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October 30, 2018

City of Los Angeles
City Clerk
Planning Land Use & Management Committee
200 N. Spring St. Rm 395
Los Angeles, CA 90012

**RE: Bixel Residences
675 S. Bixel Street and 1111 W. 7th Street, Los Angeles, CA 90017
MND No. ENV-2015-3927-MND
Council File No. 18-0230**

Dear Planning and Land Use Committee Members:

I am a 30-year resident of Downtown Los Angeles, and for the last 10 years I have been a property owner in City West.

I was only notified this morning of the 2:30pm PLUM Committee meeting being held today. Unfortunately, I am unable to attend on such short notice.

I am writing to object to the granting of the Mitigated Negative Declaration approval for the above referenced proposed development. Specifically, the project contemplates a 490 foot tall mixed-use tower containing 422 residences, 125 hotel rooms and roughly 566 parking stalls along with minimal retail space.


The gargantuan size of this project will make it the second or third largest development in City West and will be one of the larger projects in all of Los Angeles. The project will further negatively impact City West's already choked side streets with even more traffic and will cause perpetual shadows across a good number of properties throughout the year.

It is for these reasons, as well as a host of others, that I am respectfully requesting that the Committee require a California Environmental Impact Study and mitigation monitoring plan to reduce negative impacts on the City West neighborhood and neighboring buildings.

Several other large scale developments in City West, most notably Sophia by Holland Partners and Jade Enterprise's 6th & Bixel project, were required to complete a full Environmental Impact Report (EIR) and those projects were somewhat smaller than the contemplated Bixel Residences project. Hence, my request for the Committee to require a California Environmental Impact Study for the Bixel Residences project.

Please don't hesitate to call if you have questions or wish to discuss further.

Sincerely,



Mark Tarczynski
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