Appendix I

Public Service Provider Correspondence

I-1 Los Angeles Fire Department Correspondence

DEPARTMENT OF CITY PLANNING
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April 25, 2022

Inspector Matthew Craig
Los Angeles Fire Department
201 N. Figueroa Street, Suite 300
Los Angeles, CA 90012
matthew.craig@lacity.org

RE: FOURTH AND CENTRAL PROJECT—REQUEST FOR INFORMATION

Dear Inspector Craig:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Fourth & Park Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new and/or physically altered fire protection facilities. As the Project is located in the City of Los Angeles (City) and served by the Los Angeles Fire Department (LAFD), we are requesting information from your department to inform our analysis. The following is a description of the Project and a list of requested information and questions that we would like to obtain to complete our analysis.

Project Location

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 gross square feet (sf) of lot area]. 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.

Figure 1**,** *Regional and Local Vicinity Map*, (attached) illustrates the location of the Project Site. Local access to the Project Site is provided by 4th Street, Central Avenue, and Alameda Street. Figure 2**,** *Aerial View of Project Site and Surrounding Uses*, (attached) provides an aerial view of the Project Site and its surrounding uses. Locally, the Project Site is in a highly urbanized area and situated on the eastern border of the Central City East District, which is largely developed with general commercial and manufacturing uses such as wholesale, warehouse, and food processing facilities. Alameda Street, which borders the Project Site to the east, separates the Central City East District and the Arts District. The Project Site is also situated just south of the Little Tokyo neighborhood, where numerous former warehouse structures are being converted to artists' workshops, live-work spaces, and neighborhood-serving retail and commercial uses.

Existing Conditions

Currently, 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. The Project Site, which is within the planning boundary of the Central City Community Plan, has a General Plan land use designation of Light Industrial and is zoned M2-2D-O on the North Site and M2-2D on the South and West Sites.[1]

Project Description

The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and intends to 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 approximately 2,318,534 sf, for a floor area ratio (FAR) of 6.95:1. The Project would include: 1,521 residential units, including affordable housing units, totaling approximately 1,731,849 sf; approximately 411,113 sf of office uses; approximately 101,088 sf of restaurant/retail uses; and, 68 hotel rooms (74,484 sf of hotel floor area). The Project's 1,521 residential units would result in

[1] *The City's ZIMAS website identifies the Project Site's General Plan land use as "Light Manufacturing." However, the Central City Community Plan identifies the Project Site as "Light Industrial." The Community Plan land use map does not include a Light Manufacturing land use designation, and as such, the Project Site is herein identified as Light Industrial.*

new residential population of 3,423 persons.[2] The Project is estimated to generate 2,108 employees. Accounting for the 69 employees in the existing uses, the net total increase in employment is 2,039 employees.

The Project would include approximately 163,325 sf of Code required private open space. The Project would include approximately 90,113 sf of publicly accessible open space, including paseos passing 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 497 feet. The Project would provide 2,475 vehicle parking spaces within subterranean parking (up to 4 levels) and podium parking.

Each of the Project uses are shown by building within the three areas of the Project Site (e.g., North Site, South Site, and West Site) in Table 1, *Project Use and Floor Area Summary*. Building heights and uses are further summarized in Table 2, *Building Stories, Heights, and Uses*.

Figure 3, *Proposed Program Diagram* (attached), provides a three-dimensional rendering and overall configuration of the Project's ten buildings. Figure 4, *Conceptual Site Plan* (attached), illustrates the location of the proposed buildings and the Project Site from a "bird's eye" view. Figure 5, *Ground Level Plan* (attached), shows the overall Project Site and uses located at ground level, including the surface parking area within the West Site and driveway access. Figure 6, *Site Dimensions and Building Heights* (attached), illustrates the number of stories and general dimensions for driveways, sidewalks, lot areas, and building footprints.

The Project is requesting a General Plan Amendment to change the Project Site's land use designation from Light Industrial to Regional Commercial, and a corresponding Vesting Zone and Height District Change to C2-2.

Four streets, including 4th Street, Central Avenue, Alameda Street, and Gladys Avenue, are located adjacent to the Project Site. Central Avenue and Alameda Street are designated as Avenue I in the City of Los Angeles 2035 Mobility Plan (Mobility Plan). 4th Street is designated as Avenue II, and Gladys Avenue is designated as a Local Street under the Mobility Plan. The Mobility Plan requires a right-of-way of 100 feet and a roadway width of 70 feet for the Avenue I designation; a right-of-way of 86 feet and a roadway width of 56 feet for the Avenue II designation, and a right-of-way of 60 feet and a roadway of 36 feet for local streets. In order to meet the requirements of the Mobility Plan, the Project anticipates that additional street dedications, including 6 feet along the south side of 4th Street adjacent to the Project Site and 10 feet along the west side of

[2] *Based on the Population Per Unit Factor for multi-family units within the City of Los Angeles VMT Calculator Documentation, which assumes an average household size of 2.25 population.*

Alameda Street would be required. No additional dedications would be required along Central Avenue or Gladys Avenue.

TABLE 1
PROJECT USE AND FLOOR AREA SUMMARY

	Square Feet Residential Floor Area	Square Feet Restaurant/ Retail Floor Area	Square Feet Office Floor Area	Square Feet Hotel Floor Area	Vehicle Parking Spaces	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
North Site							
Building 1	44,660	16,378	—	—	33	9	9
Building 2	649,911 (449 units)	12,694	—	—	514	27	195
Subtotal North Site	*694,571*	*29,072*	—	—	*547*	*36*	*204*
South Site							
Building 3	—	15,291	81,854	—	195	17	25
Building 4	—	7,721	184,162	—	385	23	41
Building 5	407,217(425 units)	11,359	—	—	473	25	188
Building 6	88,228(68 units)	15,567	—	74,484 (68 rooms)	126	21	69
Building 7	126,555 (123 units)	12,357	—	—	154	17	94
Building 8	—	4,645	145,097	—	301	18	33
Building 9	293,574(312 units)	5,076	—	—	321	19	156
Subtotal South Site	*915,574*	*72,016*	*411,113*	*74,484*	*1,955*	*140*	*606*
West Site							
Building 10	121,704 (144 units)	—	—	—	152	11	97
Total Floor Areas, Units	**1,731,849 (1,521 units)**	**101,088**	**411,113**	**74,484 (68 rooms)**	**2,475**	**146**	**596**
Total Floor Area Ratio:		**Land Area (pre-dedication): 333,602 sf**		**Total Floor Area: 2,318,534 sf**	**Total Floor Area Ratio (FAR): 6.95**		

SOURCE: Studio One Eleven, February 2022.

TABLE 2
BUILDING STORIES, HEIGHTS AND USES

Project Building #	Stories[a]	Building Height to the top of the Parapet	Uses
Building 1	6	74 feet	Restaurant/Retail, Residential Amenities
Building 2	44	497 feet	Residential, Restaurant/Retail
Building 3	7	93 feet	Restaurant/Retail, Offices
Building 4	12	168 feet	Restaurant/Retail, Offices
Building 5	28	292 feet	Residential, Restaurant/Retail
Building 6	6	96 feet	Residential, Restaurant/Retail, Hotel
Building 7	10[b]	124 feet	Residential, Retail
Building 8	12	156 feet	Offices, Retail
Building 9	27	284 feet	Residential, Retail
Building 10	18	181 feet	Residential

a Stories include rooftop floors that include indoor structures (i.e., amenity rooms).

b There is a detached trio of 2-story industrial sheds adjacent to Alameda Street, which are accounted for as part of Building.

SOURCE: Studio One Eleven, February 2022.

Vehicle Access

Vehicle access to the North Site would be provided via driveways along Central Avenue at the northwest corner of the North Site, and 4th Street at the southeast corner of the North Site. An approximately 29-foot-wide internal drive aisle would connect the two driveways and would also provide access to the structured parking and subterranean levels at Building 2 along the north side of the North Site. Loading docks and delivery truck access from the internal drive aisle would also be located at Building 2, at the east side of the North Site. Access driveway locations and dimensions are illustrated in Figures 5 and Figure 6, respectively.

Vehicle access to the South Site would be provided via one driveway along Alameda Street and two driveways along Central Avenue. The northerly Central Avenue driveway and Alameda Street driveway would be connected by an internal east-west drive aisle. The internal drive aisle would provide access to the subterranean parking structure at Building 4. The southerly driveway along Central Avenue would provide access to the structured parking and subterranean levels at Building 9.

Vehicle access to the West Site would be a driveway along Central Avenue and another driveway on Gladys Avenue.

Access driveway locations and dimensions are illustrated in Figures 5 and Figure 6, respectively.

Fire Protection

The Project would comply with the applicable requirements of the National Fire Protection Association (NFPA), Federal Occupational Safety and Health Administrations (OSHA) and California OSHA (Cal/OSHA), California Building Code, California and City of Los Angeles Fire Code, and other LAMC and LAFD requirements, including, where required by code: the provision of fire resistant doors, materials, walkways, stairwells, and elevator systems (including emergency, gurney accessible and fire control elevators); installation of a fire sprinkler suppression system, smoke detectors, signage, fire alarms, building emergency communication systems, smoke control systems; implementation of an Emergency Safety Plan; and compliance with LAFD fire apparatus and personnel access requirements. Compliance with applicable building and fire/life safety requirements would be demonstrated as part of LAFD's fire/life safety plan review and LAFD's fire/life safety inspection for new construction projects, as set forth in LAMC Section 57.118.

Project construction is anticipated to commence as early as 2025 and is estimated to be completed within approximately 5 years.

REQUESTED INFORMATION

Please provide the following information regarding LAFD services and facilities:

1. Fire stations that would serve the Project, including the address and distance to the Project Site, as well as an identification of the first-in and backup stations;

2. Existing staffing levels (e.g., Captains, Lieutenants, firefighters, paramedics, EMTs, HazMat-trained personnel) for each fire station serving the Project Site;

3. Equipment for each fire station serving the Project Site, including number of engines, trucks, rescue ambulances, etc.;

4. A description of any plans by LAFD to construct new or expand existing fire stations that would serve the Project;

5. Indication of whether the response distances for each fire station serving the Project Site meet the performance goals of the LAFD;

6. The fire flow, hydrant, and residual water pressure requirements for the Project;

7. Any other design features special fire protection equipment required due to the height, location, uses or other attributes of the project.

QUESTIONS

To aid us in assessing potential adverse physical effects to fire protection services, please answer the following questions regarding LAFD services and facilities:

1. In order to maintain adequate levels of service would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for additional staffing or new or altered fire protection facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3633 or via email at alan.como@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **May 25, 2022**.

Sincerely,

Alan Como, AICP
City Planner
Department of City Planning
(213) 847-3633
alan.como@lacity.org

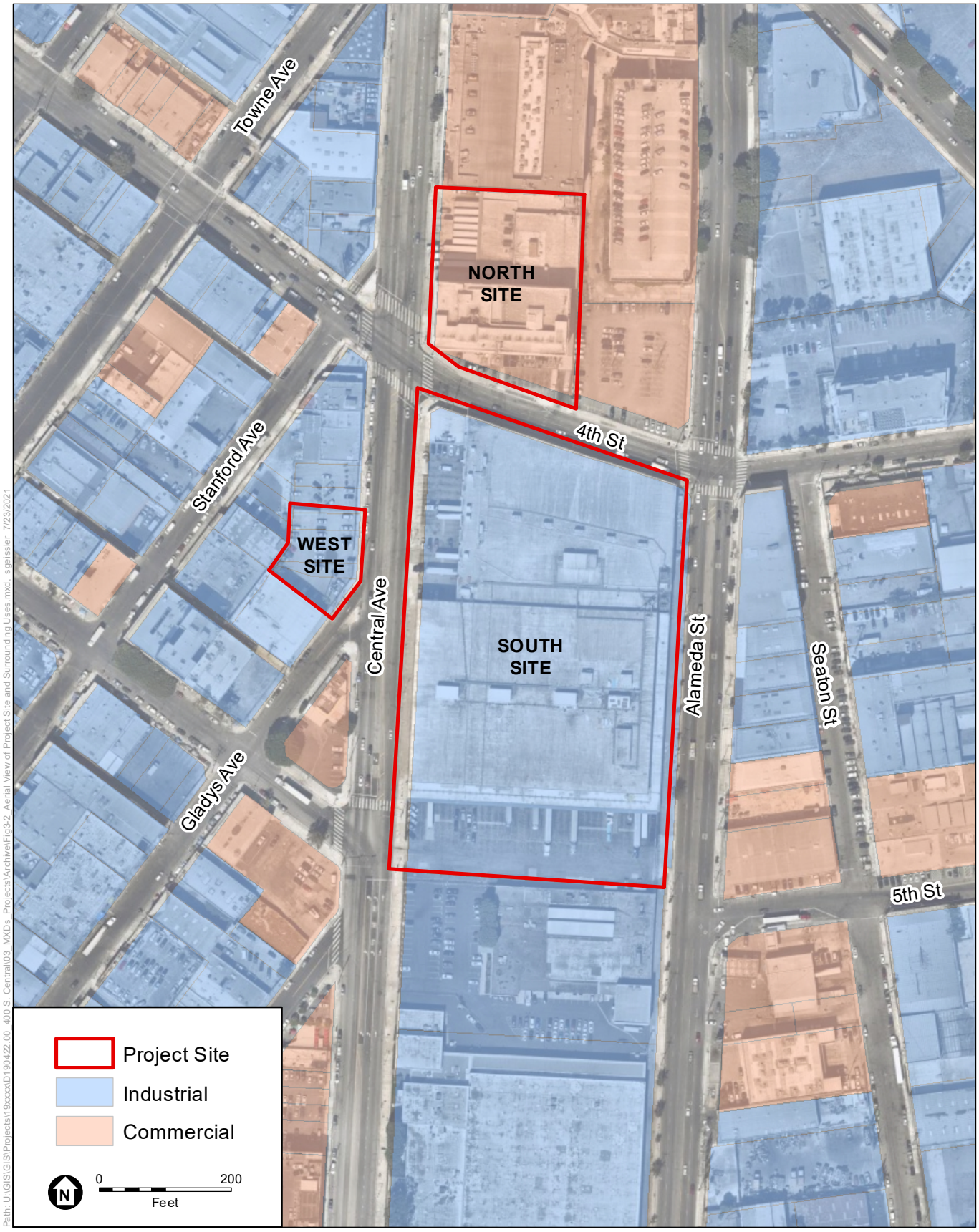
Enclosures: Figure 1, Regional and Local Vicinity Map
Figure 2, Aerial View of the Project Site and Surrounding Uses
Figure 3, Proposed Program Diagram
Figure 4, Conceptual Site Plan
Figure 5, Ground Level Plan
Figure 6, Site Dimensions and Building Heights



SOURCE: ESRI Imagery.

Fourth & Central Project

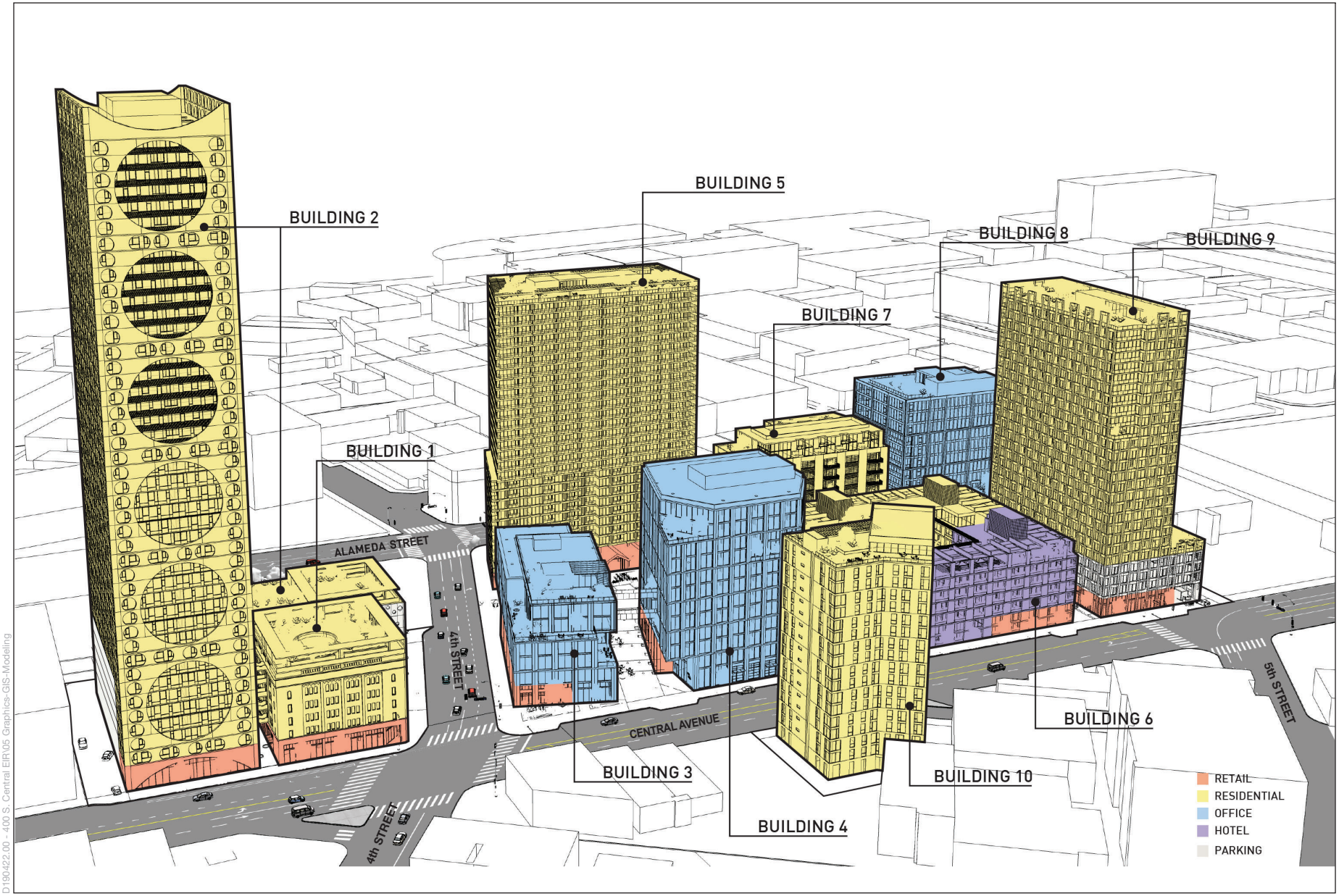
Figure 1
Regional and Local Vicinity Map



SOURCE: ESRI Imagery.

Fourth & Central Project

Figure 2
Aerial View of Project Site and Surrounding Uses



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 3
Proposed Program Diagram



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

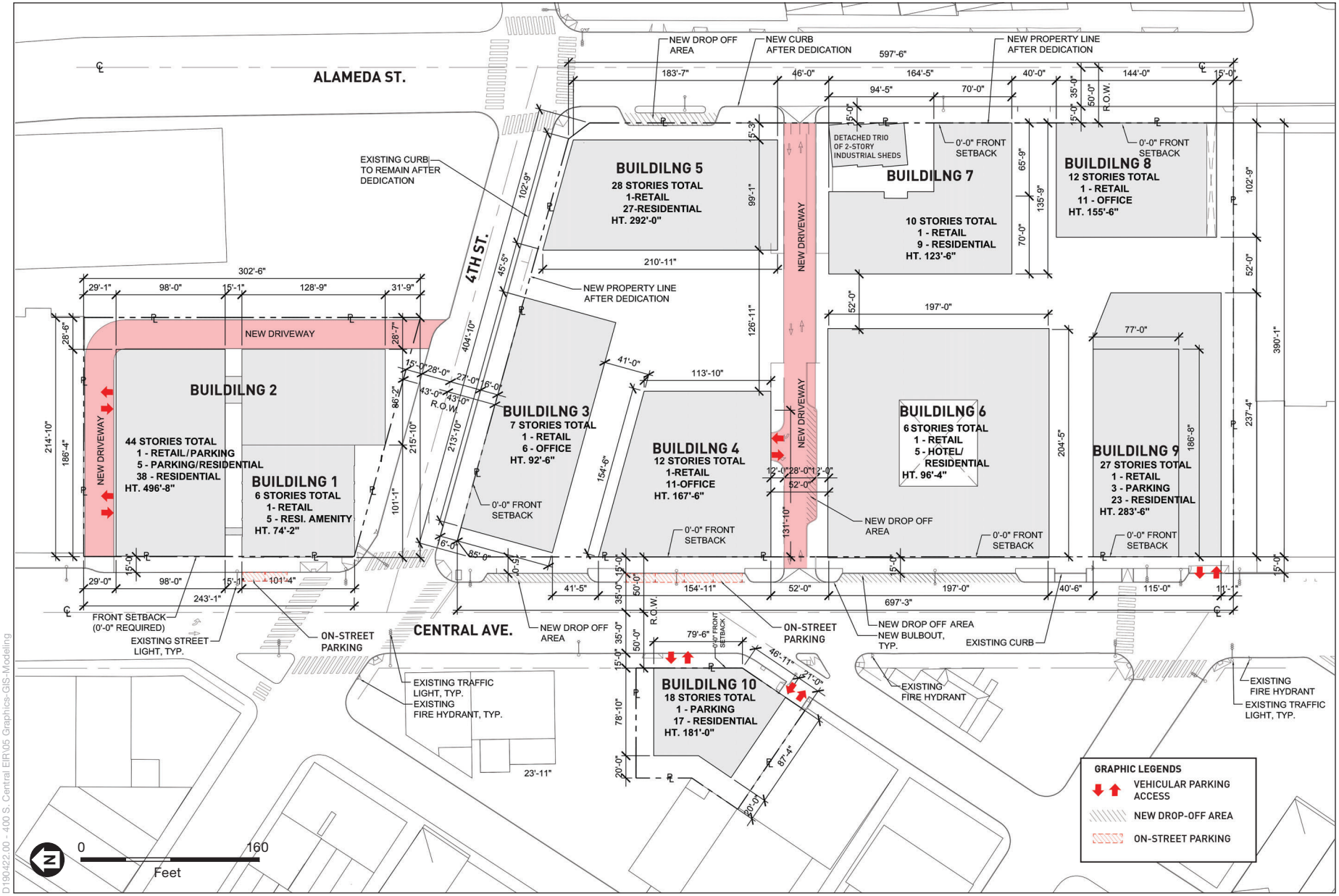
Figure 4
Conceptual Site Plan



SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 5
Ground Level Plan



SOURCE: Studio One Eleven, 2022

Fourth & Central Project

Figure 6
Site Dimensions and Building Heights

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

July 6, 2022

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attn: Alan Como

FROM: Los Angeles Fire Department

SUBJECT: Notice of Completion

CASE NO.:	ENV-2021-4071-EIR
PROJECT NAME:	Fourth and Central Project
PROJECT APPLICANT:	ESA Environmental Science Associates
PROJECT ADDRESS:	400 S Central Los Angeles CA 90013

PROJECT DESCRIPTION:
The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and intends to 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 approximately 2,318,534 sf, for a floor area ratio (FAR) of 6.95:1. The Project would include: 1,521 residential units, including affordable housing units, totaling approximately 1,731,849 sf; approximately 411,113 sf of office uses; approximately 101,088 sf of restaurant/retail uses; and, 68 hotel rooms (74,484 sf of hotel floor area). The Project's 1,521 residential units would result in new residential population of 3,423 persons.[1] The Project is estimated to generate 2,108 employees. Accounting for the 69 employees in the existing uses, the net total increase in employment is 2,039 employees. The Project would include approximately 163,325 sf of Code required private open space. The Project would include approximately 90,113 sf of publicly accessible open space, including paseos passing 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 497 feet. The Project would provide 2,475 vehicle parking spaces within subterranean parking (up to 4 levels) and podium parking.

