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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. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA; CFs 26-0047 and CF 26-0047-S2**

On December 15, 2025, the City Planning Commission (CPC) issued a Letter of Determination (LOD) approving multiple requested entitlements and adopting the Conditions of Approval and Findings for the Fourth and Central Project. However, the following typographical errors need to be corrected in the Q Conditions and D Conditions.

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

*Q Condition No. 4 (Page Q-2)*

4. **Density Limits and Averaging.** The Project shall be limited to a maximum of 1,589 residential dwelling units across the entirety of the Project Site, in substantial conformance with Exhibit A, as follows:
  - a. North Site (Ground Lot 1): 335 units on a 58,644 square-foot lot, or 1 dwelling unit [du] per 175 square feet [sf] of lot area
  - b. West Site (Ground Lot 2): 144 units on a ~~14,042~~ **14,043** square-foot lot, or 1 du per 97 sf of lot area
  - c. South Site (Ground Lot 3): 425 units on a 106,882 square-foot lot, or 1 du per 251 sf of lot area
  - d. South Site (Ground Lot 4): 685 units on a ~~146,503~~ **148,503** square-foot lot, or 1 du per ~~243~~ **217** sf of lot area

*D Limitation Condition No. 1 (Page D-1)*

1. **Floor Area Limits and Averaging.** The Project shall be limited to a maximum floor area ratio (FAR) of 7.1:1 across the entirety of the Project Site, in substantial conformance with Exhibit A, dated September 29, 2025, comprised of the following floor area:
  - a. North Site (Ground Lot 1): 473,954 square feet of floor area on a 58,644 square-foot lot, or an 8:1:1 FAR.
  - b. West Site (Ground Lot 2): 121,704 square feet of floor area on a ~~14,042~~ 14,043 square-foot lot, or an 8.7:1 FAR.
  - c. South Site (Ground Lot 3): 707,604 square feet of floor area on a 106,882 square-foot lot, or a 6.6:1 FAR.
  - d. South Site (Ground Lot 4): 1,015,272 square feet of floor area on a ~~146,503~~ 148,503 square-foot lot, or a ~~6.9~~ 6.8:1 FAR.

These changes serve as administrative corrections to typographical errors in the Conditions of Approval for Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA only; and the remainder of the conditions 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



Tamar Gharibian  
Planning Assistant

VPB:MZ:MN:MS:TG