

Los Angeles Department of City Planning Virtual Scoping Meeting

- Fourth & Central Project
- ENV-2021-4071-EIR
- 400 S. Central Ave
- March 23, 2022
- 5:30 pm



Meeting Instructions

- Attendees will have the opportunity to ask questions regarding the environmental review process and the Project after the presentation
- Via Zoom: Use the “**raise hand**” icon to indicate your desire to speak
- Via telephone: Press *9 to “**raise hand**”, listen for the last 4 digits of your phone number to be called, press *6 *when prompted* to unmute yourself

Agenda and Objectives

- Provide an overview of the Project
- Walk through the Project review including the Environmental Impact Report (EIR) process
- Explanation of how to submit public comments
- Answer questions regarding the EIR process and Project specific questions

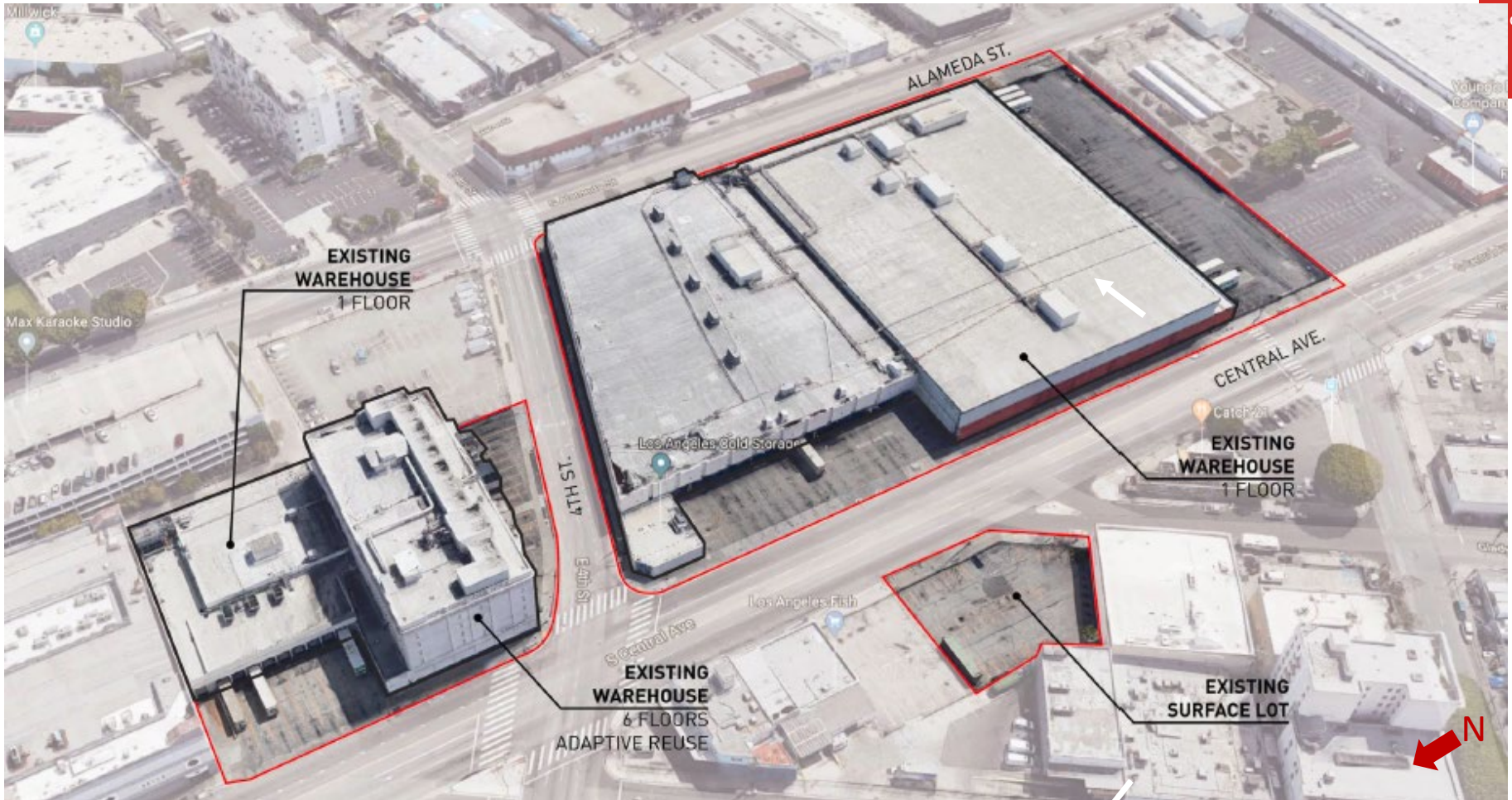
Project Location and Vicinity



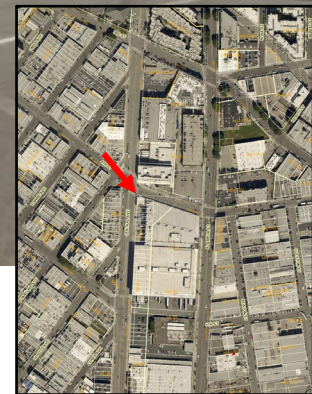
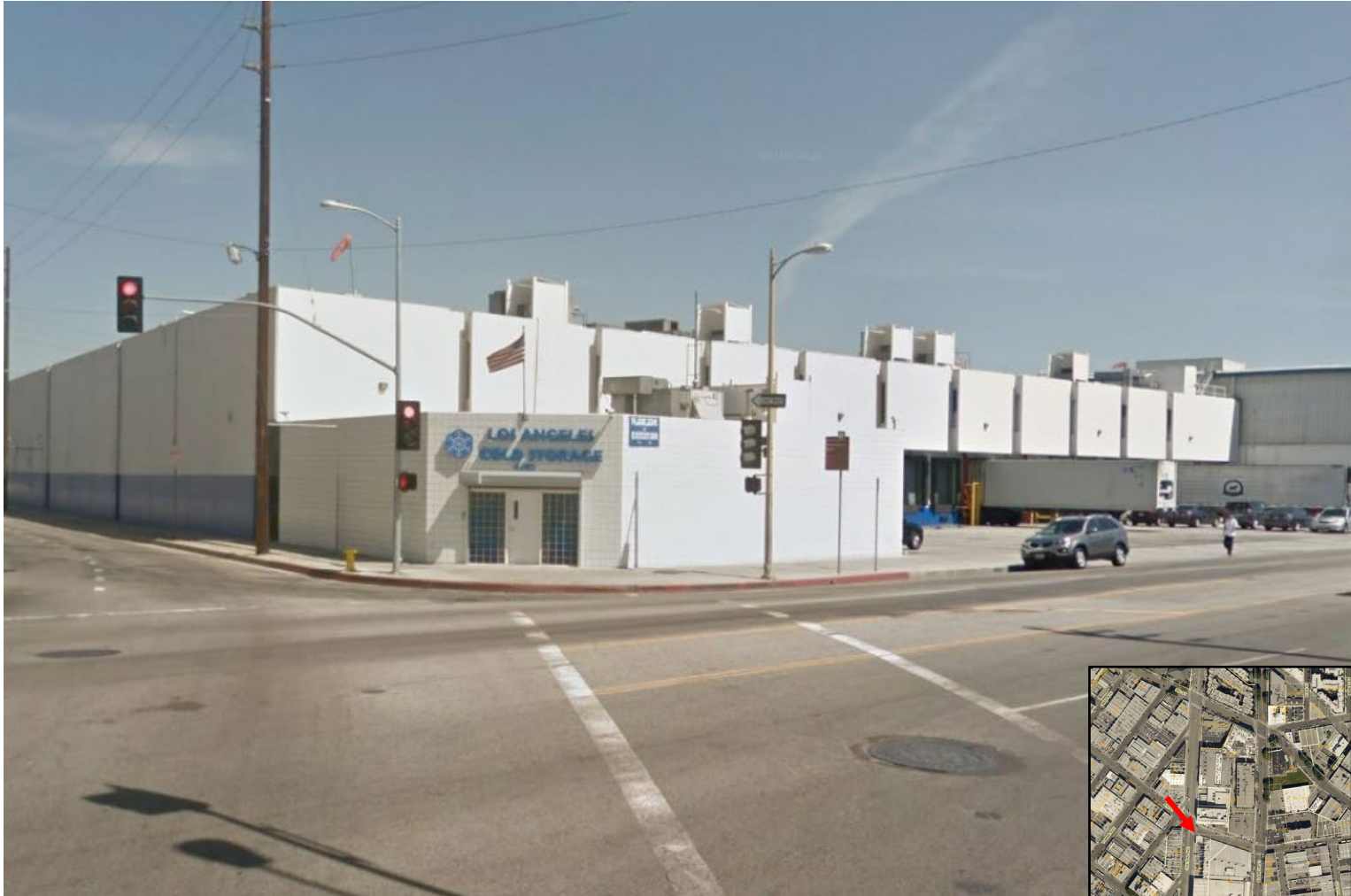
Project and Surrounding Uses



