



Fourth & Central Project

Environmental Case: ENV-2021-4071-EIR
State Clearinghouse No.: 2022030295

Project Location: 400 S. Central Avenue (364–464, 425-433 S. Central Avenue; 715 and 730 E. 4th Street); Los Angeles, CA 90013

Community Plan Area: Central City

Council District: 14 – Kevin de León

Project Description: The Fourth & Central Project (Project) would generally be located at 400 S. Central Avenue and consist of three distinct sites (North, South, and West Sites), with a total land area of approximately 7.6 acres [333,603 gross square feet (sf) of lot area pre-dedication]. 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 (5.98 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 S. Central Avenue. 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.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Environmental Science Associates (ESA)

APPLICANT:

CP LA Cold Storage Land, LLC

October 2023

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