



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

March 10, 2022

Puede obtener información en Español acerca de esta junta llamando al (213)-978-1300.

ENVIRONMENTAL CASE NO.:	ENV-2021-4071-EIR
PROJECT NAME:	Fourth & Central Project
PROJECT APPLICANT:	CP LA Cold Storage Land, LLC
PROJECT ADDRESS:	400 S. Central Avenue (364–464, 425–433 S. Central Avenue; 715 and 730 E. 4 th Street); Los Angeles, CA 90013
COMMUNITY PLAN AREA:	Central City
COUNCIL DISTRICT:	14 – de León
PUBLIC COMMENT PERIOD:	March 10, 2022 - April 11, 2022
SCOPING MEETING:	March 23, 2022, 5:30 p.m. See below for additional details.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Fourth & Central Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency’s statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is generally located at 400 Central Avenue and is made up of six (6) parcels, with a total land area of approximately 7.6 acres (333,602 square feet (sf) of lot area). See attached Figure 1, Aerial Photograph of the Project Site. The parcels that make up the Project Site are clustered across three City blocks and include the following three areas:

- The 1.35-acre North Site (APN 5147-001-007) is generally located at the northeast corner of Central Avenue and 4th Street.
- The 5.98-acre South Site (APN 5147-013-016) is generally bound by 4th Street to the north, Alameda Street to the east, Central Avenue to the west and industrial uses to the south. The southern boundary of the South Site generally terminates near the intersection of 5th Street and Central Avenue.

- The 0.32-acre West Site (APNs 5147-012-015, 5147-011-015, -016, -017) is generally located west of the intersection of Gladys Avenue and Central Avenue.

The Project Site is occupied by cold storage facilities that include warehouse and wholesale commercial buildings and associated office space, truck loading docks, and surface parking. The existing buildings on the Project Site total approximately 360,734 sf of floor area.

PROJECT DESCRIPTION: 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, restaurant/retail, and hotel uses within 10 distinct buildings over the three Sites totaling up to 2,318,534 square feet (sf) of floor area. The Project would include: 1,521 residential units, including affordable housing units, totaling 1,731,849 sf; 411,113 sf of office uses; 101,088 sf of restaurant/retail uses; and 68 hotel rooms, totaling 74,484 sf of hotel floor area. The Project would include 90,113 sf of publicly accessible open space, including paseos between Central Avenue and Alameda Street, plazas, and pocket parks, within the North and South Sites. The proposed buildings would range in height from 2 to 44 stories, with a maximum height of approximately 500 feet. Parking would be provided in up to four levels of subterranean parking and in above-grade parking podiums. See attached Figure 2, Conceptual Site Plan, for an illustration of the conceptual site plan for the Project. Below is a summary of the existing uses to be removed and the Project’s proposed land uses.

Existing Uses to be Removed

Existing Uses	Sizes
<i>Cold Storage Facilities</i>	
Warehouse/Commercial/Office	360,734 sf

Proposed Uses

Proposed Uses	Maximum Sizes
<i>Commercial Land Uses</i>	
Retail/Restaurant	101,088 sf
Office	411,113 sf
Hotel (68 rooms)	74,484 sf
Total Commercial	586,685 sf
<i>Residential Land Uses</i>	
	1,521 units
Total Residential	1,731,849 sf
<i>Open Space</i>	
Publicly Accessible	90,113 sf

REQUESTED ACTIONS:

1. General Plan Amendment to re-designate the land use designation from Light Industrial to Regional Commercial.
2. Vesting Zone Change and Height District Change from the M2-2D/M2-2D-O zones to the C2-2 zone.
3. Affordable Housing Development Incentives under Measure JJJ to allow the following incentives:
 - a. FAR increase to 6.95:1;

- b. Averaging of FAR, parking, and open space across the Project Site; and
 - c. A third incentive to be determined by the Applicant pursuant to Government Code, Section 65915(k), and LAMC Section 12.22 A.25.
4. Main Conditional Use Permit to permit the sale and dispensing of alcoholic beverages for on-site and/or off-site consumption.
 5. Site Plan Review for a project which creates 50,000 gross sf or more of nonresidential floor area and creates 50 or more dwelling units.
 6. Vesting Tentative Tract Map to merge 35 existing lots and re-subdivide into four ground lots and 26 air space lots for commercial and residential purposes, and a Haul Route.
 7. Development Agreement between the applicant and the City of Los Angeles
 8. In addition to the entitlements identified above, additional approvals will be required for construction and operation of the Project, including, but not limited to approval of permits for the following: demolition, haul route, excavation, shoring, grading, foundation, building and interior improvements, improvements within the public right-of-way and the removal of trees on public property.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services (Fire, Police, Schools, Parks and Libraries), Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems (Water, Wastewater and Solid Waste).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online format using Zoom, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation will be posted to the Department’s website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date: March 23, 2022

Time: 5:30 p.m.

Virtual Location: Visit: <https://planning-lacity-org.zoom.us/j/89027983758> or by phone dial US: +1 669 900 9128 or +1 213 338 8477, and enter Webinar ID: 890 2798 3758, followed by #. If asked for Participant ID, enter #

FILE REVIEW AND COMMENTS:

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.– 4:00 P.M. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/> by clicking on the following:

1. Development Services;
2. Environmental Review;

3. Published Documents;
4. Environmental Impact Records (EIR); and
5. Search for EIR Project Title "Fourth & Central Project" or corresponding Case No. "ENV-2021-4071-EIR"

Digital copies are also available for review at the following library locations:

1. Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles, CA 90012
3. Robert Luis Stevenson Branch Library, 803 Spence Street, Los Angeles, CA 90023

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Monday, April 11, 2022 no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail: Alan Como, AICP
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

E-mail: alan.como@lacity.org

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. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.

