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CITY PLANNING**

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DECISION DATE: May 2, 2023

David Schwartzman (O)
3240 Wilshire Boulevard Mid Rise, LLC
3240 Wilshire Boulevard Lofts, LLC
1875 Century Park East, Suite 1130
Los Angeles, CA 90067

NASH – Holland Koreatown Investors,
LLC
c/o George Klett
5000 E. Spring Street, Suite 500
Long Beach, CA 90815

Vesting Tentative Tract No. 74117
Related Case: ZA 2016-1413-VCU-VUB-DB-SPR
Addresses: 3240 Wilshire Boulevard and 656-
698 S. New Hampshire Avenue
Wilshire Community Planning Area
Zone: C4-2 and R5-2
Council District: 10-Heather Hutt
CEQA : ENV-2016-1414-MND
Legal Description: Lots 12-22, Block D, Wilshire
Boulevard Heights Tract

RECEIVED AND FILED

On January 19, 2017, the Advisory Agency approved Vesting Tentative Tract 74117 (Case No. VTT-74117) stamped-dated September 7, 2016, for the merger and re-subdivision of fourteen (14) lots into two (2) new lots for the construction of 545 residential condominium units, 5,102 square feet of ground floor commercial space, and the conversion of a historic department store into a 160-unit hotel.

On August 5, 2019, the Advisory Agency granted an extension of time for the approved tentative tract map, granting a new expiration date of January 19, 2026. Since granting of the extension of time, the ownership of the subject lots has transferred to three separate property owners. On February 6, 2023, the Advisory Agency received correspondence from the property owners 3240 Wilshire Boulevard Mid Rise, LLC and 3240 Wilshire Boulevard Lofts, LLC who owns the following lots; Lots 15, 16, 17, 18, 19, 20, 21, 22, which comprise the majority of the lot area within VTT-74117. The correspondence requests that tentative tract VTT-74117 be abandoned. The property owner(s) are no longer pursuing the merger and re-subdivision of the subject lots.

On April 24, 2022, the Advisory Agency received correspondence from the property owner of 696 South New Hampshire Avenue, NASH – Holland Koreatown Investors, LLC, who own the following lots: Lots 12, 13, and 14 of the subject site. In the letter, the property owners acknowledge being aware of the request to the Advisory Agency by 3240 Wilshire Boulevard Mid Rise, LLC, to abandon VTT-74117.

In view of the above, and in conformance with the provisions of the State Subdivision Map Act and Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency terminates all further proceeding relative to Vesting Tentative Tract 74117 (Case No. VTT-74117) and directs that the case be received and filed.

VINCENT P. BERTONI, AICP
Director of Planning

Deborah Kahen
Deborah Kahen, AICP
Deputy Advisory Agency