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May 6, 2026

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

CORRECTIONS TO THE LETTER OF DETERMINATION FOR THE FOURTH AND CENTRAL PROJECT; CASE NO. VTT- 82974-CN-HCA-1A; CF 26-0047-S1

On December 15, 2025, the City Planning Commission issued a Letter of Determination denying the appeal and sustaining the decision of the Advisory Agency to approve Vesting Tentative Tract Map (VTTM) No. 82974-CN-HCA for the Fourth and Central Project (Project). The grant clause of the VTTM approval letter cited the tract map dated April 21, 2021. However, the approved map for the Project included minor discrepancies and errors in the proposed ground lot sizes. A revised tract map dated August 21, 2025 was submitted, correcting Ground Lot 2 from 14,042 square feet to 14,043 square feet and Ground Lot 4 from 146,503 square feet to 148,503 square feet. Therefore, the grant clause should be updated with the revised date. Additionally, Condition of Approval No. 51 references an outdated Hydrants & Access review date from the Los Angeles Fire Department (LAFD), and Subdivision Map Act Finding (b) references unclear information about street widening on Alameda Street where dedication to the public right of way is required, but no roadway widening is required. Therefore, the following typographical errors need to be corrected in the VTTM grant clause, conditions of approval, and findings.

Deleted text is shown in **~~bolded strikethrough~~** and added text is shown as **underlined and bolded**.

Grant Clause (Pages 1 to 2)

3. **Approved**, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 82974-CN-HCA (stamped map, dated **April 21, 2021** **August 21, 2025**) for the merger and re-subdivision of the site into four ground lots and 27 airspace lots and for condominium purposes, and a Haul Route for the export of up to 651,000 cubic yards of soil;

Condition No. 51 (Page C-8)

51. The Developer shall complete the following financial and engineering arrangements:

- a. Per LAFD Inspector Cole updated Hydrants & Access review ~~on November 6, 2024~~, dated June 11, 2025, one public fire hydrant is required and shall be installed.

Finding (b) (Pages F-113 to F-114)

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS

For purposes of a subdivision, design and improvement is defined by Section 66418 of the Subdivision Map Act and LAMC Section 17.02. Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. Further, Section 66427 of the Subdivision Map Act expressly states that the “Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

LAMC Section 17.05 enumerates design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. LAMC Section 17.05 C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (net area). LAMC Section 17.06 B and 17.15 lists the map requirements for a tentative tract map and vesting tentative tract map. The design and layout of the VTTM is consistent with the design standards established by the Subdivision Map Act and LAMC regulations.

LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the Project Site. The Project Applicant is requesting a General Plan Amendment to the Downtown Community Plan to change the land use designation from Hybrid Industrial to Community Center for the South Site, as well as a corresponding Zone and Height District Change to the regulations under the vested (T)(Q)C2-3D Zone for the entire Project Site.

Community Center land uses typically permit FARs ranging from 3.0:1 to 8.5:1, and consist of similar uses as those allowed in the C2 Zone. The C2 Zone generally allows for commercial uses including but not limited to office, residential, and retail uses, and Height District 3 permits a maximum FAR of 10:1. In conjunction with the proposed mergers and dedications associated with the proposed VTTM for the Project, the Project Site area would consist of approximately 333,603 net square feet of lot area or approximately eight acres. Contingent upon the approval of the Project’s requested entitlements, including the Vesting Zone Change and Height District Change to (T)(Q)C2-3D, the Project proposes the development of 2,318,534 square feet of floor area, resulting in a maximum project FAR of approximately 7:1, and less than the maximum allowable 10:1 FAR under the proposed zoning, and less than the 8.5 FAR planned under the land use designation. Therefore, the proposed merger and resubdivision to create four ground lots and 27 airspace lots and for condominium purposes for a mixed-use development would be consistent with these regulations, as the VTTM would be consistent with the use and floor area permitted by the C2 Zone.

