



Jane Choi &lt;jane.choi@lacity.org&gt;

## CF-25-1030 - TT-51669-M3-2A - REQUEST TO TERMINATE

Dana Sayles &lt;dana@three6ixty.net&gt;

Tue, Oct 7, 2025 at 9:30 AM

To: Jane Choi &lt;jane.choi@lacity.org&gt;

Cc: Lisa Webber &lt;lisa.webber@lacity.org&gt;, Helen Campbell &lt;helen.campbell@lacity.org&gt;, "elizabeth.ene@lacity.org" &lt;elizabeth.ene@lacity.org&gt;, Alexander DeGood &lt;adegood@coxcastle.com&gt;, "David P. Waite" &lt;dwaite@coxcastle.com&gt;, Kacy Keys &lt;kkeys@praxisdevgroup.com&gt;, Steve Riboli &lt;steve.riboli@riboliwines.com&gt;

Jane YES we are terminating the entire case, all appeals, and any incidental actions required for the project. We want to make it clear that by this action this is a full termination of the case and not just a withdraw of the appeal.

Thank you and let me know if you need any further clarification.

Dana

**Dana Sayles, AICP**

3280 Motor Avenue, Suite 226

Los Angeles, California 90034

O (310) 204.3500 x301

C (310) 259.8288

dana@three6ixty.net

**From:** Jane Choi <jane.choi@lacity.org>**Date:** Tuesday, October 7, 2025 at 8:06 AM**To:** Dana Sayles <dana@three6ixty.net>**Cc:** Lisa Webber <lisa.webber@lacity.org>, Helen Campbell <helen.campbell@lacity.org>, elizabeth.ene@lacity.org <elizabeth.ene@lacity.org>, Alexander DeGood <adegood@coxcastle.com>, David P. Waite <dwaite@coxcastle.com>, Kacy Keys <kkeys@praxisdevgroup.com>, Steve Riboli <steve.riboli@riboliwines.com>**Subject:** Re: CF-25-1030 - TT-51669-M3-2A - REQUEST TO TERMINATE

Thank you, Dana. We will coordinate with the Clerk.

In this instance, the Applicant is also the Appellant. Case No. TT-51669-M3-2A is the appeal of the decision of TT-51669-M3. Could you confirm that the Applicant is withdrawing both TT-51669-M3 as well as the appeal under TT-51669-M3-2A?

Thank you,  
Jane

On Mon, Oct 6, 2025 at 6:40 PM Dana Sayles <dana@three6ixty.net> wrote:

Ms. Choi:

On behalf of the Applicant, Praxis Development Group and the property owner S &R Partners, I hereby submit the attached Request to Terminate Case no. TT-51669-M3-2A / Council File No. 25-1030, with no further hearings or city action with regard to the case.

Please confirm receipt of this Notice of Intent to Terminate the above-referenced case. Please also feel free to reach out to me at (310) 204-3500 or [dana@three6ixty.net](mailto:dana@three6ixty.net) if you have any questions regarding this submittal.

Thank you,

Dana Sayles  
Applicant's Representative



**Dana Sayles, AICP**

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**Jane Choi, AICP**

Pronouns: She, Her, Hers

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E-NEWS



**Praxis Development Group LLC**  
4858 W Pico Blvd. #736  
Los Angeles, CA 90019  
kkeys@praxisdevgroup.com

October 6, 2025

Ms. Jane Choi  
Senior City Planner  
City of Los Angeles, Department of City Planning  
200 N. Spring St., Room 621  
Los Angeles, CA 90012

**RE: REQUEST TO TERMINATION CASE**  
**ADDRESS: 201 Sotello Street , Los Angeles, CA 90012**  
**TT-51669-M3-2A**

Ms. Choi:

On behalf of the Applicant in the above-referenced case, Praxis Development Group, and the property owners S & R Partners, I hereby submit a request to Terminate Case TT-51669-M3-2A without prejudice. As the project Applicant, I will not move forward with this case any further, including any pending public hearings for any future determination by the City of Los Angeles regarding the pending case or appeal matters.

**As such, please accept this letter as formal notice of the Applicant/Property Owner's intent to fully terminate Case TT-51669-M3-2A.**

As the case was on appeal from the City Planning Commission's (CPC) July 10, 2025 action, memorialized in an August 11, 2025 letter of determination, and there is no valid, operative determination until an appeal determination, pursuant to LAMC Sec. 13A.2.8.3, the case termination shall terminate all City action on the case.

Thank you and please let me know if you have any questions regarding this request.

Best regards,

A handwritten signature in black ink, appearing to be "Kacy Keys", written in a cursive style.

Kacy Keys  
Praxis Development Group

cc: Steve Riboli, S&R Partners  
Dana Sayles, Applicant's Representative  
David Waite / Alex DeGood, Cox Castle Nicholson  
Helen Campbell, CD 1  
Lisa Webber, Deputy Director, Department of City Planning