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planning.lacity.org

February 19, 2025

Transmitted via email and U.S. Postal Service

Property Owner / Applicant

Younas Lala
Mikail Developers
202 N. Canon Drive
Beverly Hills, CA 90210

Agent/ Representative

Irfan Shaikh
IT-MAKES
110 E 9th Street, Suite C881
Los Angeles, CA 90079

Case Number: VTT-82811, ZA-2019-6720-
ZV-ZAA-ZAD-HCA
CEQA: ENV-2019-6721-EAF
Application Type: Vesting Tentative Tract Map,
Zone Variance, Zoning
Administrator's Adjustment,
and Zoning Administrator's
Determination
Project Location: 2517, 2523, 2529, and 2533
North Glendale Boulevard
Planning Area: Silver Lake – Echo Park –
Elysian Valley
Council District: 4 – Raman

TERMINATED

The application for the property located at the above referenced address was filed with the Department of City Planning on November 8, 2019 and was placed on hold by the Development Service Center for incomplete application. The case was forwarded to the Central Project Planning Division for review on November 4, 2020. On February 22, 2021, the Department of City Planning mailed a Case on Hold and Deemed Incomplete Letter listing missing or incomplete information to the applicant and representative. The applicant subsequently submitted partial materials of the requested documents on March 30 and June 2 of 2021, and March 14 and August 9 of 2023, but the case was still incomplete. Our records indicate that there has been no activity on this application since February 9, 2024, when the applicant reached out to the Bureau of Engineering for clarification regarding their agency comment letter. A follow-up email was sent to the applicant requesting the missing items for the project on June 12, 2024, but no responses were received. On January 17, 2025, the Department of City Planning issued a Notice of Intent to Terminate and requested a response within 30 calendar days of the letter to proceed with the case. To date, the requested information has not been provided.

In view of the above, the Director of Planning hereby terminates all proceedings relative to the Case Number(s) listed above. 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: <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; and
- Processed Application Invoice for the associated refund claim.

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 information in the existing case file.

Should you wish to respond to this matter, you may contact **Yi Lu** at (213) 978-1287 or via email at **Yi.Lu@lacity.org**.

Sincerely,

A handwritten signature in blue ink, appearing to read "Vanessa Soto".

VANESSA SOTO, AICP
Senior City Planner
Central Project Planning