

## Communication from Public

**Name:** Sara Hutter

**Date Submitted:** 05/07/2026 03:41 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 Council File #: 26-0047 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 company has two offices in Little Tokyo, and I am a frequent visitor to many work-related, community based, or personal events and activities. This project would negatively impact the landscape and residents of Little Tokyo and I strongly believe what LTCC has outlined truly puts the interests of the businesses and community members first. 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should exercise its discretion to evaluate the Project's consistency with the DTLA 2040 Community Plan, instead of the outdated and now defunct Central City Community Plan.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 of us 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members and its constituents to uphold this vision by reviewing this \$2 billion Project under DTLA 2040, instead of outdated zoning laws that no longer align with our community's needs.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: 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. 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 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, Sara Hutter

## Communication from Public

**Name:** Rosalyn Kawahira

**Date Submitted:** 05/07/2026 01:14 PM

**Council File No:** 26-0047

**Comments for Public Posting:** Dear PLUM Committee and City Council members, I'm a resident and business owner in Little Tokyo and native Angeleno. I urge the City Council to grant the Little Tokyo Community Council'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. The Little Tokyo, Skid Row, and Downtown neighborhoods are historic, unique, and need to be protected and developed by those who are directly invested, impacted, and who live and work here. Little Tokyo especially has been investing in community-led initiatives for decades and this is an opportunity for the City Council to recognize that work and align itself with the priorities outlined in Little Tokyo's sustainability plan and DTLA 2040. Cold Storage is a billion dollar development that has ignored those priorities from the start. It will detrimentally overshadow and dictate the direction of the neighborhood. As a resident who lives a block away from the proposed Cold Storage project, I'm deeply concerned about how this project will derail all the work that has been accomplished by the leadership of the Little Tokyo Community Council (LTCC) and its partners. LTCC has been working in the neighborhood for decades to build an inclusive, community-rooted, small-business-supported approach to its community development strategy. They have highlighted and promoted Little Tokyo as an attractive cultural destination through many different challenges - like years of Metro station construction, COVID pandemic, and law enforcement occupation of the neighborhood - and have worked with residents and businesses alike to advocate on our behalf. Their approach recognizes the deeply significant history of Little Tokyo in Los Angeles and respects its businesses and residents - new and long-term - as key stakeholders. The Cold Storage approach has demonstrated to be the antithesis of this. Their ignorance to the significant history of Little Tokyo and the actual needs of their surroundings will result in a gratuitous development. There are those in Downtown and in Little Tokyo who claim opposing the project is anti-development and anti-labor. This is false. My position is pro-labor and thoughtful, community-led development. Community-led initiatives are recognized as successes in other councilmembers' districts: - Residents and

businesses in Councilmember Hutt's Leimert Park (where I grew up) are creating land trusts for community control and self-determination of their cultural neighborhood. - Residents in Councilmember Raman's district in Los Feliz recognize their cultural capital and feeling of home that long time small businesses create. - Councilmember Soto-Martinez actively protects Larchmont and its priorities as a unique neighborhood in Los Angeles and supports the residents' decisions on land use. Little Tokyo and Downtown LA have had a long term strategic plan created by its businesses, residents, and community leaders. We in this group are directly impacted by your decisions and we have a right to determine what happens to our neighborhood. I urge the City Council to respect this plan and work with our community leaders at LTCC to implement this plan. As a resident of Little Tokyo for the last seven years, I've seen four legacy businesses close on one block due to landlords raising rents and actively pushing them out. Small businesses run on very narrow margins. Many rent from landlords who are simply looking to maximize their profits and those businesses are constantly at risk. We have seen this already from those who only see Little Tokyo as commerce or as a commercial opportunity, instead of as a community with actual people in it. I ask the City Council to recognize the people and the small businesses in Little Tokyo, Skid Row, and the surrounding areas of Cold Storage. The City Council is already familiar with the location of the Cold Storage project. We all know that 4th Street and Central Avenue needs more affordable housing and supportive social services. Many on the city council have lamented the ongoing homeless problem and how many in Los Angeles are housing insecure. This is the opportunity to do the work. Many councilmembers are familiar with the work of the Little Tokyo Service Center (LTSC) and their expertise in supportive affordable housing. I urge the City Council to partner with LTSC to advise on this opportunity to bring real solutions to problems you've been talking about for years. 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. Respectfully, Rosalyn Kawahira

## Communication from Public

**Name:** Irene Ota

**Date Submitted:** 05/07/2026 08:17 PM

**Council File No:** 26-0047

**Comments for Public Posting:** I respectfully submit this letter to support the Little Tokyo Community Council's appeal of the City Planning Commission's approval of Vesting Tentative Tract Map #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 Project. I urge the Committee to seriously evaluate if the Project is consistent with the DTLA 2040 Community Plan which was formed through years of input from communities like Little Tokyo and Skid Row to guide equitable development reflecting the true needs of the community members who will be most impacted by the Project. One glaring inconsistency is that the Project is oversized and out of scale. Other key concerns, raised by LTCC and the community members to the City and developers since March 2022, and not meaningfully addressed by the Project, include: 1. The Project meets only the minimum affordability requirements under the City's Transit-Oriented Incentive Areas program. Given the continuing housing crisis, we ask that at least 30% of the 1589 units be made affordable to households earning 50% AMI or less. 2. Little Tokyo has had a long history of fighting to protect our community. Our legacy businesses and other small businesses are under threat from rising rents driven by speculative development. The National Trust for Historic Preservation has named Little Tokyo as one of 11 Most Endangered Places in America in 2024. The Project threatens displacement of culturally-significant and community-serving businesses vital to its identity and survival. 3. The Project lacks adequate planning for the need for parking and increased traffic through our already congested streets, affecting the safety of pedestrians and cyclists. 4. Years of disruptive construction, occurring Monday through Saturday threaten the health and wellbeing of nearby residents, businesses, and visitors, by the production of air and noise pollution with hazardous materials. As a third generation Japanese American senior, I have long shopped and eaten in Little Tokyo and have volunteered and participated in community events. My cousin is a shop owner of a legacy business in Honda Plaza. I have been a member of Higashi Honganji Temple, located at Third and Central, since its previous home in Boyle Heights as a child. We are celebrating its 50th anniversary at its present site. I am an active board member,

intrinsically involved in its affairs, including the Lumbini Child Development Center, housed within the temple. Because I am deeply distressed by the Project's negative impact on the surrounding communities, I submit this letter with urgency.