VINCENT P. BERTONI, AICP
Director of Planning



Alan Como, AICP
Major Projects Section
Department of City Planning
213-847-3633

Attachments:

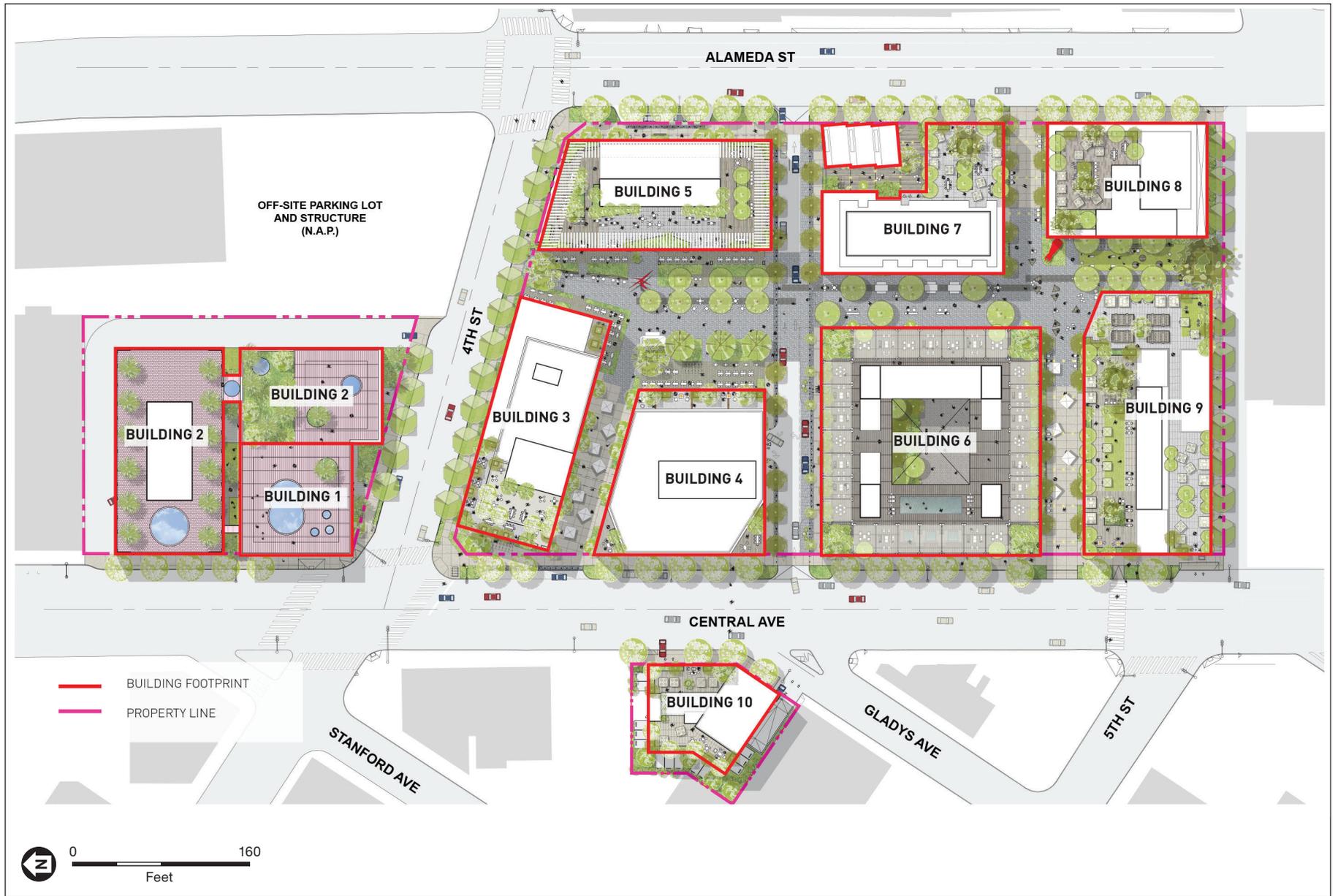
1. Figure 1 – Aerial Photograph of Project Site
2. Figure 2 – Conceptual Site Plan
3. Meeting Instructions



SOURCE: ESRI Imagery.

Fourth & Central Project

Figure 1
Aerial View of the Project Site



SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 2
Conceptual Site Plan

**DEPARTMENT OF
CITY PLANNING**

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RE: Zoom Meeting Instructions for the Fourth & Central Project Scoping Meeting -
400 S. Central Avenue (364–464, 425-433 S. Central Avenue; 715 and 730 E. 4th Street)
(Case No. ENV-2021-4071-EIR).

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Fourth & Central Project (ENV-2021-4071-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer/ tablet or smartphone, or a telephone. Please follow the instructions below to participate.

- 1) Join the meeting via your computer, smartphone or tablet. You may use the link on this Notice of Preparation or go to zoom.us and enter webinar ID 890 2798 3758 followed by #. When prompted for a participant ID, please press #.
- 2) Or, join the meeting via phone: dial US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID followed by #. When prompted for a participant ID, please press #.
- 3) Listen to the presentation.
- 4) Ask Questions: After the presentation has ended, raise your hand (or press *9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

Note: If you experience any technical difficulties during the meeting:

Click the hand raise button (if using a computer) or press *9 if using a telephone.