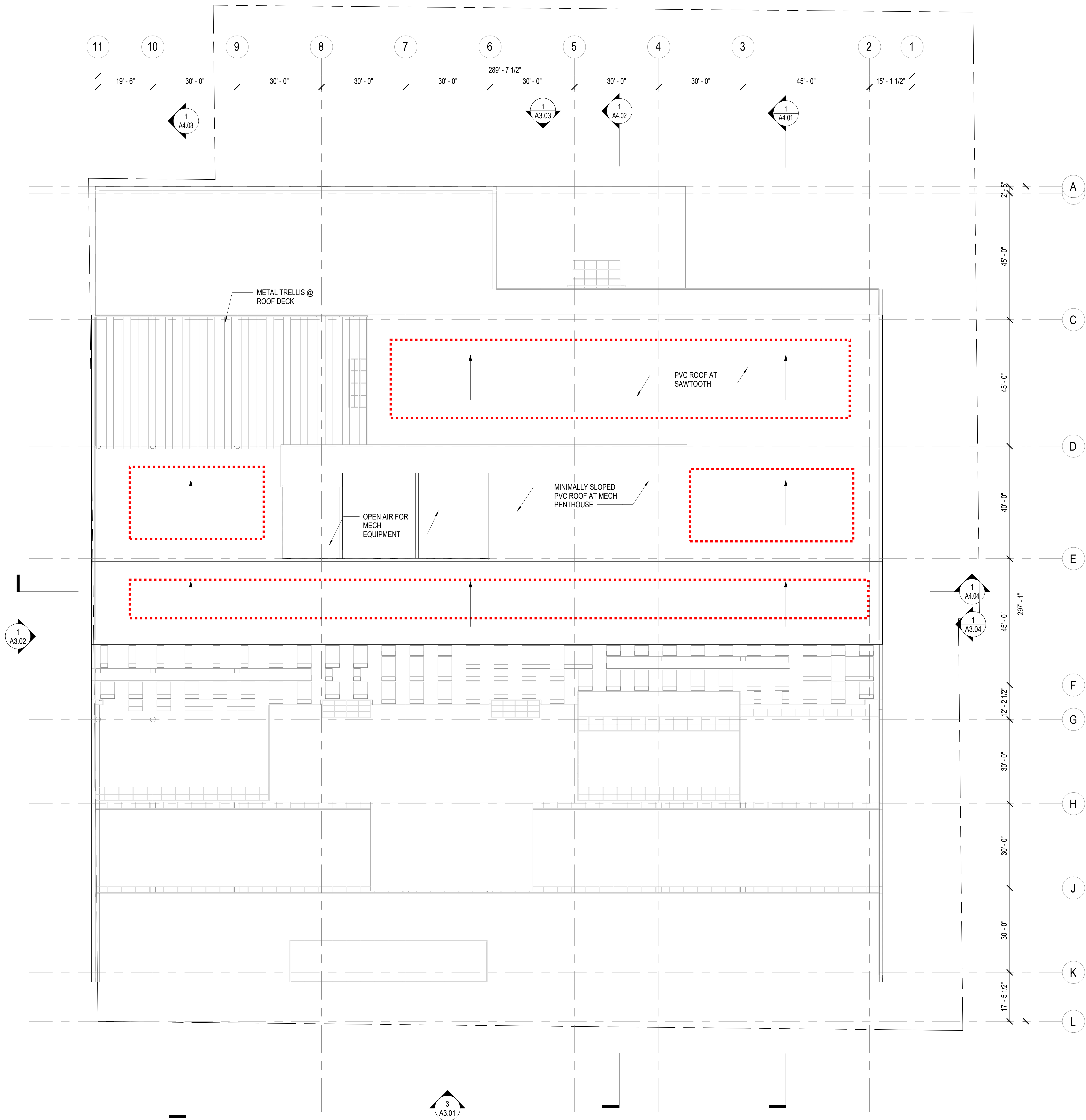
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MECH. PENTHOUSE
1/16" = 1'-0"

1





ROOF PLAN
1
1/16" = 1'-0"

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FILENAME [TYPE FILE NAME]

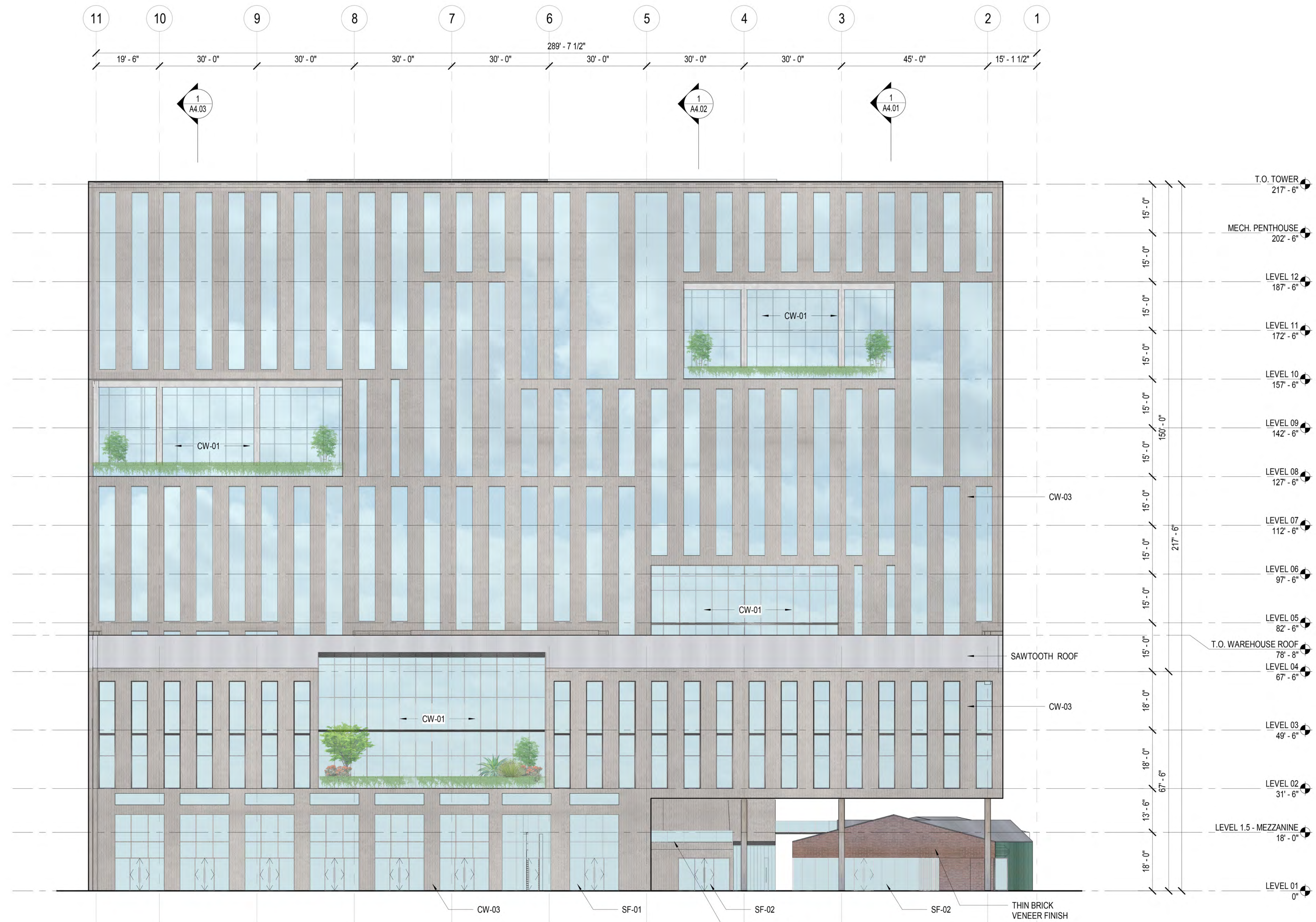
ROOF PLAN

DATE 2/24/2021 10:48:58 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A2.19

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SOUTH ELEVATION **3**
1/16" = 1'-0"

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ISSUE 7.17.2020 CONCEPT PRICING

FILENAME [TYPE FILE NAME]

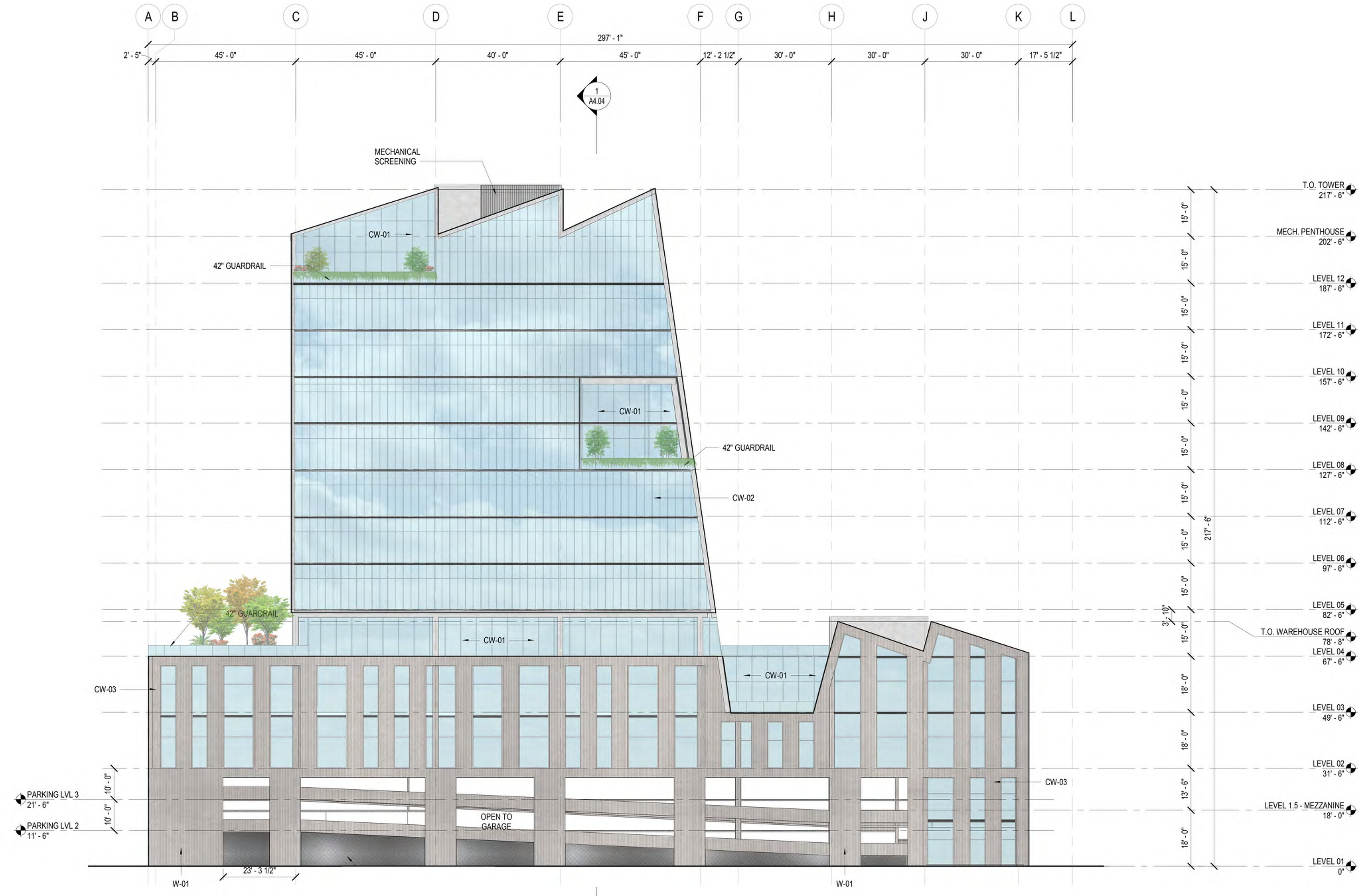
EXTERIOR ELEVATION - SOUTH

DATE 1/21/2021 1:27:52 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A3.01

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WEST ELEVATION **1**
1/16" = 1'-0"

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ISSUES 7.17.2020 CONCEPT PRICING

FILENAME [TYPE FILE NAME]

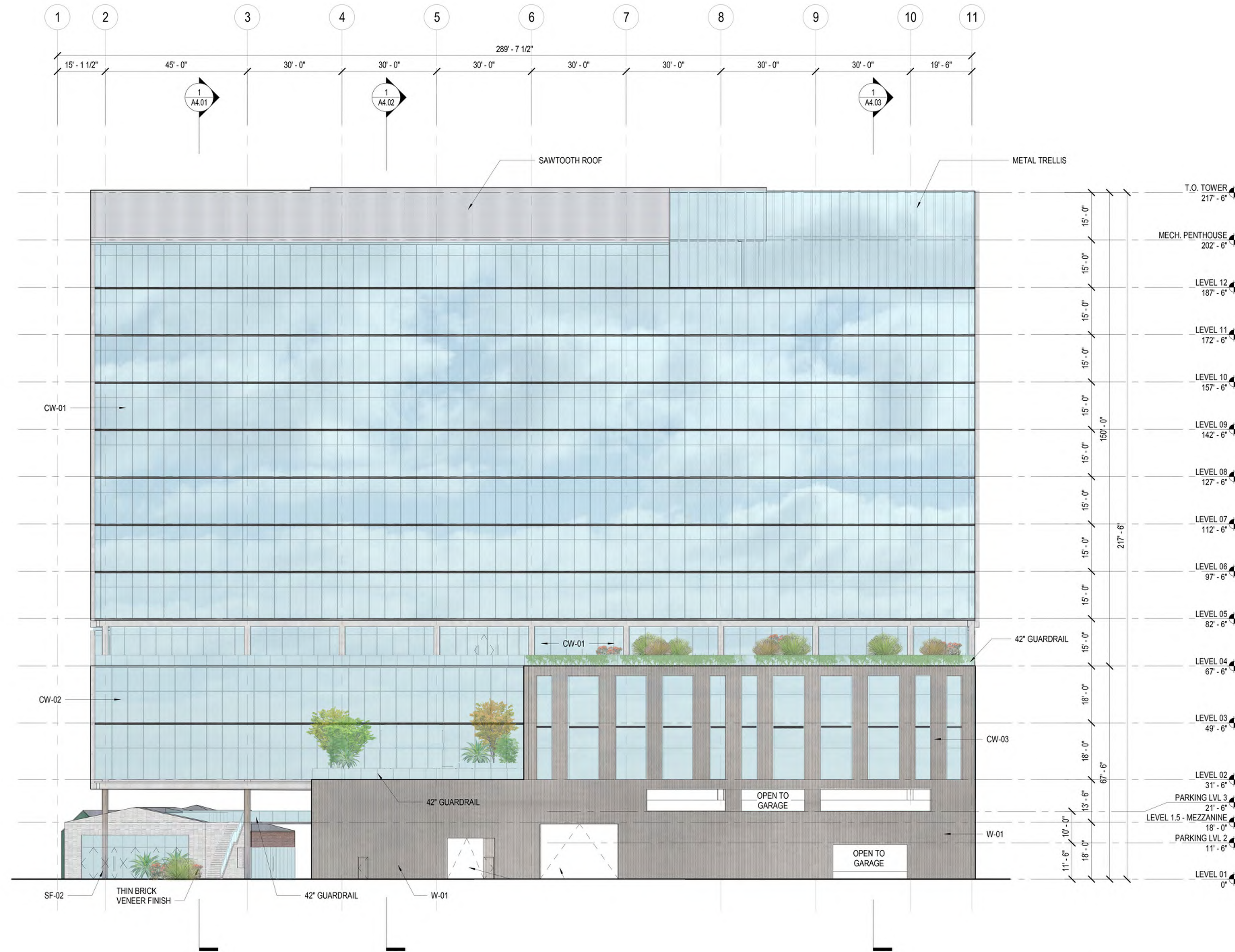
EXTERIOR ELEVATION - WEST

DATE 1/21/2021 1:27:58 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A3.02

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NORTH ELEVATION
1
1/16" = 1'-0"

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FILENAME [TYPE FILE NAME]

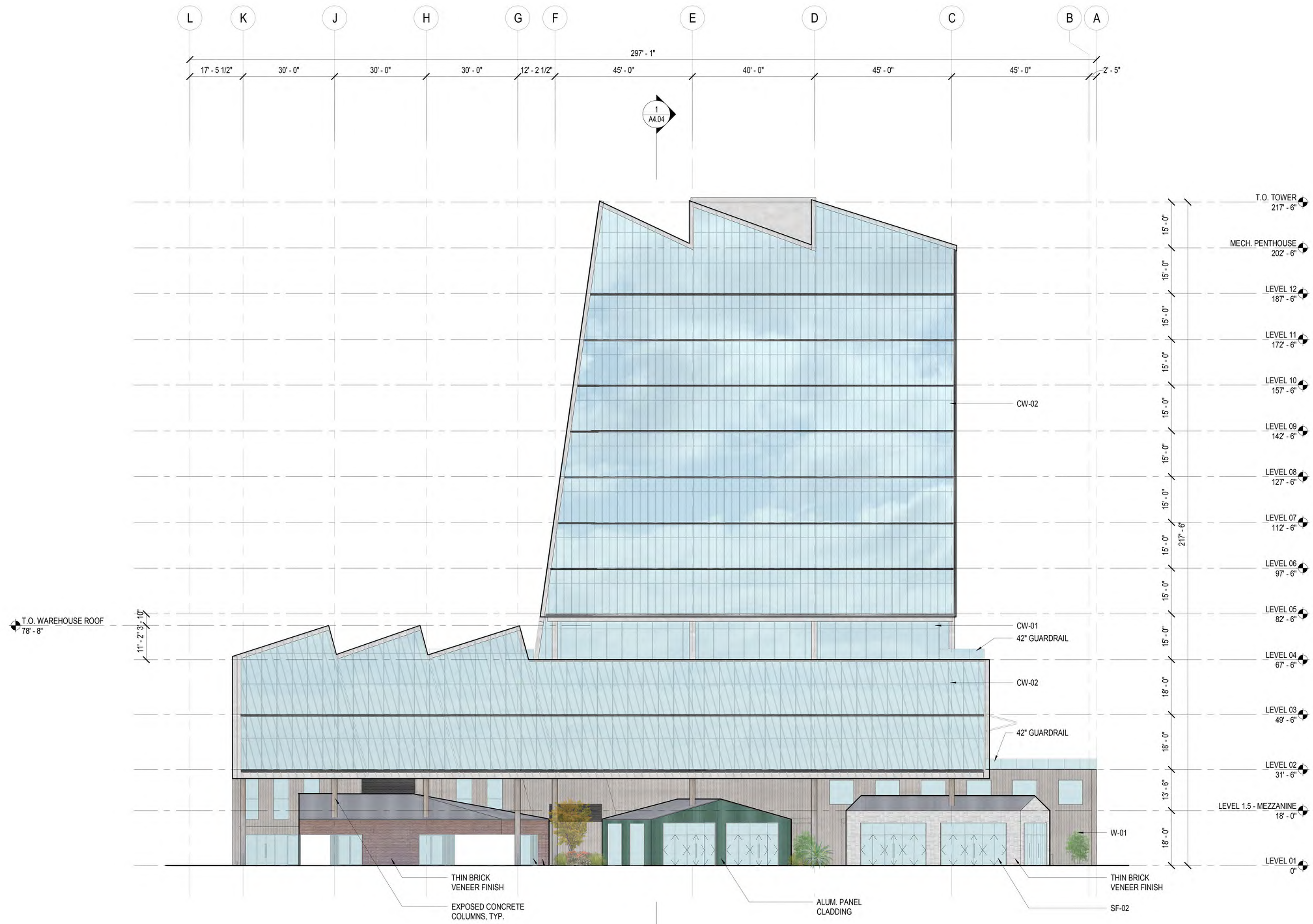
EXTERIOR ELEVATION - NORTH

DATE 1/21/2021 1:28:03 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A3.03

