



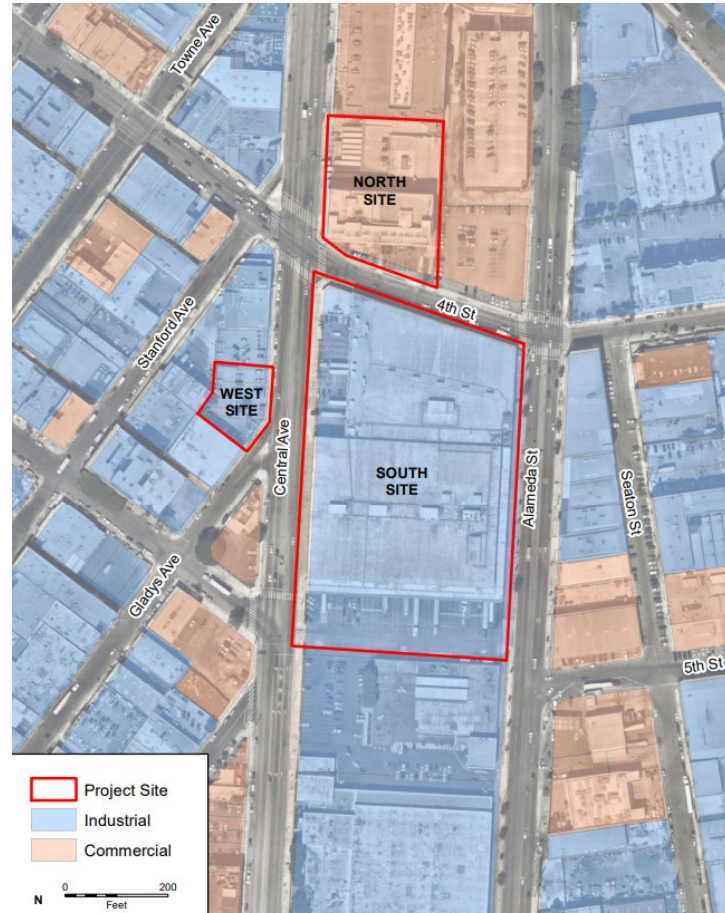
Fourth & Central Project - PVP

400 South Central Avenue (364-464, 425-433
S. Central Avenue; 715 and 730 E. 4th Street)
Los Angeles, California 90017

Central City Community Plan Area

LOS ANGELES
CITY PLANNING

Project Location

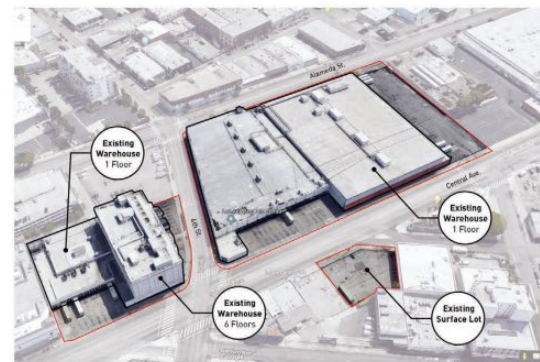
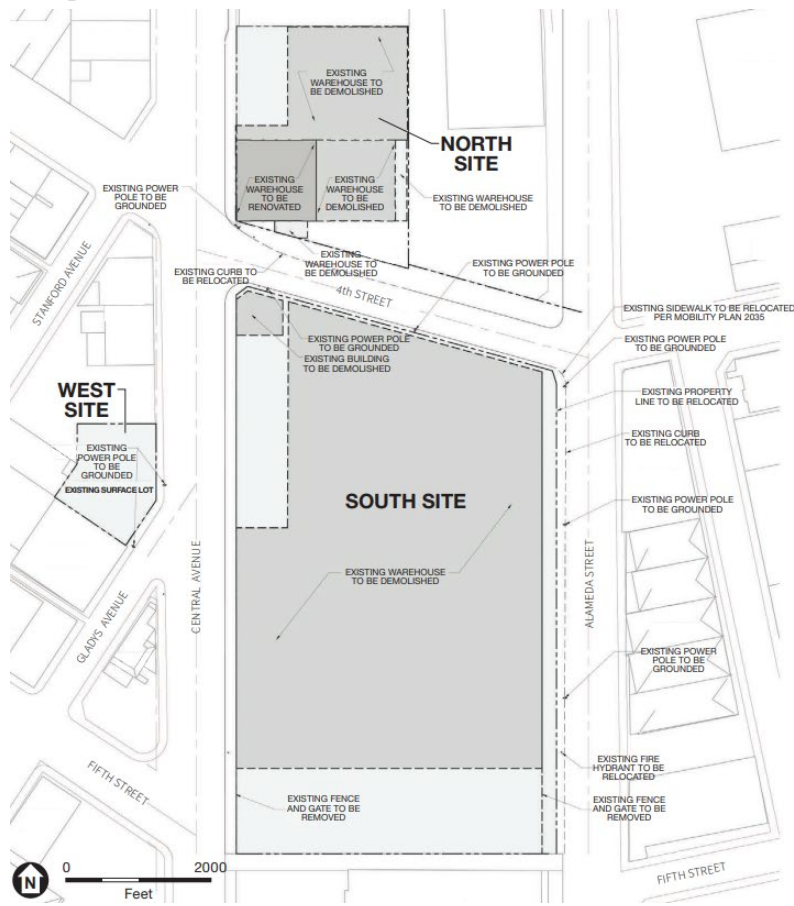




