

Communication from Public

Name: Mike Murase

Date Submitted: 05/08/2026 04:58 PM

Council File No: 26-0047

Comments for Public Posting: My name is Mike Murase. I am writing to urge the City government to oppose the 4th & Central / Cold Storage development. As a longtime stakeholder in Little Tokyo, I have been employed by several Little Tokyo entities, volunteered in assisting low-income seniors and others, and written a book about the history of Little Tokyo entitled *Little Tokyo: One Hundred Years in Pictures* in 1983. I believe I have a deep understanding of the development and evolution of this culturally-important enclave for all Angelinos. Today, Little Tokyo is, at once, vibrant and endangered as a historically significant center of the Japanese American community in Southern California, and at the same time, a very diverse, multiracial neighborhood. Little Tokyo has survived through numerous external threats: Discriminatory housing and land ownership laws, the Great Depression, the unjust (and uncompensated) removal and incarceration of persons of Japanese ancestry, and at least three waves of displacement caused by eminent domain, redevelopment, urban renewal, and gentrification, despite numerous efforts by outside developers and speculators to erase the character of Little Tokyo. Our neighbors to the South in the Skid Row area have also felt the sting of various developments that do not take into account the needs of its residents, both housed and unhoused. The 4th & Central / Cold Storage development will have a severe negative impact on the people of Little Tokyo and Skid Row by changing the character of these neighborhoods and driving up rents, living expenses, and causing a cultural shift. I urge you to stop this monstrous project or require the developers to work with its existing neighbors to come up with a more compatible project.

Communication from Public

Name: F. Tagawa
Date Submitted: 05/08/2026 07:53 PM
Council File No: 26-0047

Comments for Public Posting: 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. 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, F. Tagawa

Communication from Public

Name:

Date Submitted: 05/08/2026 09:46 PM

Council File No: 26-0047

Comments for Public Posting: RE: 400 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. I have seen Little Tokyo evolve over the past 40 years and respect what LTCC is advocating for--to keep the essence of what makes this historical community vibrant and thriving. Little Tokyo is the heart of the Japanese and Japanese American community and is essential to maintaining the diversity that makes Los Angeles a cultural and economic powerhouse. 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, Valerie Morishige
Resident of Los Angeles

**RE: 400 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. I have seen Little Tokyo evolve over the past 40 years and respect what LTCC is advocating for--to keep the essence of what makes this historical community vibrant and thriving. Little Tokyo is the heart of the Japanese and Japanese American community and is essential to maintaining the diversity that makes Los Angeles a cultural and economic powerhouse.

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,
Valerie Morishige
Resident of Los Angeles

Communication from Public

Name: Kathy Masaoka

Date Submitted: 05/08/2026 11:28 PM

Council File No: 26-0047

Comments for Public Posting: RE: 400 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. As someone who has been actively involved in Little Tokyo since the early 1970's, working with our elderly and other working people for more affordable housing and services, I continue to support the Little Tokyo Service Center and the LTCC who continue to keep legacy businesses and build affordable housing in Little Tokyo. I also am part of an organization, Nikkei for Civil Rights & Redress (formerly the National Coalition for Redress/Reparations) that fought for reparations for the unjust incarceration of our parents and grandparents during WW II. 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, Kathy Masaoka/ Nikkei for Civil Rights & Redress

RE: 400 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.

As someone who has been actively involved in Little Tokyo since the early 1970's, working with our elderly and other working people for more affordable housing and services, I continue to support the Little Tokyo Service Center and the LTCC who continue to keep legacy businesses and build affordable housing in Little Tokyo. I also am part of an organization, Nikkei for Civil Rights & Redress (formerly the National Coalition for Redress/Reparations) that fought for reparations for the unjust incarceration of our parents and grandparents during WW II.

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.

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developers since March 2022:

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- 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,

Kathy Masaoka/ Nikkei for Civil Rights & Redress (identification purposes)

Communication from Public

Name: Mika Ito

Date Submitted: 05/08/2026 03:31 PM

Council File No: 26-0047

Comments for Public Posting: 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. I am a lifelong member and employee of Higashi Honganji Buddhist Temple, located only two blocks from the proposed location. Our temple has been in this location on 3rd and Central for 50 years with a history in Los Angeles going back 120 years. 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 well-being 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, Mika Ito, Higashi Honganji Buddhist Temple

