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planning.lacity.org

October 6, 2023

Property Owner/Applicant

John Connolly
1637 West Baxter St
Los Angeles, CA 90026

Case Number:

ZA-2017-5243-ZAD

CEQA:

ENV-2017-5244-CE

Application Type:

Zoning Administrator's
Determination

Project Contact

Yu2e/ Bill Tsui
3411 Caroline Ave
Culver City, CA. 90232

Project Location:

1446 West Avon Place

Planning Area:

Silver Lake – Echo Park – Elysian
Valley

Council District:

13 – Soto-Martinez

TERMINATED—Zoning Administrator's Determination

The application for the property located at the above referenced address was filed with the Department of City Planning on December 13, 2017. There has been no activity on this application since June 6, 2021, when a letter was issued stating that the application did not qualify for a Class 3 Categorical Exemption and an Initial Study should be prepared to address the project impacts to the abutting Salkin House (HCM No.1111) in categories of noise with an emphasis on ground-borne vibrations, cultural resources, and geology and soils. Subsequently, staff followed up with the applicant on April 10, 2023 and July 6, 2023. However, no action has been taken to provide the requested information.

On August 31, 2023, the Department of City Planning issued a Notice of Intent to Terminate and requested a response within 30 days of the letter to proceed with the case. To date, the required 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