Project Site and Surrounding Uses

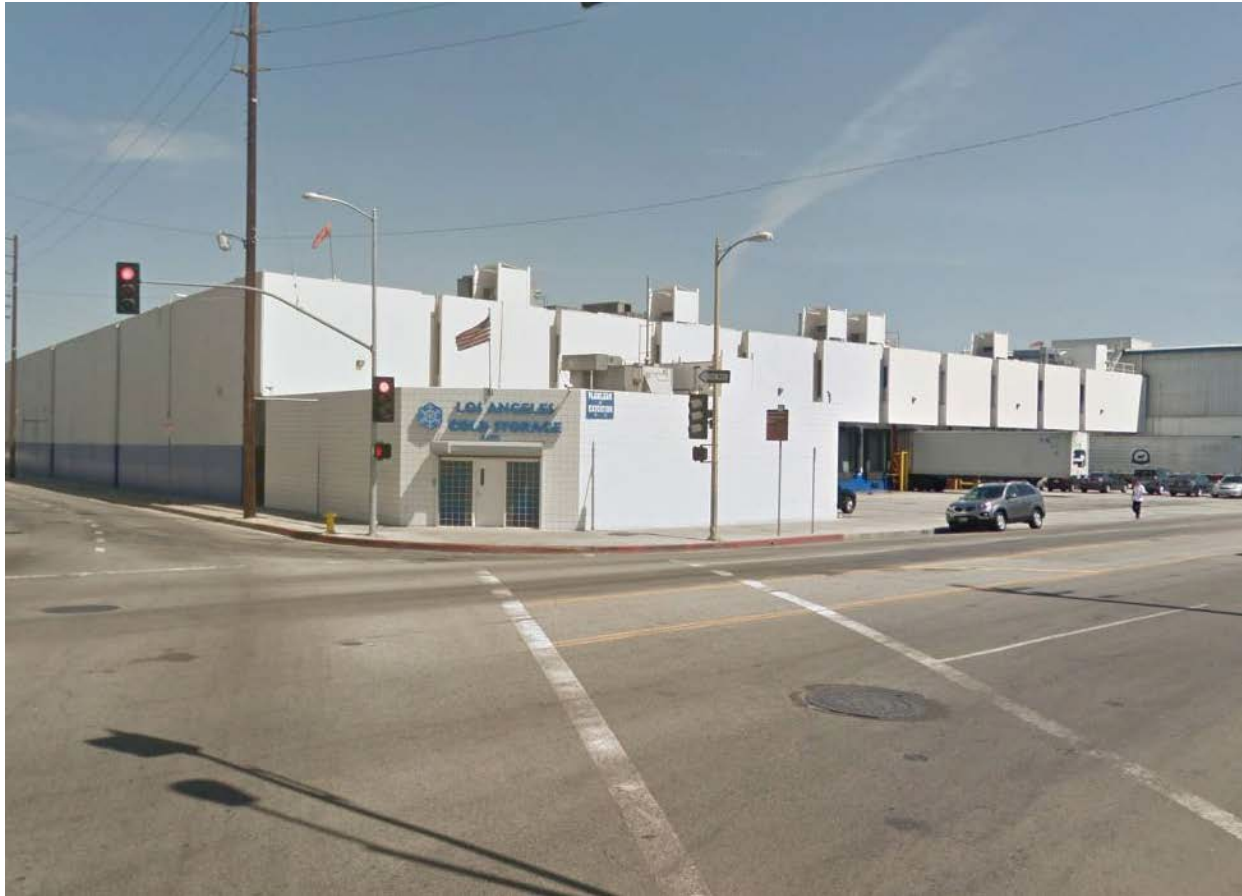


Existing Conditions





Existing Conditions – Looking east on Central Ave. & 4th St.





Existing Conditions – Looking southwest on Alameda St. & 4th St.



