

Planning and Land Use Management Committee  
Los Angeles City Council  
Los Angeles City Hall, Council Chambers  
200 N. Spring Street, Room 340  
Los Angeles, CA 90012

Sent via email to clerk.plumcommittee@lacity.org

cc: Council District 14 (Councilmember-elect Jurado) via email to: tamar.gharibian@lacity.org, ysabel.jurado@lacity.org, lauren.hodgins@lacity.org, krista.kline@lacity.org, steve.diaz@lacity.org, kevin.ocubillo@lacity.org, dominique.sanchez@lacity.org, adan.acosta@lacity.org, vahid.khorsand@lacity.org, info@littletokyola.org

**RE: 500 South Central Ave (364-448 and 425-433 South Central Avenue; 715 and 730 East 4th Street) aka the Fourth and Central Project**

Case Number(s): Council Files No. 26-0047, 26-0047-S1, and 26-0047-S2

I respectfully submit this letter to:

Support the Little Tokyo Community Council's ("LTCC") appeal of the City Planning Commission's approval of Vesting Tentative Tract Map No. 82974-CN-HCA, and

Request the Planning and Land Use Management Committee deny all other requested entitlements and approvals for the proposed Fourth and Central ("Cold Storage") Project ("the Project").

I also express strong support for LTCC's comprehensive community comment letter.

My name is Nicole Suzuki

As a concerned community member, I think its incredibly important to protect little Tokyo from rising costs of living. Higher rents ~~will~~ will push out small businesses, And little Tokyo will no longer be a Japan town. The place beloved by Angelinos will lose its essence, and Japanese American's will lose their community. There is no Little Tokyo without the small historic Japanese businesses.

We urge the Planning and Land Use Management Committee to grant LTCC's appeal, overturn the City Planning Commission's approval of Vesting Tentative Tract Map No. 82974-CN-HCA, and deny all other related entitlements and approvals. Our community urges, as it has continued to urge the Developer since March 2022, that the Planning and Land Use Management Committee require that the Project is developed consistent with DTLA 2040 and with meaningful community engagement, reflecting the true needs of the community members who will be most impacted by the Project.

Respectfully,

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I think we need MORE AFFORDABLE HOUSING!!!  
I don't want Luxury Units next to SKID ROW!!!  
My name is Dale Chalk and I volunteer in Little Tokyo.  
I oppose this Housing ~~Project~~ Project!!!

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My name is Lindsay Kashiwabara and Little Tokyo is a 2nd home to me.

I grew up going to Lumbini Child Development Center, did youth groups at Higashi Honganji Buddhist Temple, interned through Kizuna, & even had my grandparents living in Tokyo Villa.

I am writing to you because I am worried the 4th & Central Cold Storage project will ruin the things that make/have made Little Tokyo home to me. I strongly believe it will displace the <sup>remaining</sup> small businesses I grew up going to — like Suehiro; and even harm our pedestrian centered neighborhood by increasing traffic & congestion.



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Respectfully,

Lindsay Kashinobara

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My name is Avalon Igawa and I've been volunteering and visiting Little Tokyo for many years and working here the past 3 years. I work at the Little Tokyo Service Center and get to engage with many different community members from various backgrounds. I have seen the work it takes to develop an amazing project in partnership w/ the community that will truly benefit Little Tokyo... and that

development is the First Street North and  
Go For Brake residences. It is all affordable  
housing or permanent-supportive housing and it  
will have space for commercial small businesses.  
There were more than 6000+ applications to  
the 165 general affordable units... and that is the  
type of units we need in this neighborhood  
and especially in Skid Row. Building a  
majority luxury housing complex will bring more  
empty housing into this area, while making it  
harder for current residents to stay. We need  
affordable housing and public goods for the  
housing crisis in LA and we need to protect  
the historical aspects of Skid Row and Little  
Tokyo, not gentrify them with mega malls. There  
are so many fancy malls in LA, we don't need  
another one here. Listen to the community that  
lives and works here and prioritize community  
needs!

We urge the Planning and Land Use Management Committee to grant LTCC's appeal, overturn the City Planning Commission's approval of Vesting Tentative Tract Map No. 82974-CN-HCA, and deny all other related entitlements and approvals. Our community urges, as it has continued to urge the Developer since March 2022, that the Planning and Land Use Management Committee require that the Project is developed consistent with DTLA 2040 and with meaningful community engagement, reflecting the true needs of the community members who will be most impacted by the Project.