The design and layout of the map is also consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC. The tract map was distributed to and reviewed by the various City agencies of the Subdivision Committee, including, but not limited to, the Bureau of Engineering, Department of Building and Safety, Grading Division and Zoning Division, Bureau of Street Lighting, Department of Recreation and Parks, that have the authority to make dedication, and/or improvement recommendations. Several public agencies found the subdivision design satisfactory, with imposed improvement requirements and/or conditions of approval.

Specifically, the Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards and pursuant to the letter dated July 1, 2025, and revisions thereafter, has recommended improvement to the public right-of-way in accordance with Street Standards of the Mobility Plan 2035. In efforts to retain a majority of the existing curb lines along the project site's frontages, and in compliance with Section 66005.1 of the California Government Code (Mitigation Fee Act), deviations from the Mobility Plan standards are proposed to not require street **roadway** widening ~~(except for Alameda Street)~~. The additional public right-of-way dedications and sidewalk easement required along 4th Street would only be for the purposes of sidewalk widening and pedestrian safety. For Alameda Street, dedications are required in order to **both** ~~widen the street and sidewalk, and to maintain the existing curb line,~~ to accommodate appropriate widths in compliance with the Mobility Plan and as necessary to preserve the health, safety, and welfare of the public, including pedestrians and cyclists. These deviations were reviewed and approved by the Bureau of Engineering. In addition, the Department of Water and Power has reviewed the water/electrical lines serving the subject tract and found no potential problems to structures or maintenance. The Department of Building and Safety – Grading Division reviewed the site grading and deemed it appropriate provided the conditions included in its Revised Map Report correspondence dated September 19, 2024, are complied with. The Department of Building and Safety – Zoning Division reviewed the subdivision map and confirmed that a clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject Project Site after the recommended changes provided that conditions included in the correspondence dated September 27, 2024, have been satisfied. The Bureau of Street Lighting determined that street lighting improvements shall include the construction of five new streetlights on Alameda Street, and three new streetlights on 4th Street. If BOE requires street widening improvements, the Project shall relocate and upgrade one streetlight on Alameda Street, three streetlights on 4th Street, six streetlights on Central Avenue, and one streetlight on Gladys Avenue. The Los Angeles Fire Department also provided a set of recommendations in their letter dated October 10, 2024, and requested that plot plans be submitted for review and approval by the Fire Department prior to recordation of the VTTM. All Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the tentative map, building permit, grading permit, or certificate of occupancy, as applicable.

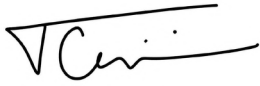
Therefore, as conditioned and upon approval of the entitlement requests, the design and improvements of the proposed subdivision would be consistent with the applicable General Plan.

These changes serve as administrative corrections to typographical errors in the Conditions of Approval for VTT-82974-CN-HCA only, and the remainder of the grant clause, conditions of approval, and findings shall remain unchanged.

Based on the above information, City Planning recommends the PLUM Committee approve the requested revisions.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'V. Bertoni', with a horizontal line above it.

