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April 8, 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:

APPEAL RESPONSES FOR THE FOURTH AND CENTRAL PROJECT; CASE NO. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA-1A; CF 26-0047-S2

On October 9, 2025, the City Planning Commission (CPC) conditionally approved Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA (CPC Case), for the Fourth and Central Project (Project). The Project involves three distinct sites with a total land area of approximately eight acres, comprised of the following areas: North Site (1.35 acres) located at the northeast corner of 4th Street and Central Avenue; South Site (5.99 acres) located south of 4th Street between Central Avenue and Alameda Street; and West Site (0.32 acres) located at the northwestern intersection of Gladys Avenue and Central Avenue. The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and would adaptively reuse, if feasible, a portion of a six-story cold storage building on the North Site, while demolishing the remaining warehouse uses, for the development of a mix of residential, office, and restaurant/retail uses within 10 distinct buildings within the Project Site, totaling up to 2,318,534 square feet of floor area. The Project would include: 1,589 residential units, including affordable housing units, totaling 1,761,673 square feet; 411,113 square feet of office uses; 145,748 square feet of restaurant/retail uses; and 90,113 square feet of publicly-accessible open space. The proposed buildings would range in height from two to 30 stories, with a maximum height of 364 feet. Parking would be provided in up to four levels of subterranean parking and in above-grade parking podiums.

At the same meeting, the CPC also denied two appeals of the related Vesting Tentative Tract Map (VTTM) No. 82974-CN-HCA-1A (First Level VTTM Appeals) by Kristin Fukushima (Appellant) on behalf of the Little Tokyo Community Council and by Yukio Kawaratani, and upheld the Deputy Advisory Agency's approval of the VTTM for the Project.

On December 15, 2025, Letters of Determination (LODs) were issued for these actions. On December 26, 2025, Kristin Fukushima appealed the CPC's decision of the First Level VTTM Appeal (Second Level VTTM Appeal); and on January 5, 2026, the same Appellant also appealed

the CPC's approval of the CPC Case (CPC Appeal). The Second Level VTTM Appeal is addressed in a separate letter to the PLUM Committee under Council File 26-0047-S1.

The appeal points for the CPC Appeal are summarized and responded to in further detail below.

APPEAL POINTS AND STAFF RESPONSES

Appeal Point 1

The Project is not analyzed for consistency the Downtown Community Plan, and it is not compatible with the new zoning on the Project Site.

Staff Response 1

Similar to the Second Level VTTM Appeal, the Appellant argues that the Project should have been analyzed for consistency with the current Downtown Community Plan (effective February 2025), rather than the previous and superseded Central City Community Plan and, therefore, the Vesting Zone Change and Height District Change cannot be justified.

However, as discussed in the Planning Staff Letter to PLUM regarding the Second Level VTTM Appeal, the Project was deemed complete prior to the adoption of the Downtown Community Plan; as such, it is vested under the provisions of the Central City Community Plan, in effect at that time, and may retain the requested Vesting Zone and Height District Change to the (T)(Q)C2-3D Zone, consistent with the Central City Community Plan.

The Appellant also contends that there is a lack of substantial evidence of consistency with the Downtown Community Plan, and that the "proposed FAR of 7.13:1 far exceeds the Downtown Community Plan bonus FAR of 5.98:1"; therefore, the Project's scale is far too large and does not comply with the Downtown Community Plan's vision for the neighborhood. However, while the Project is not subject to consistency with the Downtown Community Plan, the CPC LOD discussed the Project's consistency with the Downtown Community Plan's land use designation of Community Center in Finding No. 1, which explains that "the General Plan Amendment would change the land use designation to Community Center across the entirety of the Project Site, which corresponds to areas that are 'vibrant places of activity...[with] building form [that] ranges from Low-Rise to Moderate-Rise,'" uses that include "commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses," "residential density [that] is limited by floor area," and a corresponding "FAR range of 3.0 to 8.5." Further, the Community Center land use designation typically consists of similar uses as those allowed in the C2 Zone, "which generally permits commercial and residential uses, including but not limited to office, restaurant, and retail uses." The Project's proposed mix of residential and commercial office and service uses, as well as the proposed maximum FAR of 7.13:1, are consistent with these parameters.

The Appellant also compares the Project's requested FAR to that of the zoning under the Downtown Community Plan. However, as discussed within the same Finding referenced above, the Project was deemed complete on June 11, 2021, and, thus, the current zoning under the Downtown Community Plan does not apply to the Project.