[1] *Based on the Population Per Unit Factor for multi-family units within the City of Los Angeles VMT Calculator Documentation, which assumes an average household size of 2.25 population.*

Each of the Project uses are shown by building within the three areas of the Project Site (e.g., North Site, South Site, and West Site) in Table 1, *Project Use and Floor Area Summary*. Building heights and uses are further summarized in Table 2, *Building Stories, Heights, and Uses*.

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The Project is requesting a General Plan Amendment to change the Project Site's land use designation from Light Industrial to Regional Commercial, and a corresponding Vesting Zone and Height District Change to C2-2.

Four streets, including 4th Street, Central Avenue, Alameda Street, and Gladys Avenue, are located adjacent to the Project Site. Central Avenue and Alameda Street are designated as Avenue I in the City of Los Angeles 2035 Mobility Plan (Mobility Plan). 4th Street is designated as Avenue II, and Gladys Avenue is designated as a Local Street under the Mobility Plan. The Mobility Plan requires a right-of-way of 100 feet and a roadway width of 70 feet for the Avenue I designation; a right-of-way of 86 feet and a roadway width of 56 feet for the Avenue II designation, and a right-of-way of 60 feet and a roadway of 36 feet for local streets. In order to meet the requirements of the Mobility Plan, the Project anticipates that additional street dedications, including 6 feet along the south side of 4th Street adjacent to the Project Site and 10 feet along the west side of Alameda Street would be required. No additional dedications would be required along Central Avenue or Gladys Avenue.

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Alan Como
July 6, 2022
ENV-2021-4071-EIR

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **12,000 G.P.M. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).**

Improvements to the water system in this area may be required to provide 12,000 G.P.M . fire flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 12,000 G.P.M., the first-due Engine Company should be within 3/4 mile(s), the first-due Truck Company within 1 mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **400 S Central LA CA 90013**

DISTANCE		SERVICES & EQUIPMENT	STAFF
.8	**Fire Station No. 9** 430 E 7th St LA CA 90014	2 Assessment Engines, BLS Truck and 2 Paramedic Rescue Ambulances, BLS Rescue Ambulance	19
1	**Fire Station No. 4** 450 E Temple LA CA 90012	Assessment Engine, Battalion Chief, BLS Rescue Ambulance, ALS Rescue Ambulance, EMS Battalion Captain	11
1.6	**Fire Station No. 3** 108 N Fremont Ave LA CA 90012	Task Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance, Emergency Lighting Unit, Command Post Vehicle, Medical Supply Trailer and Back-up US&R Apparatus	16

1.7	**Fire Station No. 17** 1601 S Santa Fe LA CA 90021	Assessment Engine, Paramedic Rescue Ambulance, Foam Tender, Haz-Mat Tender and Arson Investigation Unit	11
2.2	**Fire Station No. 10** 1335 S Olive St LA CA 90015	Paramedic Rescue Ambulance, BLS Rescue Ambulance and Assessment Light Force	14

Based on these criteria (response distance from existing fire stations), fire protection would be considered **Inadequate.**

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

One or more Knox Boxes will be required to be installed for LAFD access to project.
Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire Lane Requirements:

1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

4) Submit plot plans indicating access road and turning area for Fire Department approval.
5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the

roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c. This policy does not apply to single-family dwellings or to non-residential buildings.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

On small lot subdivisions, any lots used for access purposes shall be recorded on the fina map as a “Fire Lane”.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Safety Plan, which is an element of the General Plan of the City of Los Angeles

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB’s Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC’s for each zone in compliance with NFPA 14-2013, Section 7.12.2.

During demolition, the Fire Department access will remain clear and unobstructed.

Alan Como
July 6, 2022
ENV-2021-4071-EIR

The Fire Department has no objection to the Airspace Vacation.

FPB #105
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Alan Como
July 6, 2022
ENV-2021-4071-EIR

Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.

3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543** or email **lafdhydrants@lacity.org**

Very truly yours,

Orin Saunders
Fire Marshal

OS:MRC:mrc

I-2 Los Angeles Police Department Correspondence

DEPARTMENT OF CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION
SAMANTHA MILLMAN
PRESIDENT
CAROLINE CHOE
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DEPUTY DIRECTOR

April 25, 2022

Officer Alfonso Velasco, CPD
Los Angeles Police Department
Community Outreach and Development Division
Crime Prevention Through Environmental Design Section
100 West 1st Street Room 250
Los Angeles, CA., 90012
CPTED@lapd.online

RE: FOURTH AND CENTRAL PROJECT—REQUEST FOR INFORMATION

Dear Officer Velasco:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Fourth & Park Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new and/or physically altered police protection facilities. As the Project is located in the City of Los Angeles (City) and served by the Los Angeles Police Department (LAPD), we are requesting information from your department to inform our analysis. The following is a description of the Project and a list of requested information and questions that we would like to obtain to complete our analysis.

Project Location

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 gross square feet (sf) of lot area]. 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.

Figure 1**,** *Regional and Local Vicinity Map*, (attached) illustrates the location of the Project Site. Local access to the Project Site is provided by 4th Street, Central Avenue, and Alameda Street. Figure 2**,** *Aerial View of Project Site and Surrounding Uses*, (attached) provides an aerial view of the Project Site and its surrounding uses. Locally, the Project Site is in a highly urbanized area and situated on the eastern border of the Central City East District, which is largely developed with general commercial and manufacturing uses such as wholesale, warehouse, and food processing facilities. Alameda Street, which borders the Project Site to the east, separates the Central City East District and the Arts District. The Project Site is also situated just south of the Little Tokyo neighborhood, where numerous former warehouse structures are being converted to artists' workshops, live-work spaces, and neighborhood-serving retail and commercial uses.

Existing Conditions

Currently, 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. The Project Site, which is within the planning boundary of the Central City Community Plan, has a General Plan land use designation of Light Industrial and is zoned M2-2D-O on the North Site and M2-2D on the South and West Sites.[1]

Project Description

The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and intends to 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 approximately 2,318,534 sf, for a floor area ratio (FAR) of 6.95:1. The Project would include: 1,521 residential units,

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[1] *The City's ZIMAS website identifies the Project Site's General Plan land use as "Light Manufacturing." However, the Central City Community Plan identifies the Project Site as "Light Industrial." The Community Plan land use map does not include a Light Manufacturing land use designation, and as such, the Project Site is herein identified as Light Industrial.*

including affordable housing units, totaling approximately 1,731,849 sf; approximately 411,113 sf of office uses; approximately 101,088 sf of restaurant/retail uses; and, 68 hotel rooms (74,484 sf of hotel floor area). The Project's 1,521 residential units would result in new residential population of 3,423 persons.[2] The Project is estimated to generate 2,108 employees. Accounting for the 69 employees in the existing uses, the net total increase in employment is 2,039 employees.

The Project would include approximately 163,325 sf of Code required private open space. The Project would include approximately 90,113 sf of publicly accessible open space, including paseos passing 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 497 feet. The Project would provide 2,475 vehicle parking spaces within subterranean parking (up to 4 levels) and podium parking.

Each of the Project uses are shown by building within the three areas of the Project Site (e.g., North Site, South Site, and West Site) in Table 1, *Project Use and Floor Area Summary*. Building heights and uses are further summarized in Table 2, *Building Stories, Heights, and Uses*.

Figure 3, *Proposed Program Diagram* (attached), provides a three-dimensional rendering and overall configuration of the Project's ten buildings. Figure 4, *Conceptual Site Plan* (attached), illustrates the location of the proposed buildings and the Project Site from a "bird's eye" view. Figure 5, *Ground Level Plan* (attached), shows the overall Project Site and uses located at ground level, including the surface parking area within the West Site and driveway access. Figure 6, *Site Dimensions and Building Heights* (attached), illustrates the number of stories and general dimensions for driveways, sidewalks, lot areas, and building footprints.

The Project is requesting a General Plan Amendment to change the Project Site's land use designation from Light Industrial to Regional Commercial, and a corresponding Vesting Zone and Height District Change to C2-2.

Four streets, including 4th Street, Central Avenue, Alameda Street, and Gladys Avenue, are located adjacent to the Project Site. Central Avenue and Alameda Street are designated as Avenue I in the City of Los Angeles 2035 Mobility Plan (Mobility Plan). 4th Street is designated as Avenue II, and Gladys Avenue is designated as a Local Street under the Mobility Plan. The Mobility Plan requires a right-of-way of 100 feet and a roadway width of 70 feet for the Avenue I designation; a right-of-way of 86 feet and a roadway width of 56 feet for the Avenue II designation, and a right-of-way of 60 feet and a roadway of 36 feet for local streets. In order to meet the requirements of the Mobility

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[2] *Based on the Population Per Unit Factor for multi-family units within the City of Los Angeles VMT Calculator Documentation, which assumes an average household size of 2.25 population.*

Plan, the Project anticipates that additional street dedications, including 6 feet along the south side of 4th Street adjacent to the Project Site and 10 feet along the west side of Alameda Street would be required. No additional dedications would be required along Central Avenue or Gladys Avenue.

TABLE 1
PROJECT USE AND FLOOR AREA SUMMARY

	Square Feet Residential Floor Area	Square Feet Restaurant/ Retail Floor Area	Square Feet Office Floor Area	Square Feet Hotel Floor Area	Vehicle Parking Spaces	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
North Site							
Building 1	44,660	16,378	—	—	33	9	9
Building 2	649,911 (449 units)	12,694	—	—	514	27	195
Subtotal North Site	*694,571*	*29,072*	—	—	*547*	*36*	*204*
South Site							
Building 3	—	15,291	81,854	—	195	17	25
Building 4	—	7,721	184,162	—	385	23	41
Building 5	407,217(425 units)	11,359	—	—	473	25	188
Building 6	88,228(68 units)	15,567	—	74,484 (68 rooms)	126	21	69
Building 7	126,555 (123 units)	12,357	—	—	154	17	94
Building 8	—	4,645	145,097	—	301	18	33
Building 9	293,574(312 units)	5,076	—	—	321	19	156
Subtotal South Site	*915,574*	*72,016*	*411,113*	*74,484*	*1,955*	*140*	*606*
West Site							
Building 10	121,704 (144 units)	—	—	—	152	11	97
Total Floor Areas, Units	**1,731,849 (1,521 units)**	**101,088**	**411,113**	**74,484 (68 rooms)**	**2,475**	**146**	**596**
Total Floor Area Ratio:		**Land Area (pre-dedication): 333,602 sf**		**Total Floor Area: 2,318,534 sf**	**Total Floor Area Ratio (FAR): 6.95**		

SOURCE: Studio One Eleven, February 2022.

TABLE 2
BUILDING STORIES, HEIGHTS AND USES

Project Building #	Stories[a]	Building Height to the top of the Parapet	Uses
Building 1	6	74 feet	Restaurant/Retail, Residential Amenities
Building 2	44	497 feet	Residential, Restaurant/Retail
Building 3	7	93 feet	Restaurant/Retail, Offices
Building 4	12	168 feet	Restaurant/Retail, Offices
Building 5	28	292 feet	Residential, Restaurant/Retail
Building 6	6	96 feet	Residential, Restaurant/Retail, Hotel
Building 7	10[b]	124 feet	Residential, Retail
Building 8	12	156 feet	Offices, Retail
Building 9	27	284 feet	Residential, Retail
Building 10	18	181 feet	Residential

a Stories include rooftop floors that include indoor structures (i.e., amenity rooms).

b There is a detached trio of 2-story industrial sheds adjacent to Alameda Street, which are accounted for as part of Building.

SOURCE: Studio One Eleven, February 2022.

Vehicle Access

Vehicle access to the North Site would be provided via driveways along Central Avenue at the northwest corner of the North Site, and 4th Street at the southeast corner of the North Site. An approximately 29-foot-wide internal drive aisle would connect the two driveways and would also provide access to the structured parking and subterranean levels at Building 2 along the north side of the North Site. Loading docks and delivery truck access from the internal drive aisle would also be located at Building 2, at the east side of the North Site. Access driveway locations and dimensions are illustrated in Figures 5 and Figure 6, respectively.

Vehicle access to the South Site would be provided via one driveway along Alameda Street and two driveways along Central Avenue. The northerly Central Avenue driveway and Alameda Street driveway would be connected by an internal east-west drive aisle. The internal drive aisle would provide access to the subterranean parking structure at Building 4. The southerly driveway along Central Avenue would provide access to the structured parking and subterranean levels at Building 9.

Vehicle access to the West Site would be a driveway along Central Avenue and another driveway on Gladys Avenue.

Access driveway locations and dimensions are illustrated in Figures 5 and Figure 6, respectively.

Site Security

The Project would incorporate a security program to ensure the safety of its residents and visitors. Design strategies within the Project design would include, but not be limited to, the following:

- Secure access points would be limited and located in areas of high visibility;
- Hallways and corridors would be straight forward with no dark corners, as possible;
- Outdoor areas would be exposed to windows and allow for natural surveillance;
- Clear transitional zones would be provided between public, semi-public and private spaces;
- Access key cards and cameras would be used, as necessary; and
- Interior and exterior spaces would be well lit with proper signage to direct the flow of people and decrease opportunities for crime.

In addition, the following security measures would be implemented by the Project:

- Installing and utilizing a security camera network throughout the Project Site.
- Controlled access to all building elevators, residences, and resident-only common areas through electronic access control equipment specific to each user, as possible.
- Training employees on appropriate security policies for the Project's buildings. Duties of the staff would include, but would not be limited to, assisting residents and visitors with site access, monitoring entrances and exits of buildings, managing and monitoring fire/life/safety systems, and monitoring the Project Site.
- Providing a security program for the ground level open space areas.
- Access to commercial uses would be unrestricted during business hours, with public access discontinued after businesses, such as retail and restaurant uses, have closed.

Project construction is anticipated to commence as early as 2025 and is estimated to be completed within approximately 5 years.

REQUESTED INFORMATION

Please provide the following information regarding LAPD services and facilities:

1. Name and location of police station(s) providing police protection services to the Project Site and the distance of these police station(s) to the Project Site

2. Staffing and equipment for each police station serving the Project Site (e.g., patrol cars, total full-time and part-time staff, number of officers on 24-hour duty, etc.);

3. Population served and service boundaries of the station(s) serving the Project Site;

4. Reporting Districts within the service area of the police station(s) that serve the Project Site;

5. The officer-to-resident ratio for the Project's Reporting District(s) and the officer-to-resident ratio citywide. Please indicate whether these numbers meet the service ratio standards of the LAPD.

6. A general overview of the department's emergency response system (i.e., dispatch system, standard procedures and protocols, etc.);

7. The average LAPD response time for emergencies citywide and for those LAPD station(s) that would serve the Project Site. Please also provide the average response times for crimes in the Project's Reporting District(s) and indicate whether these response times meet the standards of the LAPD.

8. Annual crime/incident data, by type of incident, for most recent available reporting year for each Reporting District within the service area of the police station(s) that serve the Project Site. Please provide annual data for the last five years;

9. Planned improvements to the police protection facilities in the service area of the Project Site (e.g., expansion, new facilities, additional staffing, etc.), if applicable; and

10. Any other special police protection requirements applicable to the Project due to the location, uses or other attributes of the Project.

QUESTIONS

To aid us in assessing potential adverse physical effects to police protection services, please answer the following questions regarding LAPD services and facilities:

1. In order to maintain adequate levels of service would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for additional staffing or new or altered police protection facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3633 or via email at alan.como@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **May 25, 2022**.

Sincerely,



Alan Como, AICP
City Planner
Department of City Planning
(213) 847-3633
alan.como@lacity.org

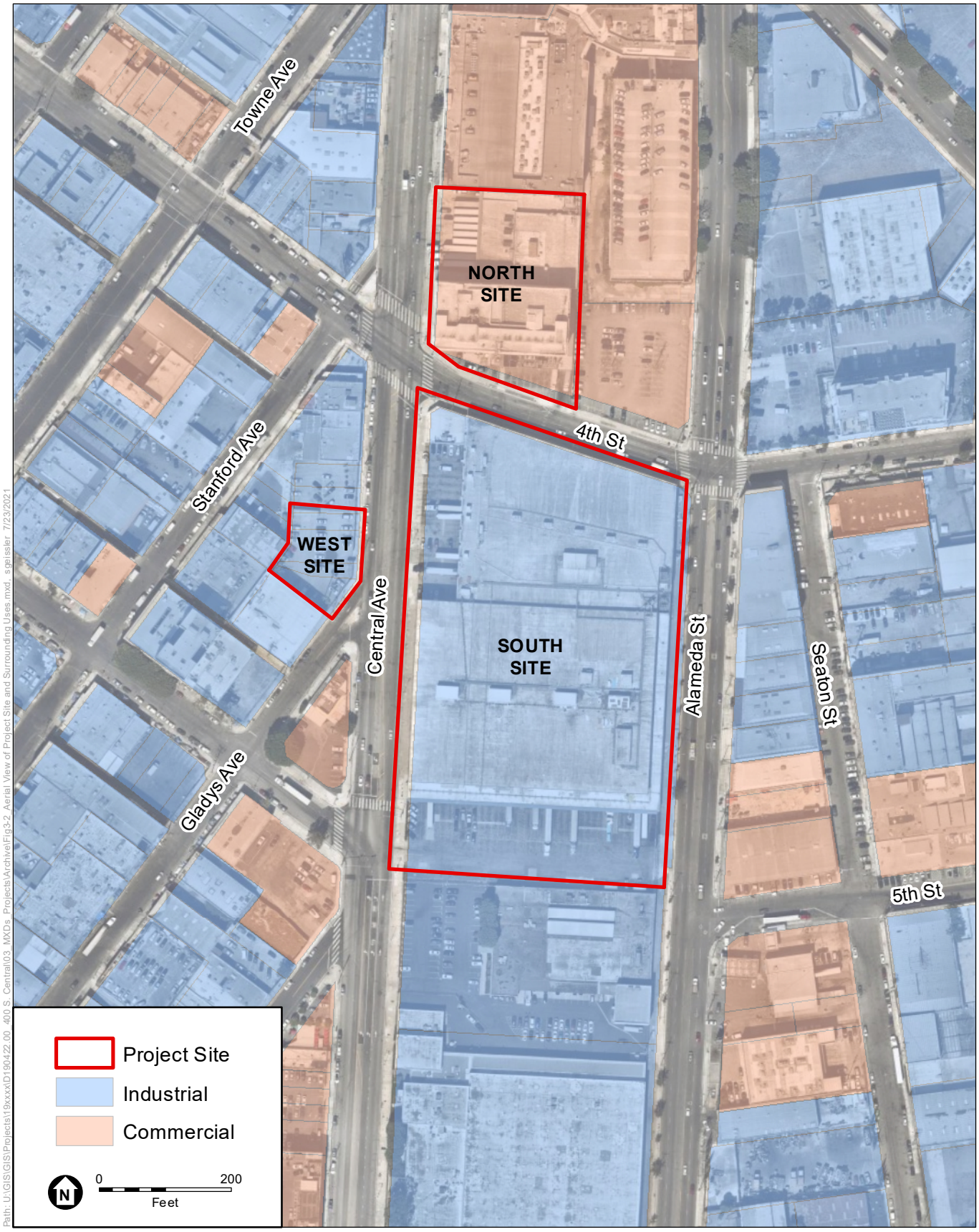
Enclosures: Figure 1, Regional and Local Vicinity Map
Figure 2, Aerial View of the Project Site and Surrounding Uses
Figure 3, Proposed Program Diagram
Figure 4, Conceptual Site Plan
Figure 5, Ground Level Plan
Figure 6, Site Dimensions and Building Heights



SOURCE: ESRI Imagery.

