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**CITY OF LOS ANGELES  
CALIFORNIA**



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November 14, 2023  
Los Angeles Department of City Planning  
Office of Zoning Administration, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

**RE: Planning Case No:** ENV-2021-2232-EIR; CPC-2021-2231-GPA-VZC-HD-VCU- ZV-SPR  
**Project Address:** 2045 East Violet Street (2030 - 2060 East 7th Street; 715  
- 829 East Santa Fe Avenue; 2016 - 2043 East 7th Place and 2017 - 2051  
Violet Street, Los Angeles, California 90021)  
**Applicant:** Jonathan Lonner, AI VIOLET B2, LLC

**Project Description:** Continued use and maintenance of the 244,795 square-foot Warner Music Group building and associated automobile parking garage. Construction of a new 13-story, 450,599 square-foot building featuring 435,100 square feet of office uses, 15,499 square-feet of ground floor retail, 20,418 square-feet of open space in balconies/roof decks for office use, 10,643 square-feet of shared deck area, and 42,957 square-feet of shared publicly accessible open space at the ground level. Parking is both underground and wrapped by the building in a 7-story structure that includes four below-grade levels, one at-grade and two above-grade levels.

Dear Zoning Administrator:

At our regularly held public meeting on November 14, 2023, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request.

DLANC supports the Applicant's requests in Planning Case No. ENV-2021-2232-EIR; CPC-2021-2231-GPA-VZC-HD-VCU- ZV-SPR. DLANC support is conditioned on Applicant agreeing to the following stipulations for the project.

In DLANC's view, the information presented provides adequate justification for granting the Applicant's requests. *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

**CONDITION 1:** Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.

November 14, 2023

- CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours.
- CONDITION 3: Storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 4: Applicant includes a designated space for accommodating pet waste within the project to mitigate pet waste polluting public right of ways. If this is not feasible, a designated area should be provided in the public right away along with a specific plan for cleaning and maintenance.
- CONDITION 5: Applicant places architectural and security lighting on the west side of the building.
- CONDITION 6: Applicant work with DTOP regarding traffic patterns along vacated alley along 7th place.

If possible, please send a digital copy of your decision letter via e-mail to [planning@dlanc.com](mailto:planning@dlanc.com) in lieu of a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON NOVEMBER 14, 2023\***

Claudia Oliveira  
DLANC President

Samir Bitar  
DLANC Planning & Land Use Committee Chair

CC: Gerald Gubatan (Council District 14) (via email)  
Sgt. Mark Aceves, LAPD Central Division (via email)