

Communication from Public

Name: Little Tokyo Against Gentrification

Date Submitted: 04/24/2026 01:45 AM

Council File No: 26-0047-S2

Comments for Public Posting: To: Los Angeles City Council Planning and Land Use Management (PLUM) Committee Dear Members, We urge you to oppose the 4th and Central Project, located in Council District 14. The 4th and Central project is a large development proposed at the southeast edge of Little Tokyo, covering 7.5 acres. Since the project was initiated by the initial developer, Continuum Partners, over two years ago, we have had strong concerns that remain unaddressed to this day. While we appreciate the few concessions the developer has made over the past two years regarding the height and location of the main building, we still believe that the project's current form will cause significant damage to our neighborhood, the residents who live here, and the legacy businesses that operate nearby, in one of the last remaining Japantowns in the United States. Our concerns include:

- Inadequate low-income housing. The development still meets only the minimum 16% Measure JJJ requirement, 1589 total units and only 245 low income housing units. Given the housing crisis in LA City and County, this is unacceptable.
- Increased competition and cost for legacy and small businesses in the neighborhood, who will be undercut by large retailers. The developers have made no attempt or intent to incorporate or work with local businesses in this neighborhood.
- Skyrocketing rents that will make this neighborhood increasingly unaffordable to the many residents, including senior citizens, who live here. Rents in this neighborhood have already increased by 25% to 30% over the past five years. This project would only accelerate that increase.
- A very lengthy seven-year construction period that will cause traffic congestion, unsafe air quality, and noise pollution for residents and potentially impact the property values and the rental market in nearby residential buildings. Nearby facilities include a childcare center at the Higashi Hongwanji Buddhist Temple, located at the corner of E 3rd Street and S. Central, and the Little Tokyo Towers that houses 500 low-income seniors, many of whom are vulnerable to respiratory issues. While Little Tokyo continues to attract millions of visitors annually, largely due to its status as a cultural hub, businesses face increased pressure and competition, heightened by external factors that have led to volatility and unpredictability. The Trump Administration's actions have been devastating to our community, which is only a few short blocks

away from the Roybal Building and detention center. The deployment of the National Guard in Los Angeles in June and the subsequent assault and abduction of our neighbors by ICE and CBP have caused widespread fear and uncertainty. The protests against federal immigration actions have seeped into Little Tokyo and negatively impacted our businesses for over a week, especially those that were vandalized, leading to significant loss in profits. Little Tokyo has not been immune to federal cuts to the Department of Housing and Urban Development (HUD), which saw a 44% reduction in staff and significant cuts to federal block grants, Section 8 voucher programs, and homelessness funding. One of our residents, Ms. Sachi Morita, who is in her 80s and suffering from Alzheimer's, has been hit with a 10% increase on her Section 8 subsidized unit at Little Tokyo Towers. The Trump Administration also gutted 43% of the staff at the Small Business Administration (SBA) and stalled or eliminated loans to mom-and-pop businesses and minority- and women-owned programs. In Little Tokyo, Ms. Naoko Ikeda, owner of Blooming Arts Gallery, has received a 10% rent increase at the Japanese Village Plaza. A tenant at the Galleria next door to the construction site, Little Tokyo Flowers, also reported rent increases. Furthermore, inflation and tariff volatility continue to impact our business owners, many of whom import goods and ingredients from Asia and other parts of the world. Given current and forecasted economic conditions, a construction project of this magnitude without adequate protections and concessions for all of us who live and work here will be devastating to this historic and vital community that has been forcibly displaced multiple times over the past 84 years. We believe that development should be collaborative, thoughtful, and equitable - not a potential death knell to a neighborhood's character and its residents. This project will only exacerbate the challenges we are already facing here in Los Angeles. As residents, property owners, and business owners in Little Tokyo and the City of Los Angeles, we urge you, our city leaders, to please prioritize people over profit and oppose the 4th and Central development. We are available for any questions and hope to open dialogue before the hearing is held at City Hall. Sincerely, Little Tokyo Against Gentrification, (LTAG) J-Town Action & Solidarity, Save Our Seniors Network, Greater L.A. JACL



To: Los Angeles City Council Planning and Land Use Management (PLUM) Committee

Dear Members,

We urge you to oppose the 4th and Central Project, located in Council District 14.

