

Notice of Public Hearing

& Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



311

Traducción

번역 • 翻译

Pagsasalin

Թարգմանություն



Wednesday, November 20, 2024

11:00 a.m.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477

When prompted, enter the Meeting ID: 816 7791 3136 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/81677913136>

Enter Meeting ID: 816 7791 3136 and Passcode: 132731

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.



Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

400 South Central Avenue (364-448 and 425-433 South Central Avenue; 715 and 730 East 4th Street)

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The Fourth & Central Project would consist of three distinct sites, with a total land area of approximately 7.7 acres. The Project Site is 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. (continued)

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

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 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.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider:

ENV-2021-4071-EIR

1. Pursuant to **Public Resources Code (PRC) Section 21082.1(c) and 21081.6**, the information contained in the **Environmental Impact Report (EIR)** prepared for this project, which includes the Draft EIR, No. ENV-2021-4071-EIR (SCH No. 2022030295), dated October 2023, and the Final EIR, dated October 2024, as well as the whole of the administrative record; and

VTT-82974-CN-HCA

2. Pursuant to **Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15**, a **Vesting Tentative Tract Map** for the merger and re-subdivision of the Project Site into four ground lots and 26 airspace lots and for condominium purposes; and a Haul Route for the export of approximately 651,000 cubic yards of soil.

(continued)

Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:

ENV-2021-4071-EIR

1. Pursuant to **PRC Section 21082.1(c) and 21081.6**, the information contained in the **EIR** prepared for this project, which includes the Draft EIR, No. ENV-2021-4071-EIR (SCH No. 2022030295), dated October 2023, and the Final EIR, dated October 2024, as well as the whole of the administrative record; and

CPC-2021-4069-GPAJ-VZCJ-HD-CU-MCUP-SPR-HCA

2. Pursuant to **LAMC Section 11.5.6**, a **General Plan Amendment** to change the land use designation from Light Industrial to Regional Commercial; and

3. Pursuant to **LAMC Sections 12.32 F and 12.32 Q**, a **Vesting Zone Change and Height District Change** from M2-2D and M2-2D-O to (T)(Q)C2-3D; and

4. Pursuant to **LAMC Section 11.5.11(e)**, two **Developer Incentives** to permit:

- a. A 19 percent increase in the allowable Floor Area Ratio (FAR), from 6:1 to 7.13:1; and
- b. Averaging of FAR, parking, and open space across the Project Site; and

5. Pursuant to **LAMC Section 12.24 W.1**, 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; and

6. Pursuant to **LAMC Section 16.05**, a **Site Plan Review** for a development project which creates, or results in an increase of, 50,000 gross sf of nonresidential floor area, or 50 or more dwelling units.



Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for this Project and is comprised of two parts: the Draft EIR (DEIR) and Final EIR (FEIR). A DEIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 61-day public review period from October 12, 2023 to December 11, 2023. The Final EIR was released on October 25, 2024, and includes a response to comments and text revisions to the DEIR based on input received. Unlike the DEIR, comments on the FEIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2021-4069-GPAJ-VZCJ-HD-CU-MCUP-SPR-HCA; VTT-82974-CN-HCA

Related Case Number(s):

None

Zone:

M2-2D and M2-2D-O; (T)(Q)C2-3D (proposed)

Land Use Designation:

Light Industrial; Regional Commercial (proposed)

Council District:

14 - de Leon

Applicant:

CP LA Cold Storage Land, LLC

Representative:

Mayer Brown, LLP

Environmental Case Number(s):

ENV-2021-4071-EIR

Overlay(s):

Oil Drilling District (portion of site)

Community Plan Area:

Central City

Assigned Staff Contact Information:

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(213)978-1797
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review -

The Final EIR is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday-Friday, 9:00 AM - 4:00 PM. Please contact the Staff Planner listed above to schedule an appointment. The Final EIR is also available online at the Department of City Planning's website at <http://planning.lacity.gov/development-services/eir>, and copies are also available at the following Library Branches:

Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
Robert Louis Stevenson Branch Library, 803 Spence Street, Los Angeles, CA 90023

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.