

OFFICE OF ZONING ADMINISTRATION  
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planning.lacity.org

April 28, 2025

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

**Applicant/Owner**

Redcar CT4, LLC  
c/o James Jacobsen  
837 North Spring Street, Unit No. 100  
Los Angeles, CA 90012

**Representative/Architect**

Sheppard Mullin  
c/o Justin Mahramas  
333 South Hope Street, Unit 43  
Los Angeles, CA 90071

**Case Number:** ZA-2018-2248-MCUP-SPR, ZA-2020-3036-ZAI, VTT-82191

**CEQA Number:** ENV-2018-2249-EIR, ENV-2020-3037-CE

**Application Type:** Major Conditional Use Permit, Site Plan Review, Zoning Administrator's Interpretation, and Vesting Tentative Tract Map

**Project Location:** 641-679 North Spring Street and 620-648 North New High Street.

**Plan Area:** Downtown

**Council District:** 1 – Hernandez

**TERMINATED**

The application(s) for the property location referenced above were filed with the Department of City Planning on April 19, 2018, April 26, 2018 and May 8, 2020. On October 27, 2022, the Department issued its first Intent to Terminate letter after there had been no activity on the environmental application since May 6, 2020 when a partial submittal of the Initial Study (IS) was submitted to the Department for review and was subsequently returned to the environmental consultant on July 17, 2020 and September 4, 2020. On September 28, 2023, the applicant notified the Department that the project's scope would be modified, reducing the total square footage, number of residential units, and number of hotel rooms while increasing the height of the proposed residential tower and the amount of commercial square-footage. On October 26, 2023, the City returned comments on the 3rd Screen Check of the Initial Study. On March 21, 2024, the Department issued a second Intent to Terminate letter due to the length of time the applications had been on hold and the applicant had failed to submit any application materials related to the Project, including an updated entitlement plan set, Vesting Tentative Tract Map, and 4th Screen Check of the Initial Study reflecting the Project's revisions and responses to staff comments. On May 23, 2024, the applicant submitted via email a conceptual design of the revised project but has submitted no further documents to date, including an updated application form, attachment A, findings, entitlement plan set, Vesting Tentative Tract Map, and Mitigated Negative Declaration (or other appropriate environmental clearance documentation). On March 26, 2025, the Department issued a third Intent to Terminate letter 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 **Erick Morales** at (213) 202-5440 or via email at **[erick.morales@lacity.org](mailto:erick.morales@lacity.org)**.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vanessa Soto', with a stylized flourish at the end.

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VANESSA SOTO, AICP  
Senior City Planner  
Central Project Planning