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EAST ELEVATION 1
1/16" = 1'-0"

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FILENAME [TYPE FILE NAME]

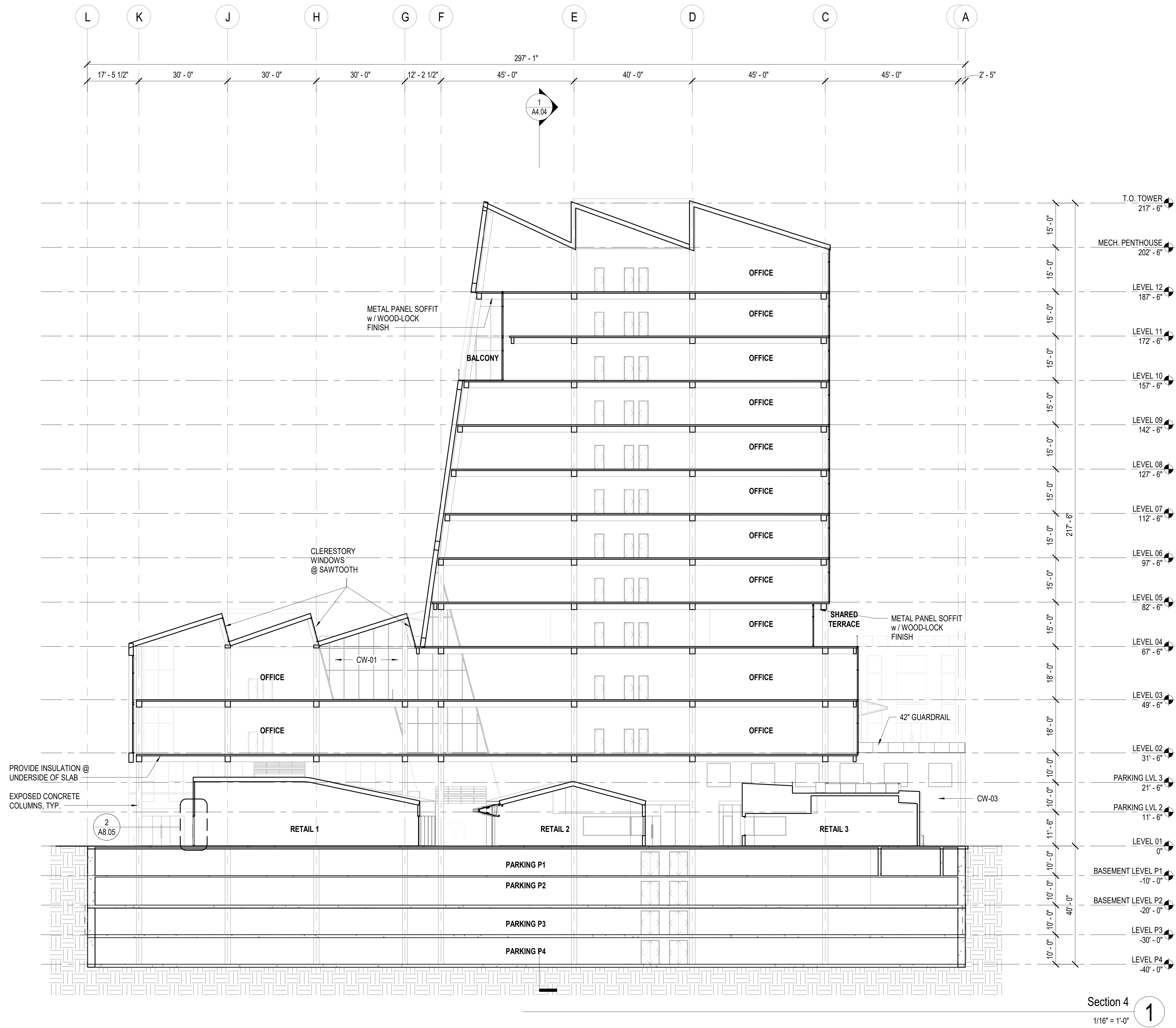
EXTERIOR ELEVATION - EAST

DATE 1/21/2021 1:28:07 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A3.04

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FILENAME [TYPE FILE NAME]

SECTIONS

DRAWING TITLE

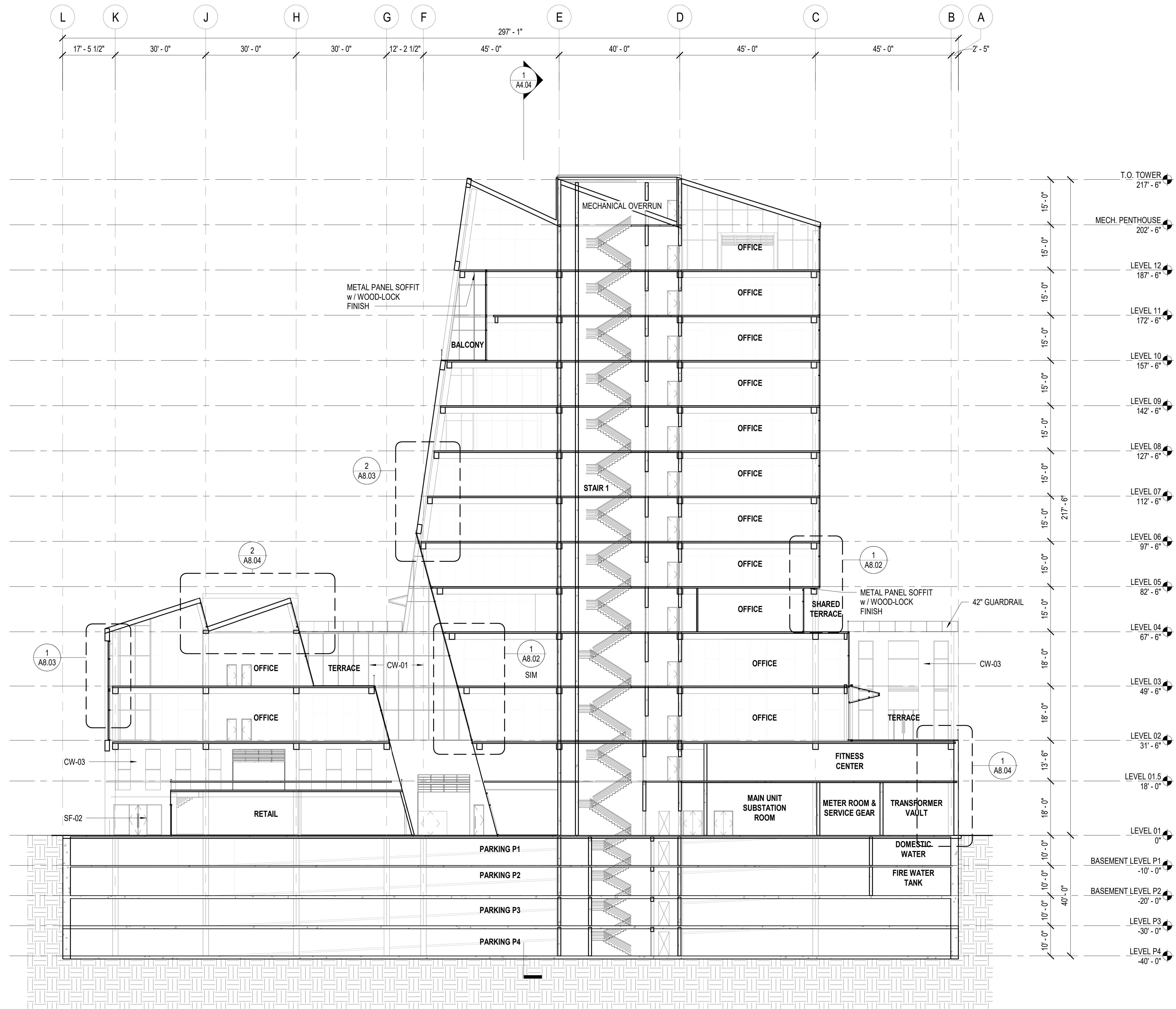
DATE 2/25/2021 1:27:28 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A4.01

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Section 4
1
1/16" = 1'-0"



Section 1
1/16" = 1'-0" 1

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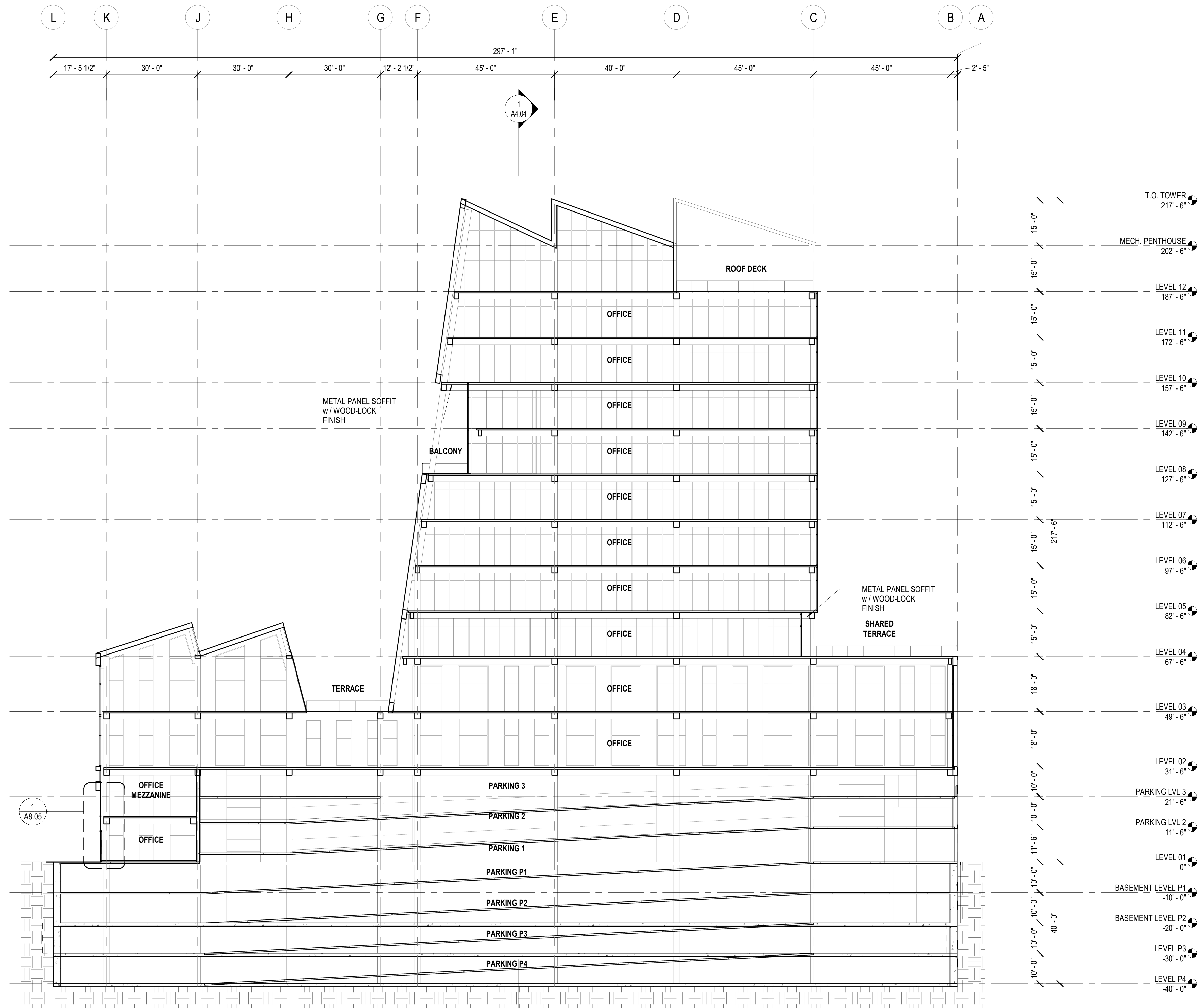
FILENAME [TYPE FILE NAME]

SECTIONS

DATE 2/25/2021 1:28:11 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A4.02



Section 3
1/16" = 1'-0" 1

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FILENAME [TYPE FILE NAME]

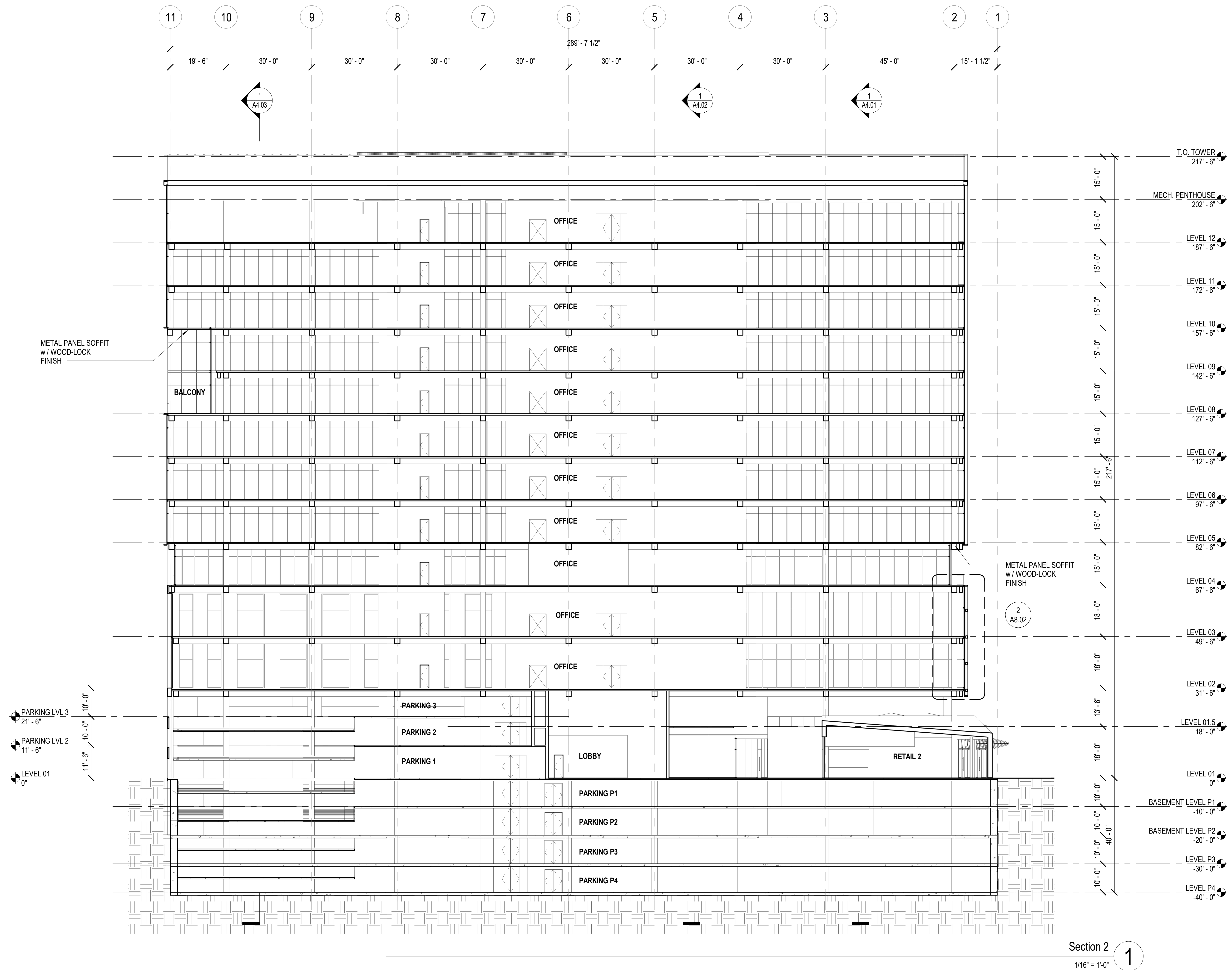
SECTIONS

DATE 2/25/2021 1:28:32 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A4.03

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Section 2
1/16" = 1'-0" 1

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FILENAME [TYPE FILE NAME]

SECTIONS

DATE 2/25/2021 1:29:19 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

PARKING

PARKING STALL COUNT: ~1,276
 PARKING EFFICIENCY: ~324 SF/STALL
 TOTAL SQUARE FOOTAGE : 661,800 SF
 LOT 1 DEVELOPMENT : 450,599 SF
 LOT 4 (FUTURE) : 211,201 SF
 REQUIRED PARKING : 1,324 STALLS
 (2 : 1,000SF = STATE ENTERPRISE ZONE - Z1 NO. 2129)
 PROVIDED PARKING : 1,324 STALLS
 AUTO PARKING STALLS : 1,276 STALLS
 (48 STALLS PROVIDED VIA BIKE SWAP)
 BICYCLE PARKING : 192 BIKE STALLS
 (4 BIKE = 1 AUTO - LAMC 12.21.4.)