Fourth & Central Project

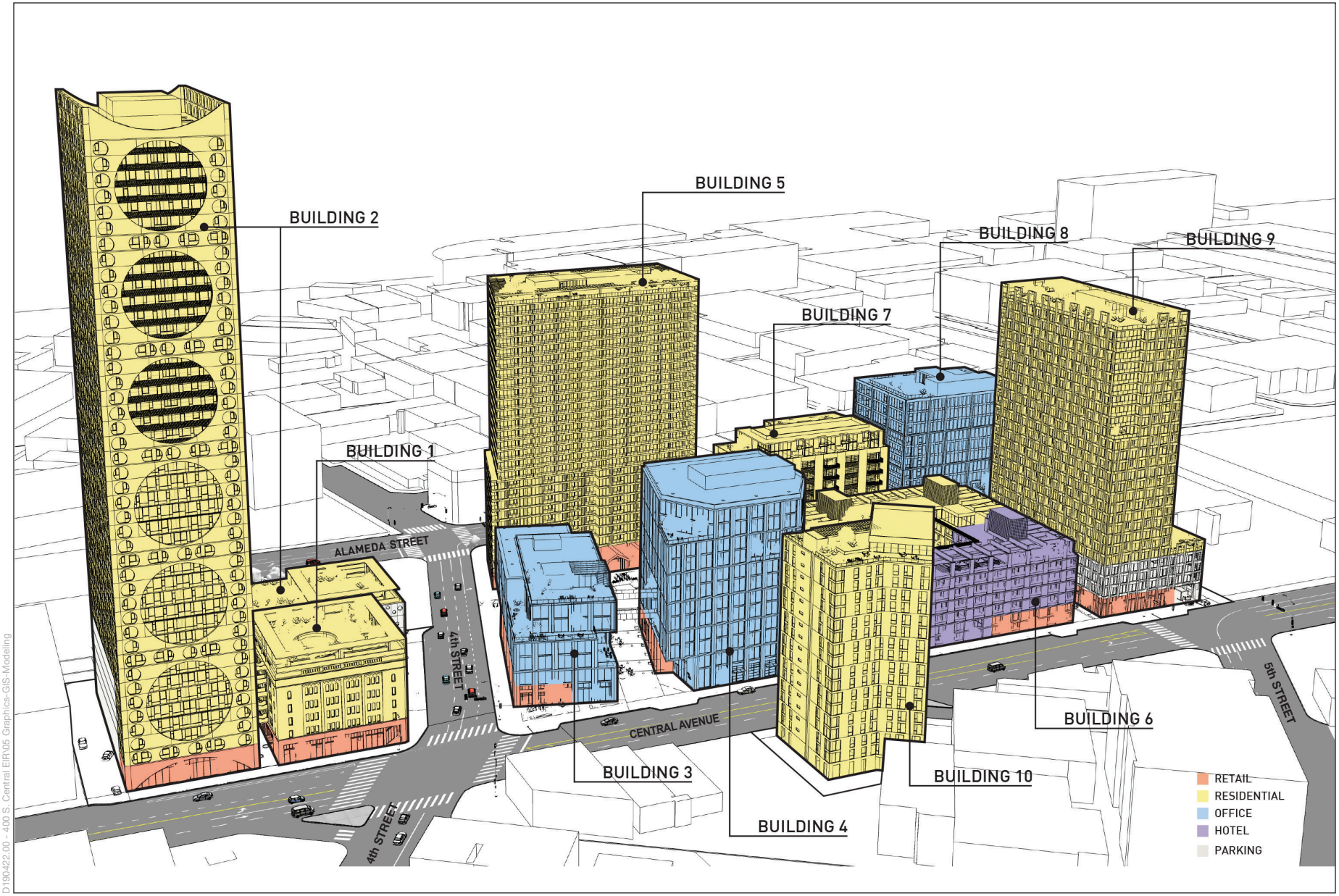
Figure 1
Regional and Local Vicinity Map



SOURCE: ESRI Imagery.

Fourth & Central Project

Figure 2
Aerial View of Project Site and Surrounding Uses



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 3
Proposed Program Diagram



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

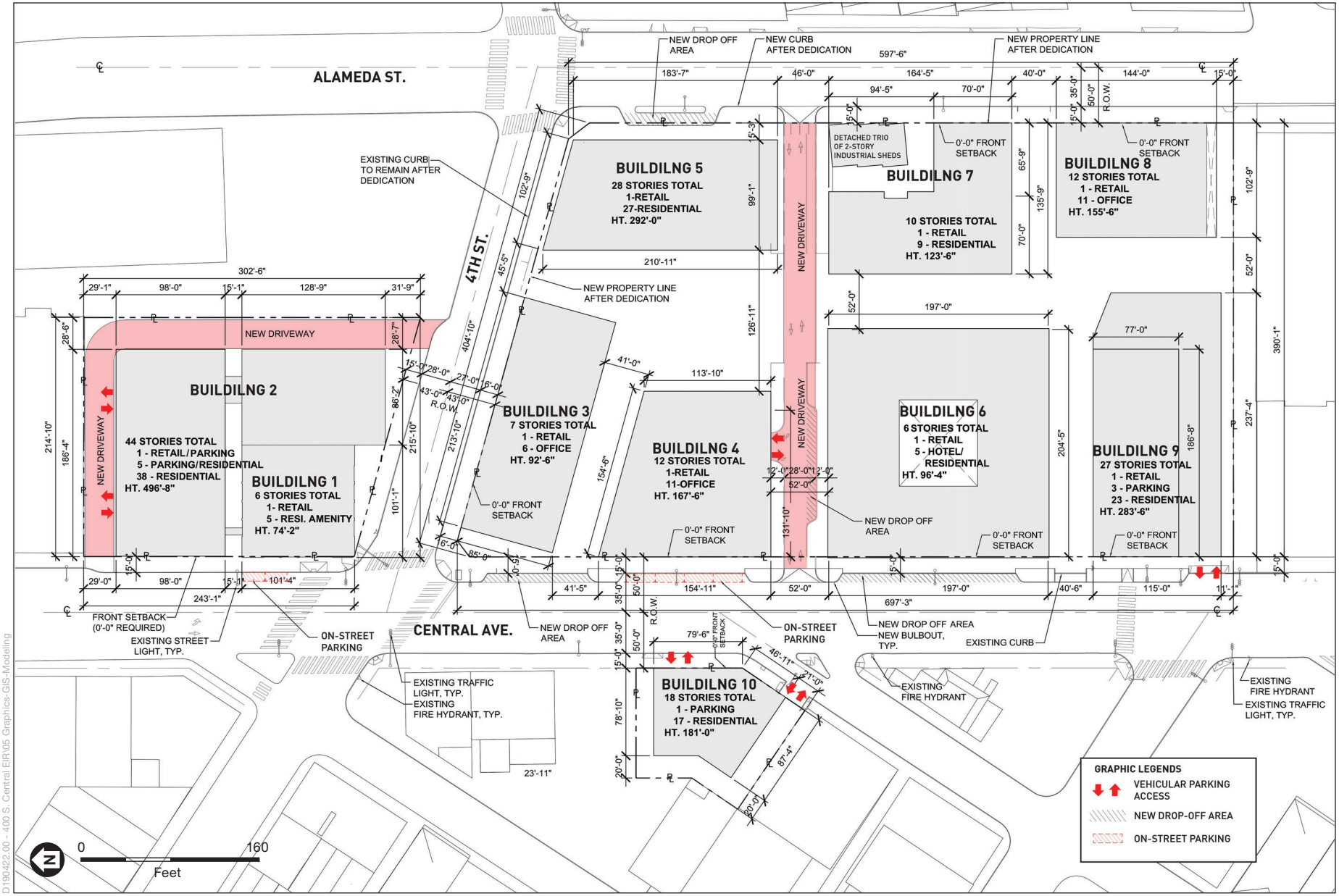
Figure 4
Conceptual Site Plan



SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 5
Ground Level Plan



SOURCE: Studio One Eleven, 2022

Fourth & Central Project

Figure 6
Site Dimensions and Building Heights

LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE
Chief of Police

ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, CA 90030
Telephone: (213) 486-6000
TDD: (877) 275-5273
Ref #:11.3

May 24, 2022

Alan Como
200 North Spring Street
Los Angeles, CA 90012

Dear Alan Como: [ENV-0000-0000-EIR]

The proposed, "Fourth and Central Project," involves 6 parcels, with a total land area of approximately 333,602 gross square feet. The 6 parcels are clustered across three city blocks and include three areas. The 1.35- acre North site (APN 5147-013-016), The 5.98- acre south site (APN 5147-013-016), and the 0.32-acre West Site (APNs 5147-012-015, 5147-011-015, -016, -017). The project location is in Reporting District 0148. This "RD" falls within the geographical boundaries of the Los Angeles Police Department's Central Community Police Station. A project of this size could have a minor impact on police services within Central Community area. The Department is available to advise you on crime prevention features appropriate for the design of the properties in this project. The Department strongly recommends that the developers contact Public Engagement Section, Crime Prevention Through Environmental Design (CPTED) Officer Alfonso Velasco at e-mail address: CPTED@lapd.online.

Upon completion of the project, you are encouraged to provide the Commanding Officer of Central Community Police Station with a diagram copy of each portion of the property. Central Community Police Station's Commanding Officer is Captain III Elaine Morales. Central Community Police Station is located at 251 East 6th Street, Los Angeles, CA 90014 (RD 0153). Captain Morales's phone number is (213) 833-3703. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any further questions, please contact Officer Alfonso Velasco at the LAPD Public Engagement Section, (213) 486-6000.

Respectfully,

MICHEL R. MOORE
Chief of Police

BILLY B. BROCKWAY, Commander
Department Homeless Coordinator
Office of Operations

The following report was prepared for the "Fourth and Central Project" in accordance with Section 15083 of the California Environmental Quality Act (CEQA):

Project Location / Description:

The "Fourth and Central Project" (APN: 5147-001-007), (APN:5147-013-016), (APNs: 5147-012-015, -016, -017) are located at 400 Central Avenue, CA 90013. The project involves 6 parcels, with a total land area of approximately 333,602 gross square feet. The 6 parcels are clustered across three city blocks

The project will demolish existing parking and cold storage facility uses on the West and South Sites. The project will intend to reuse a portion of a six-story cold storage building on the North Site if feasible. The project will include a mix of residential, office, Restaurant/retail, and hotel uses within 10 distinct buildings. The three sites will total approximately 2,318,534 square feet.

Project Distance and Times:

400 Central Avenue, CA 90013 address is approximately 0.7 miles and 3 minutes from the Central Community Police Station.

These times and distances were calculated from a departure point starting from the Central Community Police Station. This arrival time was configured utilizing some traffic delays, but estimated times of arrival can vary depending on divisional call load, traffic delays and types of calls.

The Reporting District for the Central Community Police Station is RD 0153 . Their phone number is (213) 486-6606.

Divisional Geographic's / Demographics:

Central Community Police Station's "Geographical Patrol Area", is approximately 4.5 square miles and consists of 47 Reporting Districts. The service boundaries for Central Community Police Station are as follows:

To the ***West*** is Harbor 110 FWY.

To the ***North*** is Harbor 110 FWY

To the ***East*** is Los Angeles River.

To the ***South*** is Santa Monica 10 FWY

The proposed, "Fourth and Central Project" is in ***RD 0138, 0148, and 0158.*** The borders for ***RD 0138, 014, and 0158*** are as follows:

Reporting District 0138

To the ***West*** is Los Angeles Street.

To the ***North*** is 2nd Street.

To the ***East*** is Alameda Street

To the ***South*** is 4th Street.

Reporting District 0148

To the ***West*** is San Pedro Street.

To the ***North*** is 4th Street .

To the ***East*** is Central Street

To the ***South*** is 5th Street.

Reporting District 0158

To the ***West*** is Stanford Avenue, Central Avenue.

To the ***North*** is 4th Street.

To the ***East*** is Alameda Street.

To the ***South*** is 7th Street, border with LAPD Newton Division.

Central has approximately 308 sworn personnel and 11 civilian support staff. The Central Community Police Station of Los Angeles is a culturally diverse community with a residential population of over 40,000 people. The officer to resident ratio is 1 officer to every 129.8 residents (129:8). For a 4.5 square mile area. This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions

Additionally, department wide, the Los Angeles Police Department currently has 9,479 sworn personnel and 3,099 civilian employees. These city police employees cater to a Los Angeles City population of approximately 4,015,940. This population amount is current as of May 21st, 2020 (according to 2010-2018 American Community Survey and The US Census). Additionally, this amount does not include non-residents, but only reflects those individuals that responded to the 2020 Census. This population also equates to a resident to officer ratio of 423.9 residents for every 1 officer (423.9:1). 4,015,940 depicts a firm registered value of the population for the City of Los Angeles. However, this number can also be fluid.

The ethnic break down of The City of Los Angeles, according to the 2010-2018 American Community Survey and The US Census is:

- 48.6% Hispanic / Latino
- 52.4% White (Non-Hispanic)
- 10.7% Asian
- 9.8% Black / African American
- 0.2% Native American
- 0.2% Native Hawaiian / Pacific Islander
- 3.1% Other

Divisional Support and Communication:

There are many specialized support units, divisions and services available to Central Division within the LAPD (i.e., Air Support, Detectives, K9 and Metro / SWAT) to support any additional policing needs. These services are available to supplement and complement the division's policing services. In utilizing these available resources, the Los Angeles Police Department can meet the demands for police services for the Fourth and Central Project.

Central Community Police Station's emergency response system is directly linked to the Los Angeles Police Department's Communication Dispatch Center. Communication Division has the responsibility to staff the Dispatch Center with incident trained personnel that will respond to radio and telephoned calls for service. They would then dispatch these requests to the proper emergency personnel involved, to provide them with the necessary information to execute their duties.

These operations are performed on a 24 hour a day, 7 days a week, 365 days a year basis. This includes 911 emergency calls (police, fire and medical). In referencing Communication Division, their main area of concentration is to manage, and dispatch police calls for service. Communication Division's Emergency Operations Center (EOC / DOC), also works in concert with The Los Angeles Fire Department's (LAFD), Metropolitan Fire Communications Center (MFC). Additional emergency response entities that Communication Division interacts with are, Los Angeles County Fire (LACoFD), Los Angeles County Sheriff Department (LASD) and other regional agencies, to ensure coordinated responses to emergency incidents.

Divisional Response Times:
According to the Los Angeles Police Department's Computer Statistics (CompStats) Division, the average police response time to emergency, high priority calls in Central Division (Code 3 calls) was 3.3 minutes. This was done with a dispatch median time of 1.8 minutes. The medium high priority response time (Code 2) was 13.6 minutes. This was done with a dispatch median time of 6.9 minutes. Low priority, non-emergency response times was 30.1 minutes. These low priority calls had a dispatch median time of 20.2 minutes.

Citywide response times during this same 4-week period were 4.7 minutes for emergency, high priority calls with a dispatch median time of 1.5 minutes. The medium high priority response times were 5.2 minutes with a dispatch time of 16.1 minutes. Low priority response times were 35.4 minutes with a dispatch time of 14.9 minutes.

These response times were taken from the statistics submitted by Central Division and CompStats for a 4-week period between April 17, 2022 through May 14, 2022.

During this same 4-week period, Central Division answered 525 high emergency calls for service, 2,029 medium priority calls and 1,099 low priority calls. Citywide, the Los Angeles Police Department answered 7,497 emergency calls for service, 28,565 medium high priority calls and 1,414 low priority calls. The response times stated are adequate performance times for this police division.

Statistics:

The following are crime statistics for RD 0138, 0148, 0158- and 5-year crime statistics for Central Division (CENT) for the years 2017- 2021. Included also, are Citywide crime statistics.

CENT Division Crime YTD and 5-year totals	**2021**	**2020**	**2019**	**2018**	**2017**	**Crime in RD 0138 04-24-2022 / 05-21-2022**
Violent Crime	2343	1961	2012	1936	2091	3
Property Crime	5585	4571	5889	5605	4891	29
Homicide	25	21	17	14	21	0
Rape	132	123	160	147	159	0
Robbery	803	563	724	697	720	2
Aggravated Assault	1383	1254	1111	1078	1191	1
Burglary	526	617	357	361	376	4
Motor Vehicle Theft	839	610	420	422	395	1
Burglary Theft from Vehicle	2170	1623	1789	1770	1369	22
Personal / Other Theft	2150	1721	3323	3052	2751	2

Additional Project Reporting Districts:

Central Division	**Crime in RD 0148** **04-24-2022 / 05-21-2022**
Violent Crime	2
Property Crime	2
Homicide	0
Rape	0
Robbery	1
Aggravated Assault	1
Burglary	0
Motor Vehicle Theft	0
Burglary Theft from Vehicle	0
Personal / Other Theft	2

Central Division	**Crime in RD 0158** **04-24-2022 / 05-21-2022**
Violent Crime	6
Property Crime	3
Homicide	0
Rape	0
Robbery	0
Aggravated Assault	6
Burglary	1
Motor Vehicle Theft	1
Burglary Theft from Vehicle	1
Personal / Other Theft	0

Central Area **(4- Week) WEEKLY CRIME COMPARISON REPORT**

CRIME	WK 4 12/25-12/31	WK 3 12/18-12/24	% CHG	WK 3 12/18-12/24	WK 2 12/11-12/17	% CHG	WK 2 12/11-12/17	WK 1 12/04-12/10
Homicide	2	0		0	0	0.0%	0	0
Rape	0	2	-100.0%	2	1		1	0
Rape (815,820,821)	0	0	0.0%	0	1	-100.0%	1	0
Total Rapes	**0**	**2**	**-100.0%**	**2**	**2**	**0.0%**	**2**	**0**
Robbery	20	18		18	19	-5.3%	19	21
Aggravated Assault*	30	24		24	30	-20.0%	30	31
Total Violent Crimes	**52**	**44**		**44**	**51**	**-13.7%**	**51**	**52**
Burglary	8	10	-20.0%	10	9		9	21
Motor Vehicle Theft	16	18	-11.1%	18	27	-33.3%	27	19
BTFV	47	54	-13.0%	54	68	-20.6%	68	69
Personal/Other Theft	21	28	-25.0%	28	42	-33.3%	42	45
Total Property Crimes	**92**	**110**	**-16.4%**	**110**	**146**	**-24.7%**	**146**	**154**
Total Part I Crimes	**144**	**154**	**-6.5%**	**154**	**197**	**-21.8%**	**197**	**206**

Central Area **5 Year Comparison Report (Current v Previous)**

CRIME	'2021	'2020	% CHG	'2020	'2019	% CHG	'2019	'2018	% CHG	'2018	'2017	%
Homicide	25	21		21	17		17	14		14	21	
Rape(121,122,815,820,821)	132	123		123	160	-23.1%	160	147		147	159	
Robbery	803	563		563	724	-22.2%	724	697		697	720	
Aggravated Assault*	1383	1254		1254	1111		1111	1078		1078	1191	
Total Violent Crimes	**2343**	**1961**		**1961**	**2012**	**-2.5%**	**2012**	**1936**		**1936**	**2091**	
Burglary	526	617	-14.7%	617	357		357	361	-1.1%	361	376	
Motor Vehicle Theft	839	610		610	420		420	422	-0.5%	422	395	
BTFV	2170	1623		1623	1789	-9.3%	1789	1770		1770	1369	
Personal/Other Theft	2050	1721		1721	3323	-48.2%	3323	3052		3052	2751	
Total Property Crimes	**5585**	**4571**		**4571**	**5889**	**-22.4%**	**5889**	**5605**		**5605**	**4891**	

Citywide **(4- Week) WEEKLY CRIME AND ARREST COMPARISON REPORT**

CRIME	WK 4 12/25-12/31	WK 3 12/18-12/24	% CHG	WK 3 12/18-12/24	WK 2 12/11-12/17	% CHG	WK 2 12/11-12/17	WK 1 12/04-12/10
Homicide	5	8	-37.5%	8	6		6	14
Rape	6	13	-53.8%	13	14	-7.1%	14	10
Rape (815,820,821)	7	3		3	6	-50.0%	6	2
Total Rapes	**13**	**16**	**-18.8%**	**16**	**20**	**-20.0%**	**20**	**12**
Robbery	155	182	-14.8%	182	196	-7.1%	196	176
Aggravated Assault*	289	282		282	321	-12.1%	321	371
Total Violent Crimes	**462**	**488**	**-5.3%**	**488**	**543**	**-10.1%**	**543**	**573**
Burglary	213	269	-20.8%	269	225		225	242
Motor Vehicle Theft	483	542	-10.9%	542	503		503	528
BTFV	430	536	-19.8%	536	561	-4.5%	561	619
Personal/Other Theft	286	391	-26.9%	391	426	-8.2%	426	492
Total Property Crimes	**1,412**	**1,738**	**-18.8%**	**1,738**	**1,715**		**1,715**	**1,881**
Total Part I Crimes	**1,874**	**2,226**	**-15.8%**	**2,226**	**2,258**	**-1.4%**	**2,258**	**2,454**