The Appellant also references zoning on surrounding parcels, specifically the IX1 Use District and its affordable housing regulations, and contends that the uses on the Project Site, which include restricted affordable housing, would be incompatible with potential allowable neighboring uses. Specifically, the Appellant claims that the Project must be compatible with the neighboring

properties that contain an IX1 Use District which prioritizes majority affordable housing developments. The Project proposes to develop 1,589 residential units on a site where there currently are none and therefore would bring much needed housing to this location and to the community. Of these units, at least five percent of all rental units would be set aside for Extremely Low-Income households, and, in addition, either 11 percent of all rental units would be set aside for Very Low-Income households or 20 percent of all rental units would be set aside for Low Income households, in compliance with Los Angeles Municipal Code (LAMC) Section 11.5.11 (Measure JJJ). In addition, Measure JJJ requires that at least 11 percent of all for-sale units be set aside for Very Low-Income households, or 20 percent of all for-sale units be set aside for Low-Income households, or 40 percent of all for-sale units be set aside for Moderate-Income households. While the exact number of rental or for-sale units and level of affordability is not yet determined, the Project would be required to meet a combination of these requirements. In addition, assumptions related to potential future development are highly speculative, and by nature, change over time, and therefore, it City Planning does not have a nexus for making compatibility findings with potential allowable neighboring uses at this time.

Based on the above information, the CPC correctly analyzed and concluded that the Project is substantially consistent with both the requested zoning and regulations of the Central City Community Plan in effect at the time the Project was deemed complete, and the overall intent of the Downtown Community Plan. As such, the Appeal Point should be denied.

Appeal Point 2

The Main Conditional Use Permit for alcohol sales would adversely and detrimentally affect the welfare of the nearby residentially zoned communities and would result in an undue concentration of premises for the sale or dispensing of alcoholic beverages.

Staff Response 2

As stated in Finding No. 7 of the CPC LOD, the Project Site is located in an urbanized area and generally surrounded by low- to mid-rise buildings with a mix of land uses that include commercial, industrial, and warehouse uses. The area surrounding the Project Site features a range of similar mixed-use residential and/or commercial developments, including restaurants and bars. Alcohol sales for on-site and off-site consumption as part of the Project would be beneficial to public convenience and welfare, as the uses are situated in an infill location that is easily accessible to nearby visitors, employees, and residents. The Project would also increase the economic vitality of the area by developing new restaurant, retail, office, and residential uses, maximizing its location within a Transit Priority Area, thereby supporting the form and function of the surrounding area as an activity center, employment hub, and entertainment destination in the region. The ability for restaurant and retail uses to offer a full-line of alcoholic beverages would also allow the tenants to remain competitive with other similar uses serving the same area, ensuring a vibrant mixture of land uses and reinforcing Downtown as the primary center of urban activity in the region. Therefore, alcohol sales at this location would not detrimentally affect the welfare of the nearby, residentially-zoned communities, as it would provide a function and beneficial service to patrons visiting the site, which would be appropriate in the proposed Community Center land use designation and proposed C2 Zone.

Furthermore, the establishments serving alcohol would be carefully controlled and monitored, as required by the Conditions of Approval Nos. 1 through 24, as recommended in the CPC LOD, such as prohibiting after hours usage of the permit, requiring compliance with the Citywide Noise Ordinance, and requiring the installation and operation of a camera surveillance system in and around the premises, which would be supplemented by more specific and/or restrictive physical

and operational conditions designed to address the characteristics of each individual establishment through the Plan Approval process, required for each respective tenant. Under the Plan Approval process, the Zoning Administrator and Los Angeles Police Department (LAPD) will have the opportunity to recommend more tailored conditions that consider more specific operational characteristics once a tenant is identified, and the details of each establishment are highlighted, including the maximum number of indoor seats, as determined by the Los Angeles Department of Building and Safety (LADBS). The sale of alcohol is further regulated by the State of California by the Department of Alcohol Beverage Control (ABC). Finally, other commercial uses in the area already provide similar functions, and the Appellant has not provided any substantial evidence that alcohol sales would be materially detrimental to the immediate neighborhood.

Regarding the Appellant's claim that approving the Main Conditional Use Permit would result in an undue concentration of alcohol and liquor permits in the immediate vicinity of the Project Site, as explained in Finding No. X in the CPC LOD, concentration would not be undue in this case because the proposed uses are desirable in this location, which is zoned and envisioned for such uses. The proposed establishments would be located in a centrally located and densely developed area with a variety of residential, office, commercial service, and entertainment uses, and alcoholic beverage service would be a common and expected incidental use in such an area. In addition, included in this grant are a number of general conditions that would act to minimize any impacts that might be generated by alcohol serving establishments including that each individual venue seeking to utilize a permit to sell alcoholic beverages for on-site consumption as a part of this Main Conditional Use Permit must apply for a Plan Approval, as described above. Consequently, this approval would not result in an undue concentration of premises selling, dispensing, and consumption of alcoholic beverages.

As such, the Appeal Point should be denied.

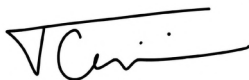
Conclusion

Per LAMC Section 13A.2.8.E.1, unless otherwise required by a specific process, the appellate body shall hear the matter de novo, considering the whole of the project with no deference given to the decision of the initial decision maker. The appellate body shall make its decision based on the record before the initial decision maker and any other evidence or testimony presented at or before the appellant body's hearing.

As discussed above, the Appellant has not provided any evidence to demonstrate why the entitlements should be denied. Therefore, in consideration of all the facts, Planning recommends that the PLUM Committee deny the appeal and sustain the decision of the CPC to approve the Project.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Tamar Gharibian
Planning Assistant

VPB:MZ:MN:MS:TG