AREAS - OUTDOOR

PRIVATE			
LEVEL 01.5	BALCONY	1,656 SF	
LEVEL 02	BALCONY	3,626 SF	
LEVEL 03	BALCONY	3,132 SF	
LEVEL 04	BALCONY	5,328 SF	
LEVEL 08	BALCONY	1,348 SF	
LEVEL 10	BALCONY	872 SF	
LEVEL 12	ROOF DECK	4,457 SF	
		20,418 SF	

SHARED			
Not Placed	GROUND PLANE	0 SF	
LEVEL 01	GROUND PLANE	43,938 SF	
LEVEL 01.5	ROOF DECK	1,119 SF	
LEVEL 04	ROOF DECK	9,524 SF	
		54,581 SF	
TOTAL AREA		74,999 SF	

AREAS - RETAIL, F&B

LEVEL 01	RETAIL	15,499 SF
TOTAL AREA		15,499 SF

AREAS - OFFICE ONLY

LEVEL 01	OFFICE	6,248 SF	LEVEL 07	OFFICE	32,333 SF
LEVEL 01.5	OFFICE	12,765 SF	LEVEL 08	OFFICE	30,398 SF
LEVEL 02	OFFICE	64,464 SF	LEVEL 09	OFFICE	29,973 SF
LEVEL 03	OFFICE	61,015 SF	LEVEL 10	OFFICE	29,667 SF
LEVEL 04	OFFICE	29,882 SF	LEVEL 11	OFFICE	29,198 SF
LEVEL 05	OFFICE	32,324 SF	LEVEL 12	OFFICE	24,899 SF
LEVEL 06	OFFICE	32,953 SF	TOTAL AREA		416,120 SF

AREAS - TOTAL

LEVEL 01	BOH	3,171 SF	LEVEL 03	BOH	169 SF	LEVEL 06	BOH	169 SF	LEVEL 09	BOH	169 SF	LEVEL 12	BOH	169 SF
LEVEL 01	OFFICE	6,248 SF	LEVEL 03	OFFICE	61,015 SF	LEVEL 06	OFFICE	32,953 SF	LEVEL 09	OFFICE	29,973 SF	LEVEL 12	OFFICE	24,899 SF
LEVEL 01	RESTROOM	741 SF	LEVEL 03	RESTROOM	1,521 SF	LEVEL 06	RESTROOM	862 SF	LEVEL 09	RESTROOM	862 SF	LEVEL 12	RESTROOM	862 SF
LEVEL 01	RETAIL	15,499 SF	LEVEL 03	RETAIL	62,704 SF	LEVEL 06	RETAIL	33,984 SF	LEVEL 09	RETAIL	31,004 SF	LEVEL 12	RETAIL	25,930 SF
LEVEL 01		25,660 SF	LEVEL 03		62,704 SF	LEVEL 06		33,984 SF	LEVEL 09		31,004 SF	LEVEL 12		25,930 SF

NOTE: AREAS CALCULATED ACCORDING TO LAMC SEC 12.03 FLOOR AREA DEFINITION:
 The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

RIOS

3101 W EXPOSITION PLACE
 LOS ANGELES, CA 90018
 PH: 323.785.1800
 FAX: 323.785.1801
 rios.com

PROJECT NO. **19384**

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AREA PLANS

DATE 1/31/2024 5:08:06 PM

SCALE 1/32" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A7.01

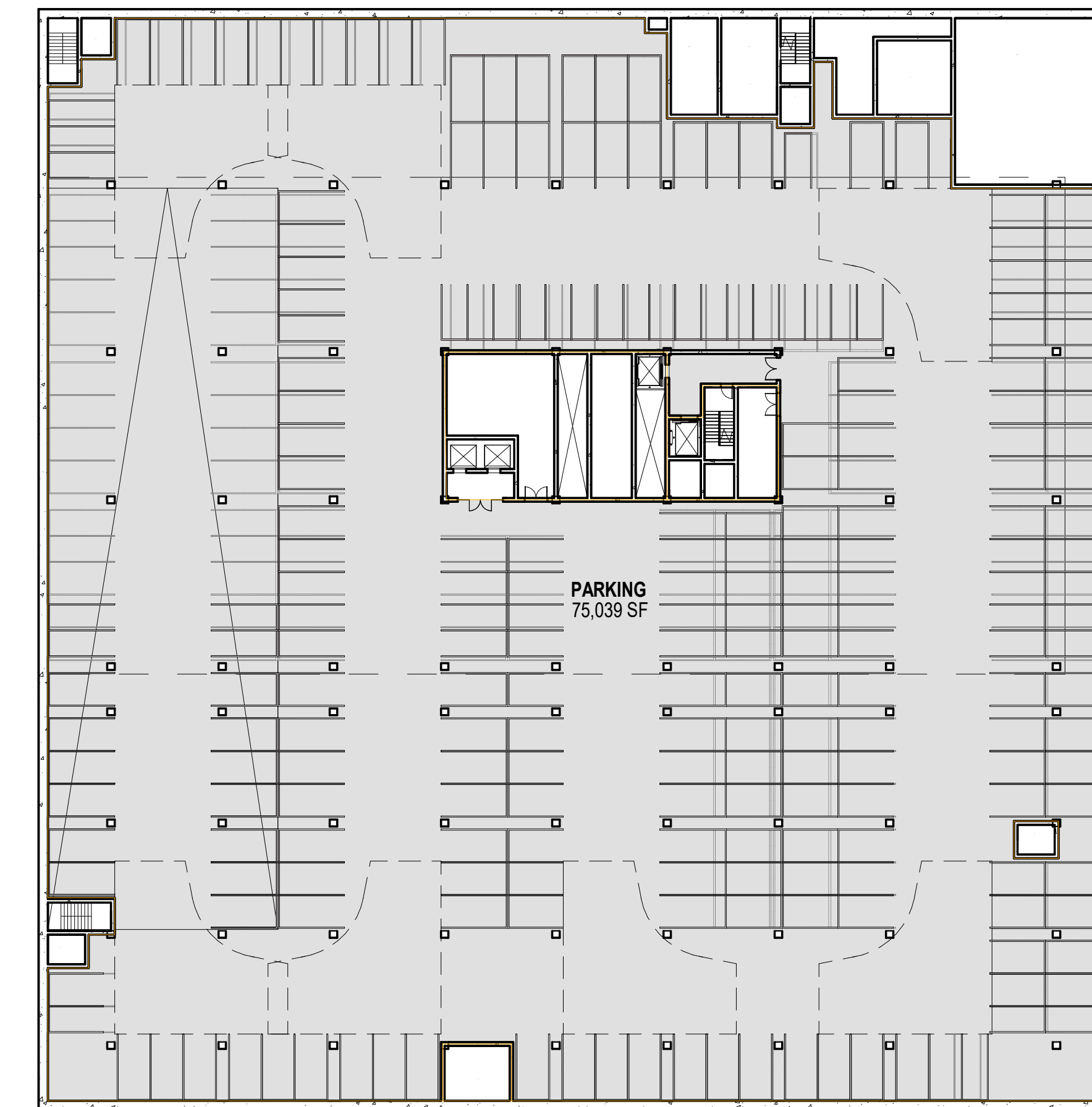
DESIGNED BY RIOS CLEMENTI HALE STUDIOS



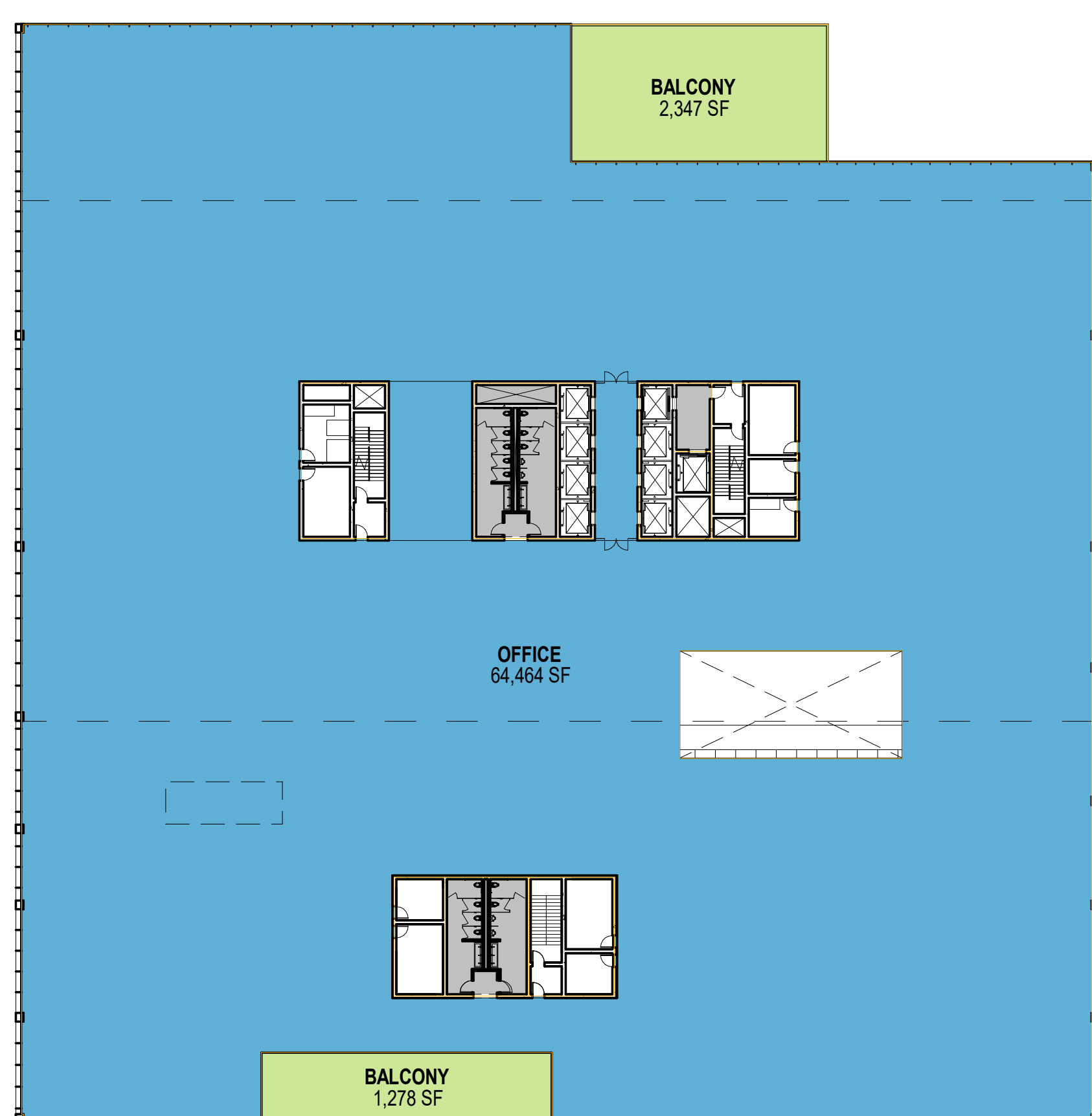
LEVEL 03
 1/32" = 1'-0" **6**



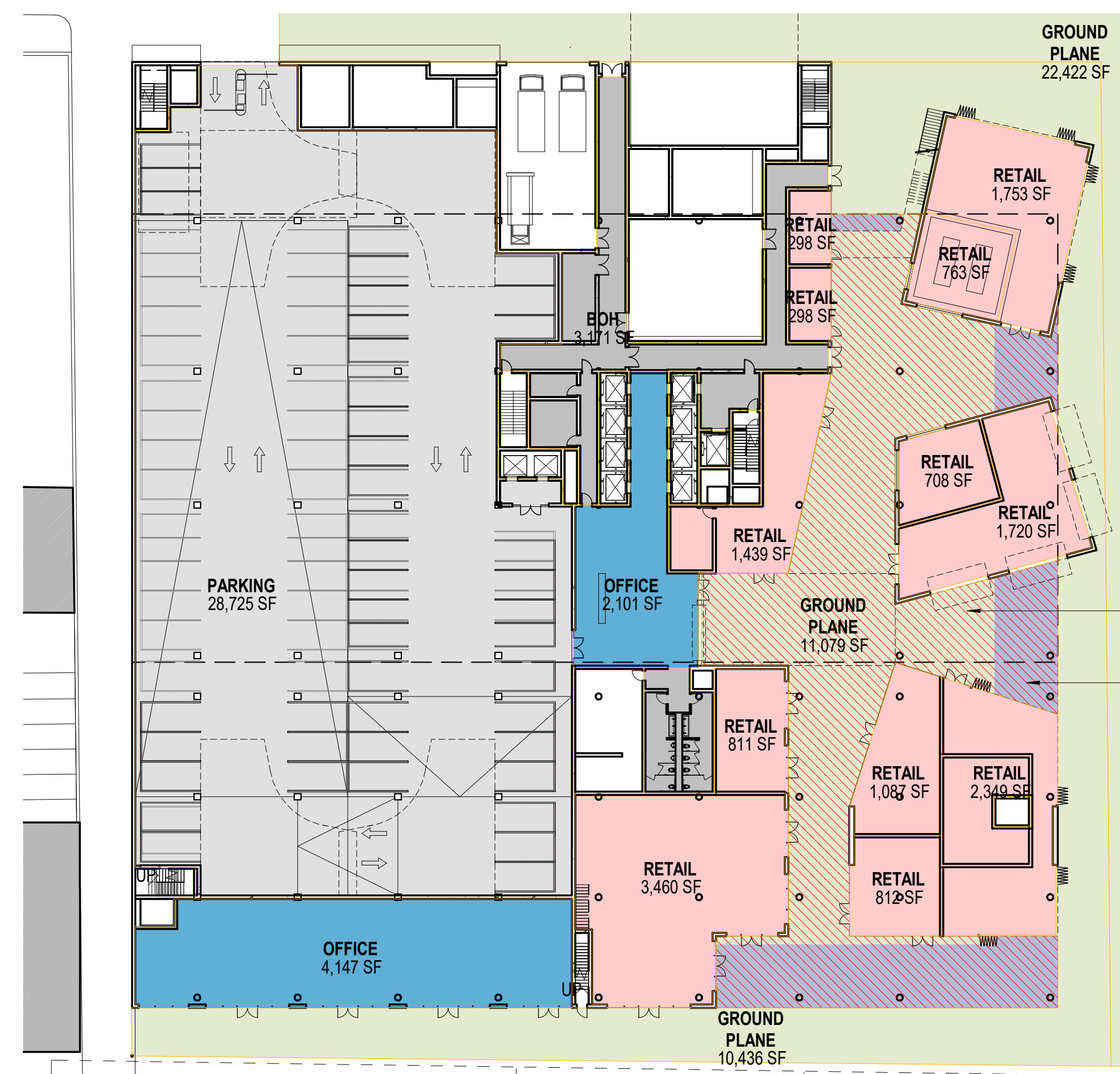
LEVEL 1.5 - MEZZANINE
 1/32" = 1'-0" **4**



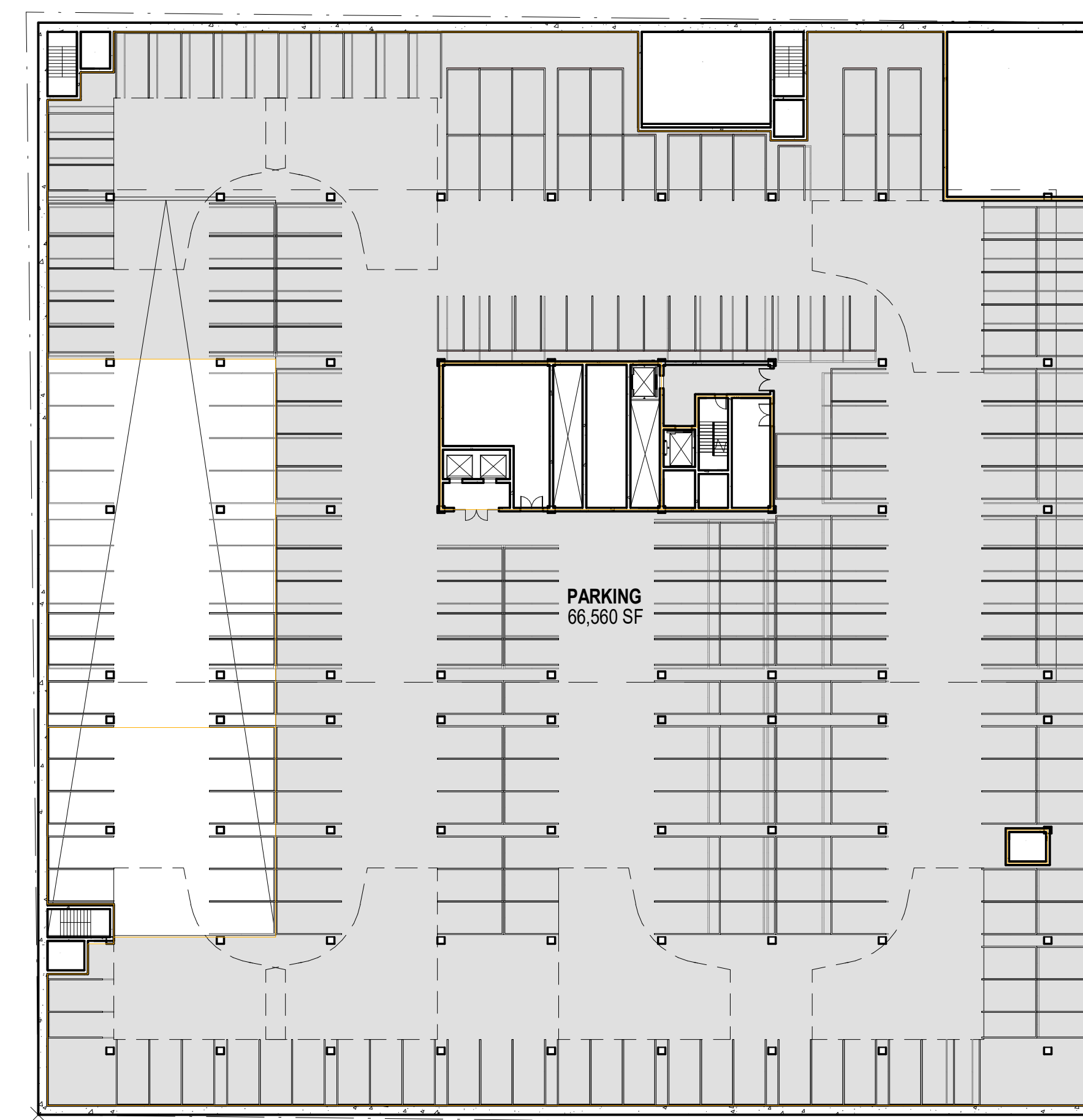
BASEMENT LEVEL P1
 1/32" = 1'-0" **2**



LEVEL 02
 1/32" = 1'-0" **5**



LEVEL 01
 1/32" = 1'-0" **3**



BASEMENT LEVEL P2, P3, P4
 1/32" = 1'-0" **1**

DASHED AREA IS COVERED: 11,079 SF
 BLUE AREA OF COVERED AREA COUNTS TOWARD OUTDOOR AREA (DTLA2040)*: 3,293 SF

PARKING

PARKING STALL COUNT: ~1,276
 PARKING EFFICIENCY: ~324 SF/STALL
 TOTAL SQUARE FOOTAGE : 661,800 SF
 LOT 1 DEVELOPMENT 450,599 SF
 LOT 4 (FUTURE) 211,201 SF
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 (48 STALLS PROVIDED VIA BIKE SWAP)
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AREAS - OUTDOOR

