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February 18, 2020

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**Case Number: DIR-2018-7019-TOC**  
**CEQA Number: ENV-2018-7020-EAF**  
**Application Type: Transit Oriented**  
**Communities**  
**Location: 930 S. Mansfield Avenue**  
**Plan Area: Wilshire**  
**Specific Plan: None**  
**Council District: 4 - Ryu**

## TERMINATED

The application for Case Nos. DIR-2018-7019-TOC and ENV-2018-7020-EAF for the property located at 930 South Mansfield Avenue within the Wilshire Community Plan Area were filed with the Department of City Planning on November 30, 2018. The subject property was previously developed with a 1926 two-story multi-family residence designed in the Spanish Colonial Revival architectural style that was identified through the citywide historic resources survey SurveyLA as a Contributor to the potential Sycamore Avenue-Citrus Avenue South Multi-Family Residential Historic District ('Historic District'). Prior to filing for the TOC entitlement, the applicant demolished the historic resource and signed a CEQA Affidavit, indicating the proposed demolition was not part of a larger development.

On January 29, 2019, a Hold Letter was issued to the owner, applicant, and project architect, requesting for submittal of revised application materials and a Historic Resources Assessment Report ("HRA"). On April 25, 2019, planning staff and the applicant communicated via email and agreed that the HRA report would be submitted for review by June 7, 2019. On June 14, 2019, an Intent to Terminate Letter was issued to the applicant as the HRA report was not submitted. On June 27, 2019, the applicant submitted the HRA report for review. On October 1, 2019, planning staff emailed the applicant and stated that the Office of Historic Resources ("OHR") does not concur with the Findings of the HRA report as presented, and found that the proposed project would materially impair the significance of the Historic District, an historical resource as defined by CEQA. Planning staff requested for the applicant to redesign the project to be compatible with the Historic District, or proceed with the project as designed and prepare an Environmental Impact Report.

On January 22, 2020, planning staff received email correspondence from new architects representing the applicant for the proposed TOC entitlement. Staff requested for revised and notarized application materials to reflect the changes in project representation. On February 14, 2020, planning staff received a signed withdrawal request letter from the project representative. The representative stated that the applicant would like to propose a by-right TOC development utilizing Base Incentives.

The Director of Planning hereby terminates all proceedings relative to Case Nos.DIR-2018-7019-TOC and ENV-2018-7020-EAF, and directs that the case be Terminated and the matter filed. 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. Please note that the application fees are not eligible to be refunded as a Letter of Determination was issued.

If you have any questions regarding this matter, please contact Christina Toy-Lee at (213) 978-1167 or email at [christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org).

  
Christina Toy-Lee  
Senior City Planner