

Communication from Public

Name: Yukio Kawaratani

Date Submitted: 03/28/2026 02:55 PM

Council File No: 26-0047-S1

Comments for Public Posting: Honorable City Council Members on the PLUM Committee, I am a retired principal city planner, who worked on the downtown Bunker Hill, Central Business District, and Little Tokyo Redevelopment Projects for 31 years. For the past dozen years, I have been a volunteer advisor on planning and design issues for the Little Tokyo Community Council. I support their opposition to the 4th & Central Project for the following planning reasons that also caused the former developer to leave the project. The project is in a poor location primarily surrounded by light industrial uses and nearby Skid Row. The proposed overly extensive office and restaurant/retail spaces are not economically feasible for the foreseeable future. The expensive to build, rent and maintain, high 7:1 FAR density 20-story residential towers will be in competition with the numerous less expensive 3:1 FAR density and 7-story apartments in the nearby Arts District, east of Alameda Street. Therefore, the project will take decades to complete and will create long lasting construction negative impacts to its own tenants and surrounding areas. With the significant need for any housing, I assume the PLUM committee will ultimately approve this questionable project moving forward. However, in 2024, the National Trust for Historic Preservation added Little Tokyo to their list of 11 most endangered historical places in America. On behalf of the fragile and historic Little Tokyo, I plead that you require that the proposed 30-story residential tower not exceed the 6:1 FAR zoning density and 20 stories in height. The tower is located on the same block as Little Tokyo developments, including 1-story Centenary Christian Church and 3-story Little Tokyo Market Place. The damage will be significant to fragile and historic Little Tokyo, if the project is permitted to exceed the zoning density of 6:1 FAR and built at 30 stories in height. It will stand out like a sore thumb and be incompatible with the lower 3:1 FAR density and heights of Little Tokyo village. Most importantly, it will surely encourage gentrification of the much lower density Little Tokyo uses on the block and surrounding areas.. Please don't let this happen to Little Tokyo. Sincerely, Yukio Kawaratani

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Name: Tom Grode

Date Submitted: 03/28/2026 01:56 PM

Council File No: 26-0047-S1

Comments for Public Posting: As part of the Skid Row Now and 2040 coalition since it began in 2017, and someone who has been participating in the Little Tokyo led 4th and Central zooms with some of the Now and 2040 partners, I know there are different legal perspectives on the relationship between 4th and Central as a proposed megadevelopment and DTLA 2040, the new Downtown Community Plan created over eight or nine years. I'm not a lawyer. I'm a Skid Row advocate, an artist, and a former resident of Skid Row. My perspective is based on narrative. And so Once Upon A Time... Skid Row applied a new City policy called Subdivision to attempt to get a Skid Row Neighborhood Council. That 2016/2017 effort failed and the subsequent scandal courtesy of a Downtown Los Angeles Neighborhood Council (DLANC) whistleblower got alot of media attention. Neighborhood Councils have a Planning and Land Use committee and so if Skid Row did get a Neighborhood Council, there would be no need for a Skid Row Now and 2040 coalition. Over the years, Now and 2040 built a dynamic relationship with the DTLA 2040 Team at the Department of City Planning. In perhaps a strong nod towards the Skid Row effort to get a Neighborhood Council, the DTLA 2040 Team in their September 2021 presentation to the Los Angeles Planning Commissioners titled their section on Skid Row -- Recognizing Skid Row As A Neighborhood. Recognizing Skid Row as a neighborhood is at the heart of Skid Row and 4th and Central. DTLA 2040 was more than updating the Downtown Community Plan. It was a Reform Movement. Why did Councilmember Jose Huizar have 150 thousand dollars in his living room closet? It's because the reality of an outdated Community Plan enabled the creation of an ad hoc approach to Land Use decisions that featured variances/spot zoning. Who got the variances? Follow The Money. DTLA 2040 -- what will Downtown Los Angeles look like by the year 2040 -- is a golden opportunity to say goodbye to those corrupt ways of the past. And so, what is the legal/governmental relationship between DTLA 2040 and 4th and Central? I'll trust the lawyers and elected officials to figure that out. But, in this story of a megadevelopment being developed, what should be happening in this Age of Trump is Skid Row and other DTLA likeminded folks, including in City Hall, should be looking for every chance

possible to wave DTLA 2040 like a banner.