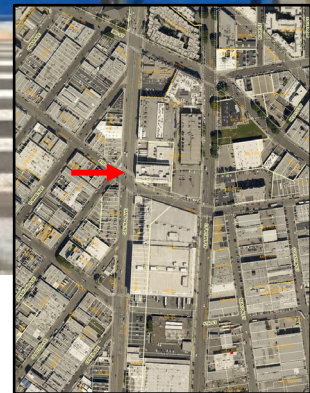
Existing Conditions and Aerial View of Site



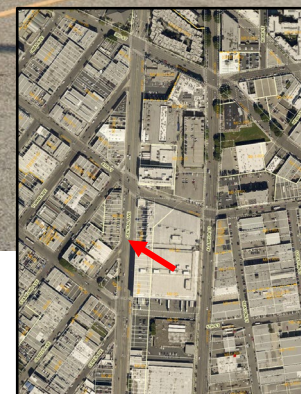
Existing Conditions



Existing Conditions



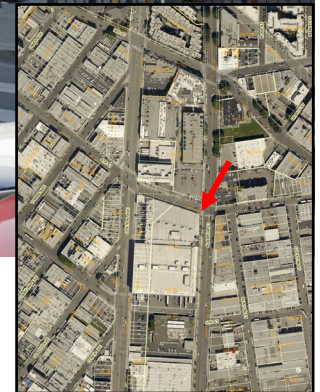
Existing Conditions



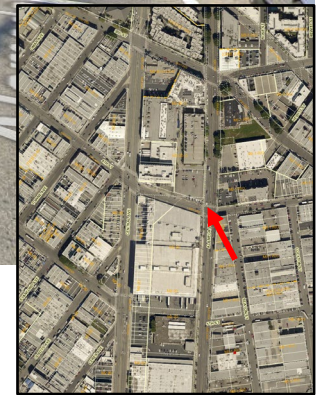
Existing Conditions



Existing Conditions



Existing Conditions



Project Overview

Project Site :

7.6 acres (333,602 sf)

Total Floor Area :

2,318,534 sf

FAR : 6.95:1

Residential : 1,521 du

(1,731,849 sf)

Office : 411,113 sf

Retail/Restaurant :

101,088 sf

Hotel : 68 rooms

(74,484 sf)