PRIVATE			
LEVEL 01.5	BALCONY	1,656 SF	
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LEVEL 12	ROOF DECK	4,457 SF	
		20,418 SF	
SHARED			
Not Placed	GROUND PLANE	0 SF	
LEVEL 01	GROUND PLANE	43,938 SF	
LEVEL 01.5	ROOF DECK	1,119 SF	
LEVEL 04	ROOF DECK	9,524 SF	
		54,581 SF	
TOTAL AREA		74,999 SF	

AREAS - RETAIL, F&B

LEVEL 01	RETAIL	15,499 SF
TOTAL AREA		15,499 SF

AREAS - OFFICE ONLY

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LEVEL 04	OFFICE	29,882 SF	LEVEL 11	OFFICE	29,198 SF
LEVEL 05	OFFICE	32,324 SF	LEVEL 12	OFFICE	24,899 SF
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AREAS - TOTAL

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LEVEL 01	OFFICE	6,248 SF	LEVEL 03	OFFICE	61,015 SF	LEVEL 06	OFFICE	32,953 SF	LEVEL 09	OFFICE	29,973 SF	LEVEL 12	OFFICE	24,899 SF
LEVEL 01	RESTROOM	741 SF	LEVEL 03	RESTROOM	1,521 SF	LEVEL 06	RESTROOM	862 SF	LEVEL 09	RESTROOM	862 SF	LEVEL 12	RESTROOM	862 SF
LEVEL 01	RETAIL	15,499 SF	LEVEL 03	RESTROOM	862 SF	LEVEL 06	RESTROOM	862 SF	LEVEL 09	RESTROOM	862 SF	LEVEL 12	RESTROOM	862 SF
LEVEL 01	RETAIL	15,499 SF	LEVEL 03	RESTROOM	862 SF	LEVEL 06	RESTROOM	862 SF	LEVEL 09	RESTROOM	862 SF	LEVEL 12	RESTROOM	862 SF
LEVEL 01		25,660 SF	LEVEL 04		30,913 SF	LEVEL 07		33,364 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF
LEVEL 01.5		2,409 SF	LEVEL 05		33,355 SF	LEVEL 08		31,429 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF
LEVEL 01.5		12,765 SF	LEVEL 05		33,355 SF	LEVEL 08		31,429 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF
LEVEL 01.5		15,174 SF	LEVEL 05		33,355 SF	LEVEL 08		31,429 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF
LEVEL 02		64,464 SF	LEVEL 05		33,355 SF	LEVEL 08		31,429 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF
LEVEL 03		61,015 SF	LEVEL 05		33,355 SF	LEVEL 08		31,429 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF
LEVEL 04		29,882 SF	LEVEL 05		33,355 SF	LEVEL 08		31,429 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF
LEVEL 05		32,324 SF	LEVEL 05		33,355 SF	LEVEL 08		31,429 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF
LEVEL 06		32,953 SF	LEVEL 05		33,355 SF	LEVEL 08		31,429 SF	LEVEL 10		30,698 SF	LEVEL 11		30,229 SF

NOTE: AREAS CALCULATED ACCORDING TO LAMC SEC 12.03 FLOOR AREA DEFINITION:
 The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.



3101 W EXPOSITION PLACE
 LOS ANGELES, CA 90018
 PH: 323.785.1800
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 rios.com

PROJECT NO. **19384**

CONUNIT
NOT FOR CONSTRUCTION

Violet Street Tower
 2045 E Violet Street
 Los Angeles, CA 90021

ISSUE 02.05.21 PLANNING SUBMITTAL

AREA PLANS

DATE 1/31/2024 5:08:12 PM

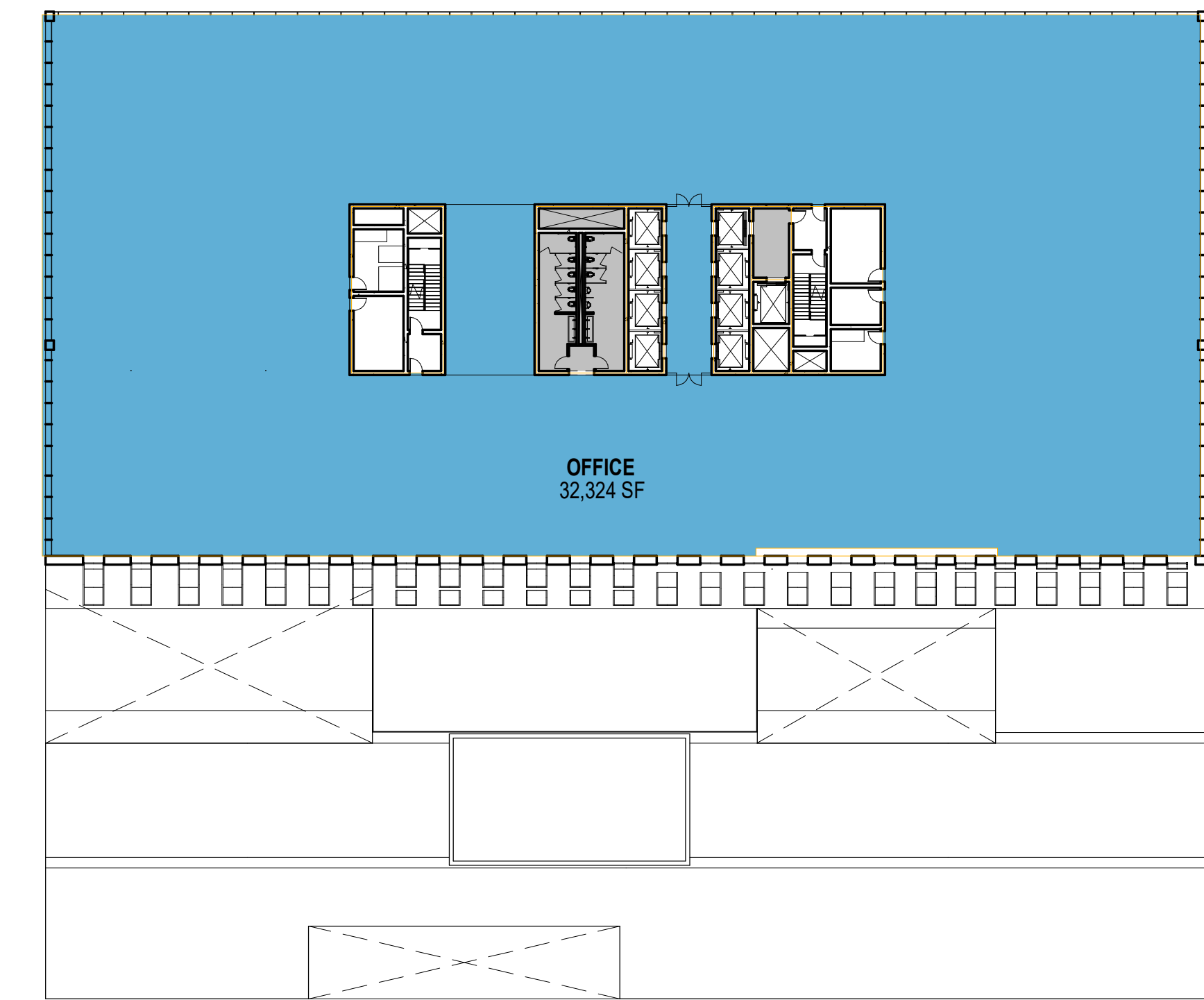
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A7.02