Citywide **7 Year Comparison Report (Current v Previous)**

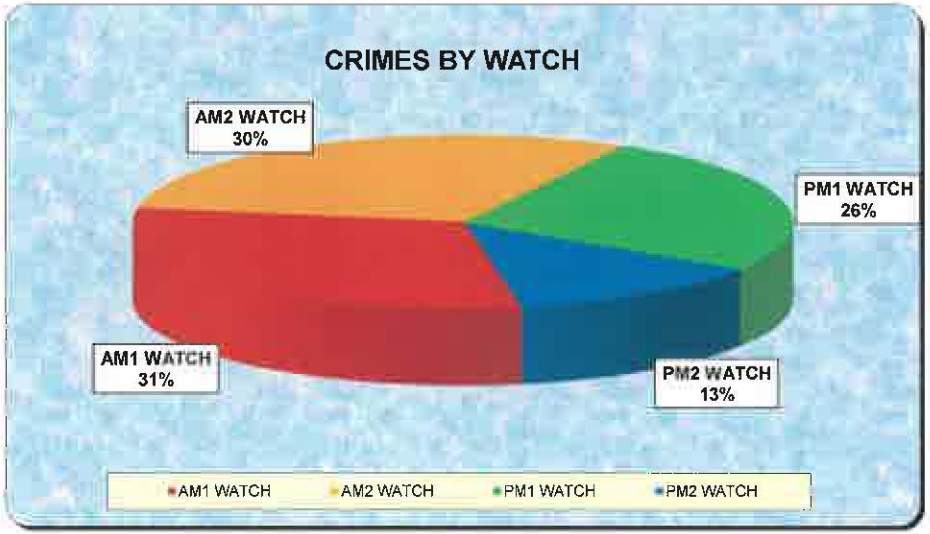
CRIME	'2021	'2020	% CHG	'2020	'2019	% CHG	'2019	'2018	% CHG	'2018	'2017
Homicide	397	355		355	258		258	260	-0.8%	260	282
Rape(121,122,815,820,821)	1368	1465	-6.6%	1465	1806	-18.9%	1806	2104	-14.2%	2104	2191
Robbery	8453	8013		8013	9635	-16.8%	9635	10326	-6.7%	10326	10824
Aggravated Assault*	19860	18526		18526	17240		17240	17016		17016	16973
Total Violent Crimes	**30078**	**28359**		**28359**	**28939**	**-2.0%**	**28939**	**29706**	**-2.6%**	**29706**	**30270**
Burglary	12752	13726	-7.1%	13726	13665		13665	16023	-14.7%	16023	16677
Motor Vehicle Theft	24303	21441		21441	15769		15769	17452	-9.6%	17452	19211
BTFV	29068	27597		27597	31100	-11.3%	31100	33070	-6.0%	33070	32727
Personal/Other Theft	23967	23710		23710	34635	-31.5%	34635	34848	-0.6%	34848	33022
Total Property Crimes	**90090**	**86474**		**86474**	**95169**	**-9.1%**	**95169**	**101393**	**-6.1%**	**101393**	**101637**
Total Part 1 Crimes	**120168**	**114833**		**114833**	**124108**	**-7.5%**	**124108**	**131099**	**-5.3%**	**131099**	**131907**

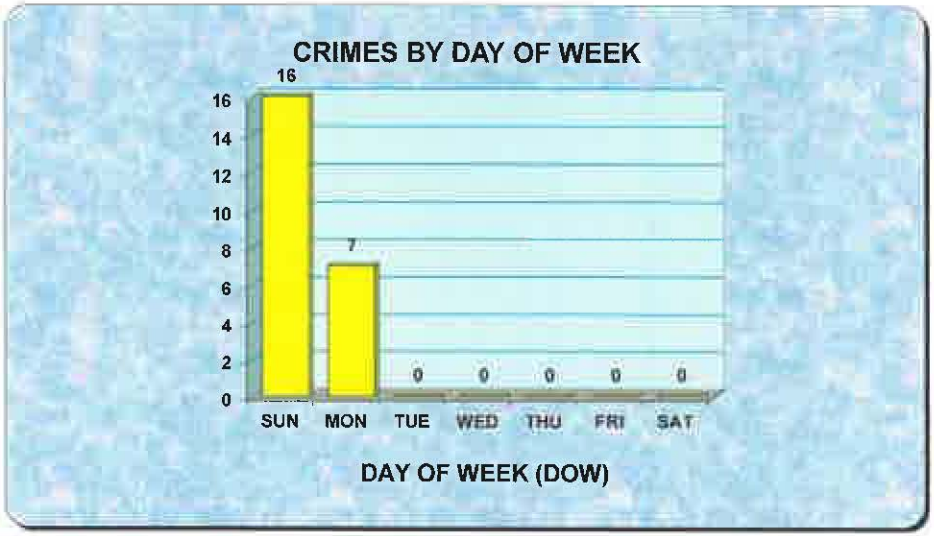
PART 1 CRIMES BY WATCH REPORT
BY AREA
REPORT COVERING THE WEEK OF 05/08/2022 THRU 05/14/2022

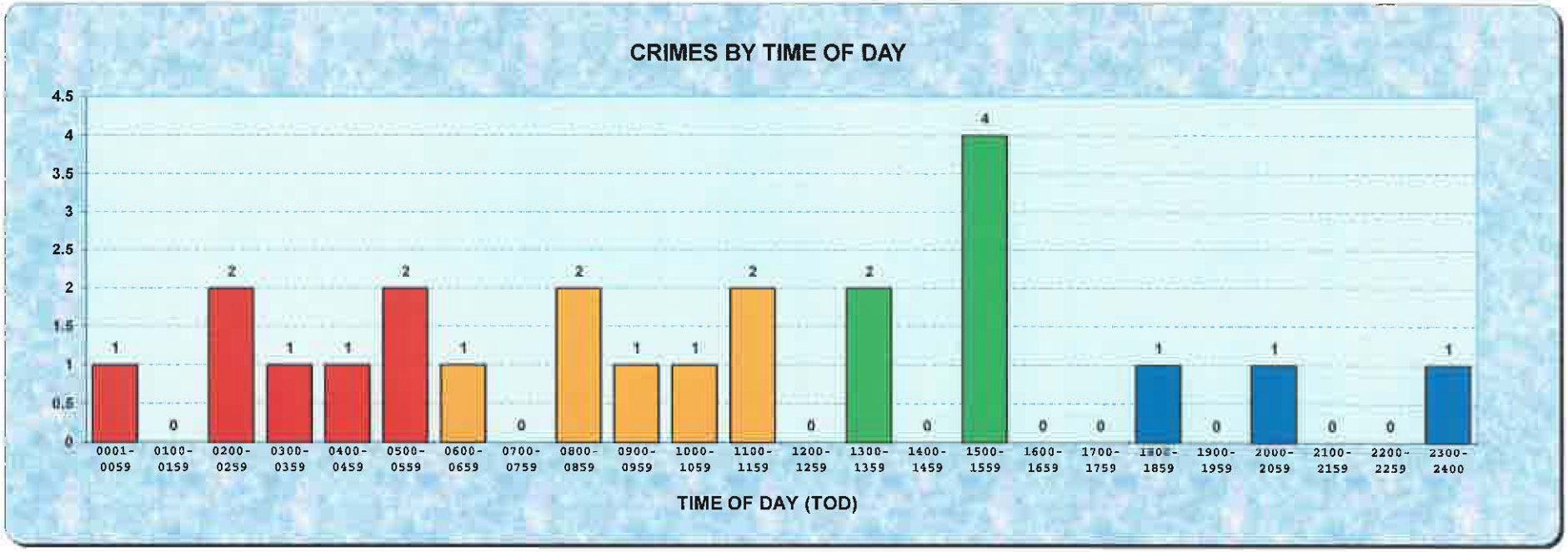
AREA_DESC **Central**

Watch	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH	0001-0059	0	1	0	0	0	0	0	1
	0100-0159	0	0	0	0	0	0	0	0
	0200-0259	1	1	0	0	0	0	0	2
	0300-0359	1	0	0	0	0	0	0	1
	0400-0459	0	1	0	0	0	0	0	1
	0500-0559	2	0	0	0	0	0	0	2
AM1 WATCH Total		**4**	**3**	**0**	**0**	**0**	**0**	**0**	**7**
AM2 WATCH	0600-0659	0	1	0	0	0	0	0	1
	0700-0759	0	0	0	0	0	0	0	0
	0800-0859	1	1	0	0	0	0	0	2
	0900-0959	1	0	0	0	0	0	0	1
	1000-1059	0	1	0	0	0	0	0	1
	1100-1159	2	0	0	0	0	0	0	2
AM2 WATCH Total		**4**	**3**	**0**	**0**	**0**	**0**	**0**	**7**
PM1 WATCH	1200-1259	0	0	0	0	0	0	0	0
	1300-1359	2	0	0	0	0	0	0	2
	1400-1459	0	0	0	0	0	0	0	0
	1500-1559	3	1	0	0	0	0	0	4
	1600-1659	0	0	0	0	0	0	0	0
	1700-1759	0	0	0	0	0	0	0	0
PM1 WATCH Total		**5**	**1**	**0**	**0**	**0**	**0**	**0**	**6**
PM2 WATCH	1800-1859	1	0	0	0	0	0	0	1
	1900-1959	0	0	0	0	0	0	0	0
	2000-2059	1	0	0	0	0	0	0	1
	2100-2159	0	0	0	0	0	0	0	0
	2200-2259	0	0	0	0	0	0	0	0
	2300-2400	1	0	0	0	0	0	0	1
PM2 WATCH Total		**3**	**0**	**0**	**0**	**0**	**0**	**0**	**3**
Grand Total		**16**	**7**	**0**	**0**	**0**	**0**	**0**	**23**

PART 1 CRIMES BY WATCH REPORT





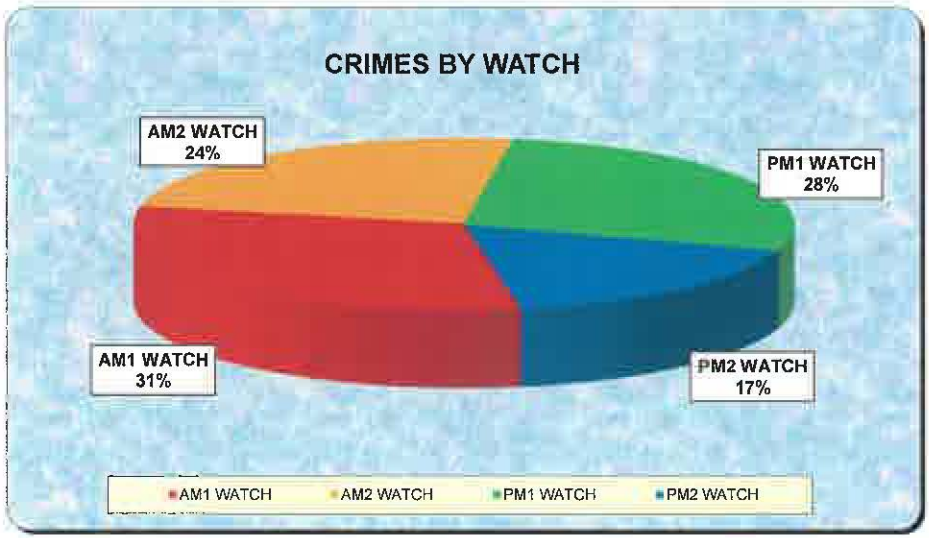


VIOLENT CRIMES BY WATCH REPORT
BY BUREAU
REPORT COVERING THE WEEK OF 05/08/2022 THRU 05/14/2022

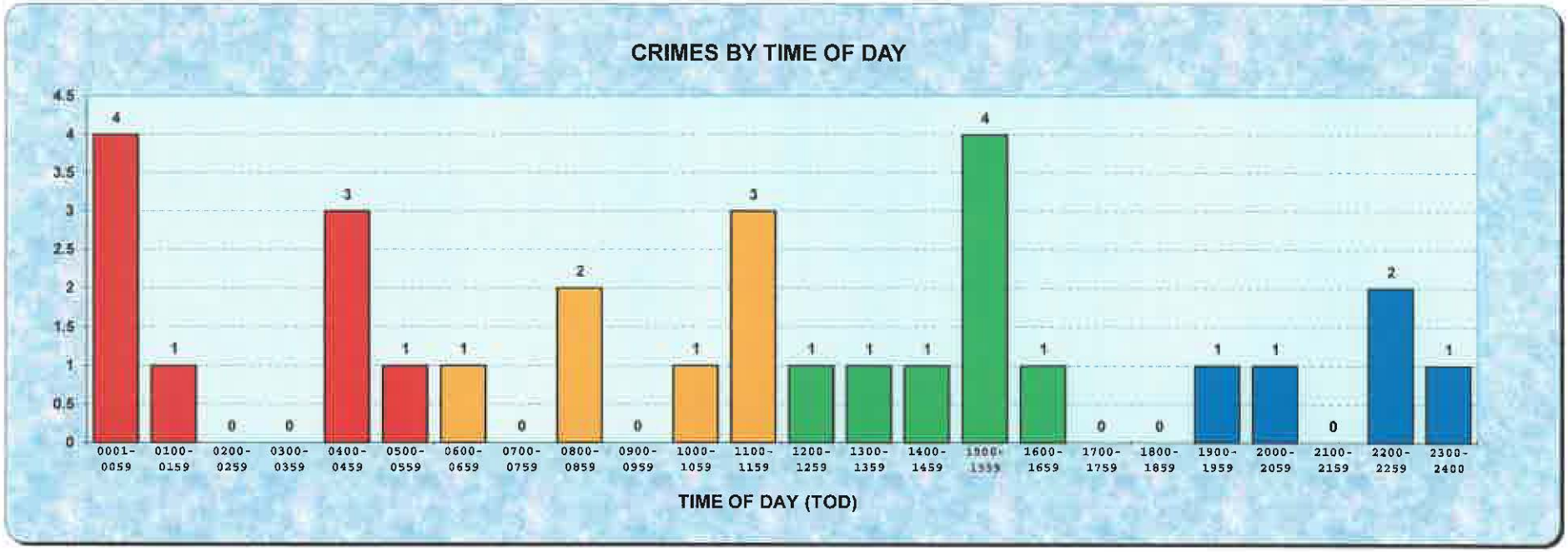
BUREAU CENTRAL

Watch	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH	0001-0059	3	1	0	0	0	0	0	4
	0100-0159	0	1	0	0	0	0	0	1
	0200-0259	0	0	0	0	0	0	0	0
	0300-0359	0	0	0	0	0	0	0	0
	0400-0459	1	2	0	0	0	0	0	3
	0500-0559	1	0	0	0	0	0	0	1
AM1 WATCH Total		**5**	**4**	**0**	**0**	**0**	**0**	**0**	**9**
AM2 WATCH	0600-0659	0	1	0	0	0	0	0	1
	0700-0759	0	0	0	0	0	0	0	0
	0800-0859	1	1	0	0	0	0	0	2
	0900-0959	0	0	0	0	0	0	0	0
	1000-1059	0	1	0	0	0	0	0	1
	1100-1159	2	1	0	0	0	0	0	3
AM2 WATCH Total		**3**	**4**	**0**	**0**	**0**	**0**	**0**	**7**
PM1 WATCH	1200-1259	0	1	0	0	0	0	0	1
	1300-1359	1	0	0	0	0	0	0	1
	1400-1459	1	0	0	0	0	0	0	1
	1500-1559	2	2	0	0	0	0	0	4
	1600-1659	1	0	0	0	0	0	0	1
	1700-1759	0	0	0	0	0	0	0	0
PM1 WATCH Total		**5**	**3**	**0**	**0**	**0**	**0**	**0**	**8**
PM2 WATCH	1800-1859	0	0	0	0	0	0	0	0
	1900-1959	1	0	0	0	0	0	0	1
	2000-2059	1	0	0	0	0	0	0	1
	2100-2159	0	0	0	0	0	0	0	0
	2200-2259	2	0	0	0	0	0	0	2
	2300-2400	1	0	0	0	0	0	0	1
PM2 WATCH Total		**5**	**0**	**0**	**0**	**0**	**0**	**0**	**5**
Grand Total		**18**	**11**	**0**	**0**	**0**	**0**	**0**	**29**

VIOLENT CRIMES BY WATCH REPORT







There are no Planned improvements to the Central Community police Station facility for the service area of the project site currently.

Additionally, at this time, there are no special police protection requirements needed by law enforcement because of the specific attributes of this project site.

The Fourth and Central Project, individually or combined with other past, present or future projects, will not result in the need for new or altered police facilities.

This concludes the Fourth and Central Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to CPTED@lapd.online for the fastest response time.

Thank You,

Prepared by:
Officer Alfonso Velasco
Los Angeles Police Department
Public Engagement Section
Crime Prevention Through Environmental Design Section
100 West 1st Street, RM 250
Los Angeles, CA. 90012
E-mail: CPTED@lapd.online
213-486-6000

LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE
Chief of Police

ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, CA 90030
Telephone: (213) 486-6000
TDD: (877) 275-5273
Ref #:11.3

May 24, 2022

Alan Como
200 North Spring Street
Los Angeles, CA 90012

Dear Alan Como: [ENV-0000-0000-EIR]

The proposed, "Fourth and Central Project," involves 6 parcels, with a total land area of approximately 333,602 gross square feet. The 6 parcels are clustered across three city blocks and include three areas. The 1.35- acre North site (APN 5147-013-016), The 5.98- acre south site (APN 5147-013-016), and the 0.32-acre West Site (APNs 5147-012-015, 5147-011-015, -016, -017). The project location is in Reporting District 0148. This "RD" falls within the geographical boundaries of the Los Angeles Police Department's Central Community Police Station. A project of this size could have a minor impact on police services within Central Community area. The Department is available to advise you on crime prevention features appropriate for the design of the properties in this project. The Department strongly recommends that the developers contact Public Engagement Section, Crime Prevention Through Environmental Design (CPTED) Officer Alfonso Velasco at e-mail address: CPTED@lapd.online.

Upon completion of the project, you are encouraged to provide the Commanding Officer of Central Community Police Station with a diagram copy of each portion of the property. Central Community Police Station's Commanding Officer is Captain III Elaine Morales. Central Community Police Station is located at 251 East 6th Street, Los Angeles, CA 90014 (RD 0153). Captain Morales's phone number is (213) 833-3703. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any further questions, please contact Officer Alfonso Velasco at the LAPD Public Engagement Section, (213) 486-6000.

Respectfully,

MICHEL R. MOORE
Chief of Police

BILLY B. BROCKWAY, Commander
Department Homeless Coordinator
Office of Operations

The following report was prepared for the "Fourth and Central Project" in accordance with Section 15083 of the California Environmental Quality Act (CEQA):

Project Location / Description:

The "Fourth and Central Project" (APN: 5147-001-007), (APN:5147-013-016), (APNs: 5147-012-015, -016, -017) are located at 400 Central Avenue, CA 90013. The project involves 6 parcels, with a total land area of approximately 333,602 gross square feet. The 6 parcels are clustered across three city blocks

The project will demolish existing parking and cold storage facility uses on the West and South Sites. The project will intend to reuse a portion of a six-story cold storage building on the North Site if feasible. The project will include a mix of residential, office, Restaurant/retail, and hotel uses within 10 distinct buildings. The three sites will total approximately 2,318,534 square feet.

Project Distance and Times:

400 Central Avenue, CA 90013 address is approximately 0.7 miles and 3 minutes from the Central Community Police Station.

These times and distances were calculated from a departure point starting from the Central Community Police Station. This arrival time was configured utilizing some traffic delays, but estimated times of arrival can vary depending on divisional call load, traffic delays and types of calls.

The Reporting District for the Central Community Police Station is RD 0153 . Their phone number is (213) 486-6606.

Divisional Geographic's / Demographics:

Central Community Police Station's "Geographical Patrol Area", is approximately 4.5 square miles and consists of 47 Reporting Districts. The service boundaries for Central Community Police Station are as follows:

To the ***West*** is Harbor 110 FWY.

To the ***North*** is Harbor 110 FWY

To the ***East*** is Los Angeles River.

To the ***South*** is Santa Monica 10 FWY

The proposed, "Fourth and Central Project" is in ***RD 0138, 0148, and 0158.*** The borders for ***RD 0138, 014, and 0158*** are as follows:

Reporting District 0138

To the ***West*** is Los Angeles Street.

To the ***North*** is 2nd Street.

To the ***East*** is Alameda Street

To the ***South*** is 4th Street.

Reporting District 0148

To the ***West*** is San Pedro Street.

To the ***North*** is 4th Street .

To the ***East*** is Central Street

To the ***South*** is 5th Street.

Reporting District 0158

To the ***West*** is Stanford Avenue, Central Avenue.

To the ***North*** is 4th Street.

To the ***East*** is Alameda Street.

To the ***South*** is 7th Street, border with LAPD Newton Division.

Central has approximately 308 sworn personnel and 11 civilian support staff. The Central Community Police Station of Los Angeles is a culturally diverse community with a residential population of over 40,000 people. The officer to resident ratio is 1 officer to every 129.8 residents (129:8). For a 4.5 square mile area. This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions

Additionally, department wide, the Los Angeles Police Department currently has 9,479 sworn personnel and 3,099 civilian employees. These city police employees cater to a Los Angeles City population of approximately 4,015,940. This population amount is current as of May 21st, 2020 (according to 2010-2018 American Community Survey and The US Census). Additionally, this amount does not include non-residents, but only reflects those individuals that responded to the 2020 Census. This population also equates to a resident to officer ratio of 423.9 residents for every 1 officer (423.9:1). 4,015,940 depicts a firm registered value of the population for the City of Los Angeles. However, this number can also be fluid.

The ethnic break down of The City of Los Angeles, according to the 2010-2018 American Community Survey and The US Census is:

- 48.6% Hispanic / Latino
- 52.4% White (Non-Hispanic)
- 10.7% Asian
- 9.8% Black / African American
- 0.2% Native American
- 0.2% Native Hawaiian / Pacific Islander
- 3.1% Other

Divisional Support and Communication:

There are many specialized support units, divisions and services available to Central Division within the LAPD (i.e., Air Support, Detectives, K9 and Metro / SWAT) to support any additional policing needs. These services are available to supplement and complement the division's policing services. In utilizing these available resources, the Los Angeles Police Department can meet the demands for police services for the Fourth and Central Project.

Central Community Police Station's emergency response system is directly linked to the Los Angeles Police Department's Communication Dispatch Center. Communication Division has the responsibility to staff the Dispatch Center with incident trained personnel that will respond to radio and telephoned calls for service. They would then dispatch these requests to the proper emergency personnel involved, to provide them with the necessary information to execute their duties.