Respectfully,

AVALON IGAWA

Los Angeles, 90034

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I also express strong support for LTCC's comprehensive community comment letter.

As a former resident, and Board Member of a real estate corporation in Little Tokyo, I support the LTCC's appeal of the CPC's approval of the Fourth and Central Project. The warehouse district of DTLA is an excellent area for affordable housing, not for expensive luxury housing. I urge the City to be creative and stimulate ideas that better utilize the land of the currently underutilized properties.

MARK MASAOKA MARKMASAOKA@gmail.com  
home residence 3060 St. George St. LA 90027

We urge the Planning and Land Use Management Committee to grant LTCC's appeal, overturn the City Planning Commission's approval of Vesting Tentative Tract Map No. 82974-CN-HCA, and deny all other related entitlements and approvals. Our community urges, as it has continued to urge the Developer since March 2022, that the Planning and Land Use Management Committee require that the Project is developed consistent with DTLA 2040 and with meaningful community engagement, reflecting the true needs of the community members who will be most impacted by the Project.

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3/7/2026

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I also express strong support for LTCC's comprehensive community comment letter.

My name is James Ivey, and I volunteer in Little Tokyo. I am writing to you because the 4<sup>th</sup>/Central Cold Storage development project will force out legacy small businesses in Little Tokyo by causing rent hikes.

I urge the Planning and Land Use Management Committee to grant LTCC's appeal, overturn the City Planning Commission's approval of Vesting Tentative Tract Map No. 82974-CN-HCA, and deny all other related entitlements + approvals. Our community urges as it has continued to urge the Developer since March 2022 that the planning + Land Use Management Committee require that the project is developed consistent with DTLA 2040 + with meaningful community engagement, reflecting the true needs of the community.

We urge the Planning and Land Use Management Committee to grant LTCC's appeal, overturn the City Planning Commission's approval of Vesting Tentative Tract Map No. 82974-CN-HCA, and deny all other related entitlements and approvals. Our community urges, as it has continued to urge the Developer since March 2022, that the Planning and Land Use Management Committee require that the Project is developed consistent with DTLA 2040 and with meaningful community engagement, reflecting the true needs of the community members who will be most impacted by the Project.

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*South of 4th St*  
*firmly + the between*  
I do not oppose the 4th Central Project development, but I do oppose the 30 story Boulder tower proposed on the same block as Little Tokyo developments: the 1-story Courtyard Street and 3-story Little Tokyo Market Place.  
It will stand out like a sore thumb and will counteractively push gentrification on the projects and other nearby blocks.  
If height is reduced to 20 stories to avoid damage to the <sup>Historic</sup> Little Tokyo Community.  
Note: the National Trust for Historic Preservation is on 70 24 East Little Tokyo in Denver.

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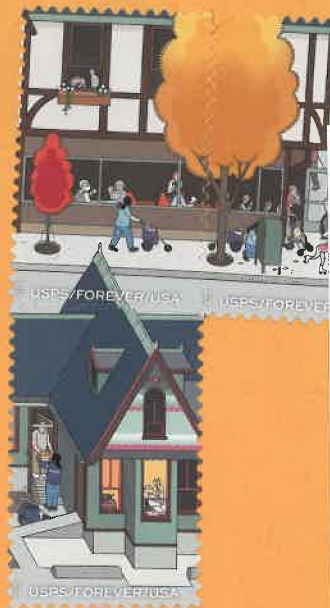
My name is Hannah Maunimo Schoenberger and I am a fourth-generation Japanese American and member of the Little Tokyo Community. I am writing out of concern that the 4th/Central cold storage development will harm small businesses in Little Tokyo and fail to address the needs of the community. Additionally, as an urban planning graduate student I ~~have~~ feel strongly that the Planning and Land Use Management Committee should evaluate the project's consistency with the DTLA 2040 community plan instead of the defunct Central City Community Plan, which is not in alignment with community.

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Respectfully,

*Hannah Marumoto Schoenberger*

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110 Judge Aiso St #172  
Los Angeles, CA 90012



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Room 395  
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