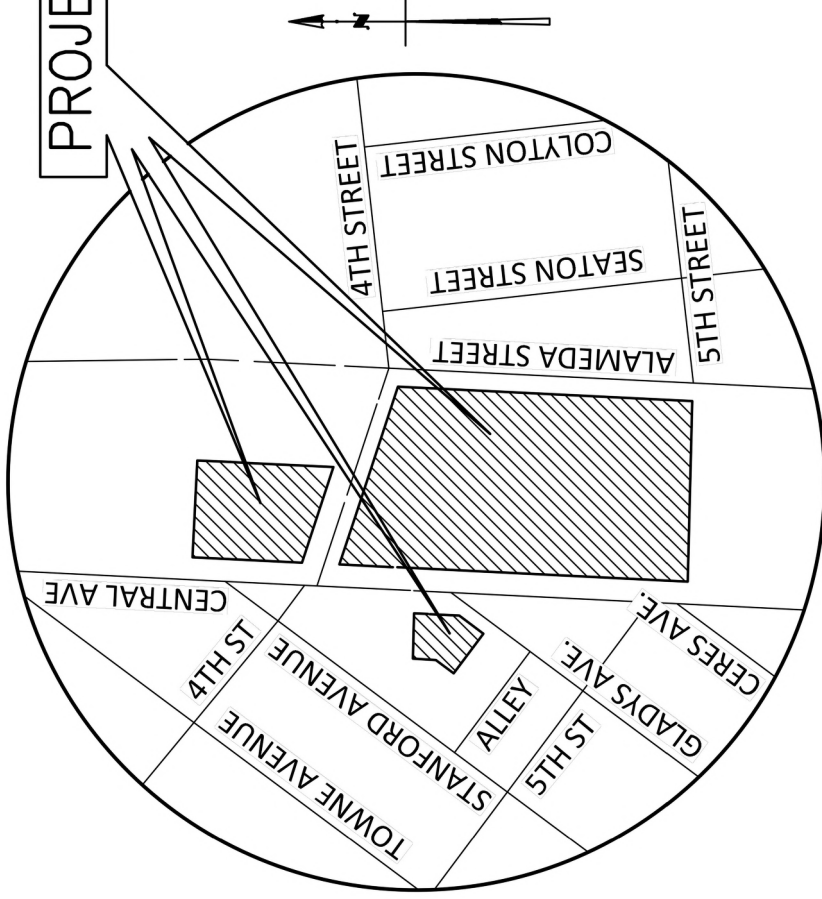
Tamar Gharibian
Planning Assistant

VPB:MZ:MN:MS:TG

Attachments: Corrected Vesting Tentative Tract Map, dated August 21, 2025

FOR MERGER,

PROJECT SITES



VICINITY MAP

(NOT TO SCALE)

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00132022-993-SD2-CFU DATED MARCH 26, 2021)

PARCEL 5:

A PERPETUAL EXCLUSIVE EASEMENT
1994 AS INSTRUMENT NO. 94-403

APN(S): 5147-013-016

PARCEL 6:

LOT 24 IN BLOCK 11 OF THE WOLF
ANGELES, STATE OF CALIFORNIA, AND
MISCELLANEOUS RECORDS, IN THE

PARCEL 7:

LOTS 25 AND 26 IN BLOCK 11 OF
COUNTY OF LOS ANGELES, STATE
MISCELLANEOUS RECORDS, IN THE

PARCEL 8:

THAT PORTION OF LOT 27 IN BLOCK 11
ANGELES, COUNTY OF LOS ANGELES,
9, ET SEQ., OF MISCELLANEOUS RECORDS,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID
23.19 FEET ALONG THE WEST LINE OF SAID
64.70 FEET; THENCE NORTH 71 DEGREES 47
27; THENCE NORTH 36 DEGREES 47
THE NORTHWEST CORNER OF SAID
DEGREES 5 MINUTES EAST 114.81

PARCEL 9:

LOTS 27 AND 28 IN BLOCK 11 OF
COUNTY OF LOS ANGELES, STATE
MISCELLANEOUS RECORDS, IN THE

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00132022-993-SD2-CFU DATED MARCH 26, 2021)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