The 4th and Central project is a large development proposed at the southeast edge of Little Tokyo, covering 7.5 acres. Since the project was initiated by the initial developer, Continuum Partners, over two years ago, we have had strong concerns that remain unaddressed to this day. While we appreciate the few concessions the developer has made over the past two years regarding the height and location of the main building, we still believe that the project's current form will cause significant damage to our neighborhood, the residents who live here, and the legacy businesses that operate nearby, in one of the last remaining Japantowns in the United States.

Our concerns include:

- **Inadequate low-income housing.** The development still meets only the minimum 16% Measure JJJ requirement, 1589 total units and only 245 low income housing units. Given the housing crisis in LA City and County, this is unacceptable.
- **Increased competition and cost for legacy and small businesses in the neighborhood,** who will be undercut by large retailers. The developers have made no attempt or intent to incorporate or work with local businesses in this neighborhood.
- **Skyrocketing rents** that will make this neighborhood increasingly unaffordable to the many residents, including senior citizens, who live here. Rents in this neighborhood have already increased by 25% to 30% over the past five years. This project would only accelerate that increase.
- **A very lengthy seven-year construction period** that will cause traffic congestion, unsafe air quality, and noise pollution for residents and potentially impact the property values and the rental market in nearby residential buildings. Nearby facilities include a childcare center at the Higashi Hongwanji Buddhist Temple, located at the corner of E 3rd Street and S. Central, and the Little Tokyo Towers that houses 500 low-income seniors, many of whom are vulnerable to respiratory issues.

While Little Tokyo continues to attract millions of visitors annually, largely due to its status as a cultural hub, businesses face increased pressure and competition, heightened by external factors that have led to volatility and unpredictability. The Trump Administration's actions have been devastating to our community, which is only a few short blocks away from the Roybal Building and detention center. The deployment of the National Guard in Los Angeles in June and the subsequent assault and abduction of our neighbors by ICE and CBP have caused widespread fear and uncertainty. The protests against federal immigration actions have seeped into Little Tokyo and negatively impacted our businesses for over a week, especially those that were vandalized, leading to significant loss in profits.

Little Tokyo has not been immune to federal cuts to the Department of Housing and Urban Development (HUD), which saw a 44% reduction in staff and significant cuts to federal block grants, Section 8 voucher programs, and homelessness funding. One of our residents, Ms. Sachi Morita, who is in her 80s and suffering from Alzheimer's, has been hit with a 10% increase on her Section 8 subsidized unit at Little Tokyo Towers.

The Trump Administration also gutted 43% of the staff at the Small Business Administration (SBA) and stalled or eliminated loans to mom-and-pop businesses and minority- and women-owned programs. In Little Tokyo, Ms. Naoko Ikeda, owner of Blooming Arts Gallery, has received a 10% rent increase at the Japanese Village Plaza. A tenant at the Galleria next door to the construction site, Little Tokyo Flowers, also reported rent increases.

Furthermore, inflation and tariff volatility continue to impact our business owners, many of whom import goods and ingredients from Asia and other parts of the world.

Given current and forecasted economic conditions, a construction project of this magnitude without adequate protections and concessions for all of us who live and work here will be devastating to this historic and vital community that has been forcibly displaced multiple times over the past 84 years.

We believe that development should be collaborative, thoughtful, and equitable - not a potential death knell to a neighborhood's character and its residents. This project will only exacerbate the challenges we are already facing here in Los Angeles.

As residents, property owners, and business owners in Little Tokyo and the City of Los Angeles, we urge you, our city leaders, to please prioritize people over profit and oppose the 4th and Central development.

We are available for any questions and hope to open dialogue before the hearing is held at City Hall.

Sincerely,

Little Tokyo Against Gentrification, (LTAG)
J-Town Action & Solidarity, Save Our Seniors Network, Greater L.A. JAFL

LITTLE TOKYO AGAINST GENTRIFICATION
LTUNITEDFRONT@GMAIL.COM