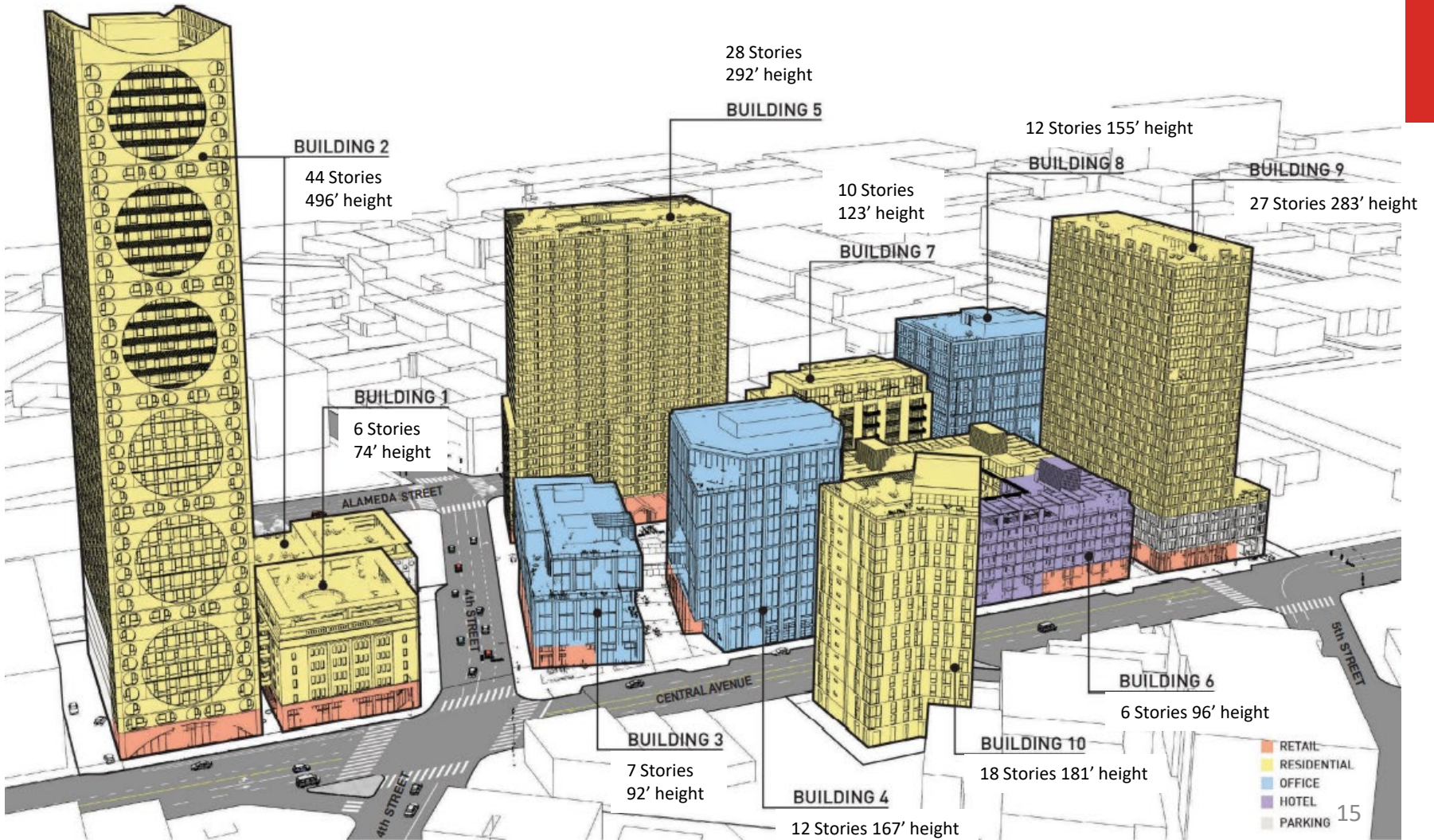


Parking: 2,475 spaces

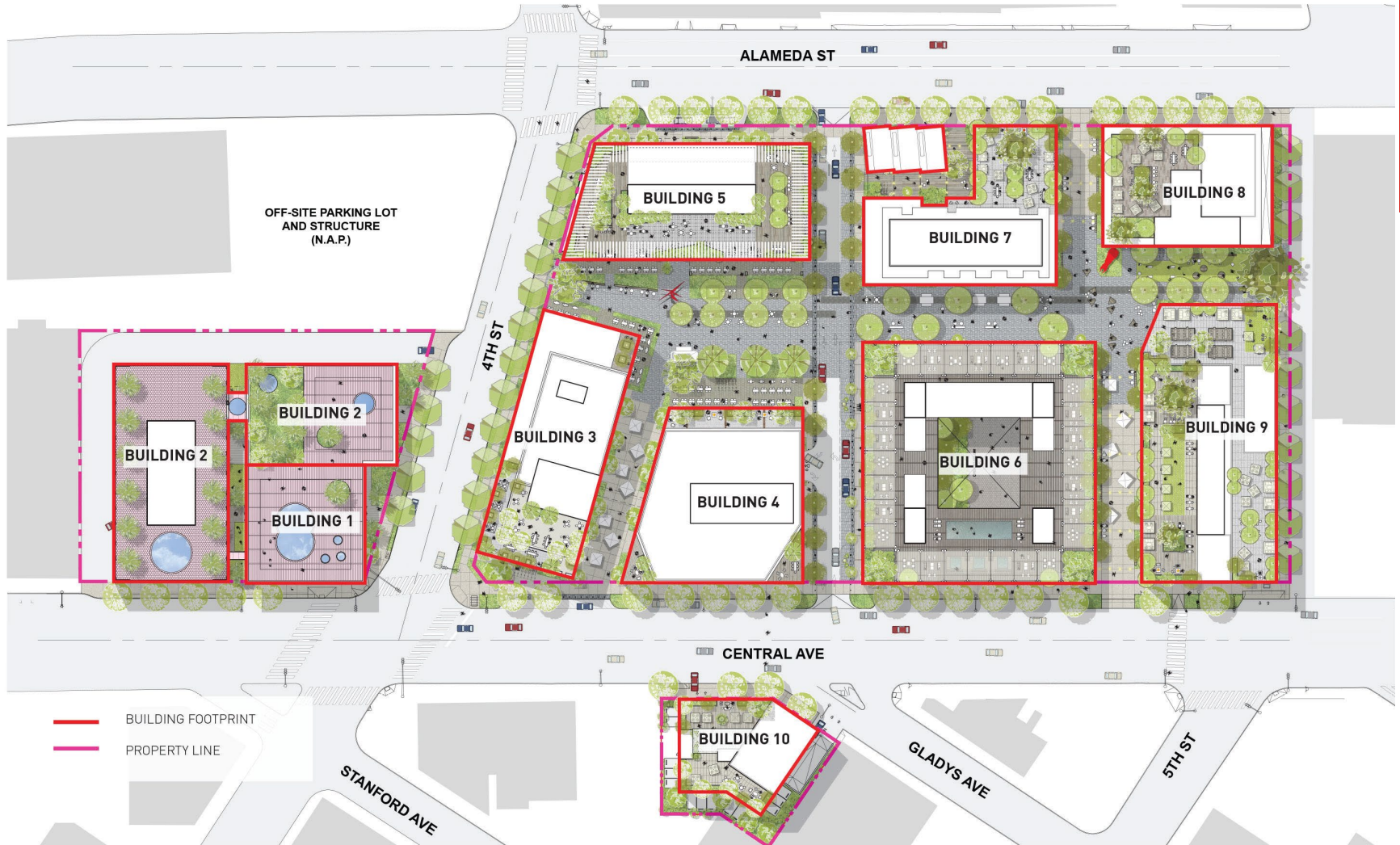
Private Open Space: 163,325 sf

Publicly Accessible Open Space: 90,113 sf

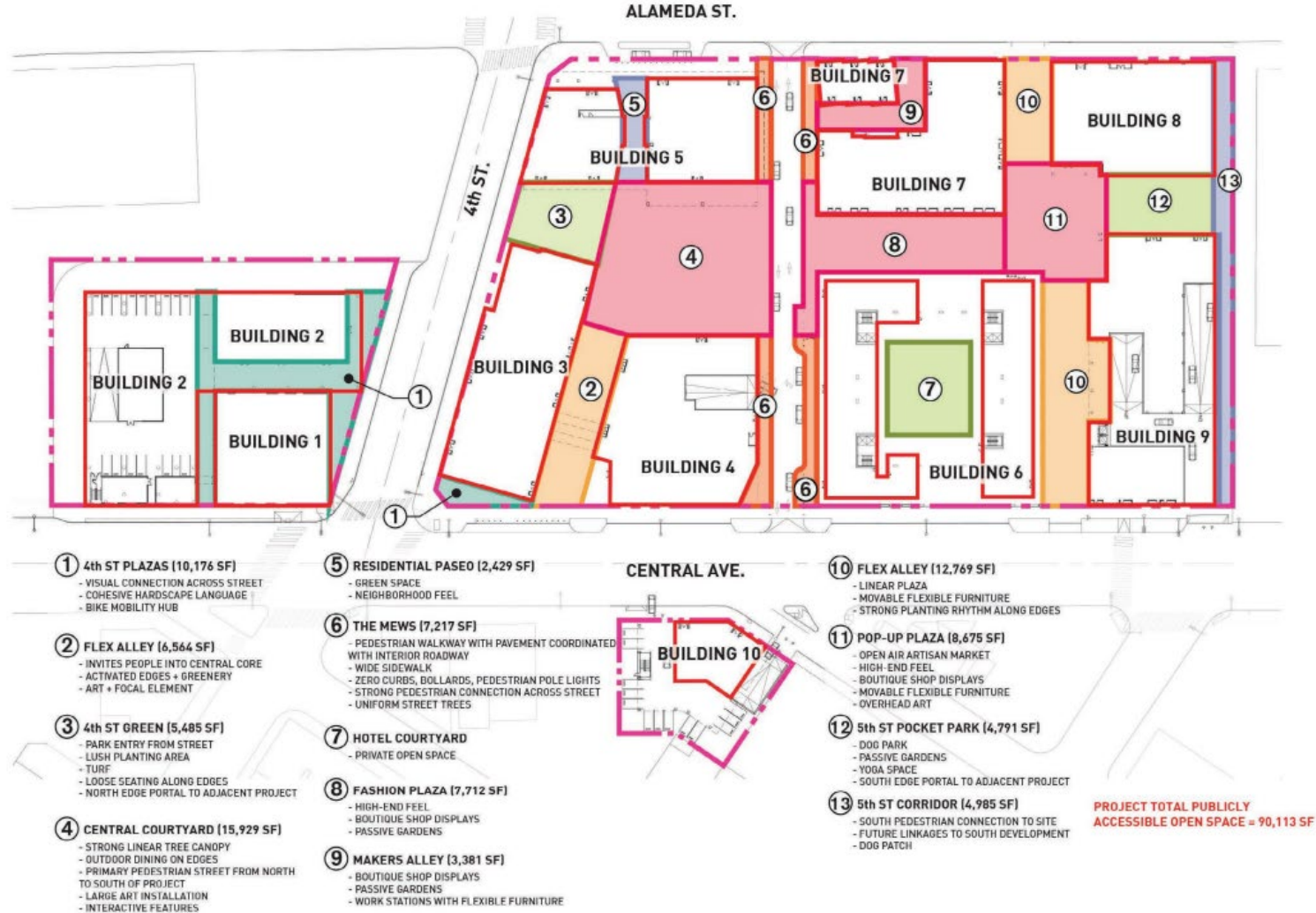
Project Overview



Site Plan



Publicly Accessible Open Space



Design & Architecture



Design & Architecture



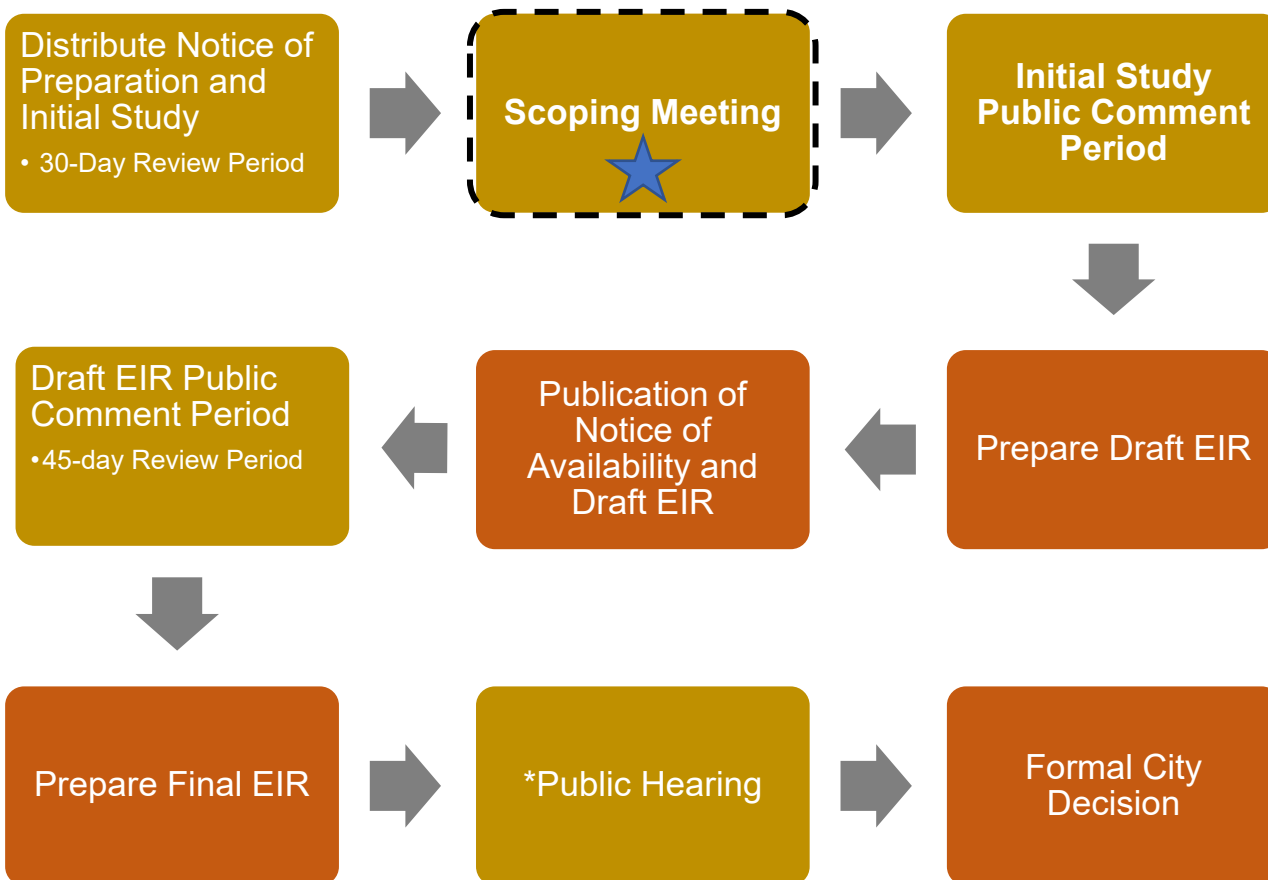
Design & Architecture



Discretionary Actions

- **General Plan Amendment** to amend the land use designation from Light Industrial to Regional Commercial