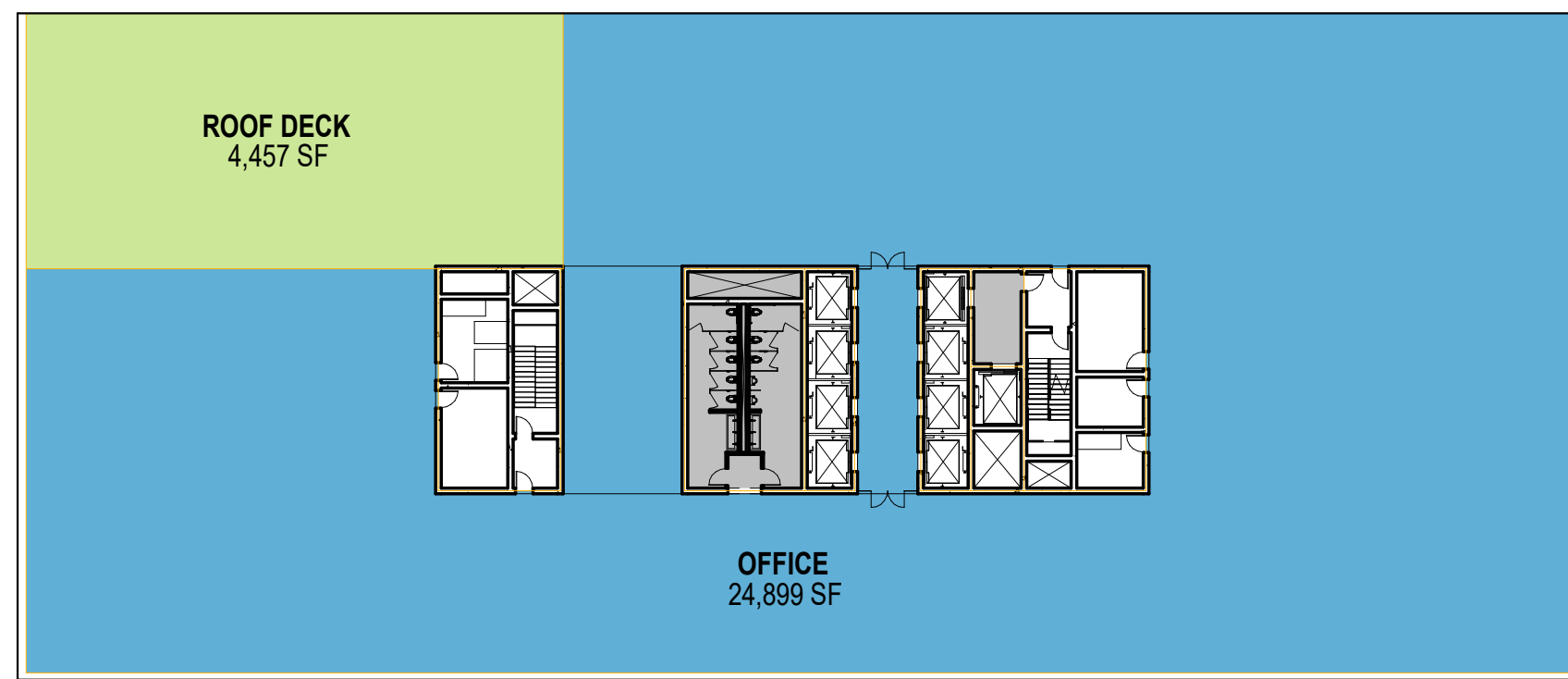
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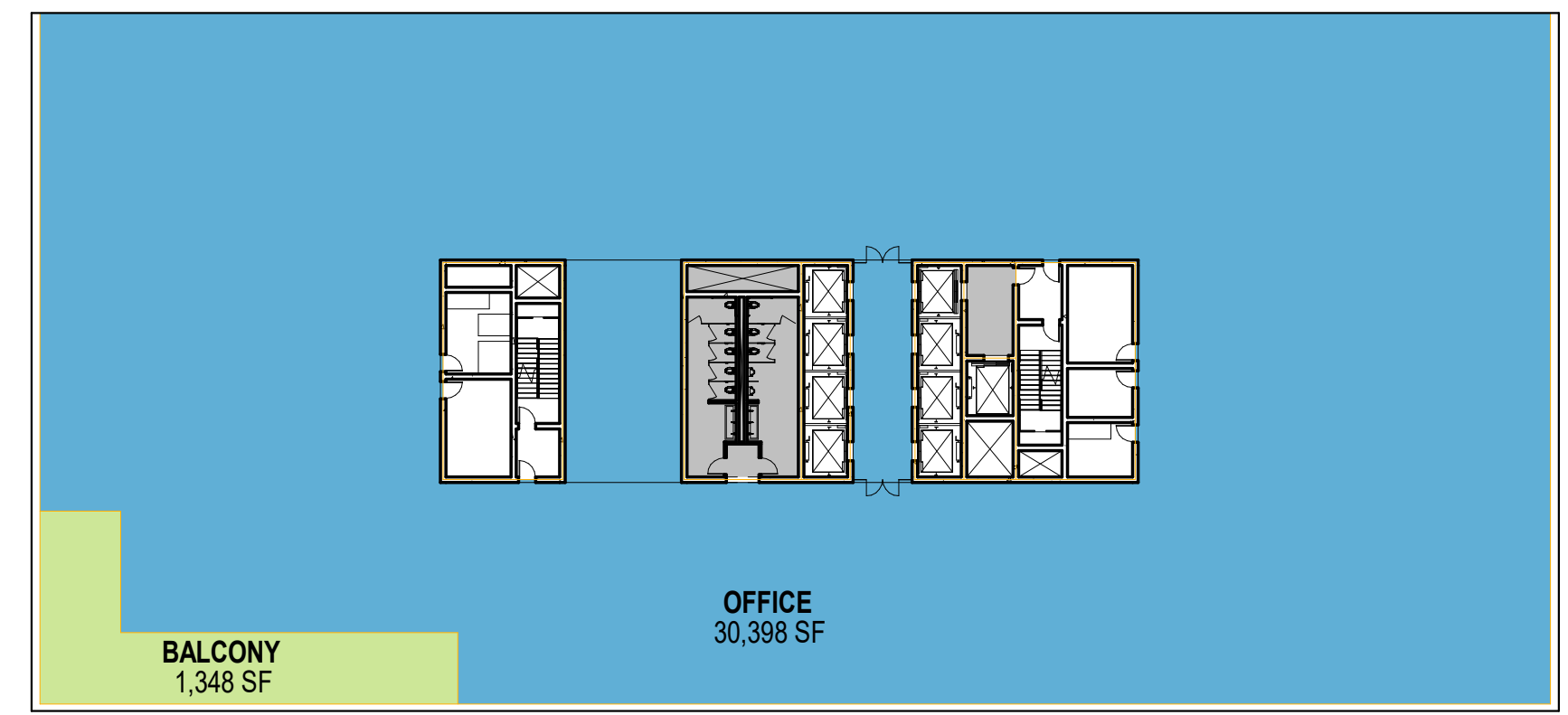
LEVEL 09
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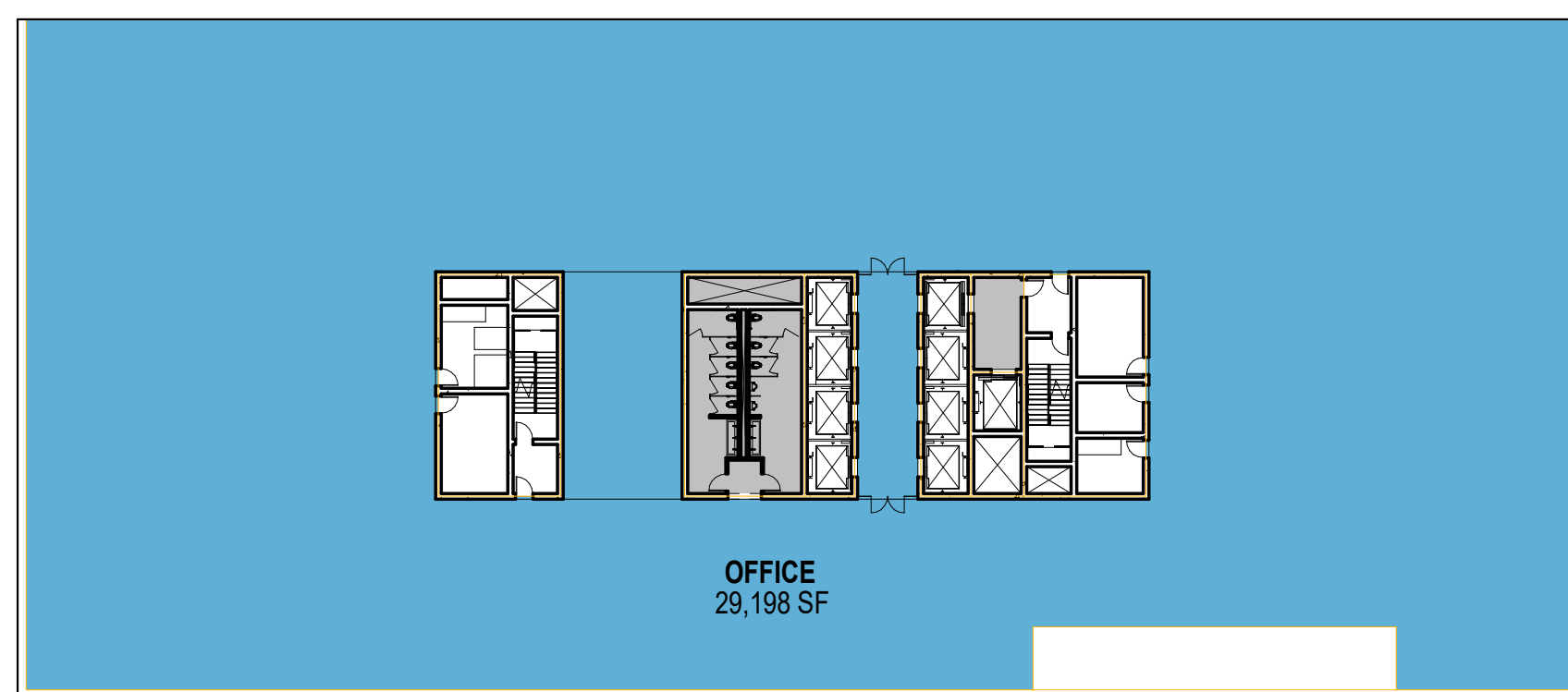
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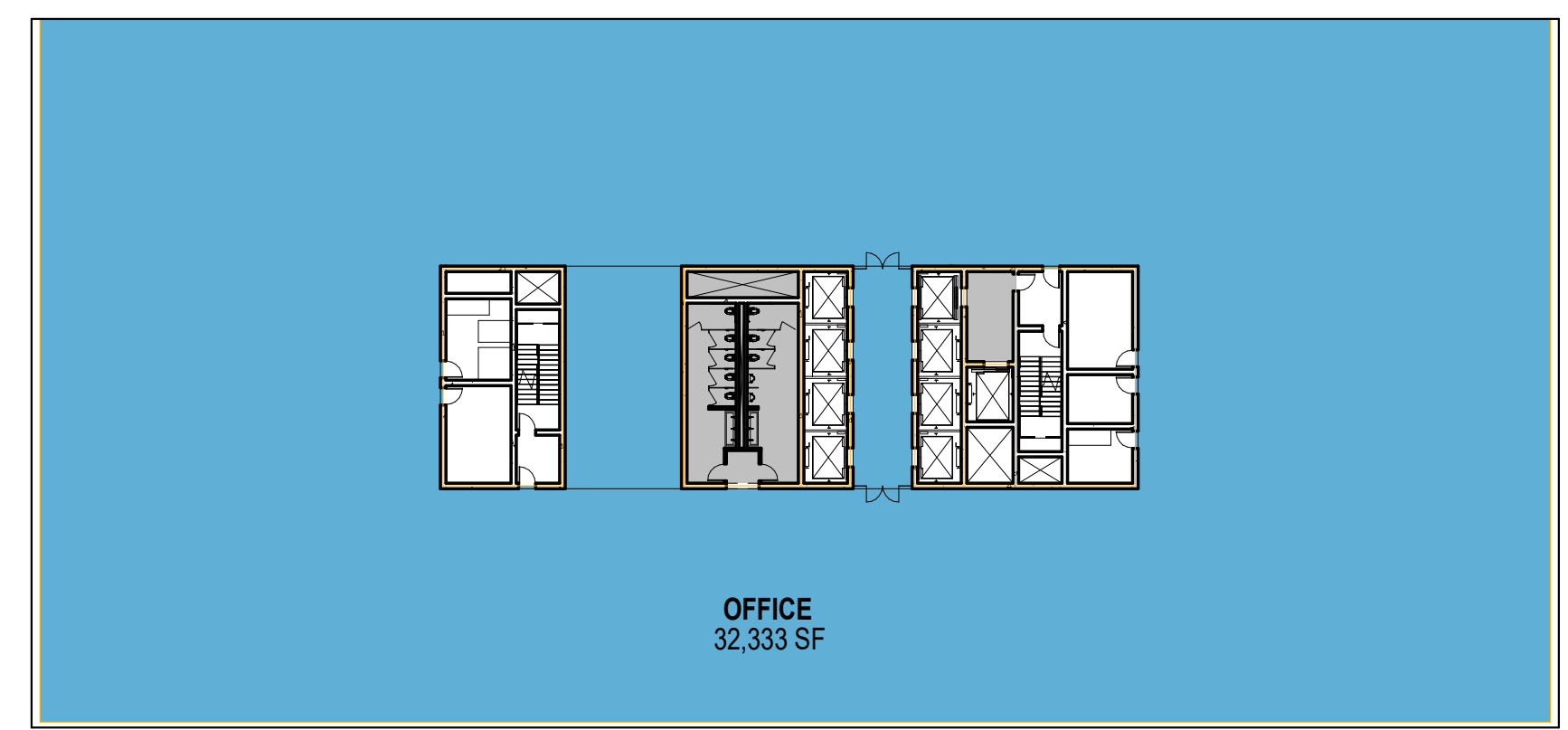
LEVEL 12
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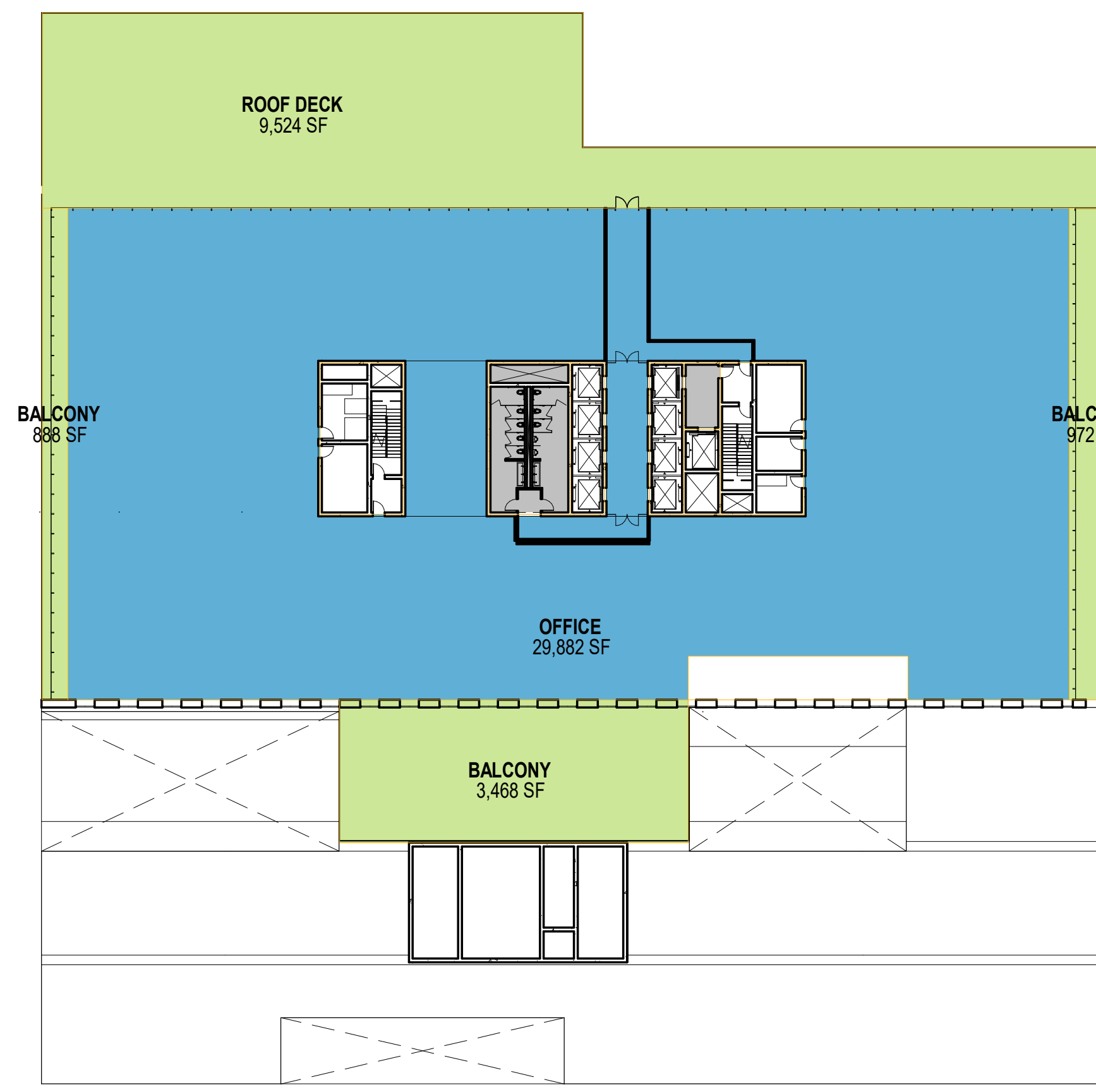
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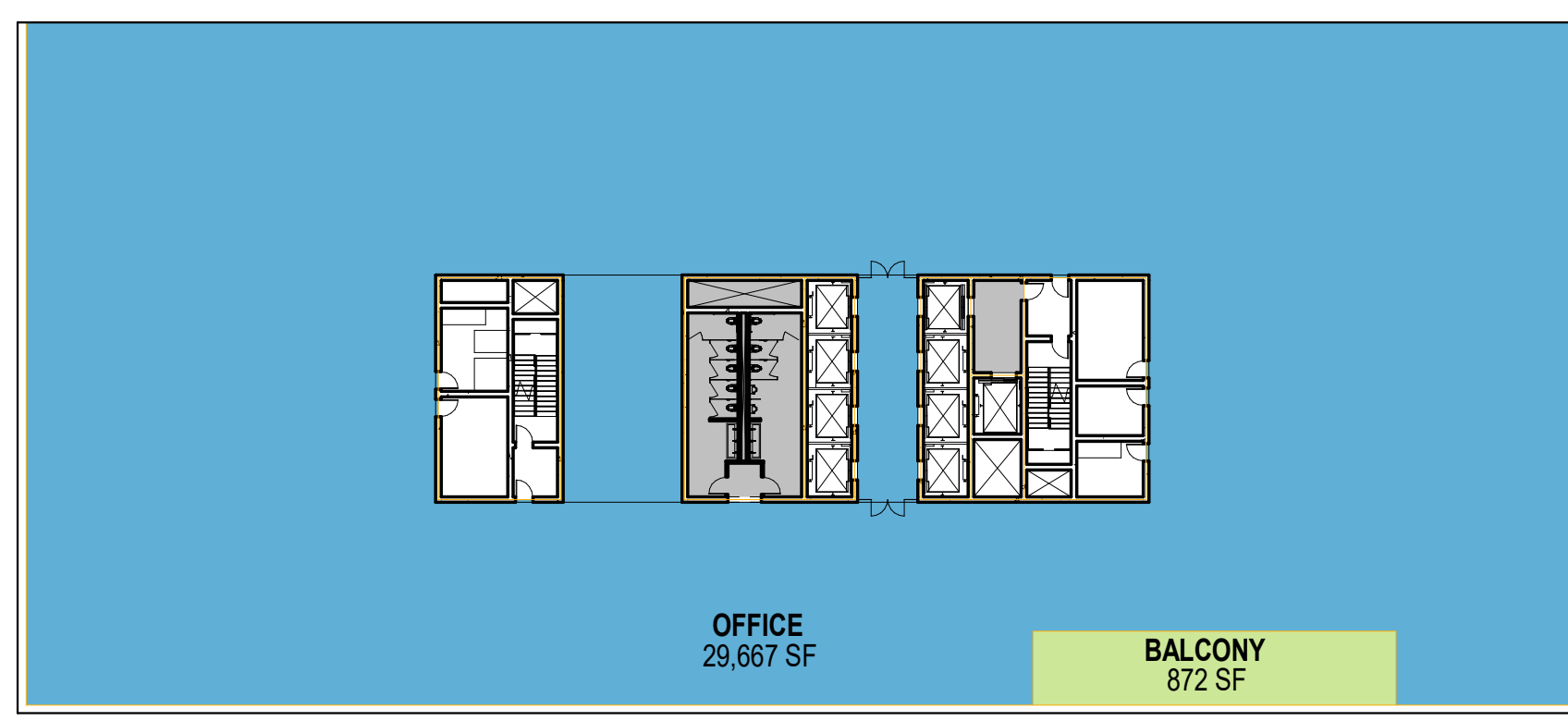
LEVEL 11
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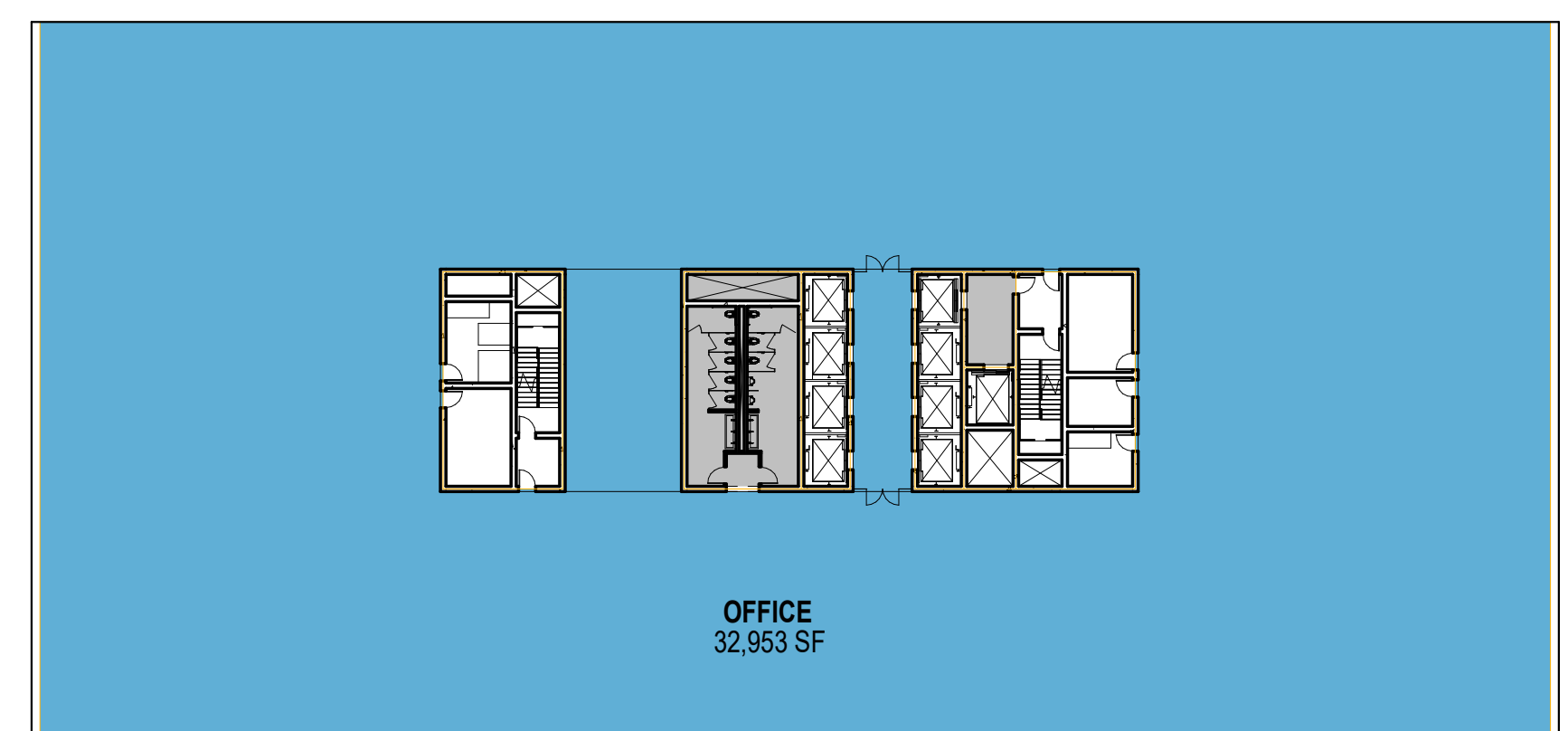
LEVEL 07
 1/32" = 1'-0" 4