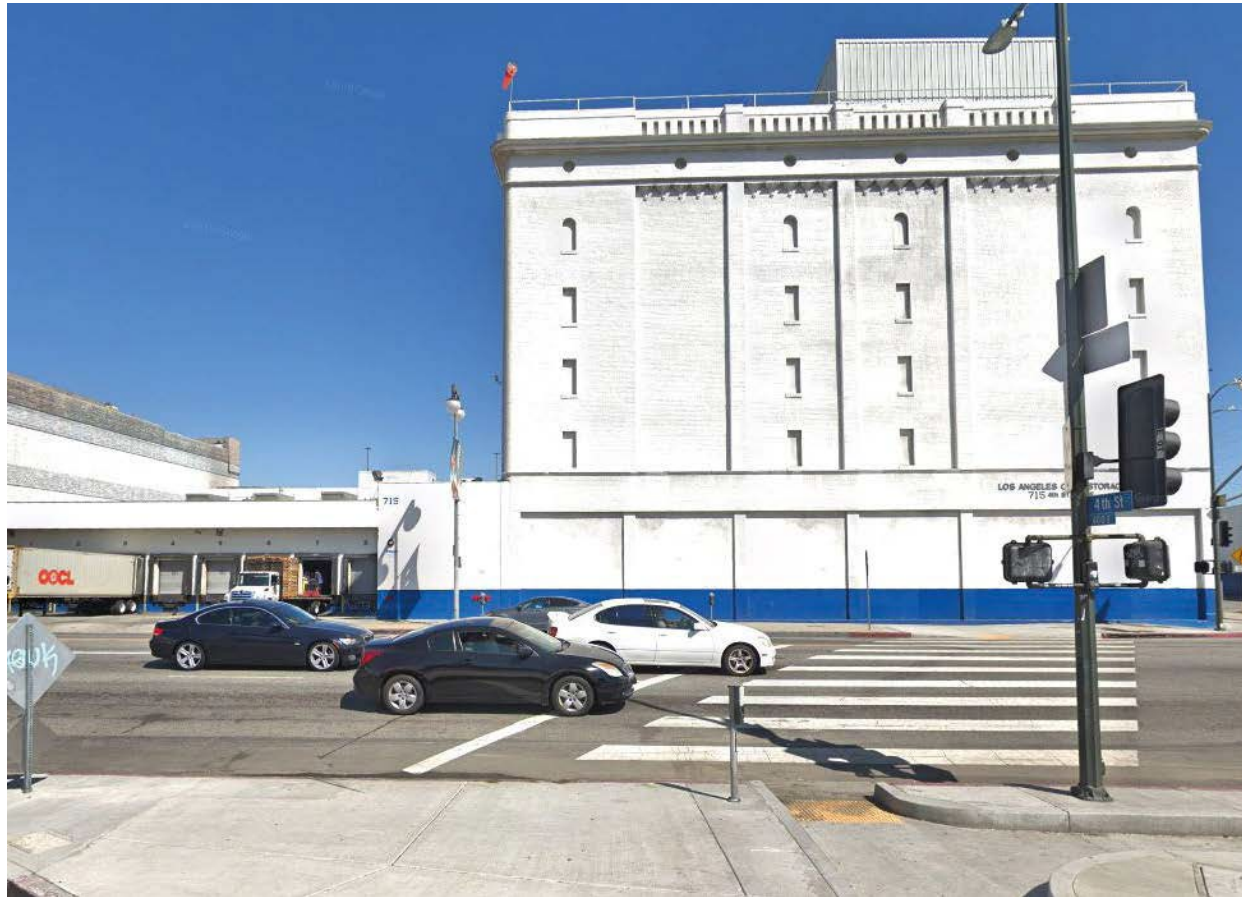


Existing Conditions – Looking northeast on Central Ave.





Existing Conditions – Looking east on Central Ave. & 4th St.





Existing Conditions – Looking west on Central Ave. & Gladys Ave.

