



DIR-2018-6956-

TOC-SPR



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

DATE: November 5, 2018

TO: Farid Amid and Faranhaz Amid, as Trustees of the Farid and Faranhaz Amid Family Trust (Owner)  
Enayat Simhaee and Lida Simhaee (Owner)  
David Joseph Simhaee (Owner)

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

SUBJECT: **AB 2556 (TOC) Determination for  
1275 West Sunset Boulevard, Los Angeles, CA 90026**

Based on the Affordable Unit Determination Application submitted by Simha Engineering (Applicant) on behalf of Farid Amid and Faranhaz Amid, as Trustees of the Farid And Faranhaz Amid Family Trust, Enayat Simhaee and Lida Simhaee, and David Joseph Simhaee (Owners), the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that no units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing 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 on September 7, 2018, so HCIDLA must collect data from September 2013 to September 2018.

Farid Amid and Faranhaz Amid, as Trustees of the Farid And Faranhaz Amid Family Trust, Enayat Simhaee and Lida Simhaee, and David Joseph Simhaee (Owners), acquired the property 1275 West Sunset Boulevard under APN # 5406-015-045 on March 9, 2018 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), the property 1275 West Sunset Boulevard under APN # 5406-015-045 has a use code of "1210 - Commercial/Store and Residential Combination".

The Los Angeles Department of Building and Safety database indicates that the Owner has applied for a New Building Permit but not a Demolition Permit for the project.

Per the statement received by HCIDLA on September 7, 2018, the Owner plans to construct a new, seventy-seven (77) unit apartment building pursuant to Transit Oriented Communities (TOC) guidelines.

AB 2556 does not apply to commercial properties that include a detached singled family dwelling, therefore no AB 2556 replacement affordable units are required.

Please note that this AB 2556 determination will also apply if the proposed project is DB.

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

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cc: Los Angeles Housing and Community Investment Department File  
Farid Amid and Faranhaz Amid, as Trustees of the Farid and Faranhaz Amid Family Trust, Owner  
Enayat Simhaee and Lida Simhaee, Owner  
David Joseph Simhaee, Owner  
Ulises Gonzalez, Case Management Section, City Planning Department

**RM:MAC:jm**