




Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: October 25, 2018

TO: AYM Investment LLC, a California limited liability company, Owner

FROM: Robert Manford, Environmental Affairs Officer 
Los Angeles Housing and Community Investment Department

SUBJECT: **AB 2556 (TOC) Determination for
1251 – 1255 ½ W. Sunset Blvd., Los Angeles, CA 90026
1257 – 1259 W. Sunset Blvd., Los Angeles, CA 90026**

Based on the Affordable Unit Determination Application submitted by Andy Simhaee (Owner Representative) on behalf of AYM Investment LLC, a California limited liability company (Owner), the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that seven (7) units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on September 7, 2018, so HCIDLA must collect data from September 2013 through September 2018.

AYM Investment LLC, a California limited liability company (Owner), acquired the properties 1251 – 1255 ½ W. Sunset Blvd., on Lot 25, under APN# 5406-016-026 on January 27th, 2016 per Grant Deed.

AYM Investment LLC, a California limited liability company (Owner), acquired the properties 1257 – 1259 W. Sunset Blvd., on Lot 27, under APN# 5406-015-001 on January 27th, 2016 per Grant Deed.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), 1251 – 1255 ½ W. Sunset Blvd., under APN# 5406-016-026, has a use code of "0500 – 5+ Units/4 Stories or Less".

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), 1257 – 1259 W. Sunset Blvd., under APN# 5406-015-001, has a use code of "0500 – 5+ Units/4 Stories or Less".

The Los Angeles Department of Building and Safety database indicates that the Owner applied for Demolition Permit 18019-20000-03894, permit not issued. The Los Angeles Department of Building and Safety database indicates that the Owner applied for Building Permit 18010-10000-02808, permit not issued. The Los Angeles Department of Building and Safety database indicates that the Owner applied for Building Permit 18010-10000-02809, permit not issued. The Los Angeles Department of Building and Safety database indicates that the Owner applied for Demolition Permit 18019-20000-03893, permit not issued. The Los Angeles Department of Building and Safety database indicates that the Owner applied for Building Permit 16010-10000-04836, permit not issued. The Los Angeles Department of Building and Safety database indicates that the Owner applied for Building Permit

AB 2556 TOC Determination HIMS #18-125318

16010-10000-05307, permit not issued. The Los Angeles Department of Building and Safety database indicates that the Owner applied for Building Permit 16010-10000-04439, permit not issued.

Per the statement provided by the Owner and received by HCIDLA on September 7, 2018, the Owner proposes to construct a new seventy (70) unit apartment building, pursuant to Transit Oriented Communities (TOC) guidelines.

Address	Bedroom Type
1251 Sunset Blvd.	1
1251 ½ Sunset Blvd.	1
1253 Sunset Blvd.	1
1253 ¼ Sunset Blvd.	1
1253 ½ Sunset Blvd.	1
1255 Sunset Blvd.	1
1255 ¼ Sunset Blvd.	1
1255 ½ Sunset Blvd.	1
1257 Sunset Blvd.	1
1257 ½ Sunset Blvd.	1

Per AB 2556, the number of RSO replacement units must match the percent of renter households currently living at Extremely Low, Very Low, and Low Income levels in Los Angeles per Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 31% Extremely Low (Below 31% Area Median Income [AMI]), 19% Very Low (31% to 50% AMI), and 18% Low (51% to 80% AMI) renter households for Los Angeles.

Replacement Units = 7

10 Units x 68%	7 Units
31% Extremely Low	4 Units
19% Very Low	2 Units
18% Low	1 Unit

As shown above, there existed ten (10) RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that seven (7) units need to be replaced with equivalent type, with four (4) units restricted to Extremely Low Income Households, two (2) units restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households. Please note, replacement units are rounded up. This AB 2556 determination only applies to TOC rental projects.

NOTE: This determination is provisional and is subject to verification by HCIDLA's Rent Division.

cc: Los Angeles Housing and Community Investment Department File
 AYM Investment LLC, a California limited liability company, Owner
 Ulises Gonzalez, Case Management Section, City Planning Department

RM:MAC:mz