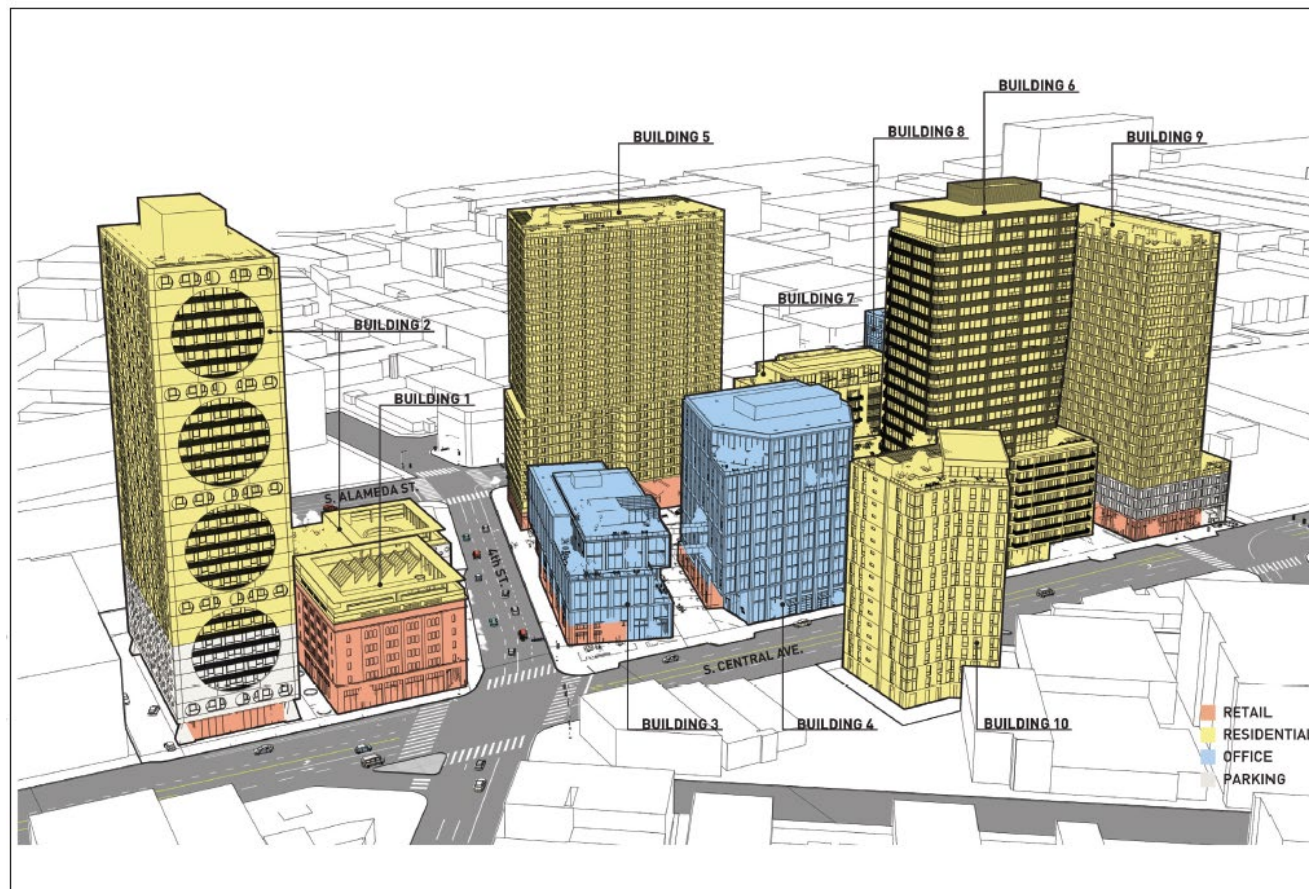




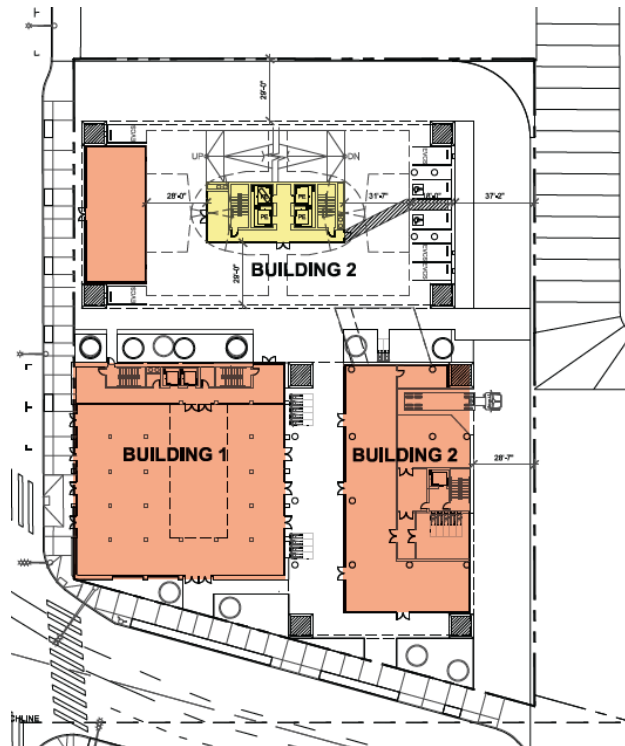
Land Use and Zoning



Development Details

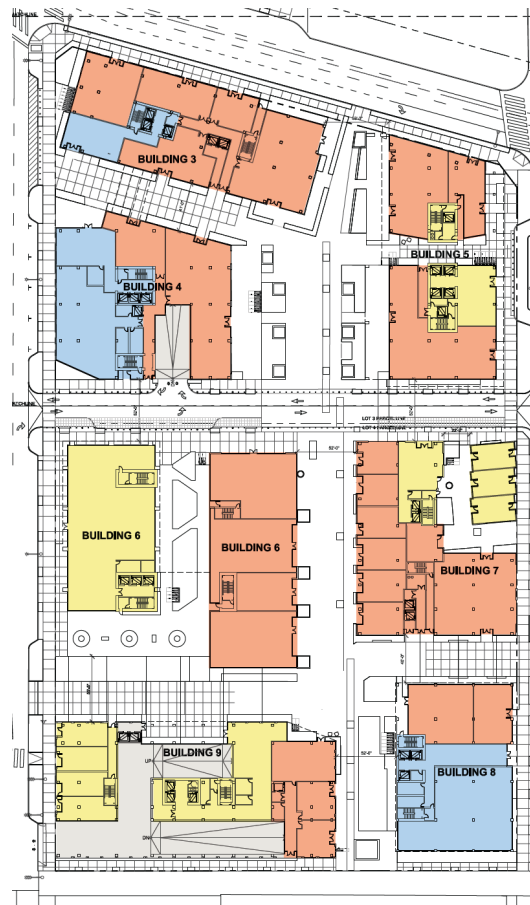


Conceptual Site Plan – North Site



- RETAIL / RESTAURANT
- RESIDENTIAL
- OFFICE
- PARKING

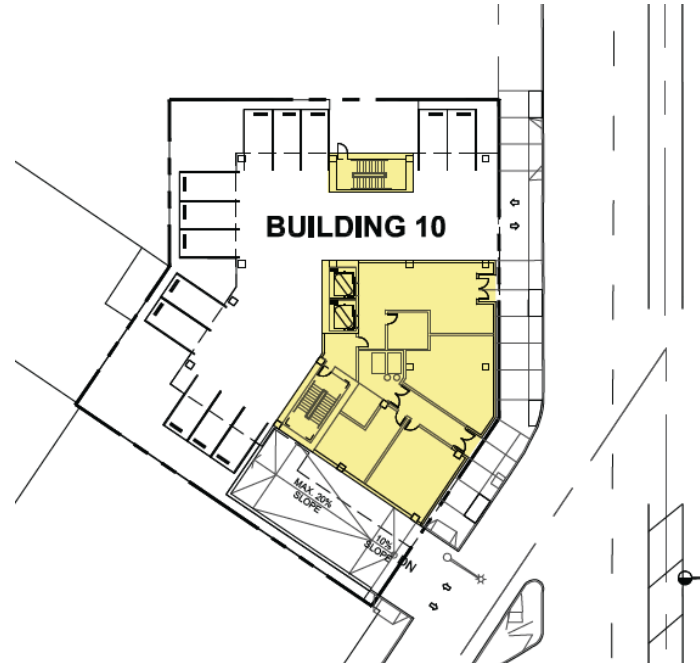
Conceptual Site Plan – South Site



- RETAIL / RESTAURANT
- RESIDENTIAL
- OFFICE
- PARKING



Conceptual Site Plan – West Site



- RETAIL / RESTAURANT
- RESIDENTIAL
- OFFICE
- PARKING

Project Development

BUILDING STORIES, HEIGHTS AND USES					
Project Building #	Stories ^{a,b}	Building Height to the top of the Parapet	Residential Floor Area	Restaurant/Retail Floor Area	Office Floor Area
Building 1	6	88 feet	--	61,038 sf	--
Building 2	30 ^c	364 feet	400,222 sf (335 units)	12,694 sf	--
Building 3	7	93 feet	--	15,291 sf	81,854 sf
Building 4	12	168 feet	--	7,721 sf	184,162 sf
Building 5	28	292 feet	407,217 (425 units)	11,359 sf	--