These operations are performed on a 24 hour a day, 7 days a week, 365 days a year basis. This includes 911 emergency calls (police, fire and medical). In referencing Communication Division, their main area of concentration is to manage, and dispatch police calls for service. Communication Division's Emergency Operations Center (EOC / DOC), also works in concert with The Los Angeles Fire Department's (LAFD), Metropolitan Fire Communications Center (MFC). Additional emergency response entities that Communication Division interacts with are, Los Angeles County Fire (LACoFD), Los Angeles County Sheriff Department (LASD) and other

Divisional Response Times:
According to the Los Angeles Police Department's Computer Statistics (CompStats) Division, the average police response time to emergency, high priority calls in Central Division (Code 3 calls) was 3.3 minutes. This was done with a dispatch median time of 1.8 minutes. The medium high priority response time (Code 2) was 13.6 minutes. This was done with a dispatch median time of 6.9 minutes. Low priority, non-emergency response times was 30.1 minutes. These low priority calls had a dispatch median time of 20.2 minutes.

Citywide response times during this same 4-week period were 4.7 minutes for emergency, high priority calls with a dispatch median time of 1.5 minutes. The medium high priority response times were 5.2 minutes with a dispatch time of 16.1 minutes. Low priority response times were 35.4 minutes with a dispatch time of 14.9 minutes.

These response times were taken from the statistics submitted by Central Division and CompStats for a 4-week period between April 17, 2022 through May 14, 2022.

During this same 4-week period, Central Division answered 525 high emergency calls for service, 2,029 medium priority calls and 1,099 low priority calls. Citywide, the Los Angeles Police Department answered 7,497 emergency calls for service, 28,565 medium high priority calls and 1,414 low priority calls. The response times stated are adequate performance times for this police division.

Statistics:

The following are crime statistics for RD 0138, 0148, 0158- and 5-year crime statistics for Central Division (CENT) for the years 2017- 2021. Included also, are Citywide crime statistics.

CENT Division Crime YTD and 5-year totals	**2021**	**2020**	**2019**	**2018**	**2017**	**Crime in RD 0138 04-24-2022 / 05-21-2022**
Violent Crime	2343	1961	2012	1936	2091	3
Property Crime	5585	4571	5889	5605	4891	29
Homicide	25	21	17	14	21	0
Rape	132	123	160	147	159	0
Robbery	803	563	724	697	720	2
Aggravated Assault	1383	1254	1111	1078	1191	1
Burglary	526	617	357	361	376	4
Motor Vehicle Theft	839	610	420	422	395	1
Burglary Theft from Vehicle	2170	1623	1789	1770	1369	22
Personal / Other Theft	2150	1721	3323	3052	2751	2

Additional Project Reporting Districts:

Central Division	**Crime in RD 0148** **04-24-2022 / 05-21-2022**
Violent Crime	2
Property Crime	2
Homicide	0
Rape	0
Robbery	1
Aggravated Assault	1
Burglary	0
Motor Vehicle Theft	0
Burglary Theft from Vehicle	0
Personal / Other Theft	2

Central Division	**Crime in RD 0158** **04-24-2022 / 05-21-2022**
Violent Crime	6
Property Crime	3
Homicide	0
Rape	0
Robbery	0
Aggravated Assault	6
Burglary	1
Motor Vehicle Theft	1
Burglary Theft from Vehicle	1
Personal / Other Theft	0

Central Area **(4- Week) WEEKLY CRIME COMPARISON REPORT**

CRIME	WK 4 12/25-12/31	WK 3 12/18-12/24	% CHG	WK 3 12/18-12/24	WK 2 12/11-12/17	% CHG	WK 2 12/11-12/17	WK 1 12/04-12/10
Homicide	2	0		0	0	0.0%	0	0
Rape	0	2	-100.0%	2	1		1	0
Rape (815,820,821)	0	0	0.0%	0	1	-100.0%	1	0
Total Rapes	**0**	**2**	**-100.0%**	**2**	**2**	**0.0%**	**2**	**0**
Robbery	20	18		18	19	-5.3%	19	21
Aggravated Assault*	30	24		24	30	-20.0%	30	31
Total Violent Crimes	**52**	**44**		**44**	**51**	**-13.7%**	**51**	**52**
Burglary	8	10	-20.0%	10	9		9	21
Motor Vehicle Theft	16	18	-11.1%	18	27	-33.3%	27	19
BTFV	47	54	-13.0%	54	68	-20.6%	68	69
Personal/Other Theft	21	28	-25.0%	28	42	-33.3%	42	45
Total Property Crimes	**92**	**110**	**-16.4%**	**110**	**146**	**-24.7%**	**146**	**154**
Total Part I Crimes	**144**	**154**	**-6.5%**	**154**	**197**	**-21.8%**	**197**	**206**

Central Area **5 Year Comparison Report (Current v Previous)**

CRIME	2021	2020	% CHG	2020	2019	% CHG	2019	2018	% CHG	2018	2017	%
Homicide	25	21		21	17		17	14		14	21	
Rape(121,122,815,820,821)	132	123		123	160	-23.1%	160	147		147	159	
Robbery	803	563		563	724	-22.2%	724	697		697	720	
Aggravated Assault*	1383	1254		1254	1111		1111	1078		1078	1191	
Total Violent Crimes	**2343**	**1961**		**1961**	**2012**	**-2.5%**	**2012**	**1936**		**1936**	**2091**	
Burglary	526	617	-14.7%	617	357		357	361	-1.1%	361	376	
Motor Vehicle Theft	839	610		610	420		420	422	-0.5%	422	395	
BTFV	2170	1623		1623	1789	-9.3%	1789	1770		1770	1369	
Personal/Other Theft	2050	1721		1721	3323	-48.2%	3323	3052		3052	2751	
Total Property Crimes	**5585**	**4571**		**4571**	**5889**	**-22.4%**	**5889**	**5605**		**5605**	**4891**	

Citywide **(4- Week) WEEKLY CRIME AND ARREST COMPARISON REPORT**

CRIME	WK 4 12/25-12/31	WK 3 12/18-12/24	% CHG	WK 3 12/18-12/24	WK 2 12/11-12/17	% CHG	WK 2 12/11-12/17	WK 1 12/04-12/10
Homicide	5	8	-37.5%	8	6		6	14
Rape	6	13	-53.8%	13	14	-7.1%	14	10
Rape (815,820,821)	7	3		3	6	-50.0%	6	2
Total Rapes	**13**	**16**	**-18.8%**	**16**	**20**	**-20.0%**	**20**	**12**
Robbery	155	182	-14.8%	182	196	-7.1%	196	176
Aggravated Assault*	269	282		282	321	-12.1%	321	371
Total Violent Crimes	**462**	**488**	**-5.3%**	**488**	**543**	**-10.1%**	**543**	**573**
Burglary	213	269	-20.8%	269	225		225	242
Motor Vehicle Theft	483	542	-10.9%	542	503		503	528
BTFV	430	536	-19.8%	536	561	-4.5%	561	619
Personal/Other Theft	286	391	-26.9%	391	426	-8.2%	426	492
Total Property Crimes	**1,412**	**1,738**	**-18.8%**	**1,738**	**1,715**		**1,715**	**1,881**
Total Part I Crimes	**1,874**	**2,226**	**-15.8%**	**2,226**	**2,258**	**-1.4%**	**2,258**	**2,454**

Citywide **7 Year Comparison Report (Current v Previous)**

CRIME	'2021	'2020	% CHG	'2020	'2019	% CHG	'2019	'2018	% CHG	'2018	'2017
Homicide	397	355		355	258		258	260	-0.8%	260	282
Rape(121,122,815,820,821)	1368	1465	-6.6%	1465	1806	-18.9%	1806	2104	-14.2%	2104	2191
Robbery	8453	8013		8013	9635	-16.8%	9635	10326	-6.7%	10326	10824
Aggravated Assault*	19860	18526		18526	17240		17240	17016		17016	16973
Total Violent Crimes	**30078**	**28359**		**28359**	**28939**	**-2.0%**	**28939**	**29706**	**-2.6%**	**29706**	**30270**
Burglary	12752	13726	-7.1%	13726	13665		13665	16023	-14.7%	16023	16677
Motor Vehicle Theft	24303	21441		21441	15769		15769	17452	-9.6%	17452	19211
BTFV	29068	27597		27597	31100	-11.3%	31100	33070	-6.0%	33070	32727
Personal/Other Theft	23967	23710		23710	34635	-31.5%	34635	34848	-0.6%	34848	33022
Total Property Crimes	**90090**	**86474**		**86474**	**95169**	**-9.1%**	**95169**	**101393**	**-6.1%**	**101393**	**101637**
Total Part 1 Crimes	**120168**	**114833**		**114833**	**124108**	**-7.5%**	**124108**	**131099**	**-5.3%**	**131099**	**131907**

ENT

PART 1 CRIMES BY WATCH REPORT
BY AREA
REPORT COVERING THE WEEK OF 05/08/2022 THRU 05/14/2022

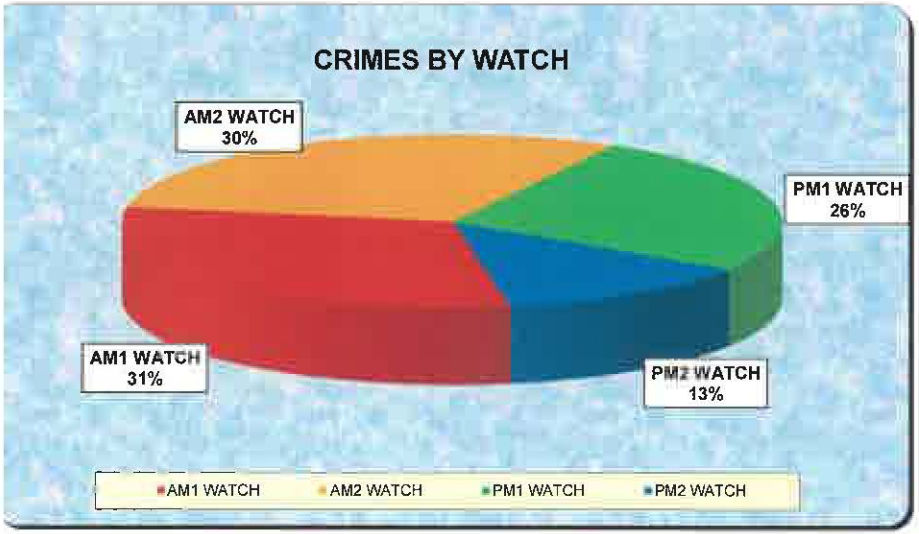
REA_DESC Central

Watch	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH	0001-0059	0	1	0	0	0	0	0	1
	0100-0159	0	0	0	0	0	0	0	0
	0200-0259	1	1	0	0	0	0	0	2
	0300-0359	1	0	0	0	0	0	0	1
	0400-0459	0	1	0	0	0	0	0	1
	0500-0559	2	0	0	0	0	0	0	2
M1 WATCH Total		4	3	0	0	0	0	0	7
AM2 WATCH	0600-0659	0	1	0	0	0	0	0	1
	0700-0759	0	0	0	0	0	0	0	0
	0800-0859	1	1	0	0	0	0	0	2
	0900-0959	1	0	0	0	0	0	0	1
	1000-1059	0	1	0	0	0	0	0	1
	1100-1159	2	0	0	0	0	0	0	2
M2 WATCH Total		4	3	0	0	0	0	0	7
PM1 WATCH	1200-1259	0	0	0	0	0	0	0	0
	1300-1359	2	0	0	0	0	0	0	2
	1400-1459	0	0	0	0	0	0	0	0
	1500-1559	3	1	0	0	0	0	0	4
	1600-1659	0	0	0	0	0	0	0	0
	1700-1759	0	0	0	0	0	0	0	0
M1 WATCH Total		5	1	0	0	0	0	0	6
PM2 WATCH	1800-1859	1	0	0	0	0	0	0	1
	1900-1959	0	0	0	0	0	0	0	0
	2000-2059	1	0	0	0	0	0	0	1
	2100-2159	0	0	0	0	0	0	0	0
	2200-2259	0	0	0	0	0	0	0	0
	2300-2400	1	0	0	0	0	0	0	1
M2 WATCH Total		3	0	0	0	0	0	0	3
rand Total		16	7	0	0	0	0	0	23

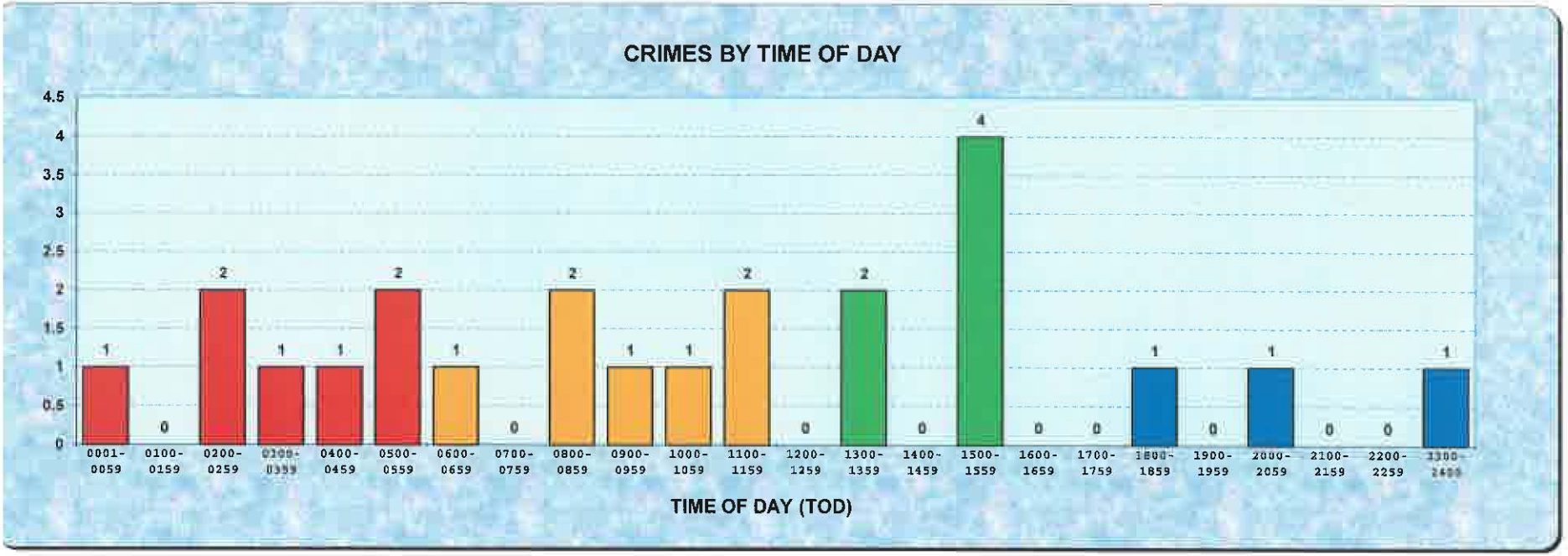
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SD, LAPD

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PART 1 CRIMES BY WATCH REPORT





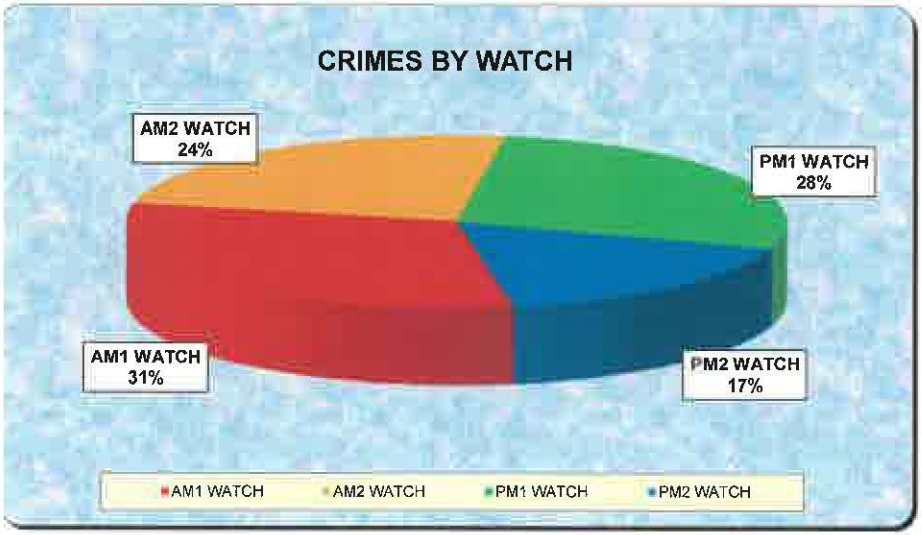


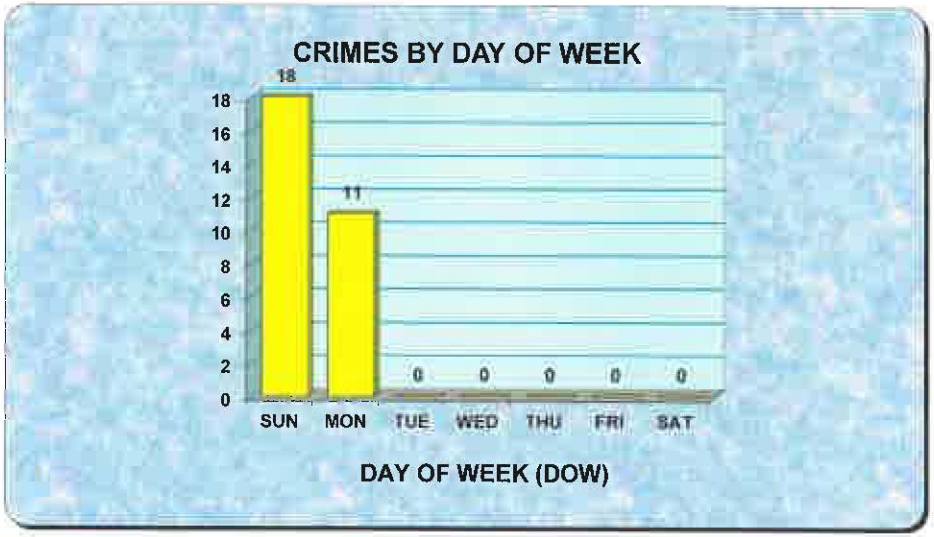
VIOLENT CRIMES BY WATCH REPORT
BY BUREAU
REPORT COVERING THE WEEK OF 05/08/2022 THRU 05/14/2022

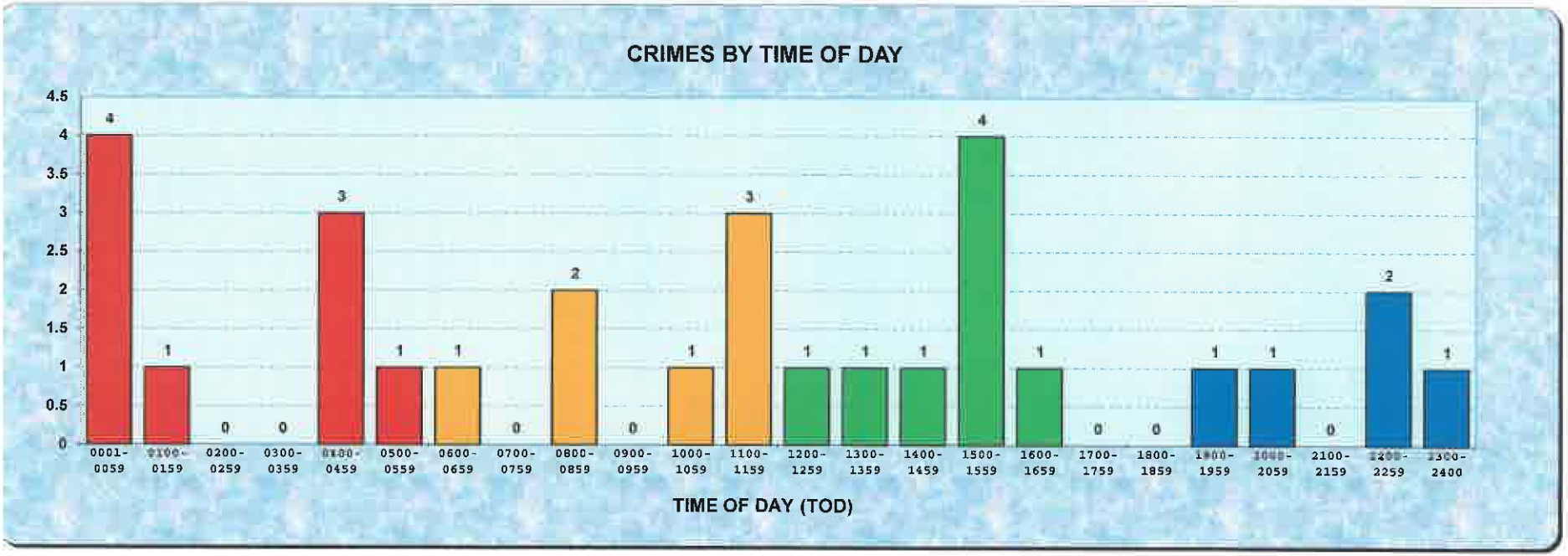
)UREAU CENTRAL

Watch	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH	0001-0059	3	1	0	0	0	0	0	4
	0100-0159	0	1	0	0	0	0	0	1
	0200-0259	0	0	0	0	0	0	0	0
	0300-0359	0	0	0	0	0	0	0	0
	0400-0459	1	2	0	0	0	0	0	3
	0500-0559	1	0	0	0	0	0	0	1
AM1 WATCH Total		**5**	**4**	**0**	**0**	**0**	**0**	**0**	**9**
AM2 WATCH	0600-0659	0	1	0	0	0	0	0	1
	0700-0759	0	0	0	0	0	0	0	0
	0800-0859	1	1	0	0	0	0	0	2
	0900-0959	0	0	0	0	0	0	0	0
	1000-1059	0	1	0	0	0	0	0	1
	1100-1159	2	1	0	0	0	0	0	3
AM2 WATCH Total		**3**	**4**	**0**	**0**	**0**	**0**	**0**	**7**
PM1 WATCH	1200-1259	0	1	0	0	0	0	0	1
	1300-1359	1	0	0	0	0	0	0	1
	1400-1459	1	0	0	0	0	0	0	1
	1500-1559	2	2	0	0	0	0	0	4
	1600-1659	1	0	0	0	0	0	0	1
	1700-1759	0	0	0	0	0	0	0	0
PM1 WATCH Total		**5**	**3**	**0**	**0**	**0**	**0**	**0**	**8**
PM2 WATCH	1800-1859	0	0	0	0	0	0	0	0
	1900-1959	1	0	0	0	0	0	0	1
	2000-2059	1	0	0	0	0	0	0	1
	2100-2159	0	0	0	0	0	0	0	0
	2200-2259	2	0	0	0	0	0	0	2
	2300-2400	1	0	0	0	0	0	0	1
PM2 WATCH Total		**5**	**0**	**0**	**0**	**0**	**0**	**0**	**5**
Grand Total		**18**	**11**	**0**	**0**	**0**	**0**	**0**	**29**

VIOLENT CRIMES BY WATCH REPORT







There are no Planned improvements to the Central Community police Station facility for the service area of the project site currently.