LEVEL 04
 1/32" = 1'-0" 1



LEVEL 10
 1/32" = 1'-0" 7



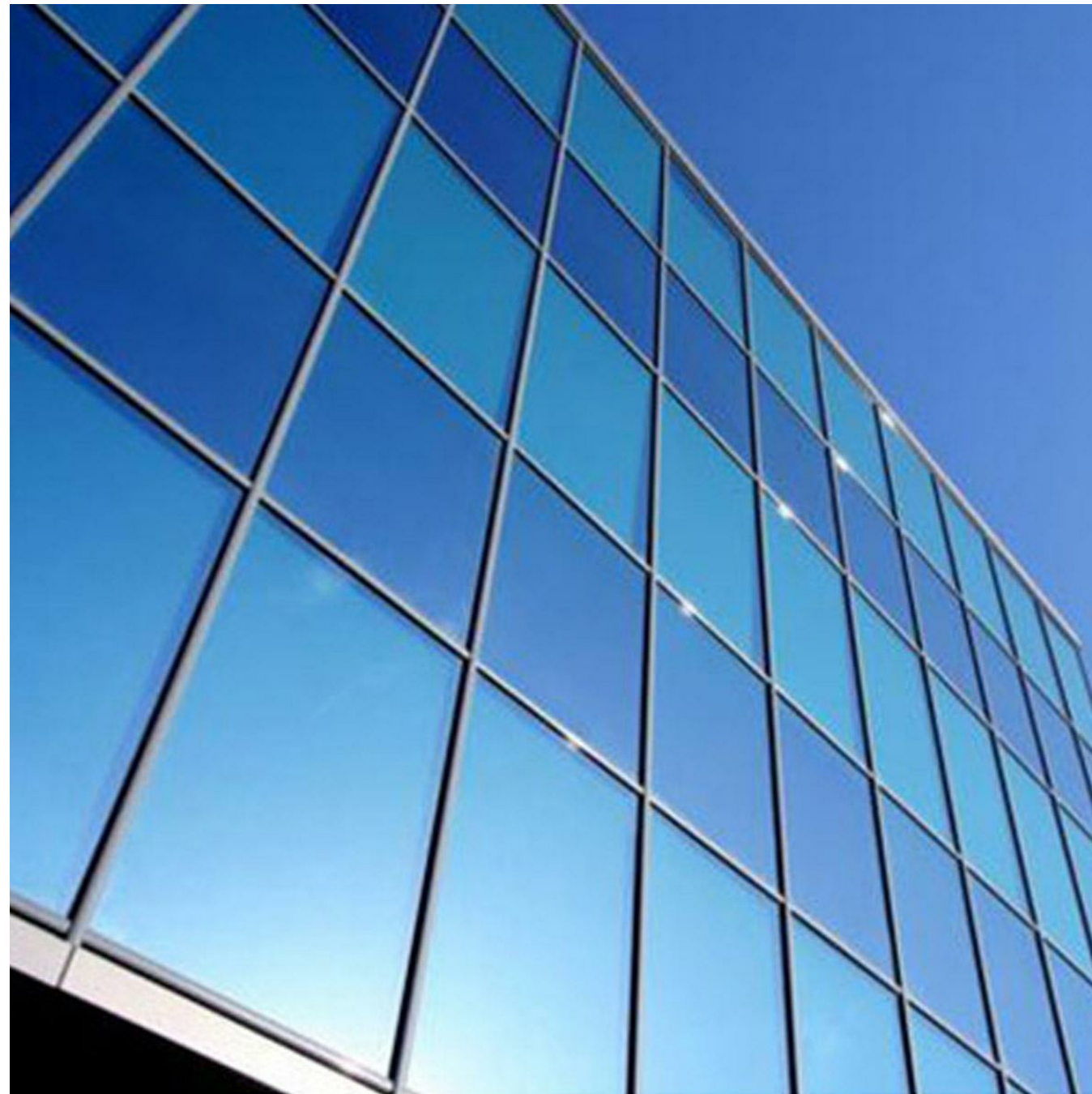
LEVEL 06
 1/32" = 1'-0" 3

Window / Storefront

Unitized Glass and Aluminum Curtain Wall with 12" Vertical Aluminum Louvers

Unitized Glass and GFRC Panel Window Wall System

Glass Storefront System



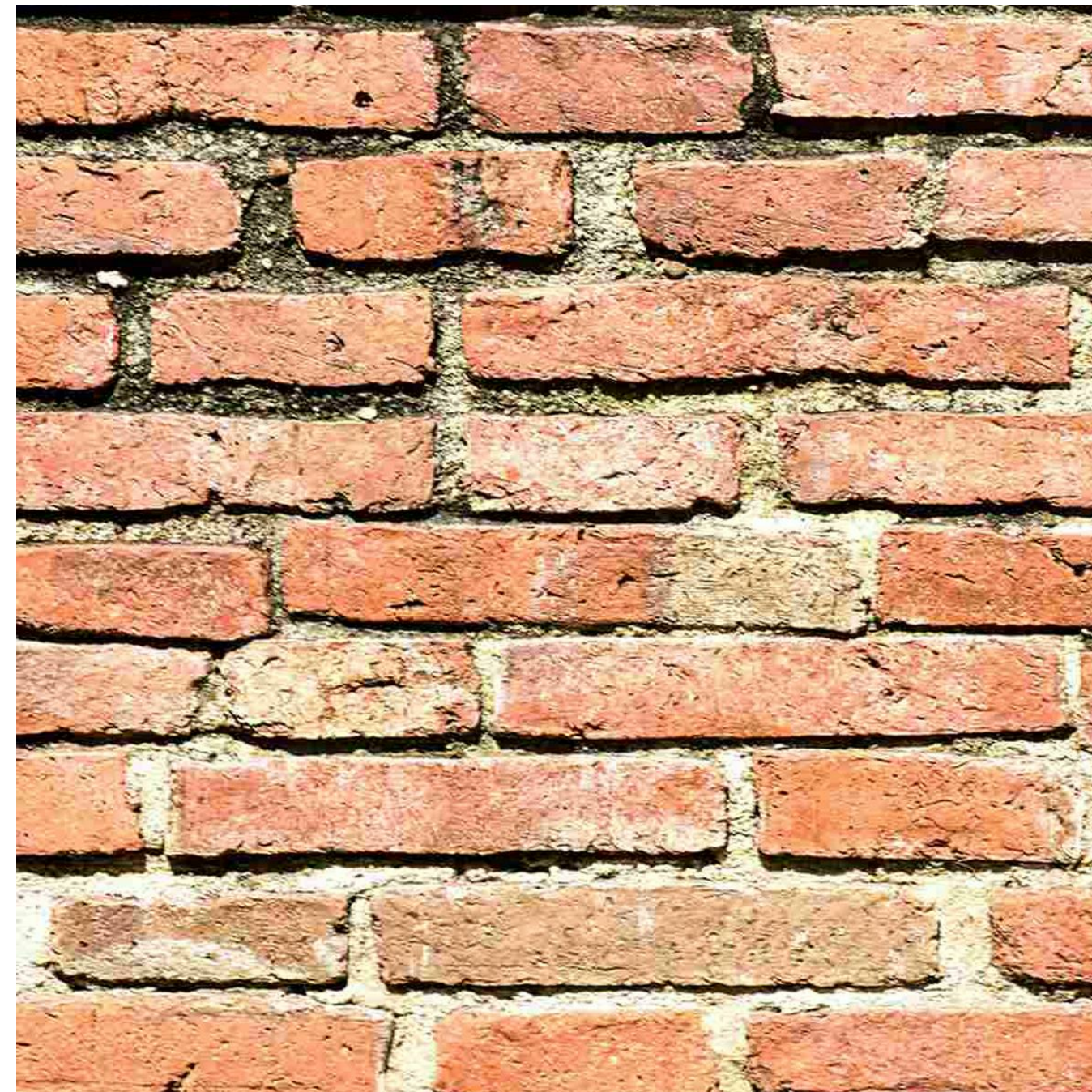
Retail Facade

Aluminum Metal Panel Rainscreen System with Concealed Fasteners



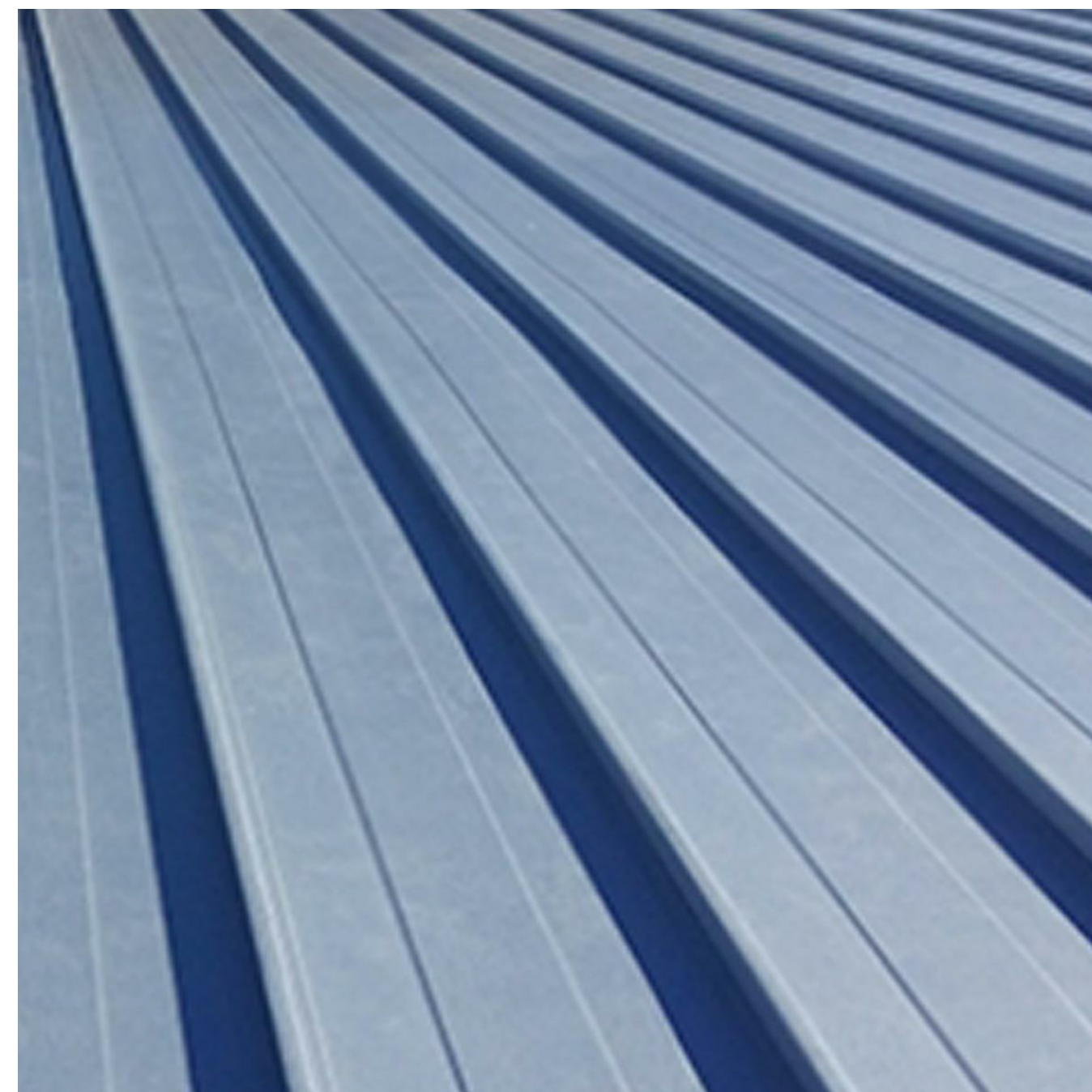
Retail Facade

Thin Brick Veneer Cladding



Roof

Standing Seam Metal Roof



Exterior Concrete Wall

Cast-in-Place Concrete with Form-liner



PVC Sheet - White



RIOS

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PROJECT **19384**

CONCLINT

**NOT FOR
CONSTRUCTION**

**Violet Street
Tower**

2045 E Violet Street
Los Angeles, CA 90021

REVISIONS

ISSUE **02.05.21 PLANNING SUBMITTAL**

FILENAME [TYPE FILE NAME]

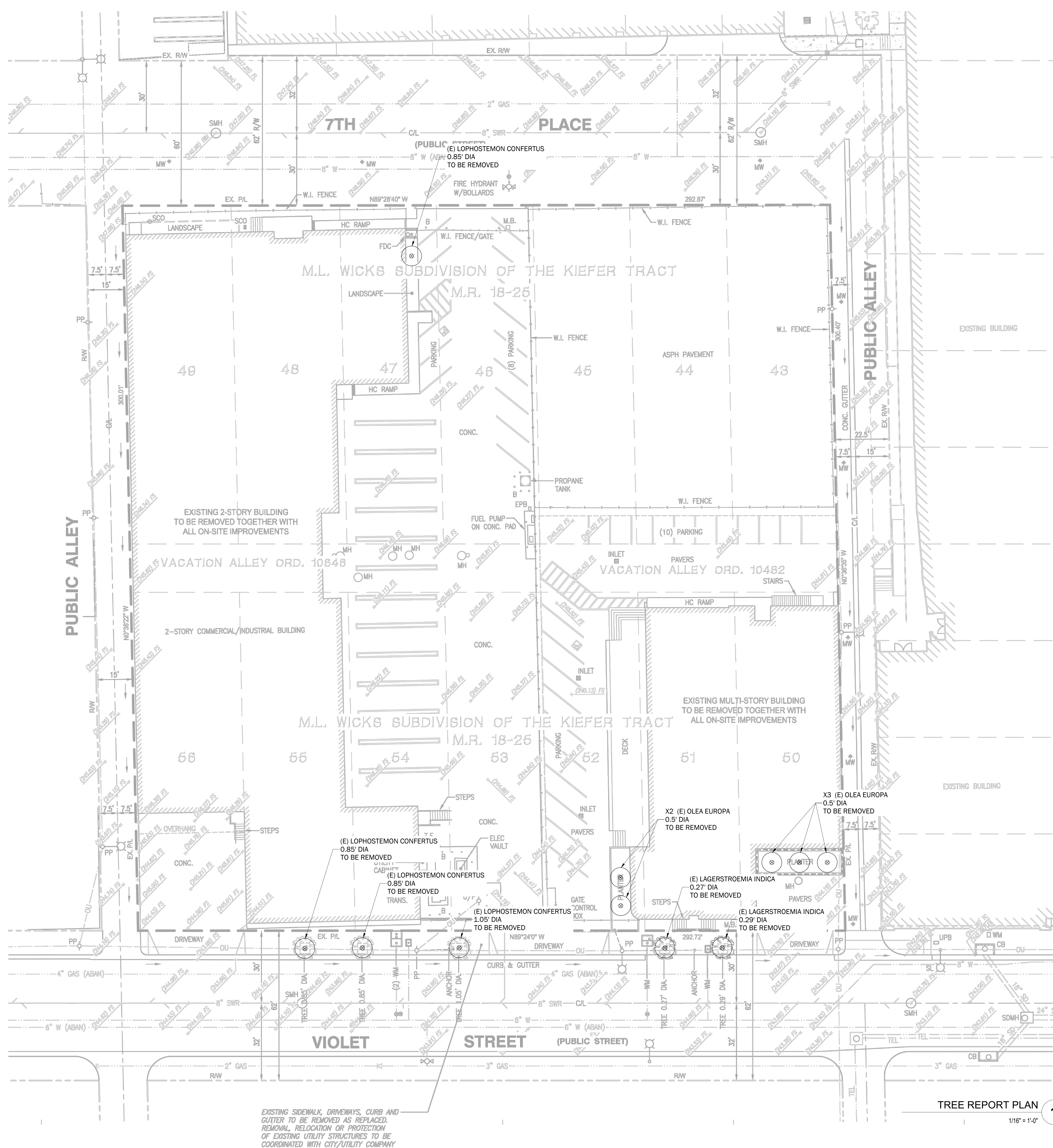
MATERIAL BOARD

DATE **2/24/2021 10:51:14 PM**

SCALE [WHEN PRINTED ON 30"x42" SHEET]

A10.01

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SITE ELEMENTS

- A** STREETScape - CITY STANDARD
- B** PASEO - CONCRETE UNIT PAVERS
- C** FLEXIBLE ALLEY - CONCRETE UNIT PAVERS
- D** DROP-OFF DRIVE
- E** GARAGE ENTRY DRIVE
- F** DECOMPOSED GRANITE OPEN SPACE
- G** WOOD DECK
- H** ROUGH-CUT TIMBER SEATING
- I** LOOSE TABLES AND CHAIRS
- J** WORK BAR
- K** POTTED PLANTS
- L** FOOD TRUCK PARKING
- M** 6' HT. SLIDING ENTRY GATE & FENCE
- N** RAISED STEEL PLANTER

PLANTING LIST

TREES

Botanical Name	Common Name	Container Size	QTY	WUCOLS (PF)
O Platanus racemosa	Western Sycamore	48" box	10	LOW
P Tipuana tipu	Tipu Tree	48" box	4	MEDIUM
Q Olea europaea	Olive Tree	60" box	3	LOW
R Arbutus marina	Strawberry Tree	36" box	6	LOW
S Quercus agrifolia	Coast Live Oak	60" box	1	LOW
T Acacia stenophylla	Acacia Tree	36" box	6	LOW
U Dracaena draco	Dragon Tree	36" box	3	LOW
V Lophostemon confertus	Brisbane Box	36" box	9	LOW

SHRUBS + GRASSES

Botanical Name	Common Name	Container Size	WUCOLS (PF)
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal	LOW
Agave attenuata 'Blue Flame'	Agave Blue Flame	5 gal	LOW
Verbena iliciana 'De la Mina'	Purple Cedros Island Verbena	5 gal	LOW
Eriogonum fasciculatum 'Dana Point'	Dana Point Buckwheat	5 gal	LOW
Leymus condensatus 'Canyon Prince'	Canyon Prince Giant Wild Rye	5 gal	LOW
Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	5 gal	MEDIUM
Muhlenbergia rigens	Deer Grass	5 gal	LOW
Philodendron xanadu	Philodendron xanadu	5 gal	MEDIUM
Yucca rostrata	Beaked Yucca	5 gal	LOW
Salvia aplanata	White Sage	5 gal	LOW
Carpenteria californica	Bush Anemone	5 gal	LOW

GROUNDCOVERS + VINES

Botanical Name	Common Name	Container Size	WUCOLS (PF)
Carex tumulicola	Foothill Sedge	1 gal	MEDIUM
Heuchera maxima	Island Alum Root	1 gal	LOW
Woodwardia fimbriata	Giant Chain Fern	1 gal	MEDIUM
Salvia 'Bees Bliss'	Bees Bliss Sage	1 gal	LOW
Baccharis pilularis 'Pinyon Point'	Dwarf Coyote Bush	5 gal	LOW
Ficus pumila	Creeping Fig	1 gal	MEDIUM
Trachelospermum jasminoides	Star Jasmine	1 gal	MEDIUM
Aristolochia californica	Dutchman's Pipe	1 gal	LOW

OVERALL SITE PROPOSED TREES

Proposed Trees -	QTY
Proposed Trees - Ground Level	42
Proposed Trees - Level 02	4
Proposed Trees - Level 03	3
Proposed Trees - Level 04	8
Proposed Trees - Level 08	1
Proposed Trees - Level 10	1
Proposed Trees - Level 12	4
Street Trees	6
Total Proposed Trees	69

LANDSCAPE TREE REQUIREMENT

Trees Removed from Site	QTY
Trees Removed from Site	6
2:1 Tree Replacement in Kind	12
Total Trees Required	12

Existing site contains no Protected Trees as defined by LAMC17.02.