- **Vesting Zone Change** and **Height District Change** from M2-2D/M2-2D-O to C2-2
- **Affordable Housing Development Incentives** under Measure JJJ
- **Main Conditional Use Permit** for alcohol sales
- **Site Plan Review**
- **Vesting Tentative Tract Map** for subdivision purposes
- **Development Agreement** between the Applicant and the City of Los Angeles

Project Milestones



Opportunities for Public Input
* Includes multiple public meetings

EIR Scope and Contents

Impacts Found to be Less Than Significant

- Aesthetics
- Agriculture & Forestry Resources
- Biological Resources
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Mineral Resources
- Wildfire

Topics to be Analyzed in the EIR

- Air Quality
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems

How to Submit Public Comments

- Through mail:

**Attn: Alan Como, AICP
City of Los Angeles
Department of City Planning
221 N. Figueroa Street,
Suite 1350
Los Angeles, CA 90012**

Reference:

Fourth & Central Project

- Through email:

alan.como@lacity.org

- All written comments must be submitted by **4:00 p.m.**

April 11, 2022

- For more information about the project please visit:

<https://planning.lacity.org/development-services/eir/fourth-central-project>

*Submitting a question or comment during the following Q & A portion of the meeting **DOES NOT** constitute a formal written comment to be included as part of the NOP comment period.*

Questions and Answers

- Via Zoom: Use the “**raise hand**” icon to indicate your desire to comment/ask questions
- Via telephone: Press *9 to “**raise hand**”, listen for the last 4 digits of your phone number to be called, press *6 *when prompted* to unmute yourself

Questions & Answers

