

**CITY OF LOS ANGELES  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF  
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 221 N. Figueroa St., Room 1350 Los Angeles, CA 90012	COUNCIL DISTRICT  14 - Jurado
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Violet Street Creative Office Campus Project	CASE NO. ENV-2021-2232-EIR, CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR-1A, CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR, VTT-83382, VTT-83382-1A, VTT-83382-2A

PROJECT APPLICANT  
AI Violet, LLC and AI Violet B2, LLC

PROJECT DESCRIPTION AND LOCATION  
The Violet Street Creative Office Campus Project (Project) is for the redevelopment and expansion of an existing office campus on an approximately 6.3-acre site. New construction includes a 13-story, 450,599-square-foot building comprised of 435,100 square feet of office uses, 15,499 square feet of ground floor retail and/or restaurant uses, and four subterranean and two above-grade levels of parking, which would require the demolition of warehouse and office uses and associated surface parking, all located on the southwest portion of the Project Site. In addition, a Future Campus Expansion Phase could allow for up to 211,201 square feet of additional office and restaurant uses, which would require the demolition of an existing office building, located at the corner of Violet Street and Santa Fe Avenue. The existing 244,795-square-foot Warner Music Group building (originally the Ford Factory building, a designated historic resource) and a five-story parking garage would be retained as part of the Project. The Project Site is located at 2030–2060 East 7th Street; 715–829 East Santa Fe Avenue; 2016–2040 East 7th Place, 2023–2043 East 7th Place and 2017–2051 Violet Street, Los Angeles, California 90021.

CONTACT PERSON  Rey Fukuda, City Planning Associate	STATE CLEARING HOUSE NUMBER  SCH No. 2021110015	CONTACT PERSON'S TELEPHONE NUMBER  (213) 847-3686
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This is to advise that on **May 20, 2025**, the Los Angeles City Council took the following actions: denied appeals and approved a Vesting Tentative Tract Map; denied appeals and approved a Vesting Conditional Use Permit, a Zone Variance, and a Site Plan Review; dismissed General Plan Amendments and approved a Vesting Zone and Height District Change ordinance; and certified an Environmental Impact Report No. ENV-2021-2232-EIR (SCH No. 2021110015) pursuant to the provisions of CEQA. Mitigation measures were made an enforceable condition of the project. A Mitigation & Monitoring Program was adopted for the project. Findings were made pursuant to CEQA Guidelines, Section 15091. The City found the project will have significant impacts on the environment. A Statement of Overriding Considerations was adopted pursuant to CEQA Guidelines, Section 15093. The Final EIR and the record of proceedings may be examined at the below address\* during business hours.

<b>SIGNIFICANT EFFECT</b>	<input checked="" type="checkbox"/> Project <b>will</b> have a significant effect on the environment. <input type="checkbox"/> Project <b>will not</b> have a significant effect on the environment.
<b>MITIGATION MEASURES</b>	<input checked="" type="checkbox"/> Mitigation measures <b>were</b> made a condition of project approval. <input type="checkbox"/> Mitigation measures <b>were not</b> made a condition of project approval.
<b>MITIGATION REPORTING / MONITORING</b>	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan <b>was</b> adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan <b>was not</b> adopted for the project.
<b>OVERRIDING CONSIDERATION</b>	<input checked="" type="checkbox"/> Statement of Overriding Considerations <b>was</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> required.
<b>ENVIRONMENTAL IMPACT REPORT</b>	<input checked="" type="checkbox"/> An Environmental Impact Report <b>was</b> prepared and certified and findings <b>were</b> made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Department of City Planning*. <input type="checkbox"/> An Environmental Impact Report <b>was not</b> prepared for the project.
<b>NEGATIVE DECLARATION</b>	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was</b> prepared for the project and may be examined at the Department of City Planning*. <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was not</b> prepared for the project.

SIGNATURE (Lead Agency) <i>RM FOR REY FUKUDA</i>	TITLE City Planning Associate	DATE OF PREPARATION May 22, 2025
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SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
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DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 2 - Agency Record (Case file and DCP website) Part 3 - Resp. State Agency (if any) Part 4 - Office of Planning and Research (CEQAnet)	* <b>DEPARTMENT OF CITY PLANNING</b> 221 N. Figueroa Street, Room 1350 Los Angeles, CA 90012
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