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November 24, 2024

Applicant
Tommy Beadel
HVN Holdings LLC
7700 Irvine Center Drive #780
Irvine, CA 92618

Owner
Francine Roberts
12432 Moopark LLC
13888 Valley Vista Boulevard
Sherman Oaks, CA 9432

Representative
Dana Sayles
Three6ixty
11287 W Washington Blvd
Culver City, CA 90230

Case No. ADM-2024-8150-DB-VHCA-RED1
Related Case: PAR-2024-6804-AHRF-RED1
PAR-2024-6793-VHCA-ED1
CEQA: N/A
Location: 12432 – 12446 W Moorpark St
Council District: 4 – Raman
Neighborhood Council: Studio City
Community Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass
Land Use Designation: General Commercial
Zone: [Q]C2-1VL-RIO
Legal Description: Lots 3, 4 and 5, Tract TR 6891

CASE WITHDRAWAL CONFIRMATION

The Los Angeles City Planning Department has received your request, dated **11/20/2025**, requesting the withdrawal of the above referenced case(s) from further processing. Accordingly, the Director of Planning hereby terminates all proceedings relative to the case(s) number listed above.

On January 8, 2025, the Director of Planning issued a letter of compliance pursuant to the Mayor's Executive Directive 1 for a 100 percent affordable housing project totaling 102 dwelling units including 81 units for Low-Income households, 20 units for Moderate-Income households, and one Manager's Unit for a period of 99 years.

This confirmation letter confirms that the applicant has withdrawn the original case, thus abandoning any grants associated with those cases.

Should you wish to respond to this matter, you may contact Maren **Gamboa** at **213-978-1358** or via email at **maren.gamboa@lacity.org.**

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

JoJo Pewsawang, Senior City Planner

Prepared by:

Maren Gamboa, City Planner

November 20, 2025

Maren Gamboa
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, California 91401

RE: REQUEST FOR WITHDRAWAL OF APPLICATION
ADM-2024-8150-DB-VHCA-RED1
12432-12446 West Moorpark Street, Los Angeles, California 91604

Dear Ms. Gamboa,

three6ixty represents HVN Holdings LLC, the Applicant in the matter noted above for the Property generally located at 12432-12446 West Moorpark Street, Los Angeles, California 91604**.**

On January 8, 2025, the City approved Case No. ADM-2024-8150-DB-VHCA-RED1 for a Density Bonus Compliance Review for 100% affordable housing project pursuant to Mayor Bass' Executive Directive 1, consisting of 102 units on three (3) parcels ("Project").

On behalf of the Applicant, this letter provides notice that Applicant is withdrawing and abandoning the Project associated with Case No. ADM-2024-8150-DB-VHCA-RED1, effectively immediately. We respectfully request that the City take any necessary action to affirm the Applicant's abandonment of the Project. Feel free to call me at (310) 204-3500 should you have any questions regarding this request.

Sincerely,
three6ixty

Dana Sayles