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March 30, 2022

**Property Owner**

Noah Ornstein  
Leap of Faith Partners LLC  
1667 N Main Street  
Los Angeles, CA 90012

**Applicant**

Allen E. Hopkins Jr.  
LOF  
P.O. Box 862010  
Los Angeles, CA 90086

**Case Numbers:** APCE-2020-6555-ZC-  
HCA/VTT-83148-HCA

**CEQA:** ENV-2020-3163-EAF

**Application Type:** Zone Change – Vesting  
Tentative Tract Map

**Project Location:** 4875 W Onteora Way

**Legal Description:** Lot B, Tract PM 4845; Lot 90  
Arb 2, Tract TR 1014

**Planning Area:** Northeast Los Angeles

**Council District:** 14 – de León

**TERMINATED**

The application for the property located at the above referenced address was filed with the City Planning Department on October 30, 2020. The case was placed on hold due to there being missing materials. A Hold Letter dated February 4, 2021 was issued stating that the application was incomplete as there were many items missing, incomplete or contradictory. In March and April of 2021, materials were submitted to the City Planning Department to address items listed in that Hold Letter. However, not all items were addressed.

An Intent to Terminate Letter dated April 19, 2021, was issued stating that the application was still incomplete, and that the Applicant would have 30 days to submit all outstanding items from the February 4, 2021 Hold Letter. No action has been taken to provide the remaining requested information.

On November 15, 2021, the City Planning Department communicated via email to the Owner that the Department is not inclined to support the requested Zone Change. Our records indicate that there has been no activity on this application since November 29, 2021, when the City Planning Department received communication from your Representative stating your desire to pursue the recordation of the Map associated with Case No. TT-67938 for a nine (9)-lot subdivision. It was also stated that once there was confirmation that this project could be developed without further discretionary actions, the Owner/Applicant would withdraw current open cases listed above, associated with a 14-lot subdivision. To date, there has been no update provided by the Owner/Applicant.

On March 11, 2022, a letter was issued stating that the application was to be Terminated unless otherwise notified. The case has been held pending receipt of the requested additional materials/information. At this time, nothing has been submitted to indicate continued processing of the application.

Therefore, based on the lack of activity and communication from the Owner/Applicant on the project, the Director of Planning hereby Terminates all proceedings relative to the Case Number(s) listed above (Case Nos. APCE-2020-6555-ZC-HCA, VTT-83148-HCA and ENV-2020-3163-EAF). Please be advised that the Deputy Advisory Agency and East Los Angeles Area Planning Commission took no formal action on this application.

Any portion of your filing fee, if available for refund, is subject to submittal, review and approval of an appropriate claim refund application which is available online at the Department of City Planning's website: <https://planning.lacity.org/> or at the Department's public counters.

In the event that you wish to pursue this matter in the future, it will be necessary for you to file a new application and pay the required fees. The present Termination, however, will not adversely prejudice consideration of your new application and it may be possible to utilize some of the maps and other information in the existing case file.

You may be entitled to a refund which will be assessed based on the status of the case in accordance with the Department's refund policy. Any portion of your filing fee, if available for refund, is subject to submittal, review, and approval of a refund claim application. You may access the refund claim form from the City Clerk's website at:

<https://clerk.lacity.org/clerk-services/cps/file-claim>

Once you have completed your Refund Claim Form and filed with the City Clerk, your refund claim will be reviewed and processed by the City.

The claim package filed at the City Clerk should include the following three (3) documents:

- Claim for Refund form;
- Withdraw/Termination Confirmation letter;
- Processed Application Invoice for the associated refund claim.

Should you wish to respond to this matter, you may contact Nicole Sanchez at (213)978-3034 or via email at [nicole.sanchez@lacity.org](mailto:nicole.sanchez@lacity.org).

Sincerely,



JANE CHOI, AICP  
Principal City Planner