

Communication from Public

Name: Linda Akutagawa

Date Submitted: 05/01/2026 03:57 PM

Council File No: 26-0047

Comments for Public Posting: 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 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 that 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"). We also express strong support for LTCC's comprehensive community comment letter. Leadership Education for Asian Pacifics (LEAP) is a Little Tokyo-based organization working toward a vision of diverse leaders driving change for the benefit of all through its mission of achieving full participation and equality for Asian and Pacific Islanders (APIs) through leadership, empowerment and policy. We echo the LTCC's technical concerns regarding the Project's inconsistency with the DTLA 2040 Community Plan and we are writing to specifically highlight the severe, irreversible threats this development poses to the Little Tokyo neighborhood's survival and cultural heritage and our organization's home for over 40 years. As one of only three historic Japantowns remaining in the country, Little Tokyo recently celebrated 140 years of resilience. However, this heritage is under immediate threat. In 2024, the National Trust for Historic Preservation named Little Tokyo one of the 11 Most Endangered Places in America. For years, our community has steadfastly opposed projects that prioritize scale over people. The proposed Project, as currently designed, risks accelerating the displacement and cultural loss that our community has long fought to prevent, potentially erasing the unique heritage that makes Little Tokyo a historic Japanese American landmark and distinctly important visitor draw. We support the LTCC appeal and opposed the project as currently designed based on the following critical concerns: • Excessive Scale and Density: The proposed 7.13:1 FAR represents a density that is fundamentally out of scale with our neighborhood. At 2.3 million square feet, with towers reaching 30 stories, the Project is nearly double the height of the tallest buildings in Little Tokyo. This massive massing overwhelms historic structures like the

one-story Centenary Church and the three-story Little Tokyo Marketplace, failing to integrate with the surrounding community.

- Displacement of Legacy Businesses and Nonprofits: Little Tokyo is home to over 400 small businesses (51 are legacy businesses) and 50+ community organizations such as LEAP. This luxury-heavy development will trigger a surge in local rents, threatening to displace our small and legacy businesses and long-established nonprofit organizations that serve as the neighborhood's social and cultural backbone.
- Lack of Deeply Affordable Housing: With 1,589 units that are largely luxury-priced, this Project ignores the reality of a neighborhood where the median household income was recently cited at approximately \$15,500. While nearby luxury units rent for over \$3,100, this Project only meets bare-minimum affordability requirements. We request that at least 30% of units be affordable to households at 50% AMI or less to prevent further exclusion and displacement of our residents.
- Traffic, Parking, and Pedestrian Safety: Flooding 1.5 city blocks with luxury residential and office space will inevitably increase vehicle traffic in already congested corridors. Furthermore, the lack of adequate parking and circulation planning will result in spillover congestion that chokes local access and creates a hazardous environment for the many seniors, visitors, and families who walk these streets, directly undermining the City's Vision Zero goals.
- Long-Term Construction Impacts: The sheer magnitude of a 7+ acre development ensures years of disruptive construction. Beyond the noise and air quality hazards, the prolonged blockage of streets and sidewalks will create a "dead zone" for foot traffic, potentially shuttering local businesses and service providers long before the Project is completed. Again, 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. Please uphold the vision of DTLA 2040—a plan our community helped shape to ensure equitable growth – and require that any development on this site is appropriately scaled and reflects the actual needs and historic character of the Little Tokyo community.

Respectfully, Linda Akutagawa President & CEO, Leadership Education for Asian Pacifics (LEAP)



May 1, 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

Sent via email to clerk.plumcommittee@lacity.org

cc: Council District 14 (Councilmember-elect Jurado) via email to:
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krista.kline@lacity.org, steve.diaz@lacity.org, kevin.ocubillo@lacity.org,
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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

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- **Displacement of Legacy Businesses and Nonprofits:** Little Tokyo is home to over 400 small businesses (51 are legacy businesses) and 50+ community organizations such as LEAP. This luxury-heavy development will trigger a surge in local rents, threatening to displace our small and legacy businesses and long-established nonprofit organizations that serve as the neighborhood's social and cultural backbone.
- **Lack of Deeply Affordable Housing:** With 1,589 units that are largely luxury-priced, this Project ignores the reality of a neighborhood where the median household income was recently cited at approximately \$15,500. While nearby luxury units rent for over \$3,100, this Project only meets bare-minimum affordability requirements. We request that at least **30% of units** be affordable to households at 50% AMI or less to prevent further exclusion and displacement of our residents.
- **Traffic, Parking, and Pedestrian Safety:** Flooding 1.5 city blocks with luxury residential and office space will inevitably increase vehicle traffic in already congested corridors. Furthermore, the lack of adequate parking and circulation planning will result in spillover congestion that chokes local access and creates a hazardous environment for the many seniors, visitors, and families who walk these streets, directly undermining the City's **Vision Zero** goals.
- **Long-Term Construction Impacts:** The sheer magnitude of a 7+ acre development ensures years of disruptive construction. Beyond the noise and air quality hazards, the prolonged blockage of streets and sidewalks will create a "dead zone" for foot traffic, potentially shuttering local businesses and service providers long before the Project is completed.



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Respectfully,

A handwritten signature in black ink, appearing to read "Linda Akutagawa". The signature is fluid and cursive, with a large loop at the end of the last name.

Linda Akutagawa
President & CEO

Communication from Public

Name: Go For Broke National Education Center

Date Submitted: 05/01/2026 04:09 PM

Council File No: 26-0047

Comments for Public Posting: This letter is written to voice our support for the Little Tokyo Community Council's ("LTCC") appeal of the City Planning Commission's approval of Vesting Tentative Tract Map No. 82974-CN-HCA. We are also calling on the Planning and Land Use Management Committee to deny all other requested entitlements and approvals sought for the proposed Fourth and Central ("Cold Storage") Project ("the Project"). Additionally, we wish to register our support of LTCC's comprehensive community comment letter. Go For Broke National Education Center (GFBNEC) is a 501(c)(3) nonprofit organization that educates the public on the valor of Japanese American veterans of WWII and their contributions to democracy. Our goal is to inspire new generations to embody the Nisei (second-generation Japanese American) veterans' core values of courage, sacrifice, equality, humility, and patriotism. Founded in 1989, GFBNEC maintains the Go For Broke Monument and the interactive GFBNEC's "Defining Courage" exhibition in downtown Los Angeles, as well as extensive oral histories and archives, education programs, traveling exhibitions, and other initiatives. 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. 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: 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 displacement and cultural loss the community has 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 associated entitlements and approvals. This community has been asking the Developer since March 2022 to honor DTLA 2040 and to engage in real, substantive dialogue with residents who stand to be most affected. Please require nothing less. Respectfully, Go For Broke National Education Center

5/1/2026

Los Angeles City Planning Commission
Los Angeles City Hall, Council Chambers
200 N. Spring Street, Room 340
Los Angeles, CA 90012

Sent 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, councilmember.blumenfield@lacity.org, Councilmember.Nazarian@lacity.org, cd10@lacity.org, councilmember.Lee@lacity.org, contactCD4@lacity.org, elizabeth.ene@lacity.org, jeff.jacobberger@lacity.org, andrew.westall@lacity.org, armida.reyes@lacity.org, mashael.majid@lacity.org, tiffany.zeytounian@lacity.org, lilly.sarafian@lacity.org, nicole.lewis@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

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