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May 23, 2018

Planning and Land Use Management
Committee
Los Angeles City Council
c/o City Clerk, Room 360
200 N. Spring Street
Los Angeles, CA 90012

Terry Kaufman-Macias
Assistant City Attorney
Los Angeles City Attorney
James K. Hahn City Hall East, Suite 800
Los Angeles, CA 90012

Re: May 22, 2018 Planning and Land Use Management Committee Hearing: 675 South Bixel Street; 111 West Seventh Street (“Bixel Tower Residences”); ENV-2015-3927-MND (the “MND”)

Honorable Members of Planning and Land Use Management Committee:

We are writing on behalf of our client, Career Lofts-LA, LLC (“Career Lofts”) which is the applicant for the Bixel Tower Residences Project to object to your Committee’s continuance of the May 22nd hearing on the appeal of the Project MND filed by Little Wood Landing, LLC/John Mackey, Mark Tarczynski and David Hurtado (the “Appeal”).

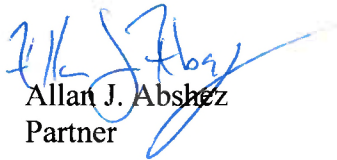
Councilmember Englander, who presided during the Committee’s proceedings, announced at the outset of the Committee’s meeting that the hearing on the Appeal was continued “indefinitely.” No request for the applicant’s consent to the continuance was requested or given. Moreover, no prior notice of, nor explanation for, the continuance was provided. No discussion of the continuance took place. The hearing on the Appeal had been noticed (*see* attached notice), a quorum of the Committee was present, and the Planning Department, the applicant and its consultants, and members of the public were present and ready to proceed.

Under the Brown Act, a noticed hearing may only be continued to a date certain. *See* Government Code Section 54955.1. An “indefinite” continuance is also inconsistent with applicable City procedures and due process requirements. The circumstances surrounding the Committee’s continuance action further suggest that other violations of the Brown Act, including improper *ex parte* communications between and among Committee members and other persons, may have taken place.



Demand is hereby made for the Committee to conduct the hearing on the Appeal at the Committee's next meeting and to cure and correct the Committee's non-compliance with the Brown Act.

Respectfully submitted,


Allan J. Abshez
Partner

cc: John Young
Paul Roman

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPE
EXECUTIVE OFFICER

When making inquiries relative
to this matter, please refer to
the Council File No. 18-0230

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
ACTING DIVISION MANAGER

clerk.lacity.org

ZA-2015-3926-CU-CUB-SPPA-SPP-1A
Council District 1

May 11, 2018

NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, May 22, 2018** at approximately **2:30 PM** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Mitigated Negative Declaration (MND), Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from the Central Los Angeles Area Planning Commission (CLAAPC) and appeals filed by David Hurtado; John W. Mackey, Little Wood Landing, LLC; and Mark Tarczynski from the determination of the CLAAPC in approving MND No. ENV-2015-3927-MND as the environmental clearance for a Project Permit Compliance, Project Permit Adjustment and Conditional Use Permits, subject to Conditions of Approval, for the demolition of an existing surface parking lot and construction of a unified, mixed-use development comprising of a 36-story, 402,939 square-foot, mixed-use building containing 422 residential dwelling units and approximately 5,597 square feet of ground floor commercial retail uses and a portion of the apartment building in Site A and a seven-story, 71,571 square-foot hotel with 126 guest rooms and ground floor retail uses in Site B, for the properties located at 675-685 South Bixel Street; 1111 West 7th Street; and 1112-1142 West Inghram Street.

Applicant: John Young, Career Loft, LLC
Representative: Alex Irvine, Irvine and Associates

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may view the contents of Council file No. 18-0230 by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Dickinson
Deputy City Clerk, Planning and Land Use Management Committee
clerk_plumcommittee@lacity.org
(213) 978-1077

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.