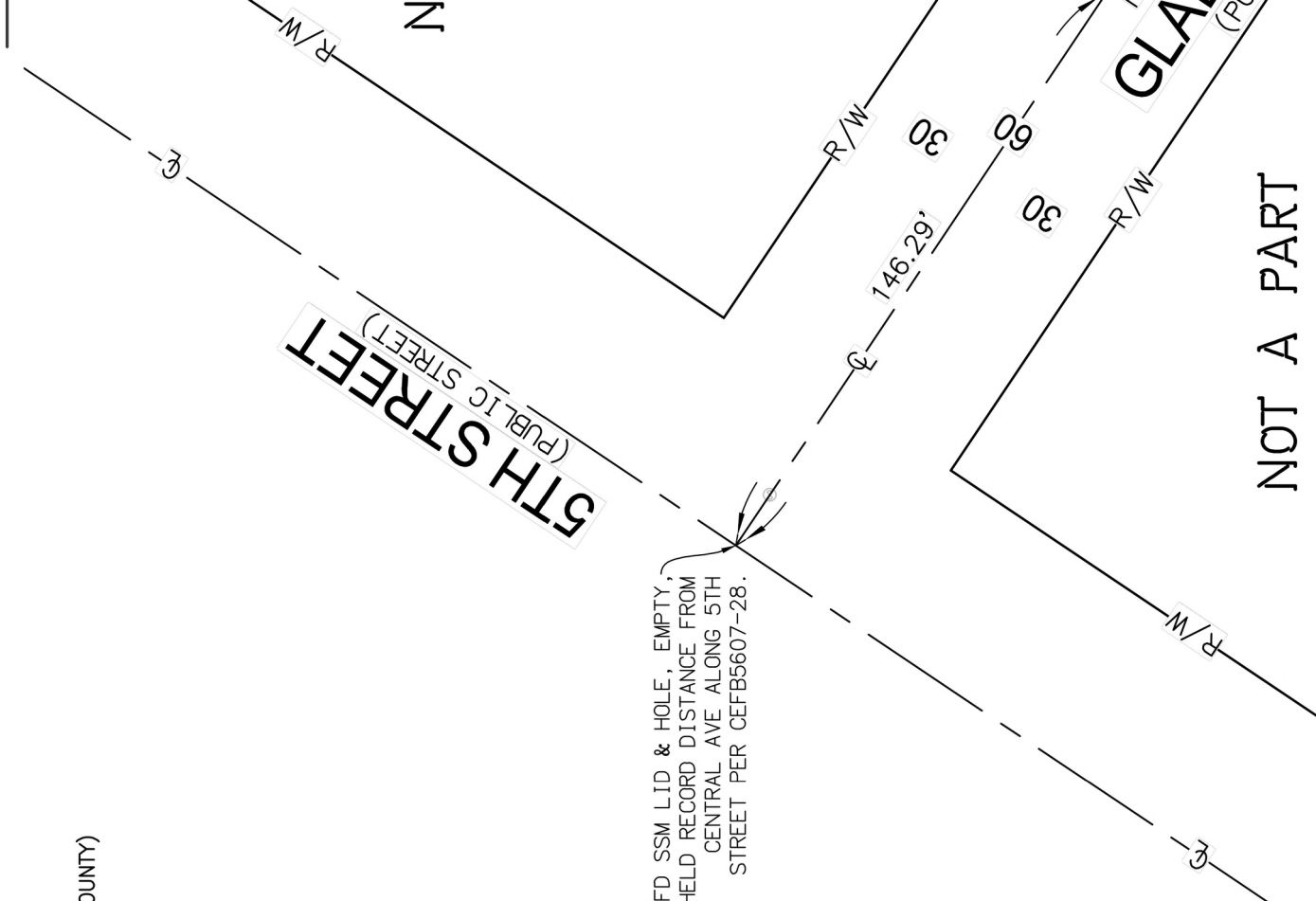
PARCEL 1:

ALL THAT CERTAIN TRACT OF LAND SITUATED, LYING AND BEING IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, AND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF CENTRAL AVENUE AND FOURTH STREET, THENCE SOUTH 87°
5' 30" EAST ALONG THE NORTHERLY LINE OF FOURTH STREET, 215 FEET; THENCE NORTH 2° 54' 30" EAST
ON A LINE PARALLEL WITH AND 215 FEET DISTANT EASTERLY FROM THE EAST LINE OF SAID CENTRAL

