

OFFICE OF ZONING ADMINISTRATION  
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planning.lacity.org

April 01, 2022

*Transmitted via email and U.S. Postal Service*

**Property Owner / Applicant**  
Tham Sy  
3923 Lincoln Avenue  
Los Angeles, CA 91731

**Case Number:** DIR-2021-1733-TOC-HCA  
**CEQA:** ENV-2021-1774-EAF

**Application Type:** Transit Oriented Communities  
(TOC) Tier 3  
**Project Location:** 825 W. Bartlett Street  
**Planning Area:** Central City North  
**Council District:** 1 – Gilbert Cedillo

## **TERMINATED**

The application for the property located at the above referenced address was filed with the Department of City Planning on March 4, 2021. A hold letter dated July 23, 2021 was mailed to the Applicant, which indicated several missing items, including a Historic Resources Assessment, a Haul Route approval, completion of specialized forms, including submitting a completed Preliminary Zoning Assessment and SB330 Determination, and several corrections to the architectural plans. On February 15, 2022, an Intent to Terminate Letter was issued and the applicant was given 30 days to provide all of the remaining required information for case processing.

To date, only a partial list of the Hold Letter items were submitted to provide the requested information. Please be advised that the Director of Planning took no formal action on this application.

In view of the above, the Director of Planning hereby terminates all proceedings relative to the Case Number(s) listed above. 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/development-services/forms> 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 **Oswaldo Garcia** at (213) **978-1218** or via email at [osvaldo.garcia@lacity.org](mailto:osvaldo.garcia@lacity.org) .

Sincerely,



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Jane Choi, AICP  
Principal City Planner  
Central Project Planning Division