Building 6	26	335 feet	412,401 sf (250 units)	15,567 sf	--
Building 7	10 ^d	124 feet	126,555 (123 units)	12,357 sf	--
Building 8	12	156 feet	--	4,645 sf	145,097 sf
Building 9	27 ^e	284 feet	293,574 (312 units)	5,076 sf	--
Building 10	18	181 feet	121,704 (144 units)	--	--
^a Stories include rooftop floors that include indoor structures (i.e., amenity rooms). ^b The number of stories does not include subterranean parking levels. ^c Building 2 includes six (6) levels of podium parking. ^d There is a detached trio of two-story industrial sheds adjacent to Alameda Street, which are accounted for as part of Building 7. ^e Building 9 includes four (4) levels of podium parking.					



Requested Entitlements

- General Plan Amendment
- Vesting Zone Change and Height District Change
- Affordable Housing Development Incentives
- Main Conditional Use Permit
- Site Plan Review
- Development Agreement
- Vesting Tentative Tract Map



Renderings





Renderings





Renderings





Vehicular Circulation – North Site

See site plan PDF sheet 29



Vehicular Circulation – South Site

See site plan PDF sheet 39-40



Vehicular Circulation – West Site

See site plan PDF sheet 51



Pedestrian Circulation

See site plan PDF sheet 39, 40, 72



Open Space and Landscape Plans

See site plan PDF sheet 77, 78-80, 93



Elevations and Materials

See site plan PDF sheet 60-68



Elevations and Materials

See site plan PDF sheet 60-68



Elevations and Materials

See site plan PDF sheet 60-68



Elevations and Materials

See site plan PDF sheet 60-68

An aerial night view of the Los Angeles skyline. In the foreground, several modern, multi-story buildings with glass facades are illuminated from within, showing a grid-like pattern of windows. Some buildings have greenery on their roofs. The background shows the dense city skyline with many other lights and buildings, extending to the mountains in the distance under a twilight sky.

Thank you! Questions?