ABBREVIATIONS

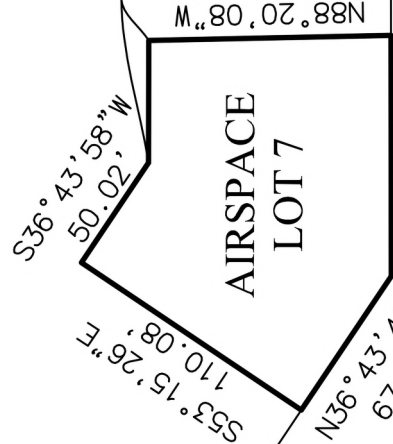
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
APR	APRON	PL	PROPERTY LINE
ARV	AIR VENT	PED	PEDESTRIAN
ASPH	ASPHALT	PWFB	PUBLIC WORKS FIELD BOOK (LA COUNTY)
AD	AREA DRAIN	R/W	RIGHT-OF-WAY
BFP	BACK FLOW PREVENTER	RCP	REINFORCED CONC. PIPE
BL	BOLLARD	RL GT	ROLLING GATE
BWL	BLOCK WALL	SCO	SEWER CLEANOUT
CL	CENTERLINE	SD	STORM DRAIN
CATV	CABLE TV	SDMH	STORM DRAIN MANHOLE
CD	CURB DRAIN	SLPB	STREET LIGHT PULLBOX
CB	CATCH BASIN	SS	SANITARY SEWER
CBW	CONCRETE BLOCK WALL	SSMH	SANITARY SEWER MANHOLE
CLF	CHAIN LINK FENCE	TC	TOP OF CURB
COM.	COMMUNICATIONS	TOE	TOE OF SLOPE
CNC.	CONCRETE	TE	TRASH ENCLOSURE
CWL	CONCRETE WALL	TG	TOP OF GRATE
DI	DROP INLET	TRW	TREE WELL
EG	EDGE OF GUTTER	TS	TRAFFIC SIGNAL
ELEV	ELEVATION	TVT	TELECOMMUNICATIONS VAULT
ELEC.	ELECTRICAL	TW	TOP OF WALL
ELP	ELECTRICAL PANEL	UVT	UNKNOWN UTILITY VAULT
EOC	EDGE OF CONCRETE	VCP	VITRIFIED CLAY PIPE
EVG	EDGE OF VALLEY GUTTER	VLV	VAULT
FDC	FIRE DEPARTMENT CONNECTION	WIF	WROUGHT IRON FENCE
FF	FINISHED FLOOR	WL	WALL
FL	FLOW LINE	WLT	WATER VAULT
FS	FINISHED SURFACE	WV	WATER VALVE
GB	GRADE BREAK	WDF	WOOD FENCE
GV	GAS VALVE	XING	CROSSING
HT	HEIGHT	N'LY	NORTHERLY
INV	INVERT OF PIPE	S'LY	SOUTHERLY
JB	JUNCTION BOX	E'LY	EASTERLY
LACo	LOS ANGELES COUNTY	W'LY	WESTERLY
LA	LANDSCAPE AREA	NE'LY	NORTHEASTERLY
LIP	LIP OF GUTTER	NW'LY	NORTHWESTERLY
MH	MANHOLE	SE'LY	SOUTHEASTERLY



GLADYS AVENUE
(PUBLIC STREET)

NOT A PART

CENTRAL AVENUE
(FORMERLY KNOWN AS WOLFskill AVE)
(PUBLIC STREET)



AIRSPACE LOT 7



NOT A PART

N55° 32' 03" E
12.11'

N02° 48' 19" E 697.54'

7° 10' 10" W 400.09'

PROPOSED 15' x 15' CORNER CUT STREET DEDICATION

2.00'

PROPOSED 3' STREET DEDICATION

AIRSPACE LOT 8

AIRSPACE LOT 9

2' SIDEWALK EASEMENT

4TH STREET

S36° 43' 58" W
50.02'
S03° 04' 04" W
26" E

GLADYS