Additionally, at this time, there are no special police protection requirements needed by law enforcement because of the specific attributes of this project site.

The Fourth and Central Project, individually or combined with other past, present or future projects, will not result in the need for new or altered police facilities.

This concludes the Fourth and Central Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to CPTED@lapd.online for the fastest response time.

Thank You,

Prepared by:
Officer Alfonso Velasco
Los Angeles Police Department
Public Engagement Section
Crime Prevention Through Environmental Design Section
100 West 1st Street, RM 250
Los Angeles, CA. 90012
E-mail: CPTED@lapd.online
213-486-6000

I-3 Los Angeles Unified School District Correspondence

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(213) 978-1300

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DEPUTY DIRECTOR

April 25, 2022

Gwenn Godek
Los Angeles Unified School District
Office of Environmental Health and Safety
333 S. Beaudry Avenue, 21st Floor
Los Angeles CA 90017
gwenn.godek@lausd.net

RE: FOURTH AND CENTRAL PROJECT—REQUEST FOR INFORMATION

Dear Ms. Godek:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Fourth & Park Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new and/or physically altered school facilities. As the Project is served by the Los Angeles Unified School District (LAUSD), we are requesting information from your agency to inform our analysis. The following is a description of the Project and a list of requested information and questions that we would like to obtain to complete our analysis.

Project Location

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 gross square feet (sf) of lot area]. 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.

Figure 1**,** *Regional and Local Vicinity Map*, (attached) illustrates the location of the Project Site. Locally, the Project Site is in a highly urbanized area and situated on the eastern border of the Central City East District, which is largely developed with general commercial and manufacturing uses such as wholesale, warehouse, and food processing facilities. Alameda Street, which borders the Project Site to the east, separates the Central City East District and the Arts District. The Project Site is also situated just south of the Little Tokyo neighborhood, where numerous former warehouse structures are being converted to artists' workshops, live-work spaces, and neighborhood-serving retail and commercial uses.

Existing Conditions

Currently, 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. The Project Site, which is within the planning boundary of the Central City Community Plan, has a General Plan land use designation of Light Industrial and is zoned M2-2D-O on the North Site and M2-2D on the South and West Sites.[1]

Project Description

The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and intends to 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 approximately 2,318,534 sf, for a floor area ratio (FAR) of 6.95:1. The Project would include: 1,521 residential units, including affordable housing units, totaling approximately 1,731,849 sf; approximately 411,113 sf of office uses; approximately 101,088 sf of restaurant/retail uses; and, 68 hotel rooms (74,484 sf of hotel floor area). The Project's 1,521 residential units would result in

[1] *The City's ZIMAS website identifies the Project Site's General Plan land use as "Light Manufacturing." However, the Central City Community Plan identifies the Project Site as "Light Industrial." The Community Plan land use map does not include a Light Manufacturing land use designation, and as such, the Project Site is herein identified as Light Industrial.*

new residential population of 3,423 persons.[2] The Project is estimated to generate 2,108 employees. Accounting for the 69 employees in the existing uses, the net total increase in employment is 2,039 employees.

Each of the Project uses are shown by building within the three areas of the Project Site (e.g., North Site, South Site, and West Site) in Table 1, *Project Use and Floor Area Summary*.

Figure 2, *Proposed Program Diagram* (attached), provides a three-dimensional rendering and overall configuration of the Project's ten buildings. Figure 3, *Conceptual Site Plan* (attached), illustrates the location of the proposed buildings and the Project Site from a "bird's eye" view.

The Project is requesting a General Plan Amendment to change the Project Site's land use designation from Light Industrial to Regional Commercial, and a corresponding Vesting Zone and Height District Change to C2-2.

Project construction is anticipated to commence as early as 2025 and is estimated to be completed within approximately 5 years.

REQUESTED INFORMATION

Please provide the following information regarding LAUSD services and facilities:

1. The name, location, and attendance boundary of the LAUSD schools that would serve the Project site;

2. Pedestrian routes for the identified schools;

3. Student generation rates for elementary school, middle school, and high school the LAUSD utilizes for multi-family residential units, office uses, hotel uses, and retail/restaurant uses as applicable to the Project;

4. Existing enrollments for the current year (2021-2022) and projected enrollments and design capacities for these schools during the year of Project completion (2030);

5. Number of existing portable classrooms at the identified schools, if any, and the potential to add portable classrooms in the future;

---

[2] *Based on the Population Per Unit Factor for multi-family units within the City of Los Angeles VMT Calculator Documentation, which assumes an average household size of 2.25 population.*

TABLE 1
PROJECT USE AND FLOOR AREA SUMMARY

	Square Feet Residential Floor Area	Square Feet Restaurant/ Retail Floor Area	Square Feet Office Floor Area	Square Feet Hotel Floor Area	Vehicle Parking Spaces	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
North Site							
Building 1	44,660	16,378	—	—	33	9	9
Building 2	649,911 (449 units)	12,694	—	—	514	27	195
Subtotal North Site	*694,571*	*29,072*	—	—	*547*	*36*	*204*
South Site							
Building 3	—	15,291	81,854	—	195	17	25
Building 4	—	7,721	184,162	—	385	23	41
Building 5	407,217(425 units)	11,359	—	—	473	25	188
Building 6	88,228(68 units)	15,567	—	74,484 (68 rooms)	126	21	69
Building 7	126,555 (123 units)	12,357	—	—	154	17	94
Building 8	—	4,645	145,097	—	301	18	33
Building 9	293,574(312 units)	5,076	—	—	321	19	156
Subtotal South Site	*915,574*	*72,016*	*411,113*	*74,484*	*1,955*	*140*	*606*
West Site							
Building 10	121,704 (144 units)	—	—	—	152	11	97
Total Floor Areas, Units	**1,731,849 (1,521 units)**	**101,088**	**411,113**	**74,484 (68 rooms)**	**2,475**	**146**	**596**
Total Floor Area Ratio:		**Land Area (pre-dedication): 333,602 sf**		**Total Floor Area: 2,318,534 sf**	**Total Floor Area Ratio (FAR): 6.95**		

SOURCE: Studio One Eleven, February 2022.

QUESTIONS

To aid us in assessing potential adverse physical effects to school services, please answer the following questions regarding LAUSD services and facilities:

1. Are there any plans by LAUSD to construct new or expand existing school facilities that would serve the Project? If so, please describe.

2. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered school facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3633 or via email at alan.como@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **May 25, 2022**.

Sincerely,

Alan Como, AICP
City Planner
Department of City Planning
(213) 847-3633
alan.como@lacity.org

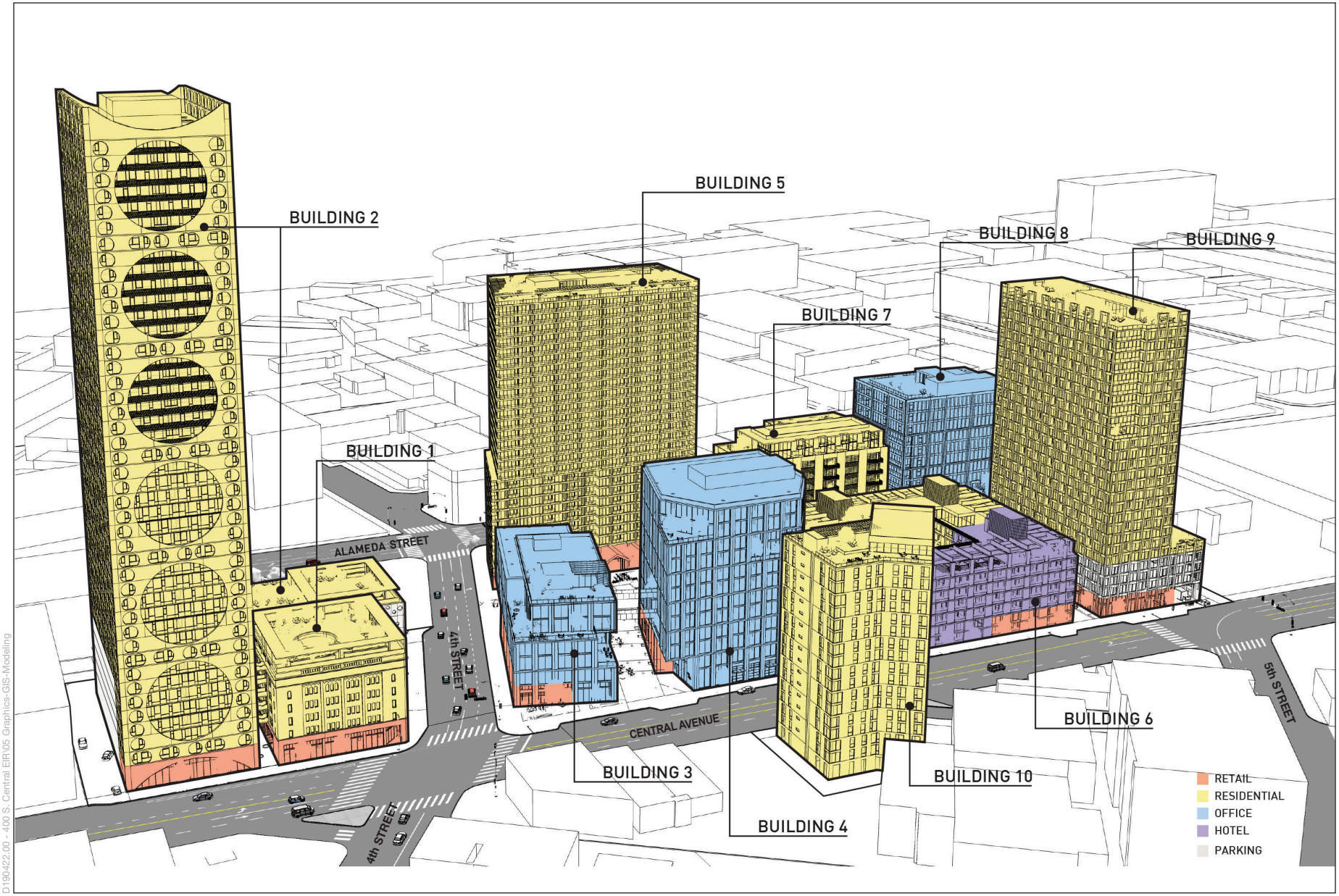
Enclosures: Figure 1, Regional and Local Vicinity Map
Figure 2, Proposed Program Diagram
Figure 3, Conceptual Site Plan



SOURCE: ESRI Imagery.

Fourth & Central Project

Figure 1
Regional and Local Vicinity Map



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 2
Proposed Program Diagram



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 3
Conceptual Site Plan

LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities Services Division

June 22, 2022

Alan Como, AICP
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012

Re: Fourth and Central Project

Dear Mr. Alan Como,

In response to your request for information, please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the Fourth and Central Project, 400 Central Avenue, Los Angeles, CA, 90013. The project is planned to contain 1,521 residential units, including affordable housing units and retail/commercial use. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar. *See addendum and attached map responding to the combined impact of developments, planned and under construction, served by the same schools which serve the Fourth and Central Project.*

Please note that no new school construction is planned and the data in this report *already take into account*: portable classrooms on site, additions being built onto existing schools, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools.

Additional information on LAUSD's Capital Improvement programs can be found on the Facilities Services Division main webpage at http://www.laschools.org/new-site/. Listings of residential schools and other programs serving the project can be found using LAUSD's Residential School Finder at http://rsi.lausd.net/ResidentSchoolIdentifier/.

The Developer Fee Justification Study with student generation rates can be found online at https://achieve.lausd.net/domain/921.

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

Questions: 1, 1b, 2b, 4, 5	The project is located in a **HS** attendance choice/option area. Please see LAUSD Schools Enrollments and Capacities Report details;
Question: 3	Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 if more information regarding fees and student generation rates is needed.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. FOURTH AND CENTRAL PROJECT ADDENDUM
3. MAP OF SCHOOL SITES AND BOUNDARIES FOR SCHOOLS SERVING THE PROJECT AREA, INCLUDING A SAMPLING OF DTLA HOUSING DEVELOPMENT PROJECTS

Sincerely,

Vincent Maffei, Director
School Management Services and Demographics

FOURTH and CENTRAL PROJECT ADDENDUM

The Fourth and Central Project planned project, located at 400 Central Avenue, Los Angeles, CA, 90013 in Downtown Los Angeles (DTLA) and served by an Elementary School, a Middle School and 7 High Schools belonging to the Belmont Zone of Choice family of High Schools.

- 9th Street Elementary School
- Hollenbeck Middle School
- Belmont Zone of Choice
    - Ramon C. Cortines School of Visual & Performing Arts
    - Miguel Contreras Learning Complex – Academic Leadership Community
    - Miguel Contreras Learning Complex - School of Business and Tourism
    - Miguel Contreras Learning Complex - School of Social Justice
    - Miguel Contreras Learning Complex - Los Angeles School of Global Studies
    - Edward R. Roybal Learning Center
    - Belmont Senior High

DTLA is an area which continues to experience rapid residential development growth. Within the localized Project area which is served by 9 schools identified above there are currently at least twelve known residential developments under construction which would be served by all of the same schools as the Project address.

As a demonstration of the scale and concentration of developments within DTLA, the total estimated number of units resulting from only the twelve developments listed below are estimated to generate 3,380 residential units which would open prior to the completion of 1,521 planned units for the Fourth and Central Project.

There are a large number of other developments already in construction or planned for the general area, which will also be served by one or more of the same schools. Depending on the number of families with children housed in the new developments, schools may be impacted by additional enrollments. Note that student generation rates developed at the District level are designed to deliver macro-level rates and may not reflect variances in more localized rates of students generated by new developments.

As seen in the LAUSD Enrollment and Capacities Report, there is a potential for resident area seating shortages at 9th St. ES and Hollenbeck MS in the future. Therefore, when considering the combined impacts of developments, planned and under construction, there is an increasing potential for future seating shortages among the schools serving the Project area.

Studies are initiated for schools which have a shortage of seats to determine how to adjust for enrollments exceeding capacity. Modifications to school capacities have been addressed through attendance boundary changes, transporting students to neighboring schools that have space available (Capacity Adjustment Program, or CAP), by implementing year-round calendars at schools, or the building of additions at existing schools. At this time, no new school construction is planned. The District is committed to maintaining single-track calendars at all schools.

	PROJECT NAME	PROJECT ADDRESS	TOTAL UNITS
1.	407 EAST 5th STREET	407 E. 5th St.	150
2.	414 SOUTH CROCKER STREET	414 S. Crocker St.	175
3.	501 EAST 5th STREET	501 E. 5th St.	98
4.	6th STREET PLACE	401 E. 6th St.	95
5.	803 EAST 5th STREET	803-821 E. 5th St.	94
6.	LITTLE TOKYO GALLERIA	333 S. Alameda St.	994
7.	THE ALVIDREZ	609-612 E. 5th St.	150
8.	THE CATALINA	443 S. San Pedro St.	78
9.	WEINGART TOWER 1A	554 S. San Pedro St.	685
10.	WEINGART TOWER 1B	562 S. San Pedro St.	104
11.	ATO	118 Astronaut Ellison S. Onizuka St.	77
12.	222 WEST 2nd STREET	222 W. 2nd St.	680

PROJECT SERVED: Fourth and Central Project, 400 Central Avenue, Los Angeles, CA, 90013 . The project is planned to contain 1,521 residential units, including affordable housing units and retail/commercial use.

SCHOOL YEAR: 2020-2021

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	**Current seating overage/(shortage)**	Overcrowded **Now**?	Projected Enrollment	**Projected seating overage/(shortage)**	Overcrowding Projected in **Future**?
1550501	9th St El	277	242	244	35	**No**	344	(67)	**Yes**
1817901	Hollenbeck MS	1042	1350	818	(308)	**Yes**	1185	(143)	**Yes**
a	**SCHOOL CHOICE AREA TOTALS** (schools listed below)	**6955**	**6649**	**4439**	**306**	**No**	**6381**	**574**	**No**
	BELMONT HS ZONE OF CHOICE								
1820701	Contreras LC ALC	615	-	485	-	-	-	-	-
1851601	Cortines Sch of VAPA	1465	-	1173	-	-	-	-	-
1851701	Contreras LC Bus Tr	513	-	402	-	-	-	-	-
1852701	Contreras LC Soc Jus	568	-	483	-	-	-	-	-
1854301	Belmont SH	2037	-	725	-	-	-	-	-
1854401	Roybal LC	1376	-	808	-	-	-	-	-
1877401	Contreras LC Glbl St	381	-	339	-	-	-	-	-

[a] Schools & programs that are part of a "school choice area" pull enrollments from the area school(s) that have resident attendance boundaries.
Seating overage/shortage and overcrowding is calculated and reported for the school choice area as a whole; capacity and actual enrollment is reported for each individual school and/or program listed in the shaded cells.

Schools Planned to Relieve Known Overcrowding

NONE

NOTES:

[1] School's ID code.

[2] School's name

[3] School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for dual language and magnet programs.

[4] The total number of students living in the school's attendance area and who are eligilble to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.

[5] The number of all students actually attending all programs at the school at the start of the reported school year. Includes all dual language and magnet students.

[6] Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).

[7] Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
-There is a seating shortage.
-There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.

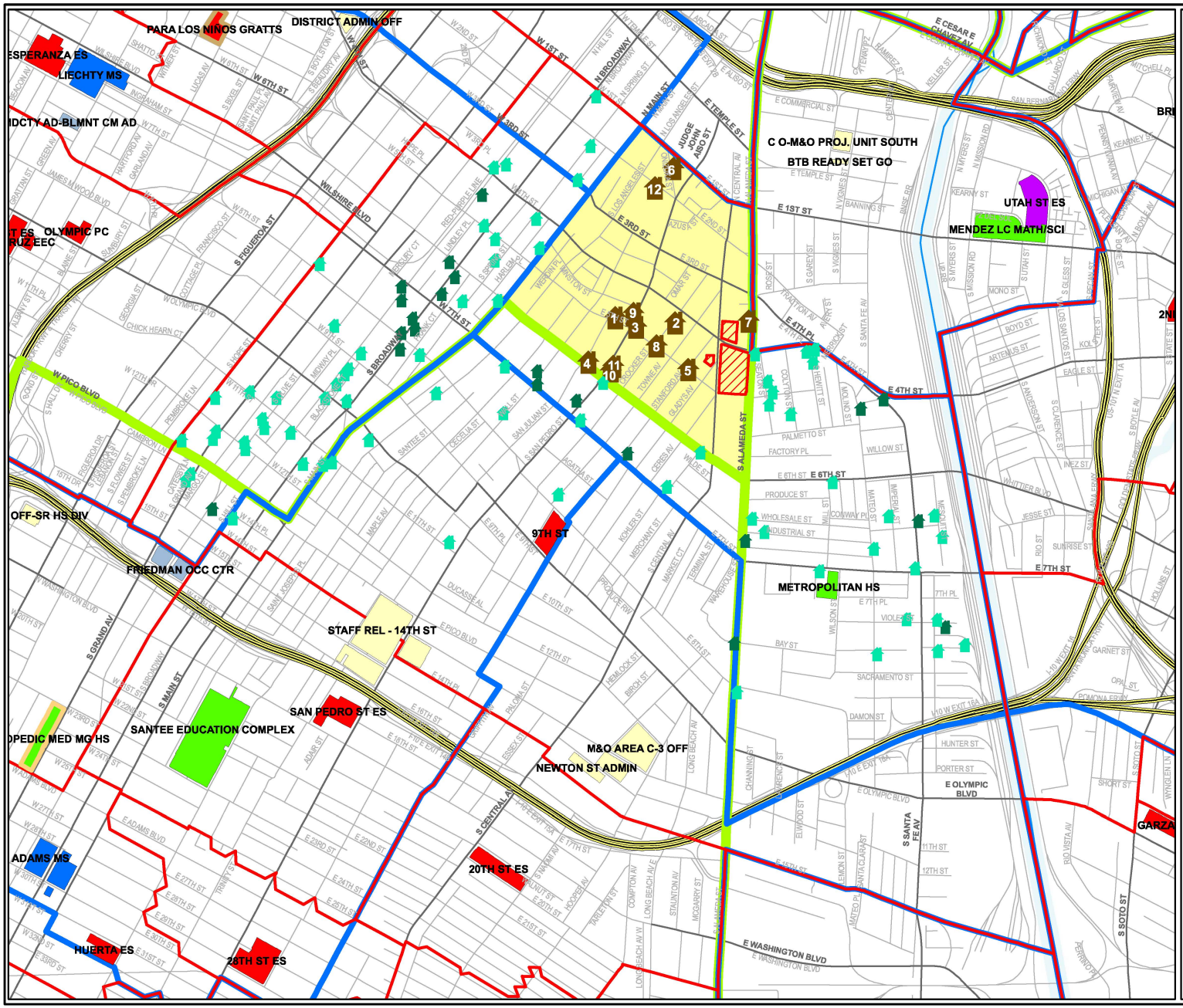
[8] Projected 5-year total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.