RIOS

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PROJECT ID **19384**

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ISSUE 7.17.2020 CONCEPT PRICING

FILENAME (Type File Name)

SITE PLAN - LEVEL 01

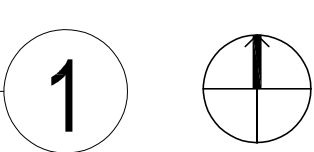
DATE February 21, 2024

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

L1.01
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LANDSCAPE PLAN - LEVEL 01

1/16" = 1'-0"



SITE ELEMENTS

- A** LOOSE TABLES AND CHAIRS
- B** RAISED STEEL PLANTER
- C** WOOD SEATING
- D** WORK BAR
- E** PLANTER POT
- F** PEDESTAL PAVERS

PLANTING LIST

TREES			
Botanical Name	Common Name	Container Size	QTY
A Arbutus marina	Strawberry Tree	36" box	3
P Olea europaea	Olive Tree	60" box	1

SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachycereus marginatus	Mexican Fencepost Cactus	5 gal
Verbena illicina 'De la Mina'	Purple Cedros Island Verbena	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahioopsis laciniata	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
Bouteloua gracilis 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
Achillea millefolium	Yarrow	1 gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
Dianella caerulea 'Cassa Blue'	Native Flax Plant	1 gal
Senecio serpens	Blue Chalk Sticks	1 gal
Ficus pumila	Creeping Fig	1 gal
Stephanotis floribunda	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 02 **1**
1/16" = 1'-0"

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Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

REVISIONS

SERIES 7.17.2020 CONCEPT PRICING

REVISIONS [Type File Name]

SITE PLAN - LEVEL 02

DATE June 15, 2021

SCALE (WHEN PRINTED ON 30"X42" SHEET)

L1.02

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Violet Street Tower

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7.17.2020 CONCEPT PRICING

[Type File Name]

SITE PLAN - LEVEL 03

September 14, 2021

SCALE (WHEN PRINTED ON 30"x42" SHEET)

L1.03

SITE ELEMENTS

- A** LOOSE TABLES AND CHAIRS
- B** RAISED STEEL PLANTER
- C** WOOD SEATING
- D** OUTDOOR WORK/LOUNGE ROOM
- E** WOOD DECKING PAVING
- F** PEDESTAL PAVERS

PLANTING LIST

TREES			
Botanical Name	Common Name	Container Size	QTY
O Arbutus marina	Strawberry Tree	36" box	1
P Lagerstroemia 'Natchez'	Crape myrtle	36" box	2

SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachycereus marginatus	Mexican Fencepost Cactus	5 gal
Verbena illicina 'De la Mina'	Purple Cedros Island Verbena	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahiopsis laciniata	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

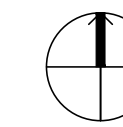
GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
Bouteloua gracilis 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
Achillea millefolium	Yarrow	1 gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
Dianella caerulea 'Cassa Blue'	Native Flax Plant	1 gal
Senecio serpens	Blue Chalk Sticks	1 gal
Ficus pumila	Creeping Fig	1 gal
Stephanotis floribunda	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 03

1/16" = 1'-0"

1



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Violet Street Tower

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Los Angeles, CA 90021

REVISIONS 7.17.2020 CONCEPT PRICING

REVISIONS [Type File Name]

REVISIONS SITE PLAN -
LEVEL 04

DATE June 15, 2021

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"X42" SHEET)

L1.04

SITE ELEMENTS

- A** LOOSE TABLES AND CHAIRS
- B** RAISED STEEL PLANTER
- C** WOOD SEATING
- D** OUTDOOR WORK/LOUNGE ROOM
- E** PEDESTAL PAVERS
- F** PLANTER POT
- G** FLEXIBLE LAWN

PLANTING LIST

TREES			
Botanical Name	Common Name	Container Size	QTY
O <i>Olea europaea</i>	Olive Tree	60" box	3
P <i>Acacia stenophylla</i>	Acacia Tree	36" box	3
Q <i>Acacia covenyi</i>	Blue Bush Wattle	36" box	0
R <i>Lagostroemia 'Natchez'</i>	Crape myrtle	36" box	2

SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
<i>Zamia furfuracea</i>	Cardboard Palm	5 gal
<i>Pachycereus marginatus</i>	Mexican Fencepost Cactus	5 gal
<i>Verbena illicina 'De la Mina'</i>	Purple Cedros Island Verbena	5 gal
<i>Agave attenuata</i>	Century Plant	5 gal
<i>Lomandra longifolia</i>	Spiny-Head Mat-Rush	5 gal
<i>Bahioopsis laciniata</i>	San Diego County Sunflower	5 gal
<i>Muhlenbergia rigens</i>	Deer Grass	5 gal
<i>Acacia cognata 'Cousin Itt'</i>	Cousin Itt Acacia	5 gal
<i>Salvia clevelandii 'Winifred Gilman'</i>	Cleveland Sage	5 gal
<i>Westringia fruticosa</i>	Coastal Rosemary	5 gal

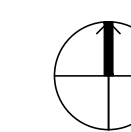
GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blue Gama Grass 'Blonde Ambition'	1 gal
<i>Achillea millefolium</i>	Yarrow	1 gal
<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary	5 gal
<i>Dianella caerulea 'Cassa Blue'</i>	Native Flax Plant	1 gal
<i>Senecio serpens</i>	Blue Chalk Sticks	1 gal
<i>Ficus pumila</i>	Creeping Fig	1 gal
<i>Stephanotis floribunda</i>	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 04

1/16" = 1'-0"

1



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Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

7.17.2020 CONCEPT PRICING

[Type File Name]

SITE PLAN - LEVEL 08

DATE June 15, 2021

SCALE (WHEN PRINTED ON 30"x42" SHEET)

L1.05

SITE ELEMENTS

- A** LOOSE TABLES AND CHAIRS
- B** RAISED STEEL PLANTER
- C** WOOD SEATING
- D** PEDESTAL PAVER

PLANTING LIST

TREES

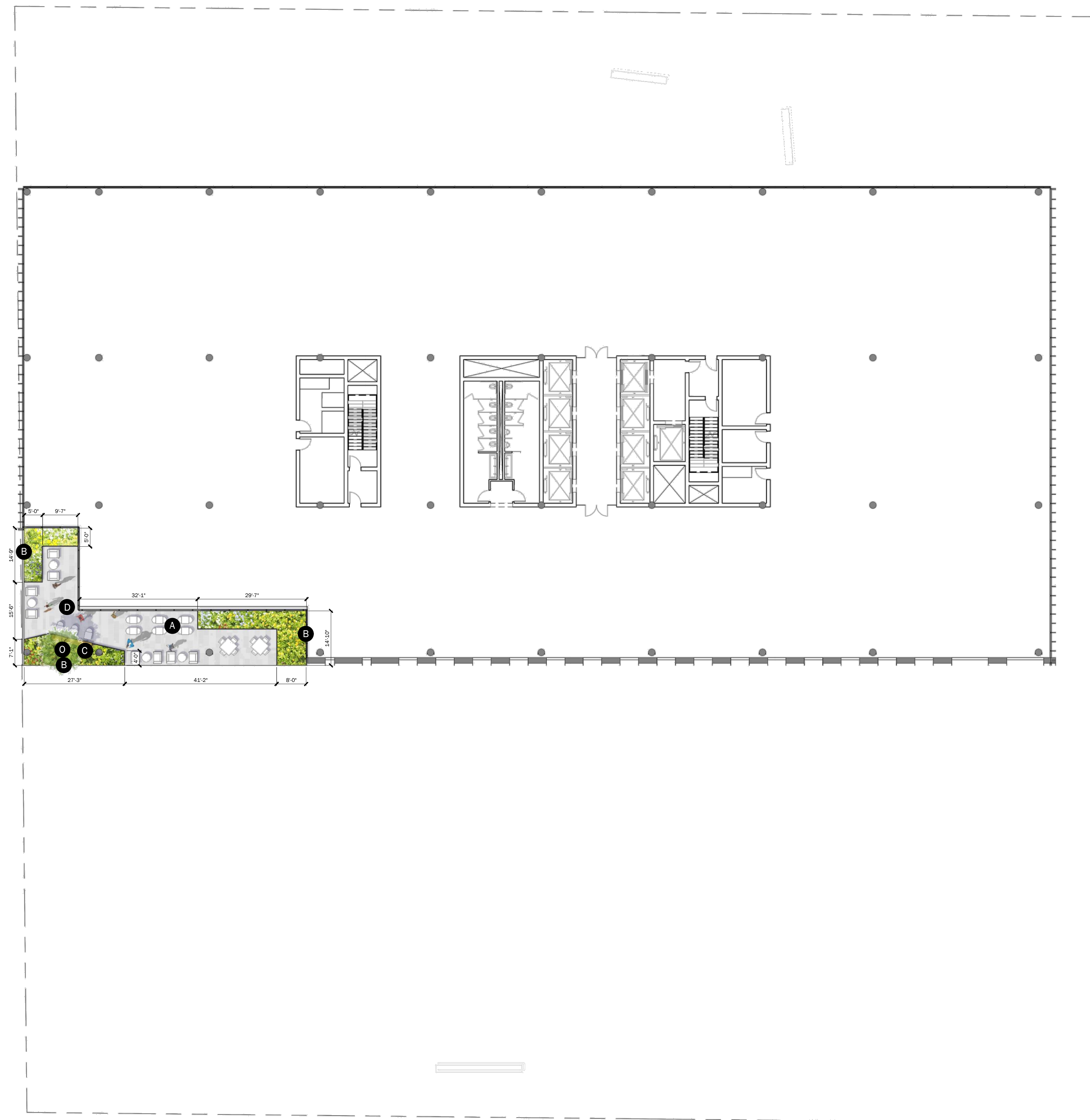
Botanical Name	Common Name	Container Size	QTY
Arbutus marina	Strawberry Tree	36" box	1

SHRUBS + GRASSES

Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachycereus marginatus	Mexican Fencepost Cactus	5 gal
Verbena lilacina 'De la Mina'	Purple Cedros Island Verbena	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahiopsis laciniata	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Wimfred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

GROUNDCOVERS + VINES

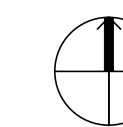
Botanical Name	Common Name	Container Size
Bouteloua gracilis 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
Achillea millefolium	Yarrow	1 gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
Dianella caerulea 'Cassa Blue'	Native Flax Plant	1 gal
Senecio serpens	Blue Chalk Sticks	1 gal
Ficus pumila	Creeping Fig	1 gal
Stephanotis floribunda	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 08

1/16" = 1'-0"

1



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 CONSTRUCTION**

**Violet Street
 Tower**

2045 E Violet Street
 Los Angeles, CA 90021

7.17.2020 CONCEPT PRICING

[Type File Name]

**SITE PLAN -
 LEVEL 10**

DATE June 15, 2021

SCALE (WHEN PRINTED ON 30"X42" SHEET)

L1.06

- SITE ELEMENTS**
- A** LOOSE TABLES AND CHAIRS
 - B** RAISED STEEL PLANTER
 - C** WOOD SEATING
 - D** PEDESTAL PAVER

PLANTING LIST

TREES

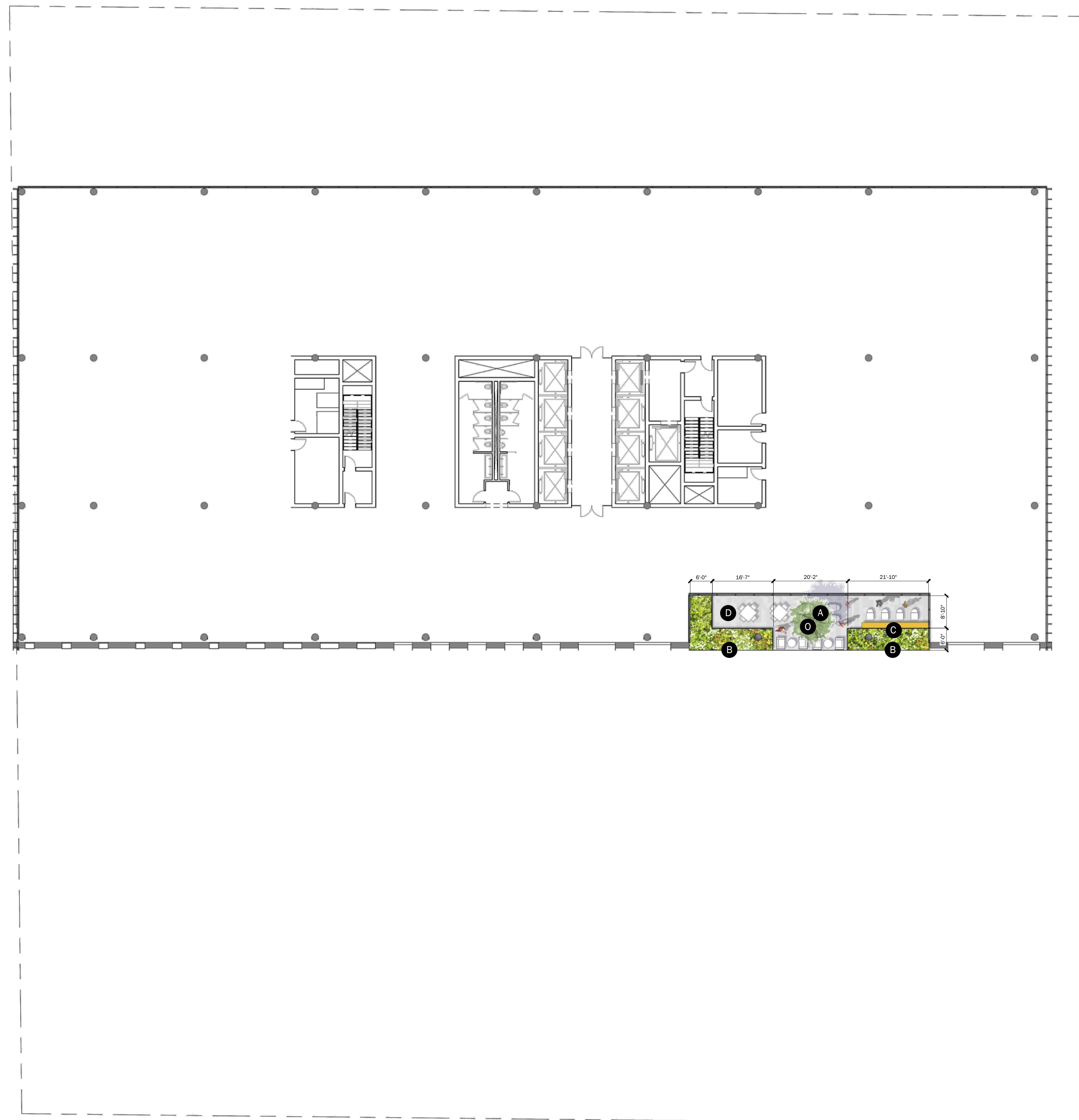
Botanical Name	Common Name	Container Size	QTY
O <i>Arbutus marina</i>	Strawberry Tree	36" box	1

SHRUBS + GRASSES

Botanical Name	Common Name	Container Size
<i>Zamia furfuracea</i>	Cardboard Palm	5 gal
<i>Pachycereus marginatus</i>	Mexican Fencepost Cactus	5 gal
<i>Verbena lilacina</i> 'De la Mina'	Purple Cedros Island Verbena	5 gal
<i>Agave attenuata</i>	Century Plant	5 gal
<i>Lomandra longifolia</i>	Spiny-Head Mat-Rush	5 gal
<i>Bahiopsis laciniata</i>	San Diego County Sunflower	5 gal
<i>Muhlenbergia rigens</i>	Deer Grass	5 gal
<i>Acacia cognata</i> 'Cousin Itt'	Cousin Itt Acacia	5 gal
<i>Salvia clevelandii</i> 'Winifred Gilman'	Cleveland Sage	5 gal
<i>Westringia fruticosa</i>	Coastal Rosemary	5 gal

GROUNDCOVERS + VINES

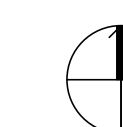
Botanical Name	Common Name	Container Size
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
<i>Achillea millefolium</i>	Yarrow	1 gal
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
<i>Dianella caerulea</i> 'Cassa Blue'	Native Flax Plant	1 gal
<i>Senecio serpens</i>	Blue Chalk Sticks	1 gal
<i>Ficus pumila</i>	Creeping Fig	1 gal
<i>Stephanotis floribunda</i>	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 10

1/16" = 1'-0"

1



**NOT FOR
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Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

7.17.2020 CONCEPT PRICING

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**SITE PLAN -
LEVEL 12**

DATE June 15, 2021

SCALE (WHEN PRINTED ON 30"X42" SHEET)

L1.07

SITE ELEMENTS

- A** LOOSE TABLES AND CHAIRS
- B** RAISED STEEL PLANTER
- C** WOOD SEATING
- D** PEDESTAL PAVER
- E** FLEXIBLE LAWN
- F** ROOF BAR
- G** OUTDOOR WORK/LOUNGE ROOM

PLANTING LIST

TREES

Botanical Name	Common Name	Container Size	QTY
O <i>Arbutus marina</i>	Strawberry Tree	36" box	1
P <i>Lagestroemia 'Natchez'</i>	Crape myrtle	36" box	2
Q <i>Geijera parviflora</i>	Wilga Tree	48" box	1

SHRUBS + GRASSES

Botanical Name	Common Name	Container Size
<i>Zamia furfuracea</i>	Cardboard Palm	5 gal
<i>Pachycereus marginatus</i>	Mexican Fencepost Cactus	5 gal
<i>Verbena illicina 'De la Mina'</i>	Purple Cedros Island Verbena	5 gal
<i>Agave attenuata</i>	Century Plant	5 gal
<i>Lomandra longifolia</i>	Spiny-Head Mat-Rush	5 gal
<i>Bahiopsis laciniata</i>	San Diego County Sunflower	5 gal
<i>Muhlenbergia rigens</i>	Deer Grass	5 gal
<i>Acacia cognata 'Cousin Itt'</i>	Cousin Itt Acacia	5 gal
<i>Salvia clevelandii 'Winifred Gilman'</i>	Cleveland Sage	5 gal
<i>Westringia fruticosa</i>	Coastal Rosemary	5 gal

GROUNDCOVERS + VINES

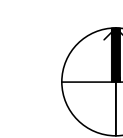
Botanical Name	Common Name	Container Size
<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blue Gama Grass 'Blonde Ambition'	1 gal
<i>Achillea millefolium</i>	Yarrow	1 gal
<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary	5 gal
<i>Dianella caerulea 'Cassa Blue'</i>	Native Flax Plant	1 gal
<i>Senecio serpens</i>	Blue Chalk Sticks	1 gal
<i>Ficus pumila</i>	Creeping Fig	1 gal
<i>Stephanotis floribunda</i>	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 12

1/16" = 1'-0"

