



Eric Garcetti, Mayor
Ann Sewill, General Manager

DATE: May 17, 2021

TO: Faisal Roble, Principal City Planner
City Planning Department

FROM: Marites Cunanan, Senior Management Analyst II
Los Angeles Housing and Community Investment Department

SUBJECT: **Mello Act Determination for 204 – 208 E. North Venice Blvd., Los Angeles, CA 90291**

Planning Case #s: CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP & VTT-82288

Based on information provided by Sarah Letts, Becky Dennison and Chris Murray on behalf of Hollywood Community Housing Corp. and Venice Community Housing Corp. (Applicant), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined four (4) affordable unit exists at 204 – 208 E. North Venice Blvd. (Property).

The City of Los Angeles, a Municipal Corporation (Owner) acquired the property located at 204 – 208 E. North Venice Blvd. (APN 4238-024-903) on March 29, 1974 per Grant Deed. Owner is proposing to demolish the existing four (4) residential units and construct a new one hundred and forty (140) unit apartment building. Owner has not applied for a Building Permit or a Demolition Permit with the Department of Building and Safety.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act requires that HCIDLA collect tenant income verification documents if available, or monthly housing cost data as substitute, for at least the previous three (3) years prior to the date of application with the Department of City Planning (DCP). Owner filed an application with DCP on December 12, 2018. HCIDLA must collect data from: December 2015 through December 2018.

On May 4, 2021, HCIDLA mailed a certified letter to the Property. As of May 13, 2021, HCIDLA has not received a response.

Due to Owner's inability to provide sufficient verifiable documentation, HCIDLA was unable to verify the affordability of the four (4) residential units on the Property. Therefore, with insufficient verifiable documents and the Owner's agreement to an affordable determination, it is determined that four (4) affordable unit exists at 204 – 208 E. North Venice Blvd.

If you have any questions regarding this determination, please contact Nicholas Kawazoe at nicholas.kawazoe@lacity.org.

cc: Los Angeles Housing and Community Investment Department File
Hollywood Community Housing Corp. and Venice Community Housing Corp. (Owner)
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.
Juliet Oh, Department of City Planning

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