[9] Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).

[10] Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
-There is a seating shortage in the future.
-There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.

° Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected data not reported.

* Enrollment is by application only.



FOURTH & CENTRAL PROJECT

Project Site
Residential Developments

- Residential Development Proposed
- Residential Project Under Construction
- Residential Development with Project Area
- Project Sites
- Fourth and Central Project area served by all schools listed in the Enrollment and Capacities report

- Elementary School
- Middle School
- High School
- Span School
- Self Contained Magnet School Fill color indicated grade level
- Self Contained Charter School Fill color indicated grade level
- Area Outside of LAUSD Boundary
- Elementary School Level Attendance Boundary
- Middle School Level Attendance Boundary
- High School Level Attendance Boundary
- LAUSD Boundary

LOS ANGELES UNIFIED SCHOOL DISTRICT • BOARD OF EDUCATION •

All data displayed herein is correct as of 2021-22 school year, unless otherwise noted.
Facilities Services Division

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2122_4TH_ST_ES_&_CENTAL_EIR_RESPONSE
Produced on 6/16/2022

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 5505 **COST CENTER:** 1550501

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR NINTH STREET SCHOOL EFFECTIVE JULY 1, 2013.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 1984 (updated 7-1-1994, 7-1-2009).

This is an official copy for your file.

(GRADES K - 5)

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER * 15TH STREET AND EXTENSION * CENTRAL AVENUE * 14TH PLACE * SAN PEDRO STREET * 14TH STREET AND EXTENSION * MAIN STREET * 14TH STREET * HILL STREET * VENICE BOULEVARD * HOPE STREET AND EXTENSION * FOURTH STREET * OLIVE STREET.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8179 **COST CENTER:** 1817901

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR HOLLENBECK MIDDLE SCHOOL EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2013) (CLARIFIED 7-1-2018).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2011 (updated 7-1-2013). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

AREA I

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER * SANTA MONICA FREEWAY * ALAMEDA STREET * SEVENTH STREET * MAIN STREET.

AREA II

CESAR E. CHAVEZ AVENUE * MISSION ROAD * MARENGO STREET * STATE STREET (BOTH SIDES EXCLUDED) * SAN BERNARDINO FREEWAY * BRITTANIA STREET AND EXTENSIONS * CESAR E. CHAVEZ AVENUE * GOLDEN STATE FREEWAY * MICHIGAN AVENUE AND EXTENSION * ECHANDIA STREET * SANTA ANA FREEWAY * LOS ANGELES RIVER.

AREA III

FOURTH STREET * EUCLID AVENUE * WHITTIER BOULEVARD * FICKETT STREET * SIXTH STREET * MOTT STREET * LANFRANCO STREET (BOTH SIDES) * SAVANNAH STREET (BOTH SIDES EXCLUDED).

(GRADES 7 - 8)

MARENGO STREET * SOTO STREET * FAIRMOUNT STREET * FICKETT STREET * MALABAR STREET * MOTT STREET * CESAR E. CHAVEZ AVENUE * EVERGREEN AVENUE * FOURTH STREET * SAVANNAH STREET (BOTH SIDES) * LANFRANCO STREET (BOTH SIDES EXCLUDED) * MOTT STREET * SIXTH STREET * FICKETT STREET * WHITTIER BOULEVARD * EUCLID AVENUE * EIGHTH STREET AND EXTENSION * POMONA FREEWAY * SANTA MONICA FREEWAY * LOS ANGELES RIVER * THIRD STREET AND EXTENSION * PECAN STREET * FIRST STREET * SANTA ANA FREEWAY * ECHANDIA STREET AND EXTENSION * MICHIGAN AVENUE AND EXTENSION * GOLDEN STATE FREEWAY * CESAR E. CHAVEZ AVENUE * BRITTANIA STREET AND EXTENSIONS * SAN BERNARDINO FREEWAY * STATE STREET (BOTH SIDES EXCLUDED).

OPTIONAL: HOLLENBECK MIDDLE AND STEVENSON COLLEGE and CAREER PREPARATORY MIDDLE SCHOOLS

(GRADES 7 - 8)

SANTA MONICA FREEWAY * POMONA FREEWAY * EIGHTH STREET AND EXTENSION * GRANDE VISTA AVENUE * LOS ANGELES CITY BOUNDARY * LOS ANGELES RIVER.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8543 **COST CENTER:** 1854301

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR BELMONT HIGH SCHOOL EFFECTIVE JULY 1, 2019.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 2013 (clarified 7-1-2014, 7-1-2015, 7-1-2016, 7-1-2018).

This is an official copy for your file.

(GRADES 9 - 12)

MELROSE AVENUE * NORMANDIE AVENUE * HOLLYWOOD FREEWAY * VERMONT AVENUE * BEVERLY BOULEVARD * TEMPLE STREET * SILVER LAKE BOULEVARD * BELLEVUE AVENUE * MICHELTORENA STREET * MARATHON STREET * RAMPART BOULEVARD * SUNSET BOULEVARD * ALVARADO STREET * EFFIE STREET AND EXTENSION INCLUDING 1872 EFFIE STREET, 1698 AND 1699 LEMOYNE STREET, AND 1698 AND 1699 LUCRETIA AVENUE * LUCRETIA AVENUE * ECHO PARK AVENUE (BOTH SIDES EXCLUDED) * MORTON AVENUE (BOTH SIDES EXCLUDED) * MORTON PLACE, INCLUDING MORTON WALK (BOTH SIDES EXCLUDED) * SARGENT PLACE AND EXTENSION (BOTH SIDES, INCLUDING 1698 AND 1699 SARGENT PLACE, EXCLUDED) * ACADEMY ROAD AND EXTENSION EASTERLY AND SOUTHERLY TO THE INTERSECTION OF STADIUM WAY AND PASADENA FREEWAY * STADIUM WAY AND EXTENSION * NORTH SPRING STREET * ALAMEDA STREET * SIXTH STREET * MAIN STREET * PICO BOULEVARD * HARBOR FREEWAY * VENICE BOULEVARD * UNION AVENUE * PICO BOULEVARD * BONNIE BRAE STREET (BOTH SIDES EXCLUDED) * TWELFTH STREET * ALVARADO STREET * PICO BOULEVARD * VERMONT AVENUE * OLYMPIC BOULEVARD * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) * SAN MARINO STREET (BOTH SIDES EXCLUDED) TO ELDEN AVENUE * SAN MARINO STREET * HOOVER STREET * SEVENTH STREET (BOTH SIDES EXCLUDED) * WILSHIRE PLACE (BOTH SIDES EXCLUDED) * WILSHIRE BOULEVARD * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) * FOURTH STREET (BOTH SIDES) TO CATALINA STREET * FOURTH STREET * ALEXANDRIA AVENUE (BOTH SIDES) * THIRD STREET * KINGSLEY DRIVE * BEVERLY BOULEVARD * KINGSLEY DRIVE.

(OVER)

OPTIONAL: BELMONT ACADEMIC ZONE AND NORTHEAST ACADEMIC ZONE

NORTH SPRING STREET * BAKER STREET AND EXTENSION * LOS ANGELES RIVER * CESAR E. CHAVEZ AVENUE * ALAMEDA STREET.

Belmont Academic Zone: seven schools or educational programs that students will be able to make application to when resident to Belmont High School. For the current school year students have seven enrollment choices: Belmont High School, Academic Leadership Community at Miguel Contreras Learning Complex, Los Angeles School of Global Studies at Miguel Contreras Learning Complex, School of Business and Tourism at Miguel Contreras Learning Complex, School of Social Justice at Miguel Contreras Learning Complex, Ramon C. Cortines School of Visual and Performing Arts, and Edward Roybal Learning Center. All of these choices will serve grades 9-12.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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Department of Transportation, City of L. A.

I-4 Los Angeles Department of Recreation and Parks Correspondence

DEPARTMENT OF CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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April 25, 2022

Darryl Ford
Department of Recreation and Parks
Planning, Construction, and Maintenance Branch
221 N. Figueroa St., Suite 400
Los Angeles, CA 90012
darryl.ford@lacity.org

RE: FOURTH AND CENTRAL PROJECT—REQUEST FOR INFORMATION

Dear Mr. Ford:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Fourth & Park Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new and/or physically altered park and recreation facilities. As the Project is located in the City of Los Angeles (City) and is served by the City of Los Angeles Recreation and Parks Department, we are requesting information from your department to inform our analysis. The following is a description of the Project and a list of requested information and questions that we would like to obtain to complete our analysis.

Project Location

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 gross square feet (sf) of lot area]. 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.

Figure 1**,** *Regional and Local Vicinity Map*, (attached) illustrates the location of the Project Site. Locally, the Project Site is in a highly urbanized area and situated on the eastern border of the Central City East District, which is largely developed with general commercial and manufacturing uses such as wholesale, warehouse, and food processing facilities. Alameda Street, which borders the Project Site to the east, separates the Central City East District and the Arts District. The Project Site is also situated just south of the Little Tokyo neighborhood, where numerous former warehouse structures are being converted to artists' workshops, live-work spaces, and neighborhood-serving retail and commercial uses.

Existing Conditions

Currently, 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. The Project Site, which is within the planning boundary of the Central City Community Plan, has a General Plan land use designation of Light Industrial and is zoned M2-2D-O on the North Site and M2-2D on the South and West Sites.[1]

Project Description

The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and intends to 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 approximately 2,318,534 sf, for a floor area ratio (FAR) of 6.95:1. The Project would include: 1,521 residential units, including affordable housing units, totaling approximately 1,731,849 sf; approximately 411,113 sf of office uses; approximately 101,088 sf of restaurant/retail uses; and, 68 hotel rooms (74,484 sf of hotel floor area). The proposed buildings would range in height from 2 to 44 stories, with a maximum height of approximately 497 feet. The Project would

---

[1] *The City's ZIMAS website identifies the Project Site's General Plan land use as "Light Manufacturing." However, the Central City Community Plan identifies the Project Site as "Light Industrial." The Community Plan land use map does not include a Light Manufacturing land use designation, and as such, the Project Site is herein identified as Light Industrial.*

provide 2,475 vehicle parking spaces within subterranean parking (up to 4 levels) and podium parking.

The Project's 1,521 residential units would result in new residential population of 3,423 persons.[2] The Project is estimated to generate 2,108 employees. Accounting for the 69 employees in the existing uses, the net total increase in employment is 2,039 employees.

Each of the Project uses are shown by building within the three areas of the Project Site (e.g., North Site, South Site, and West Site) in Table 1, *Project Use and Floor Area Summary*. Figure 2, *Proposed Program Diagram* (attached), provides a three-dimensional rendering and overall configuration of the Project's ten buildings. Figure 3, *Conceptual Site Plan* (attached), illustrates the location of the proposed buildings and the Project Site from a "bird's eye" view. Figure 4, *Ground Level Plan* (attached), shows the overall Project Site and uses located at ground level, including the surface parking area within the West Site and driveway access.

The Project is requesting a General Plan Amendment to change the Project Site's land use designation from Light Industrial to Regional Commercial, and a corresponding Vesting Zone and Height District Change to C2-2.

Project construction is anticipated to commence as early as 2025 and is estimated to be completed within approximately 5 years.

Open Space

The Project would include approximately 163,325 sf of Code required private open space. As shown in Figure 5, *Publicly Accessible Open Space Plan*, the Project would include approximately 90,113 sf of publicly accessible open space, including paseos passing between Central Avenue and Alameda Street, plazas, and pocket parks within the North and South Sites.

Amenities provided throughout the open space area would include trees, landscape, dining patios, raised planters, wood benches, umbrellas, cabanas, decking, artificial and natural turf, and a broad range of paver types (circular, pebble, concrete, etc.). There are a total of 12 individually curated publicly accessible open space areas, which are identified in Table 2, *Publicly Accessible Open Space Program Summary*.

The 4th Street Plazas would provide publicly accessible open space on North and South Sites. They would feature cohesive hardscape, seating and bike racks, as well as provide visual and physical entrances into the publicly accessed interiors of the North and South Sites. Out of the total 10,176 sf of 4th Street Plazas, the North Site would provide a total of approximately 8,967 sf of publicly accessible open space. The South Site portion of the

[2] *Based on the Population Per Unit Factor for multi-family units within the City of Los Angeles VMT Calculator Documentation, which assumes an average household size of 2.25 population.*

4th Street Plazas would provide a total of approximately 1,209 sf of publicly accessible open space.

TABLE 1
PROJECT USE AND FLOOR AREA SUMMARY

	Square Feet Residential Floor Area	Square Feet Restaurant/ Retail Floor Area	Square Feet Office Floor Area	Square Feet Hotel Floor Area	Vehicle Parking Spaces	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
North Site							
Building 1	44,660	16,378	—	—	33	9	9
Building 2	649,911 (449 units)	12,694	—	—	514	27	195
Subtotal North Site	*694,571*	*29,072*	—	—	*547*	*36*	*204*
South Site							
Building 3	—	15,291	81,854	—	195	17	25
Building 4	—	7,721	184,162	—	385	23	41
Building 5	407,217(425 units)	11,359	—	—	473	25	188
Building 6	88,228(68 units)	15,567	—	74,484 (68 rooms)	126	21	69
Building 7	126,555 (123 units)	12,357	—	—	154	17	94
Building 8	—	4,645	145,097	—	301	18	33
Building 9	293,574(312 units)	5,076	—	—	321	19	156
Subtotal South Site	*915,574*	*72,016*	*411,113*	*74,484*	*1,955*	*140*	*606*
West Site							
Building 10	121,704 (144 units)	—	—	—	152	11	97
Total Floor Areas, Units	**1,731,849 (1,521 units)**	**101,088**	**411,113**	**74,484 (68 rooms)**	**2,475**	**146**	**596**
Total Floor Area Ratio:		**Land Area (pre-dedication): 333,602 sf**		**Total Floor Area: 2,318,534 sf**	**Total Floor Area Ratio (FAR): 6.95**		

SOURCE: Studio One Eleven, February 2022.

TABLE 2
PUBLICLY ACCESSIBLE OPEN SPACE PROGRAM SUMMARY

Open Space Location	Name of Open Space	Area of Open Space	Uses
1. North and South Sites	4th Street Plazas	10,176 sf	Visual connection across 4th Street, cohesive landscape, bike mobility hub.
2. South Site	Flex Alley	6,564 sf	Invites people into central core, activated edges, landscaping, art as focal element
3. South Site	4th Street Green	5,485 sf	Lush landscaping, turf, entrance park from the street, loose seating along edges, visual connection to the North Site
4. South Site	Central Courtyard	15,929 sf	Primary pedestrian throughway from north to south through the South Site, large art installation, linear tree canopy, outdoor dining along edges,
5. South Site	Residential Paseo	2,429 sf	Green Space, neighborhood feel
6. South Site	Mews	7,217 sf	Pedestrian throughway along both sides of the drive aisle, with pavement coordinated with internal driveway, wide sidewalk, bollards, pedestrian pole lights, zero curbs, uniform street trees, visual connection to the West Site
8. South Site	Fashion Plaza	7,712 sf	Boutique shop displays, passive gardens, high-end feel.
9. South Site	Makers Alley	3,381 sf	Artisans' work stations with flexible furniture boutique shop displays, passive gardens
10. South Site	Flex Alley	12,769 sf	Linear plaza, moveable furniture, coordinated planting along edges
11. South Site	Pop-Up Plaza	8,675 sf	Open-air artisan market, boutique shop displays, movable furniture, overhead art
12. South Site	5th Street Pocket Park	4,791 sf	Passive gardens, workout space (e.g., yoga), dog park, south edge portal to West Site
13. South Site	5th Street Corridor	4,985 sf	South pedestrian connection to the Project Site, street to street pedestrian access,
Total Area		**90,113 sf**	

SOURCE: Studio One Eleven, 2022, with locations corresponding to Figure II-10 of this Draft EIR.

NOTE: Open Space Location 7 on Figure II-10 is private open space associated with the hotel courtyard and is, thus, not included as publicly accessible open space or included in this table.

As also shown in Figure 5, numerous publicly accessible open space areas would be located throughout the South Site in addition to the 4th Street Plaza. The South Site would have a total of 81,146 sf of publicly accessible open space. There would be three east-west paseos between Central Avenue and Alameda Street. In addition, there would be access to the publicly accessible open space areas via 4th Street (4th Street Green) and from the south boundary of the South Site, referred to as the 5th Street Corridor. The 5th Street Corridor would be a publicly accessible pedestrian connection, providing an additional future linkage between Alameda Street and Central Avenue.

As shown on Figure 5, the South Site would feature three centrally located public open space areas, referred to as the Central Courtyard, Fashion Plaza and Pop-Up Plaza. The 15,929 sf Central Courtyard would feature a strong linear tree canopy, outdoor dining on its edges, and large art installations. The 7,712 sf Fashion Plaza would feature boutique shop displays and passive gardens. The Pop-Up Plaza (8,675 sf) would feature an open air artisan market, boutique shop displays, moveable flexible furniture and overhead art.

On the northern portion of the South Site, the 4th Street Green (5,485 sf), located midblock along 4th Street, would be planted with lawn and other greenery, provide moveable seating along its edges, and serve as the north portal into the Central Courtyard. In the northern portion of the South Site, a Residential Paseo (2,429 sf) and a Flex Alley (6,564 sf) would provide direct pedestrian access to the Central Courtyard from Alameda Street and Central Avenue, respectively. The Mews (7,217 sf of publicly accessible space), which provides pedestrian access along the internal drive aisle, would connect Alameda Street and Central Avenue, and provides direct access to the Central Courtyard and Fashion Plaza. The Mews would incorporate bollards and pedestrian pole lights for pedestrian safety, install uniform street trees, and would feature zero curbs, unified pavement for pedestrians and vehicles, and exhibit a strong pedestrian connection to the West Site, across Central Avenue. There would be another Flex Alley (12,769 sf) providing a direct pedestrian-only connection from both Central Avenue and Alameda Street to the Pop-Up Plaza, and would also include movable flexible furniture with landscaped edges.

Other publicly accessible open space areas on the South Site include Makers Alley and the 5th Street Pocket Park. Makers Alley would be an approximately 3,381 sf area located off Alameda Street adjacent to Building 7. This “L” shaped space would provide boutique shops, passive gardens and work stations with flexible furniture. The 5th Street Pocket Park would provide passive gardens, and outdoor fitness space. The 5th Street Pocket Park would provide access to the interior of the South Site via the 5th Street Corridor.

The South Site would also feature a large courtyard within Building 6 (residential and hotel building). However, this space would be for private use for Building 6’s residents and hotel guests and is not included as publicly accessible open space. No publicly accessible open space would be provided on the West Site.

REQUESTED INFORMATION

Please provide the following information regarding Los Angeles Recreation and Parks Department services and facilities:

1. A list of the parks and recreational facilities located within a two-mile radius of the Project Site, including the name of the park, the distance of the park from the Project Site, park classification (regional, community, neighborhood, or special use), and amenities provided.

2. Existing ratios of developed parkland per resident on a citywide basis and within the Central City Community Plan area.

3. The current capacity and level of use of parks and recreational facilities within two miles of the Project Site.

4. Please indicate if there are future plans for construction or expansion of parks and recreational facilities within a two-mile radius of the Project Site.

QUESTIONS

To aid us in assessing potential adverse physical effects to parks services, please answer the following questions regarding Los Angeles Recreation and Parks Department services and facilities:

1. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered recreation and park facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3633 or via email at alan.como@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **May 25, 2022**.

Sincerely,

Alan Como, AICP
City Planner
Department of City Planning
(213) 847-3633
alan.como@lacity.org

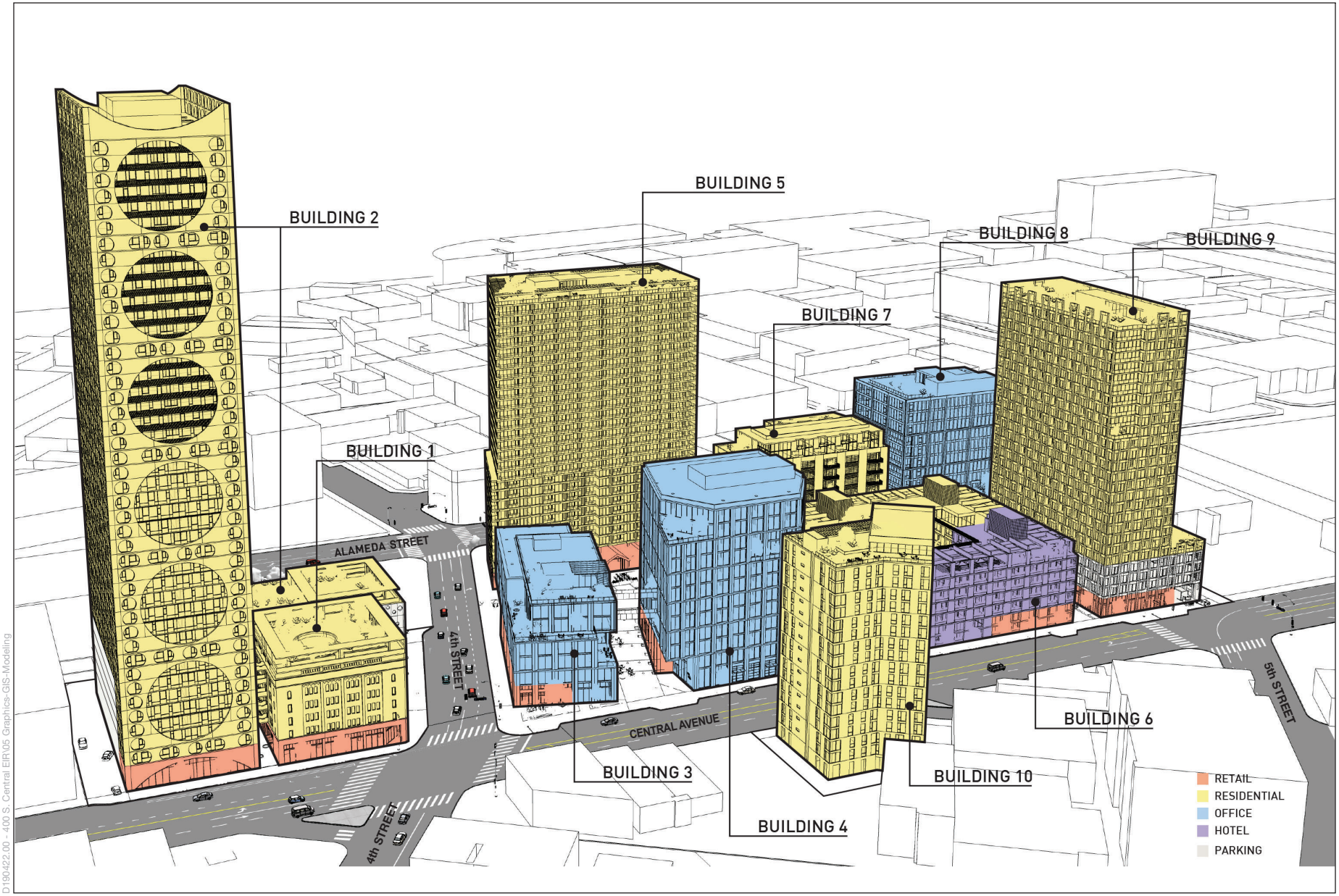
Enclosures: Figure 1, Regional and Local Vicinity Map
Figure 2, Proposed Program Diagram
Figure 3, Conceptual Site Plan
Figure 4, Ground Level Plan
Figure 5, Publicly Accessible Open Space Plan



SOURCE: ESRI Imagery.

