

Communication from Public

Name: SAJE

Date Submitted: 04/03/2026 10:28 AM

Council File No: 26-0047

Comments for Public Posting: We respectfully submit this letter in support of 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"). As a community-based organization that has long sought to uplift the voices of underrepresented community members in land use decisions, and knowing that extensive community feedback was included in the DTLA 2040 Community Plan, we express strong support for LTCC's comprehensive community comment letter. As outlined in LTCC's appeal, the Planning and Land Use Management Committee should exercise its discretion to evaluate the Project's consistency with the DTLA 2040 Community Plan, instead of the outdated and now defunct Central City Community Plan. DTLA 2040 was shaped through years of input from communities like Little Tokyo and Skid Row—many dedicated community groups were directly involved. It aims to guide equitable development that reflects community priorities. The city owes it to our community members and its constituents to uphold this vision by reviewing this \$2 billion Project under DTLA 2040, instead of outdated zoning laws that no longer align with our community's needs. According to the FEIR, the Project would qualify for a maximum FAR of only 5.98:1 under DTLA 2040, far below the proposed 7.13:1. Even factoring in maximum bonuses across the site's MB4 and DM2 zones, the FAR would not exceed 6.44:1. In short, the Project is oversized and inconsistent with the new Plan. This confirms what the community has said all along: the Project is too large and out of scale. Beyond its inconsistency with DTLA 2040 and the General Plan, the Project still fails to meaningfully address key concerns raised by LTCC and community members to the City and the developers since March 2022:

- Lack of Affordable Housing: The Project only meets the minimum affordability requirements under the City's Transit-Oriented Incentive Areas ("TOIA") program. While rent levels remain undisclosed, comparable developments suggest the majority of the 1,589 units will be unaffordable to most Little Tokyo residents. Given the scale of entitlements requested and the ongoing housing

crisis, we ask that at least 30% of units be affordable to households earning 50% AMI or less. • Displacement of Small Businesses: SAJE is currently working to emulate Little Tokyo's success in maintaining a thriving small business community in the TOC area of South Central, but Little Tokyo's legacy businesses are already under threat from rising rents driven by speculative development. This Project would worsen the crisis, risking displacement of culturally significant, community-serving businesses that are vital to the neighborhood's identity and long-term survival. • Lack of Public Space and Art: The Project does not meaningfully address Little Tokyo's severe lack of public open space. By prioritizing private amenities, it denies the community access to shared, inclusive spaces for gathering, recreation, and cultural expression. Public art and open space must be integrated into the Project in partnership with local stakeholders. • Traffic, Parking, and Pedestrian Safety: The Project's scale will increase vehicle traffic through already congested corridors, compromising safety for pedestrians, seniors, and cyclists. It lacks adequate planning for circulation, parking, or multimodal infrastructure—undermining the City's sustainability and Vision Zero goals. • Construction Impacts: Years of disruptive construction will generate dust, noise, and vibrations, threatening the health and wellbeing of nearby residents, workers, and seniors. Reduced foot traffic may harm local businesses. Without strong mitigation measures, the Project risks accelerating the very displacement and cultural loss the community has long opposed. 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.



April 3, 2026

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

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

We respectfully submit this letter in support of 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").

As a community-based organization that has long sought to uplift the voices of underrepresented community members in land use decisions, and knowing that extensive community feedback was included in the DTLA 2040 Community Plan, we express strong support for LTCC's comprehensive community comment letter.

As outlined in LTCC's appeal, the Planning and Land Use Management Committee should exercise its discretion to evaluate the Project's consistency with the DTLA 2040 Community Plan, instead of the outdated and now defunct Central City Community Plan. DTLA 2040 was shaped through years of input from communities like Little Tokyo and Skid Row—many dedicated community groups were directly involved. It aims to guide equitable development that reflects community priorities. The city owes it to our community members and its constituents to uphold this vision by reviewing this \$2 billion Project under DTLA 2040, instead of outdated zoning laws that no longer align with our community's needs.

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- **Displacement of Small Businesses:** SAJE is currently working to emulate Little Tokyo's success in maintaining a thriving small business community in the TOC area of South Central, but Little Tokyo's legacy businesses are already under threat from rising rents driven by speculative development. This Project would worsen the crisis, risking displacement of culturally significant, community-serving businesses that are vital to the neighborhood's identity and long-term survival.
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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,

A handwritten signature in blue ink, appearing to read "Cynthia Strathmann", with a long horizontal flourish extending to the right.

Cynthia Strathmann
Executive Director, SAJE