Communication from Public

Name: June Hibino

Date Submitted: 05/08/2026 04:11 PM

Council File No: 26-0047

Comments for Public Posting: I, June Hibino, respectfully submit this letter to: 1. 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 2. 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"). 3. Express strong support for LTCC's comprehensive community comment letter. I am a retired third-generation Japanese American, and while I don't live in Little Tokyo, I have been coming to Little Tokyo to volunteer for over 40 years. I am here at least 2-3 times a week for meetings, cultural events and activities, such as the weekly Zumba class at Higashi Temple at 3rd & Central. I am an active member of Nikkei Progressives, which has a space right in the heart of Little Tokyo, on First Street. I am writing because I strongly oppose the building of the 4th & Central Cold Storage mega-project. This huge project will do very little to alleviate the affordable housing crisis because the majority of its 1,589 units will be too expensive for most Little Tokyo residents. The project will cause huge rent hikes and force many Little Tokyo legacy businesses to move or go out of business. We have already seen long-time, family-run businesses like Suehiro restaurant being forced out of Little Tokyo by gentrification of the community. The 4th & Central Mega-project will make gentrification in Little Tokyo worse. Already in Little Tokyo, the amount of traffic and congestion is a real safety issue for residents – especially seniors walking in Little Tokyo. Drivers go too fast and are too aggressive. This will all get worse if we have a mega-development right next door at 4th & Central. For those who support the 4th & Central project because of the jobs it will bring, what happens when the construction is complete and workers have moved on to the next project? Little Tokyo will still be here, dealing with all the negative impacts. For all these reasons, 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, June Hibino

Communication from Public

Name: Mia Barnett

Date Submitted: 05/08/2026 05:34 PM

Council File No: 26-0047

Comments for Public Posting: I am a Little Tokyo community member and worker. The Fourth and Central project is too large and does not properly address the housing needs that exist in Skid Row and Little Tokyo. People deserve housing that is affordable in their own neighborhoods, and most Skid Row and Little Tokyo community members will not be able to afford the luxury units in the project. The minimum required affordable housing is not enough to address the immense need. Additionally, the project is out of alignment with the DTLA 2040 plan and the FAR is inconsistent with the plan. The building nearest to Little Tokyo is 30 stories tall which is out of scale for the neighborhood and would tower over the 2-story church and 3-story mall next to it. Lastly, the project will likely displace small businesses. They are already facing impacts from the pandemic and current speculative development. We will lose culturally significant small businesses which made Little Tokyo a destination in the first place. Our community is going to be forced out of the place we call home. 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.

Communication from Public

Name:

Date Submitted: 05/08/2026 12:34 PM

Council File No: 26-0047

Comments for Public Posting:

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 Alissa Okada and I grew up visiting Little Tokyo, whether it was to purchase Japanese groceries with my grandma at Marukai, or attending Nisei Week festivities. My workplace is also located in the neighborhood in the Japanese Village, so I am in the neighborhood often. I strongly believe it is important to support the small businesses and communities in Little Tokyo, and that this project would not fulfill or support the needs of small businesses and the entire community.

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.

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- **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.
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- **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,
Alissa Okada

Communication from Public

Name: Sarah Fukui
Date Submitted: 05/08/2026 01:26 PM
Council File No: 26-0047
Comments for Public Posting: please see the attached letter for my full public comment opposing the project at 4th and central

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.

As a co-owner of a minority-owned small business that has served the community for over 100 years, our family has been witness to the many changes and impacts of gentrification on Little Tokyo. I am the 5th generation of my family to step into the business and have heard stories of what Little Tokyo *used* to be like when my grandfather and great-grandfather were around, both of whom helped to found and develop many organizations and institutions that still exist. These days, Little Tokyo is considered an endangered historic place, as we see more and more corporations and massive developments make their way into our neighborhood.

This development is another example of luxury apartments that are not affordable for the current residents, seniors, or workforce in the surrounding neighborhoods. The affordable units require an annual income that is far higher than those in our community can afford. These types of developments are some of the biggest offenders of gentrification, leading to rising rents and loss of income for our small businesses. I question the necessity of the size of this luxury housing development at a time our city is having an affordable housing crisis.

In addition to the outrageous rent prices and impacts on small businesses, I am concerned about the impact the traffic and construction will have on pedestrians and Little Tokyo. The long process of building a project this large will cause increased traffic and less parking therefore impacting the business and visitors that would have come to Little Tokyo. Additionally, the major construction that will need to take place imposes an increased danger to pedestrians, particularly the senior and vulnerable communities of Little Tokyo and Skid Row.

I respect the committees and council offices' dedication to addressing the housing crisis in Los Angeles but supporting a luxury housing development with minimal affordable housing units at unrealistic prices is NOT going to help those who need true affordable housing.

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,

Sarah Fukui
Vice President
Fukui Mortuary, Inc.