

To: The Council

Date: 1/14/2026

From: Mayor

Council District(s): 14

PROPOSED GENERAL PLAN AMENDMENT AND VESTING ZONE CHANGE AND
HEIGHT DISTRICT CHANGE FOR PROPERTIES LOCATED AT 400 SOUTH
CENTRAL AVENUE (364-448 AND 425-433 SOUTH CENTRAL AVENUE; 715 AND
730 EAST 4TH STREET) WITHIN THE DOWNTOWN COMMUNITY PLAN

I herewith approve the City Planning Commission's action and
transmit this matter for your consideration.



KAREN BASS
Mayor

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

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VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 15, 2025

The Honorable Karen Bass
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Bass:

PROPOSED GENERAL PLAN AMENDMENT AND VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE FOR PROPERTIES LOCATED AT 400 SOUTH CENTRAL AVENUE (364-448 AND 425-433 SOUTH CENTRAL AVENUE; 715 AND 730 EAST 4TH STREET) WITHIN THE DOWNTOWN COMMUNITY PLAN; CASE NO. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA; COUNCIL DISTRICT NO. 14

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is the October 9, 2025 action of the City Planning Commission recommending approval of proposed General Plan Amendment to the Downtown Community Plan to change the land use designation on a portion of the Project Site from Hybrid Industrial to Community Center. The City Planning Commission also recommended approval of a concurrent Vesting Zone Change and Height District Change ordinance to the (T)(Q)C2-3D zoning for the entire Project Site.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change and Height District Change ordinance will be transmitted to you following City Council's action.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject properties; and
2. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and

Honorable Mayor Bass

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3. Recommend that the City Council adopt, by Resolution, the General Plan Amendment to the Downtown Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Downtown Community Plan in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Senior City Planner

VPB:MZ:MN:MS:TG

Enclosures

1. City Planning Case File
2. City Planning Commission action, including Findings
3. Resolution Amending the Community Plan
4. Zone and Height District Change Ordinance

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 15, 2025

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

PROPOSED GENERAL PLAN AMENDMENT AND VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE FOR PROPERTIES LOCATED AT 400 SOUTH CENTRAL AVENUE (364-448 AND 425-433 SOUTH CENTRAL AVENUE; 715 AND 730 EAST 4TH STREET) WITHIN THE DOWNTOWN COMMUNITY PLAN; CASE NO. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA; COUNCIL DISTRICT NO. 14

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is the October 9, 2025 action of the City Planning Commission recommending approval of proposed General Plan Amendment to the Downtown Community Plan to change the land use designation on a portion of the Project Site from Hybrid Industrial to Community Center. The City Planning Commission also recommended approval of a concurrent Vesting Zone Change and Height District Change ordinance for the (T)(Q)C2-3D Zone.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor, whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the previously certified EIR, Case No. ENV-2021-4069-EIR (SCH No. 2022030295),; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;

3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment; and
4. Adopt, by Resolution, the proposed General Plan Amendment to the Downtown Community Plan to change the land use designation on a portion of the Project Site from Hybrid Industrial to Community Center;
5. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Zone Change and Height District Change ordinance for the subject property; and
6. Adopt the ordinance for the Vesting Zone Change and Height District Change to (T)(Q)C2-3D, as set forth in the attached exhibit;
7. Direct staff to revise the Downtown Community Plan Map and update the appropriate maps in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Senior City Planner

VPB:MZ:MN:MS:TG

Enclosures

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