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CITY PLANNING**

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April 18, 2024

**Applicant/Owner**

Lou Jacobs  
JFP Toland LLC  
10600 Santa Monica Boulevard  
Los Angeles, CA 90025

**Agent/Representative**

Jeff Zbikowski  
JZA  
4043 Irving Place, Suite B  
Culver City, CA 90232

**Case Number:** ADM-2023-8370-DB-VHCA-ED1

**Related Case:** PAR-2023-7722-VHCA-ED1

**Application Type:** Density Bonus, Affordable  
Housing

**Project Location:** 4319 North Toland Way

**Plan Area:** Northeast Los Angeles

**Specific Plan:** None

**Council District:** 1 - Hernandez

**Loss of Vesting Rights under SB 330/ Intent to Terminate**

The application for the above referenced case was filed with the Department of City Planning on December 20, 2023. Pursuant to California Government Code Section 65941.1(d)(2), if the application is deemed incomplete after filing, the applicant must submit specific information needed to complete the application to the Department of City Planning within 90 days of receiving a written identification of such information. If the applicant does not submit the information within the 90-day period, the Vesting SB 330 Preliminary Application expires and has no further force or effect.

On January 18, 2024, the Department of City Planning mailed a Case on Hold and Deemed Incomplete Letter ("Letter") listing missing or incomplete information to the applicant and representative. To date, over 90 days have passed, and Planning has not received the SB8 – Replacement Unit Determination Letter that was listed as missing in the Letter.

The Director of Planning hereby informs the applicant that the Vesting SB 330 Preliminary Application has expired and has no further force of effect and terminates the vesting rights of this application. The SB 330 suffix in the case number will be updated from VHCA to HCA to reflect this change.

Furthermore, our records indicate that there has been no activity on this application since February 29, 2024. On March 1, 2024, March 15, 2024, and April 4, 2024, email

correspondence to the representative was provided stating that the application remained incomplete, pending the SB 8 Replacement Unit Determination Letter, an updated Preliminary Land Use Report, clarification regarding the area breakdown calculations, and notification materials. The case has been held pending receipt of the requested additional materials/information. No action has been taken to provide the requested information.

The Department of City Planning will terminate all proceedings relative to the above referenced case and the application to be Terminated if you do not contact us in writing within **30 calendar days** of the date of this letter to provide the required information.

Should you wish to respond to this matter, you may contact Andrea Withers at 213-978-1285 or via email at [Andrea.MaganaWithers@lacity.org](mailto:Andrea.MaganaWithers@lacity.org).

Sincerely,



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Nicole Sánchez, City Planner