

ORDINANCE NO. _____

An ordinance to approve a Vesting Zone Change and Height District Change to facilitate vesting rights for the Fourth and Central Project (Proposed Project).

WHEREAS, the Proposed Project at 400 South Central Avenue (364-448 and 425-433 South Central Avenue; 715 and 730 East 4th Street) (Subject Property) requested a Vesting Zone Change and Height District Change under Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA on May 21, 2021, and is therefore vested under the zoning regulations in effect at that time;

WHEREAS, Ordinance No. 188,474 (Downtown Community Plan, effective February 6, 2025) changed the zone designation on the Subject Property to [DM2-G1-5][CX2-FA][CPIO-O] for the North Site, [MB2-G1-5][IX4-FA][CPIO] for the South Site, and [MB2-G1-5][CX2-FA][CPIO] for the West Site, in line with the designations of Chapter 1A of the LAMC;

WHEREAS, pursuant to the Proposed Project's vesting rights under Section 12.32 Q of Chapter 1 of the LAMC and successional rights under Section 1.4.4 of Chapter 1A of the LAMC, the City Council desires to approve the Proposed Project with the associated Vesting Zone Change and Height District Change requests and zone designations under Chapter 1 of the LAMC;

WHEREAS, the Proposed Project's requested zone designations of Chapter 1 of the LAMC are not expressly listed within the Downtown Community Plan and Chapter 1A of the LAMC but are nonetheless substantially consistent with the intent and purposes of the Downtown Community Plan; as such, the City Council does not desire to amend the City Zoning Map in Section 12.04 of Chapter 1 of the LAMC or Section 1.5.2 of Chapter 1A of the LAMC with the Proposed Project's requested zone designations; and, therefore, the Ordinance proposes to grant the Proposed Project the requested zone designations under Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA for the limited purpose of developing the Proposed Project (subject to modifications allowed pursuant to Section 1.4.4.A of Chapter 1A of the LAMC) but will not amend the City Zoning Map; and

WHEREAS, if the Proposed Project is not effectuated and/or utilized pursuant to Section 13A.2.7 of Chapter 1A of the LAMC, the zone designations on the Subject Property will revert to that designated for the Subject Property under Ordinance No. 188,474 (Downtown Community Plan);

NOW, THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. In the event the entitlement grants for the Proposed Project are not effectuated and/or utilized pursuant to Section 13A.2.7 of Chapter 1A of the LAMC, the zone designations on the Subject Property shall revert to that designated by the Downtown Community Plan.

(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification.

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit A, dated September 29, 2025 (hereafter referred to as Exhibit A), and attached to the subject case file. No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning, Major Projects Section and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the Project conditions. The Project shall be in substantial conformance with the following project description:
 - a. 1,589 residential dwelling units
 - b. 411,113 square feet of office
 - c. 145,748 square feet of restaurant/retail
2. **On-Site Restricted Affordable Units.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to set aside a minimum of five percent of all rental units for Extremely Low Income households, and in addition, set aside either 11 percent of all rental units for Very Low Income households or 20 percent of all rental units for Low Income households, as defined by LAMC Section 11.5.11(a)(1)(ii) and as determined to be affordable to such households by LAHD for a period of 55 years. In addition, the Project shall set aside one of the following for all for-sale units: 1) a minimum of 11 percent of all for-sale units for Very Low Income households; 2) a minimum of 20 percent of all for-sale units for Low Income households; or 3) a minimum of 40 percent of all for-sale units for Moderate Income households; as defined by LAMC Section 11.5.11(a)(1)(ii) and as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant modifies the proposed density of the project, the number of required reserved On-Site Restricted Units may be adjusted, consistent with LAMC Section 11.5.11, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall provide a copy of the recorded covenant to the Department of City Planning for inclusion in this file. On-site restricted affordable units shall be provided in accordance with LAMC Section 11.5.11, to the satisfaction of LAHD, and with any monitoring requirements established by LAHD.
3. **Developer Incentives.** The project shall be permitted the following:
 - a. 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 on a post-dedication site area of 328,072 square feet; which is an approximately 18 percent increase from the 1,968,432 square feet of floor area permitted under a 6:1 FAR); and
 - b. Averaging of FAR, density, and open space across the Project Site.

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 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 square-foot lot, or 1 du per 213 sf of lot area
5. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
- a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii. **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii. **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv. **Training.** At least 60% of construction workforces employed on the project will be:
 - (1) Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - (2) Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - (3) Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally approved apprenticeship program.
 - v. **Bond.** A Bond may be required to ensure compliance.

6. After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages, and training requirements shall be added to the case file.

“D” DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations:

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 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 square-foot lot, or a 6.9:1 FAR.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 558 of the City Charter, the City Planning Commission on **October 9, 2025** recommends this ordinance **BE ADOPTED** by the City Council.



By _____

Cecilia Lamas
Commission Executive Assistant II

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____