1



Driveway & Walking Paths

Concrete Pavers



Concrete Pavers



Concrete Pavers



Hardscape

Decomposed Granite



Crushed Stone

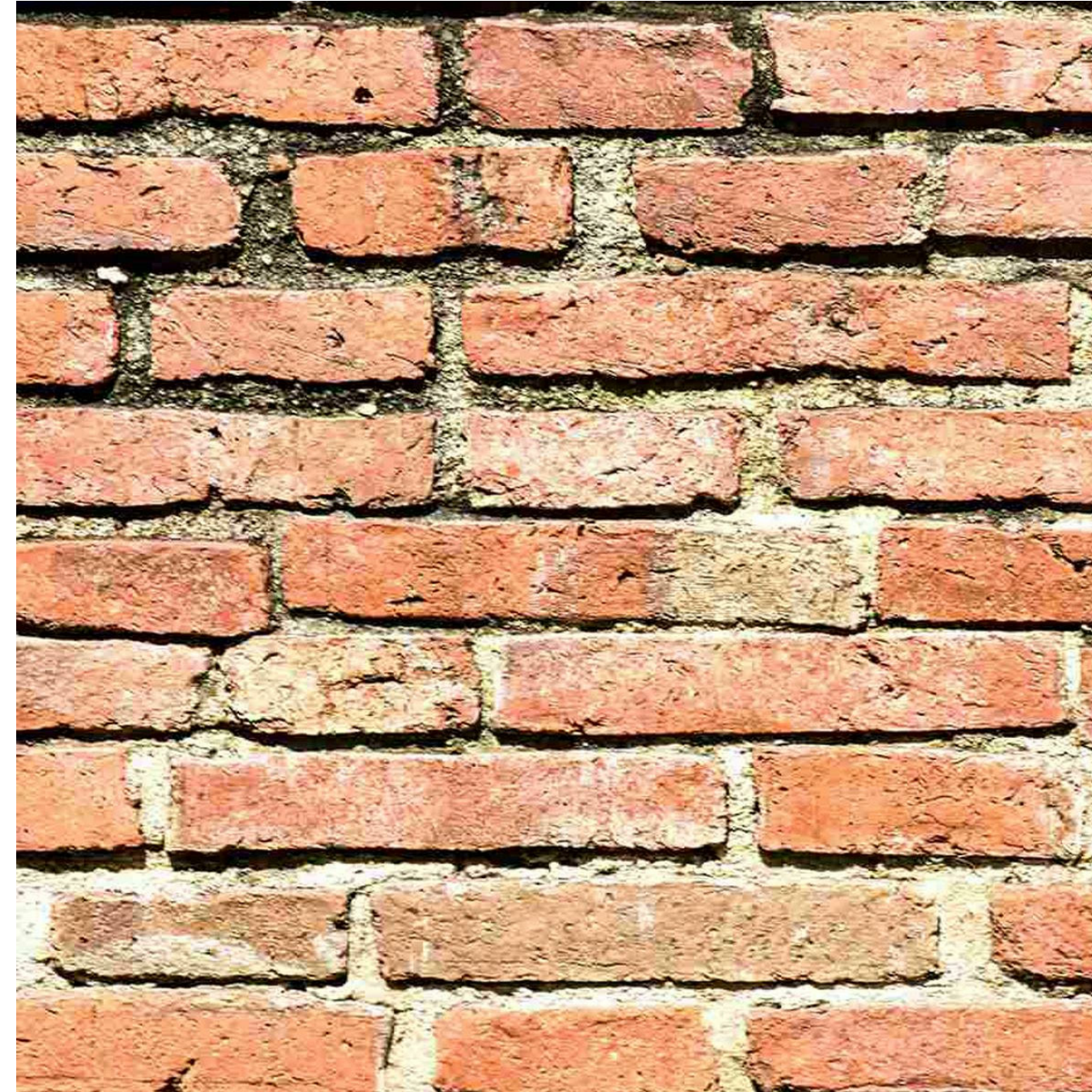


Landscape

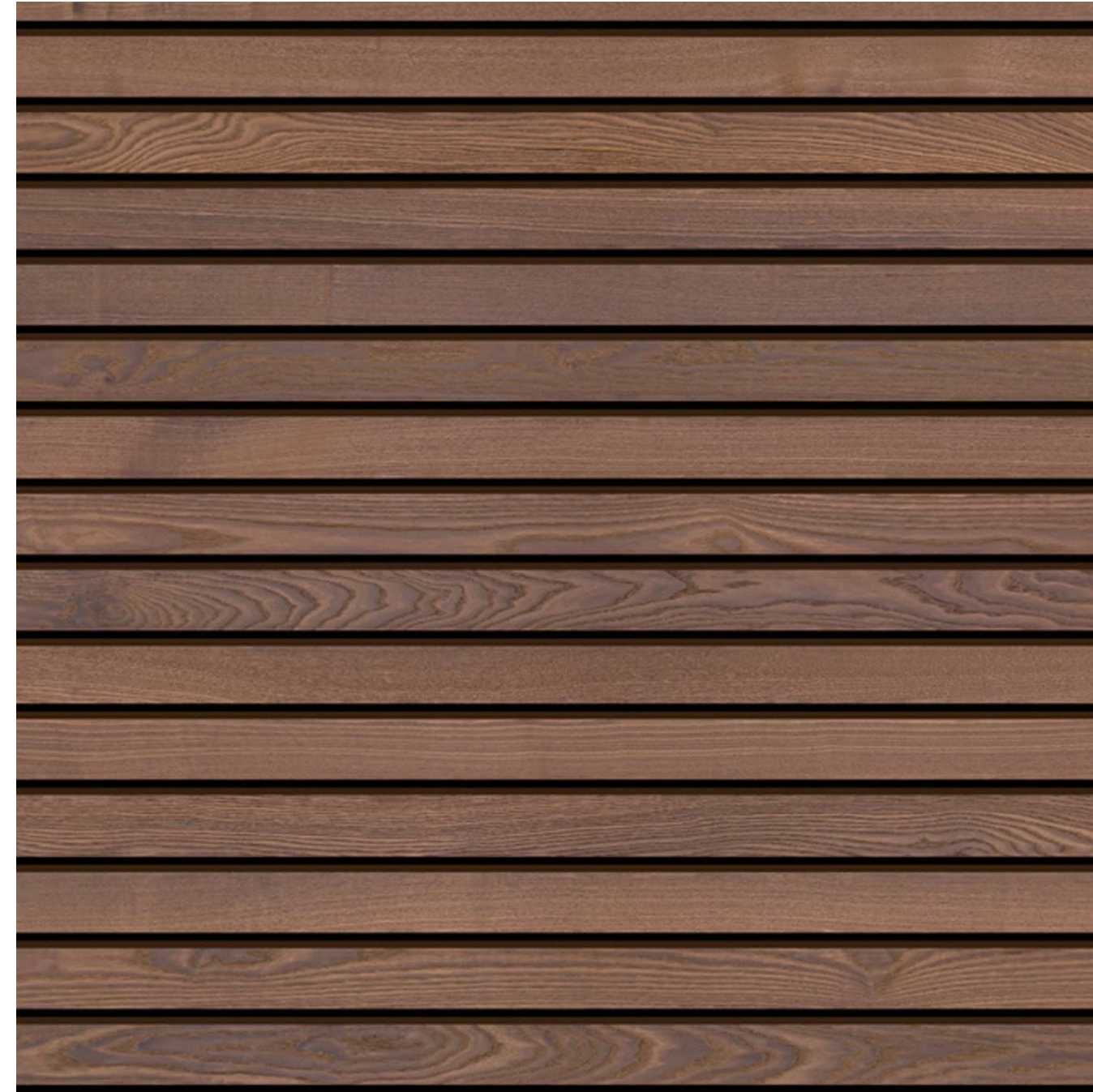
Weathering Steel Planters



Planter Walls



Thermory Wood Decking



Rough-cut Timber Bench



RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT ID **19384**

CONCLINT

**NOT FOR
CONSTRUCTION**

**Violet Street
Tower**

2045 E Violet Street
Los Angeles, CA 90021

REVISIONS

ISSUE 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

MATERIAL BOARD

DRAWING TITLE

DATE 2/23/2021 3:33:09 PM

SCALE [WHEN PRINTED ON 30"x42" SHEET]

L10.01

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EXHIBIT B
RENDERINGS

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

RIOS

3101 W EXPOSITION PLACE
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FAX: 323.785.1801
rios.com

PROJECT ID **19384**

CONCULT

**NOT FOR
CONSTRUCTION**



Paseo **3**



Aerial View **1**



East Alley **4**



Courtyard **2**

Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

REVISIONS

ISSUE 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

RENDERINGS

DESCRIPTION

DATE 2/24/2021 10:51:18 PM

SCALE [WHEN PRINTED ON 30"x42" SHEET]

A11.01

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RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT ID **19384**

CONSULT

**NOT FOR
CONSTRUCTION**



7th Place **1**

Violet Street Tower

2045 E Violet Street
Los Angeles, CA 90021

REVISIONS

ISSUE 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

RENDERINGS

DRAWING TITLE

DATE 2/24/2021 10:51:21 PM

SCALE [WHEN PRINTED ON 30"x42" SHEET]

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Northwest Terrace **2**

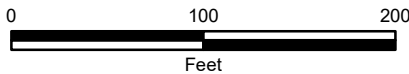
EXHIBIT C-1

PROPOSED LAND USE MAP

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



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN AMENDMENT TO COINCIDE WITH THOSE OF RECORDED LOT 1, TR 83382.



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

AA/Cf

102324

CENTRAL CITY NORTH

City of Los Angeles

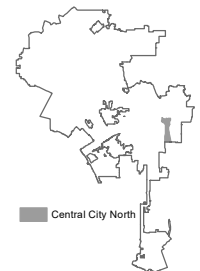


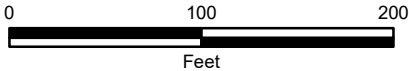
EXHIBIT C-2

PROPOSED ZONING MAP

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



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED LOT 1, TR 83382.



CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR
 AA/Cf 102324

City of Los Angeles

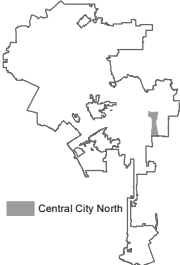


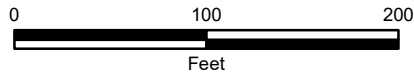
EXHIBIT C-3

PROPOSED STREET RECLASSIFICATION MAP

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



— PORTION OF 7TH PL
TO BE RECLASSIFIED
TO LOCAL STREET.



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

AAI/CF CENTRAL CITY NORTH 103124

City of Los Angeles

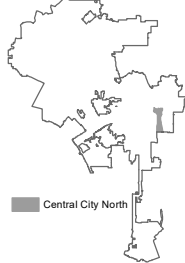


EXHIBIT D
MITIGATION MONITORING PROGRAM
CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR

IV. Mitigation Monitoring Program

IV. Mitigation Monitoring Program

1. Introduction

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. Organization

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: The agency with the power to enforce the PDF or MM.

- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** The phase of the Project during which the PDF or MM shall be monitored.
- **Monitoring Frequency:** The frequency at which the PDF or MM shall be monitored.
- **Action Indicating Compliance:** The action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will

determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. Mitigation Monitoring Program

A. Air Quality

(1) Project Design Features

Project Design Feature AIR-PDF-1: Where power poles are available, electricity from power poles and/or solar powered generators rather than temporary diesel or gasoline generators will be used during construction.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

B. Greenhouse Gas Emissions

(1) Project Design Features

Project Design Feature GHG-PDF-1: The design of the new buildings will incorporate the following sustainability features:

- a. Use of Energy Star–labeled products and appliances.
 - b. Use of light-emitting diode (LED) lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight harvesting and dimming controls, where appropriate, to reduce electricity use.
 - c. Water-efficient plantings with drought-tolerant species;
 - d. Fenestration designed for solar orientation; and
 - e. Pedestrian- and bicycle-friendly design with short-term and long-term bicycle parking.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; pre-operation
 - **Monitoring Frequency:** Once at Project plan check; once during field inspection
 - **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

C. Noise

(1) Project Design Features

Project Design Feature NOI-PDF-1: During plan check for each phase of Project construction, the contractor will provide a statement to the City

indicating their power construction equipment (including combustion engines), fixed or mobile, will be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). The statement will further indicate that the equipment will be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. The contractor will comply and cause all subcontractors to comply with the foregoing.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature NOI-PDF-2: Project construction will not include the use of driven (impact) pile systems.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature NOI-PDF-3: All outdoor mounted mechanical equipment will be screened from off-site noise-sensitive receptors. The equipment screen will be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line-of-sight from the equipment to the off-site noise-sensitive receptors.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

Project Design Feature NOI-PDF-4: All loading docks will be acoustically screened from off-site noise-sensitive receptors. Loading docks and trash compactors will only operate during daytime hours.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

Project Design Feature NOI-PDF-5: Outdoor amplified sound systems, if any, will be designed so as not to exceed the maximum noise level of 80 dBA (L_{eq-1hr}) at a distance of 15 feet from the amplified speaker sound systems on the paseo at Level 1 and balconies on Levels 1.5, 2, 3, 4, 8, and 10; and 85 dBA (L_{eq-1hr}) at a distance of 25 feet at the roof decks on Levels 1.5, 4, and 12. A qualified noise consultant will provide written documentation, prior to issuance of a certificate of occupancy, that the design of the system complies with this maximum noise level.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

D. Public Services—Police Protection

(1) Project Design Features

Project Design Feature POL-PDF-1: During construction, the Applicant will implement temporary security measures including security fencing, lighting, and locked entry.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature POL-PDF-2: The Project will include a closed circuit camera system and keycard entry for the building and parking areas.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and submittal of compliance documentation by Applicant; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-3: The Project will provide proper lighting of buildings and walkways to provide for pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Pre-construction; construction
- **Action Indicating Compliance:** Once at Project plan check; once during field inspection

Project Design Feature POL-PDF-4: The Project will provide sufficient lighting of parking areas to maximize visibility and reduce areas of concealment.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-5: The Project will design entrances to and exits from buildings, open spaces around buildings, and pedestrian walkways to be open and in view of surrounding sites.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-6: Prior to the issuance of a building permit, the Applicant will consult with LAPD's Crime Prevention Unit regarding the incorporation of feasible crime prevention features appropriate for the design of the Project, including applicable features in LAPD's Design Out Crime Guidelines.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once prior to the issuance of Certificate of Occupancy

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature POL-PDF-7: Upon completion of construction of the Project and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to the LAPD's Newton Division Commanding Officer that includes access routes and any additional information that might facilitate police response.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once prior to the issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

E. Transportation

(1) Project Design Features

Project Design Feature TR-PDF-1: Prior to the start of construction, a Construction Traffic Management Plan will be prepared and submitted to LADOT for review and approval. The Construction Traffic Management Plan will include, but not necessarily be limited to, the following measures:

- Provide notification in advance of construction to the immediately adjacent properties and Los Angeles Unified School District Facilities within 0.5 miles of the Project Site;
- As traffic lane, parking lane and/or sidewalk closures are anticipated, worksite traffic control plan(s), approved by the City of Los Angeles, will be developed and implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures and otherwise provide for pedestrian and bicycle safety. Measures included in the worksite traffic control plan(s) may include, if and as identified by the applicant and determined by LADOT based on the

specific construction activities occurring at a given point in time: protection barriers for pedestrians and bicyclists, temporary traffic control and flaggers, and the posting of signage along roads identifying construction traffic access or flow limitations due to single lane conditions during periods of truck traffic, if needed;

- Ensure that access will remain unobstructed for land uses in proximity to the Project Site during construction;
- Provide off-site truck staging in a legal area furnished by the construction truck contractor;
- Coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project Site and neighboring businesses and residences;
- Coordinate with Metro Bus Operations Control Special Events Coordinator and Metro's Stops and Zones Department not later than 30 days before the start of Project construction;
- Accommodate all equipment staging and worker parking on-site to the extent feasible;
- Schedule deliveries and pick-ups of construction materials during non-peak travel periods to the extent possible and coordinate to reduce the potential of trucks waiting to load or unload for protracted periods; and
- Describe the haul truck routes and avoid haul truck routes that travel passed Los Angeles Unified School District facilities.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

(2) Mitigation Measures

Mitigation Measure TR-MM-1: The Applicant shall work with the City of Los Angeles and Caltrans to signalize the intersection of the US-101 Southbound Off-ramp and 7th Street. This shall require complying

with the Caltrans project development process as a local agency-sponsored Project.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Caltrans
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; Caltrans
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

Mitigation Measure TR-MM-2: The Applicant shall work with the City of Los Angeles and Caltrans to signalize the intersection of the I-10 Eastbound Off-ramp and Porter Street. This shall require complying with the Caltrans project development process as a local agency-sponsored Project. Because of the proximity to other intersections, close signal coordination is recommended with nearby intersections.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Caltrans
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; Caltrans
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

Mitigation Measure TR-MM-3: The Applicant shall work with the City of Los Angeles and Caltrans to signalize the intersection of the I-10 Westbound Off-ramp and Mateo Street/Enterprise Street. This shall require complying with the Caltrans project development process as a local agency-sponsored Project.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy

- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

F. Tribal Cultural Resources

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

Mitigation Measure TCR-MM-1: Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain qualified tribal monitors/consultants from the Gabrieleño Band of Mission Indians—Kizh Nation and a qualified archaeologist/archaeological monitor. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil, pavement removal, grubbing, tree removals, boring or a similar activity at the Project Site. Any tribal monitor/consultant shall be approved by the Gabrieleño Band of Mission Indians—Kizh Nation Tribal Government. A qualified archaeologist/archaeological monitor shall be identified as principal personnel who must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California. The archaeologist shall ensure that all other personnel associated with and hired for the archaeological monitoring are appropriately trained and qualified.

The archaeological and tribal monitors/consultants shall observe all ground disturbance activities on the Project Site at all times any ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archaeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the City has determined that the Project Site has a low potential for impacting tribal cultural resources after consultation with the tribal monitor/consultant and archaeologist.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor/consultant, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that includes information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training,

construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project Site, for City inspection, documentation establishing the WEAP training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the archaeologist, in consultation with the tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians—Kizh Nation, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities in the immediate vicinity of the find until the find can be assessed by the archaeologist and tribal monitor/consultant.
2. If the archaeologist and tribal monitor/consultant determine the resources are Native American in origin, the Gabrieleño Band of Mission Indians—Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes.
3. The Applicant, or its successor, shall implement the tribe's recommendations if the archaeologist, in consultation with the tribal monitor/consultant, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the Gabrieleño Band of Mission Indians—Kizh Nation, the archaeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state, or local law, rule or regulation. Any discrepancies between the implementation of the recommendations shall be resolved through the City as the Lead Agency, in consultation with the archaeologist and tribal monitor/consultant.
5. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the

archaeologist and tribal monitor/consultant and determined to be reasonable and appropriate.

6. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 4 above.
7. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
8. Notwithstanding paragraph 7 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, Section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.
9. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.
 - **Enforcement Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-Construction; Construction
 - **Monitoring Frequency:** To be determined by consultation with tribal monitor if resource(s) are discovered
 - **Action Indicating Compliance:** If unanticipated discoveries are found, approval to proceed by the tribal monitor; issuance of building permit(s)

G. Utilities and Service Systems—Water Supply

(1) Project Design Features

Project Design Feature WAT-PDF-1: The Project design will incorporate the following design features to support water conservation in excess of LAMC requirements.

Fixtures

- WaterSense certified, low-flow toilets with flow rates of 1.1 gallons per flush (gpf) in lieu of 1.28 gpf.
- Showerheads (for fitness center/bicycle commuting) with a flow rate of 1.5 gallons per minute (gpm) in lieu of 1.8 gpm.
- Flow metering of cooling tower makeup water.

Landscape and Irrigation

- Drip/ Subsurface Irrigation (Micro-Irrigation)
- Drought-Tolerant Plants-100 percent of total landscaping
- Micro-Spray
- Proper Hydro-Zoning/Zoned Irrigation (groups plants with similar water requirements together)
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.