



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

October 12, 2023

Puede obtener información en Español sobre este proyecto llamando al (213) 847-3637 o por email a paul.caporaso@lacity.org

ENVIRONMENTAL CASE NO.:	ENV-2021-4071-EIR
STATE CLEARINGHOUSE NO.:	2022030295
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. 4th Street), Los Angeles, CA 90013
COMMUNITY PLAN AREA:	Central City
COUNCIL DISTRICT:	14 – de León
PUBLIC COMMENT PERIOD:	October 12, 2023 – November 27, 2023

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the Fourth & Central Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the time frame for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION: The Fourth and Central Project (Project) involves an approximately 2.3 million square-foot mixed-used development, with residential, office, commercial, and hotel uses within ten buildings on an approximately 7.6-acre site (Project Site). The Project Site includes the 1.35-acre “North Site”, generally located at the northeast corner of Central Avenue and 4th Street; the 5.98-acre “South Site” (generally bound by 4th Street to the north, Alameda Street to the east, Central Avenue to the west and industrial uses to the south; and the 0.32-acre “West Site”, generally located west of the intersection of Gladys Avenue and Central Avenue.

The Project would demolish existing surface parking and cold storage facility uses on the West and South Sites, and adaptively reuse, if feasible, a portion of a six-story cold storage building on the North Site, while demolishing the remaining warehouse uses, to allow for the construction of 1,521 dwelling units, of which five percent of the total units will be set aside for Extremely Low-Income Households and between 11 percent and 40 percent of the total units will be set aside for Very Low-, Low-, or Moderate-Income households; 411,113 square feet of office uses; 101,088 square feet of restaurant/retail uses; and 68 hotel guest rooms. Over two acres of publicly accessible open space would be provided on the North and South Sites by way of paseos passing between Central Avenue and Alameda Street, plazas, and pocket parks. The proposed buildings would total 2,318,534 square feet of floor area, for a floor area ratio (FAR) of 7.13:1, and range in height from two to 44 stories, with a maximum building height of 497 feet. The Project is proposed as an Environmental Leadership Development Project (ELDP).

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable Project-level impacts related to: regional construction-related emissions of nitrogen oxides (NO_x) and carbon monoxide (CO); regional operation-related emissions of CO in the interim scenario; historic resources; on-site noise during construction; and construction-related vibration (related to structural building damage), and cumulative impacts associated with: regional construction-related NO_x and CO emissions; regional-operation-related CO emissions in the interim scenario; on- and off-site (traffic) noise during construction; and construction-related vibration (related to structural building damage). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft EIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. Copies are also available at the following Library Branches:

- Los Angeles Central Library, 630 W. Fifth Street, Los Angeles, CA 90071
- Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012
- Robert Louis Stevenson Branch Library, 803 Spence Street, Los Angeles, CA 90023

If you are unable to access digital copies of the Draft EIR, the Department will attempt to make reasonable arrangements to view the documents. In addition, physical copies of the Draft EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review **by appointment only**, at the Department of City Planning located at 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012 during office hours Monday – Friday, 9:00 A.M. – 4:00 P.M. If you are unable to access Project materials or wish to schedule an appointment, please contact the Staff Planner for the Project, Tamar Gharibian, at (213) 978-1797 or tamar.gharibian@lacity.org.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, November 27, 2023, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Tamar Gharibian
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: Tamar.gharibian@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Tamar Gharibian
Major Projects
Department of City Planning
(213) 978-1797