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March 20, 2026

VTT-82974-CN-HCA-2A
CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA-1A
CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA
ENV-2022-6688-EIR
Council District 13

NOTICE TO OWNER(S) AND OCCUPANT(S) WITHIN A 300-FOOT RADIUS, APPLICANT(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, April 14, 2026** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following:

CF No. 26-0047-S1 – Case No. VTT-82974-CN-HCA-2A

Environmental Impact Report (EIR) No. ENV-2021-4071-EIR [State Clearinghouse (SCH) No. 2022030295], including Draft EIR and Final EIR (Fourth and Central Project EIR), Statement of Overriding Considerations, Mitigation Monitoring Program, and related Environmental Findings; report from the LACPC; and an appeal filed by Kristin Fukushima, from the determination of the LACPC in denying the appeal, and sustaining the Advisory Agency's decision dated August 20, 2025; and approving, pursuant to Sections 17.03 and 17.15 of the LAMC, a Vesting Tentative Tract Map No. 82974-CN-HCA (stamped map, dated April 21, 2021) 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; for the properties located at 400 South Central Avenue (364 - 448 and 425 - 433 South Central Avenue; and 715 and 730 East 4th Street), subject to Conditions of Approval.

CF No. 26-0047-S2 – Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA-1A

EIR No. ENV-2021-4071-EIR (SCH No. 2022030295), including Draft EIR and Final EIR (Fourth and Central Project EIR), Statement of Overriding Considerations, Mitigation Monitoring Program, and related Environmental Findings; report from the LACPC; and an appeal filed by Kristin Fukushima, from the determination of the LACPC in: 1) approving a Main Conditional Use Permit to permit the sale and dispensing of alcoholic beverages for on-site and/or off-site consumption within up to 10 establishments, pursuant to LAMC Section 12.24 W.1; and, 2) approving a Site Plan Review for a development project which creates, or results in an increase of 50,000 gross square feet of nonresidential floor area, or 50 or more dwelling units, pursuant to LAMC Section 16.05; for the Fourth & Central Project (Project) that would consist of 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, the Project would include 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; and 145,748 square feet of restaurant/retail uses, the Project would include approximately two acres 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; for the properties located at 400 South Central Avenue (364 - 448 and 425 - 433 South Central Avenue; and 715 and 730 East 4th Street), subject to Conditions of Approval.

Council file (CF) No. 26-0047 – CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

EIR No. ENV-2021-4071-EIR (SCH No. 2022030295), Statement of Overriding Considerations, Mitigation Monitoring Program, and related Environmental Findings; reports from the Mayor and the Los Angeles City Planning Commission (LACPC) relative to a Resolution for a General Plan Amendment, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), to the Downtown Community Plan to change the land use designation on a portion of the Project Site from Hybrid Industrial to Community Center; and a draft Ordinance relative to effectuating a Vesting Zone Change and Height District Change to (T)(Q)C2-3D, pursuant to LAMC Sections 12.32 F and Q and two Developer Incentives to permit: an 18 percent increase in the allowable Floor Area Ratio (FAR), from 6:1 to 7.1:1 to permit up to 2,318,534 square feet of floor area; and averaging of FAR, density, and open space across the Project Site, pursuant to LAMC Section 11.5.11(e); for the Fourth & Central Project (Project) that would consist of 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, the Project would include 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; and 145,748 square feet of restaurant/retail uses, the Project would include approximately two acres 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; for the properties located at 400 South Central Avenue (364 - 448 and 425 - 433 South Central Avenue; and 715 and 730 East 4th Street), subject to Conditions of Approval.

Applicant: Standard Southern Corporation
Representative: Mayer Brown, LLP
Environmental Case No. ENV-2021-4071-EIR

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **26-0047-S1**, **26-0047-S2**, and **26-0047** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff: Tamar Gharibian (213) 978-1797 tamar.gharibian@lacity.org
For inquiries about the meeting, contact City Clerk staff: Candy Rosales (213) 978-1078 clerk.plumcommittee@lacity.org

Candy Rosales
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.