Fourth & Central Project

Figure 1
Regional and Local Vicinity Map



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 2
Proposed Program Diagram



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

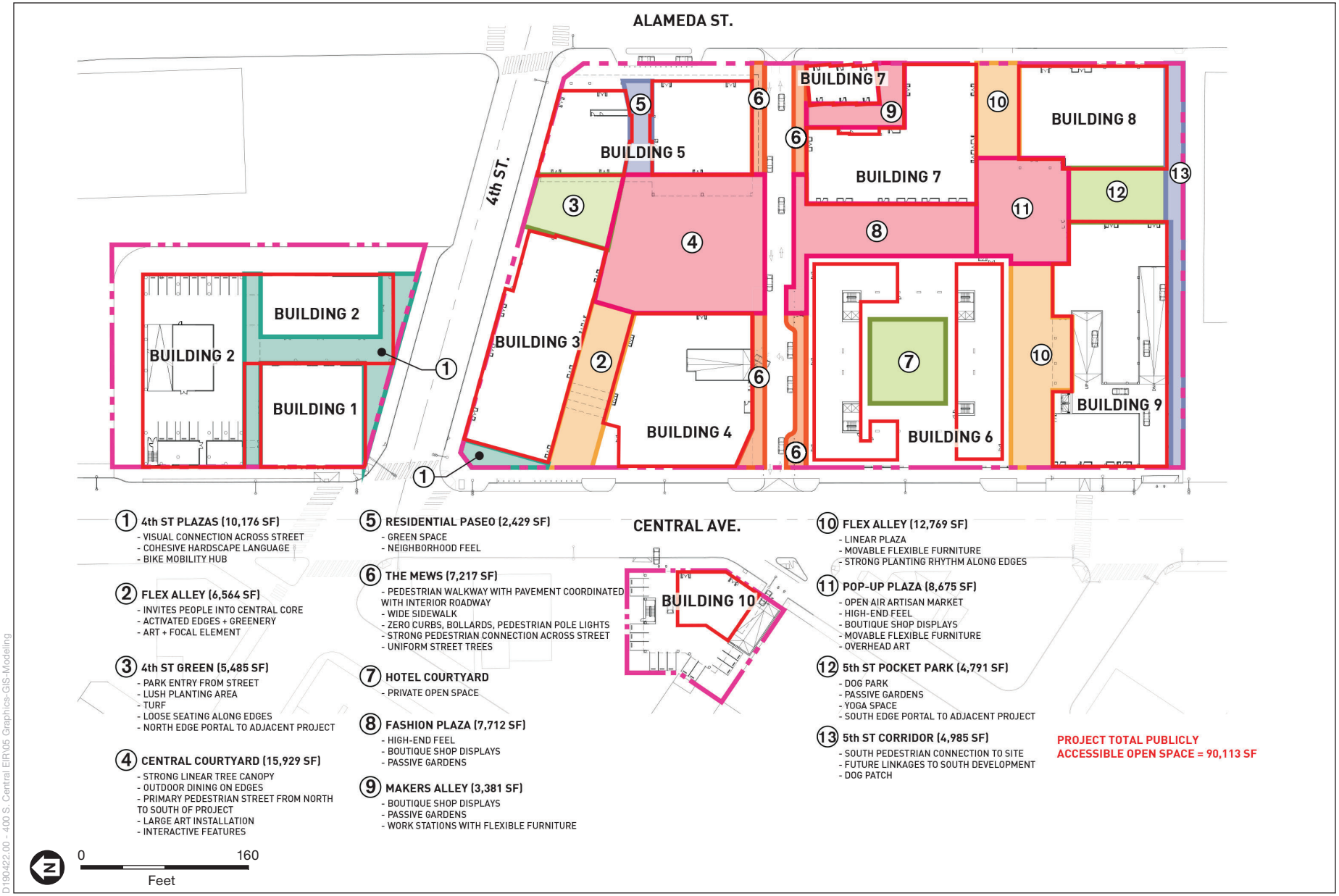
Figure 3
Conceptual Site Plan



SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 4
Ground Level Plan



SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 5
Publicly Accessible Open Space Plan

DEPARTMENT OF RECREATION AND PARKS

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(213) 202-2633 FAX (213) 202-2614

May 12, 2022

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

REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES FOR THE FOURTH AND CENTRAL PROJECT IN THE CITY OF LOS ANGELES

Dear Mr. Como:

The following has been prepared in response to your request for Recreation and Parks information relative to the proposed Fourth and Central Project. This project proposes the development of a residential project with 1,521 residential dwelling units on a site generally located at 400 Central Avenue in the Central City Community Plan.

1. *Which parks and recreational facilities within a two-mile radius would serve the proposed project?*

The following Department of Recreation and Parks facilities are classified as neighborhood parks and are located within a two-mile radius of the project site:

- 6th and Gladys Street Park, located at 624 East 6th Street.
- Aliso Triangle, located at 1304 East Pleasant Avenue.
- Arts District Park, located at 501 South Hewitt Street.
- Brooklyn Heights Park (aka 318 Mathews Street), located at 318 North Mathews Street.
- City Hall Park, located at 200 North Spring Street.
- El Pueblo De Los Angeles Historic Monument, located at 845 North Alameda Street.
- Everett Park, located at 1010 North Everett Street.
- Grand Hope Park, located at 900 Hope Street.
- Los Angeles Plaza Park, located at 125 East Paseo De La Plaza.
- Ord and Yale Street Park, located at 516 West Ord Street.
- Patton Street Pocket Park, located at 303-305, 317-327 North Patton Street.
- Prospect Park, located at 612 North Echandia Street.
- Rockwood Community Park, located at 1571 West Rockwood Street.
- Ross Valencia Community Park, located at 2239 East 1st Street.
- San Julian Park, located at 312 East 5th Street.

- Spring Street Park, located at 428 South Spring Street.
- Unidad Park, located at 1644-1648 West Beverly Boulevard.
- Valencia Triangle, located at 1425 West 8th Street.

The following Department of Recreation and Parks facilities are classified as community parks and are located within a two-mile radius of the project site:

- 1st and Broadway Civic Center Park, located at 217 West 1st Street.
- Alpine Recreation Center, located at 817 North Yale Street.
- Boyle Heights Sports Center, located at 933 South Mott Street.
- Central Recreation Center, located at 1357 East 22nd Street.
- Echo Park (Deep) Pool, located at 1419 West Colton Street.
- Evergreen Recreation Center, located at 2839 East 4th Street.
- Hollenbeck Park, located at 415 South St. Louis Street.
- Pecan Recreation Center, located at 127 South Pecan Street.
- Pershing Square, located at 525 South Olive Street.
- Roosevelt High School Pool, located at 456 South Mathews Street.
- State Street Recreation Center, located at 716 North State Street.
- Trinity Recreation Center, located at 2415 South Trinity Street.
- Vista Hermosa Soccer Field, located at 1301 West 1st Street.

The following Department of Recreation and Parks facilities are classified as regional parks and are located within a two-mile radius of the project site:

- Elysian Park, located at 929 West Academy Road.

For additional information regarding facilities and features available in these parks visit our website: www.laparks.org.

2. What is the Central City Community Plan area's existing parkland acres-to-population ratio and what is the citywide acres-to-population ratio?

According to the Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment from 2016, the Central City Community Plan Area, within which the project is located, has a parkland acres-to-population ratio of neighborhood and community parks of 0.04 acres per 1,000 residents. The City of Los Angeles overall has a ratio of 0.84 acres of neighborhood or community parkland per 1,000 residents.

3. Does the City have any plans to develop new parks or recreational facilities or expand existing parks or recreational facilities within a two-mile radius of the project site?

The City is developing two new parks: 1st and Broadway Civic Center Park and Brooklyn Heights Parks. 1st and Broadway Civic Center Park is in the bid and award phase. Brooklyn Heights Park is currently under construction.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. If you have any questions or comments regarding this information, please contact the RAP Park Staff at (213) 202-2682 or rap.parkfees@lacity.org.

Sincerely,

CATHIE M. SANTO DOMINGO
Assistant General Manager



DARRYL FORD
Superintendent
Planning, Maintenance, and Construction Branch

CSD/DF:js

cc: Reading File

I-5 Los Angeles Public Library Correspondence

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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DEPUTY DIRECTOR

April 25, 2022

Eloisa Sarao, Director
Facilities and Event Management
Los Angeles Public Library
630 W. Fifth St.,
Los Angeles, CA 90071
FacilityManagement@lapl.org

RE: FOURTH AND CENTRAL PROJECT—REQUEST FOR INFORMATION

Dear Ms. Sarao:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Fourth & Park Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new and/or physically altered library facilities. As the Project is located in the City of Los Angeles (City) and served by the Los Angeles Public Library (LAPL), to inform our analysis. The following is a description of the Project and a list of requested information and questions that we would like to obtain to complete our analysis.

Project Location

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 gross square feet (sf) of lot area]. 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.

Figure 1**,** *Regional and Local Vicinity Map*, (attached) illustrates the location of the Project Site. Locally, the Project Site is in a highly urbanized area and situated on the eastern border of the Central City East District, which is largely developed with general commercial and manufacturing uses such as wholesale, warehouse, and food processing facilities. Alameda Street, which borders the Project Site to the east, separates the Central City East District and the Arts District. The Project Site is also situated just south of the Little Tokyo neighborhood, where numerous former warehouse structures are being converted to artists' workshops, live-work spaces, and neighborhood-serving retail and commercial uses.

Project Description

The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and intends to 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 approximately 2,318,534 sf, for a floor area ratio (FAR) of 6.95:1. The Project would include: 1,521 residential units, including affordable housing units, totaling approximately 1,731,849 sf; approximately 411,113 sf of office uses; approximately 101,088 sf of restaurant/retail uses; and, 68 hotel rooms (74,484 sf of hotel floor area). The Project's 1,521 residential units would result in new residential population of 3,423 persons.[1] The Project is estimated to generate 2,108 employees. Accounting for the 69 employees in the existing uses, the net total increase in employment is 2,039 employees.

Each of the Project uses are shown by building within the three areas of the Project Site (e.g., North Site, South Site, and West Site) in Table 1, *Project Use and Floor Area Summary*.

[1] *Based on the Population Per Unit Factor for multi-family units within the City of Los Angeles VMT Calculator Documentation, which assumes an average household size of 2.25 population.*

TABLE 1
PROJECT USE AND FLOOR AREA SUMMARY

	Square Feet Residential Floor Area	Square Feet Restaurant/ Retail Floor Area	Square Feet Office Floor Area	Square Feet Hotel Floor Area	Vehicle Parking Spaces	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
North Site							
Building 1	44,660	16,378	—	—	33	9	9
Building 2	649,911 (449 units)	12,694	—	—	514	27	195
Subtotal North Site	*694,571*	*29,072*	—	—	*547*	*36*	*204*
South Site							
Building 3	—	15,291	81,854	—	195	17	25
Building 4	—	7,721	184,162	—	385	23	41
Building 5	407,217(425 units)	11,359	—	—	473	25	188
Building 6	88,228(68 units)	15,567	—	74,484 (68 rooms)	126	21	69
Building 7	126,555 (123 units)	12,357	—	—	154	17	94
Building 8	—	4,645	145,097	—	301	18	33
Building 9	293,574(312 units)	5,076	—	—	321	19	156
Subtotal South Site	*915,574*	*72,016*	*411,113*	*74,484*	*1,955*	*140*	*606*
West Site							
Building 10	121,704 (144 units)	—	—	—	152	11	97
Total Floor Areas, Units	**1,731,849 (1,521 units)**	**101,088**	**411,113**	**74,484 (68 rooms)**	**2,475**	**146**	**596**
Total Floor Area Ratio:		**Land Area (pre-dedication): 333,602 sf**		**Total Floor Area: 2,318,534 sf**	**Total Floor Area Ratio (FAR): 6.95**		

SOURCE: Studio One Eleven, February 2022.

Figure 2, *Proposed Program Diagram* (attached), provides a three-dimensional rendering and overall configuration of the Project's ten buildings. Figure 3, *Conceptual Site Plan* (attached), illustrates the location of the proposed buildings and the Project Site from a "bird's eye" view.

Project construction is anticipated to commence as early as 2025 and is estimated to be completed within approximately 5 years.

REQUESTED INFORMATION

Please provide the following information regarding LAPL services and facilities:

1. Name and description of the City libraries serving the Project Site, including: (1) location and hours of operation; (2) size of library buildings (square footage); (3) number of personnel; (4) collection size and amenities, (5) programmed or target service population; and (6) actual population served including the assigned census tracts upon which service population is determined;

2. Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve the Project;

3. Special facilities available for public use (i.e., children's reading assistance, homework centers, space for community meetings and programs); and

4. City library service standards and/or goals used to assess the adequacy of library facilities and potential impacts from the Project.

QUESTIONS

To aid us in assessing potential adverse physical effects to library services, please answer the following questions regarding LAPL services and facilities:

1. In order to maintain adequate levels of service would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for additional staffing or new or altered library facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3633 or via email at alan.como@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **May 25, 2022**.

Sincerely,



Alan Como, AICP
City Planner
Department of City Planning
(213) 847-3633
alan.como@lacity.org

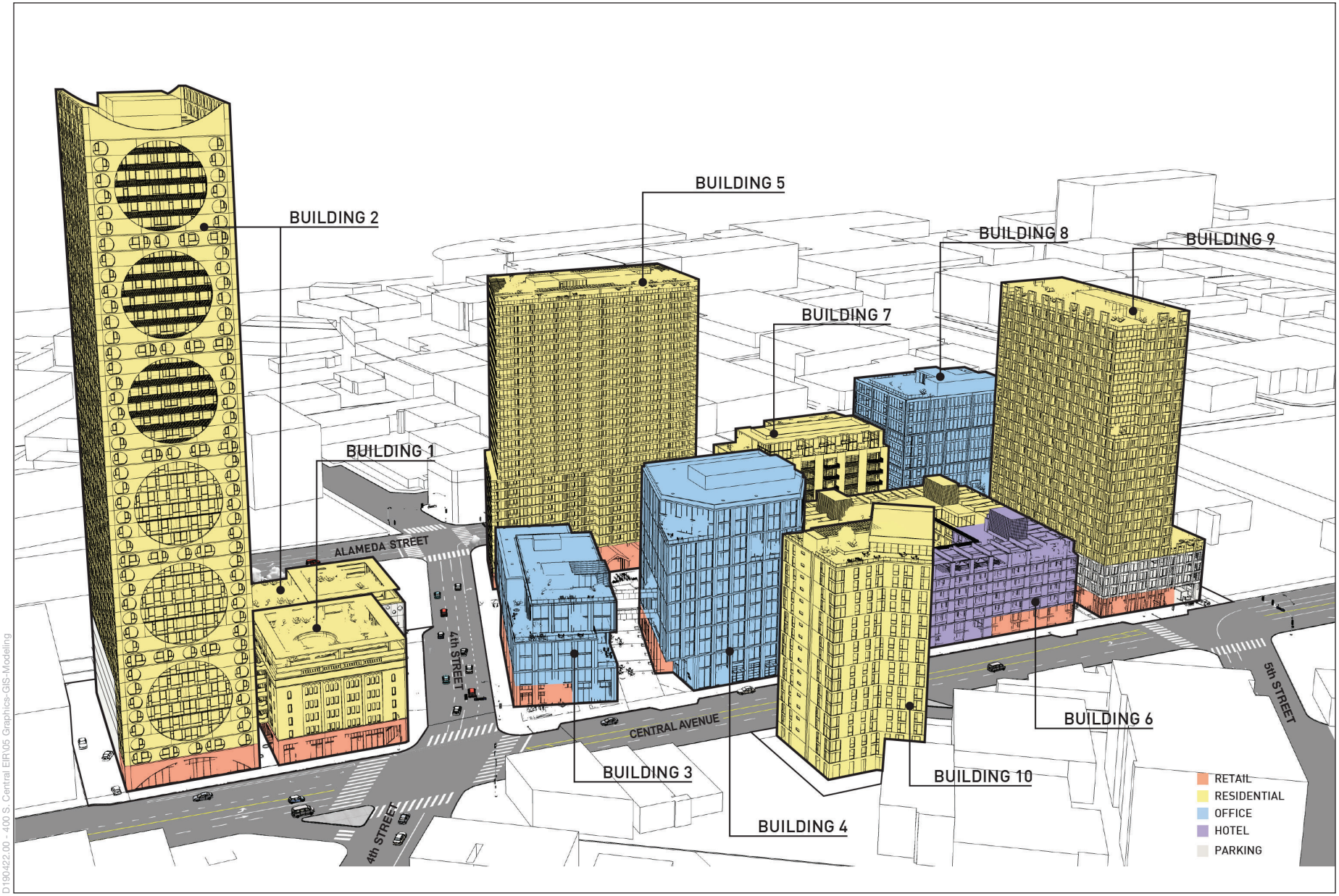
Enclosures: Figure 1, Regional and Local Vicinity Map
Figure 2, Proposed Program Diagram
Figure 3, Conceptual Site Plan



SOURCE: ESRI Imagery.

Fourth & Central Project

Figure 1
Regional and Local Vicinity Map



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 2
Proposed Program Diagram



D190422.00 - 400 S. Central EIR\05 Graphics-GIS-Modeling

SOURCE: Studio One Eleven, 2021

Fourth & Central Project

Figure 3
Conceptual Site Plan

Fourth and Central Project
Request for Information
Los Angeles Public Library Response
December 9, 2022

CORRECTED RESPONSE

This Project would be served by the following Agencies:

Richard J. Riordan Central Library
630 W 5th St
Los Angeles, 90071

Chinatown Branch Library
639 N. Hill St
Los Angeles, 90012

Little Tokyo Branch Library
203 S. Los Angeles St
Los Angeles, 90012

Detailed information regarding the branch is attached.

There are no current plans to build new libraries that would serve this project area.

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities — 12,500 Square feet for community with less than 45,000 population and 14,500 square feet for community with more than 45,000 population and up to 20,000 square feet for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

The Los Angeles Public Library recommends a mitigation fee of $200 per capita based upon the projected population of the development. The funds will be used for library materials, technology, programs and/or facilities improvement. It is recommended that mitigation fees be paid for by the developer

Location Name and Address

Richard J. Riordan Central Library
630 W 5th St
Los Angeles, 90071

Size of facility in Square feet
538,000

Collection size
2,904039

Annual Circulation
403,732

Staffing level
195

Volunteers
234

Service Population
3,951591

The City of Los Angeles makes no predictions on future population statistics

The Central Library serves the entire population of the City of Los Angeles by providing support to all 72 branches in the Los Angeles Public Library System. Central Library has eleven subject departments with subject specialists assigned to each department. There is a maker-space lab and a computer lab. Central has a Literacy Center. There is a designated area for teens, and a Children's room with a puppet theater.

All libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Public Computer

Location Name and Address

Chinatown Branch Library
639 N. Hill St
Los Angeles, 90012

Size of facility in Square feet
14,500

Collection size
80,995

Annual Circulation
93,426
Staffing level
11.0 FTE

Volunteers
38

Service Population
10,804

The City of Los Angeles makes no predictions on future population statistics

Due to its specialized collection and location in historic downtown Chinatown, the service area population is considered to be greater than the residential population. The branch has a community room that is used by the community for public programs. This library has a substantial Chinese collection of books, magazines, newspapers and CDs, including a Chinese Heritage Collection. They have materials in English and Spanish.

All libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Public Computer

Location Name and Address
Little Tokyo Branch Library
203 S. Los Angeles St
Los Angeles, 90012

Size of facility in Square feet
12,500

Collection size
66,009

Annual Circulation
98,231

Staffing level
9.75

Volunteers
1

Service Population
48,889

The City of Los Angeles makes no predictions on future population statistics

The location of this branch in Historic downtown Little Tokyo, the service area population is considered larger than the residential population. The branch has a community room that is used by the community for public programs. This library has a Japanese Heritage Collection as well as a substantial collection of Japanese magazines and Mange in both English and Japanese. The branch has materials in English and Spanish

All libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

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