



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

DATE: March 5, 2020

TO: RKD 2111 Pacific, LLC, a Delaware limited liability company, Owner

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

SUBJECT: **AB 2556 (DB) Determination for  
2111-2139 South Pacific Avenue, Los Angeles, CA 90731**

Based on the Affordable Unit Determination Application submitted by Jonathan Lonner (Owner Representative) on behalf of RKD 2111 Pacific, LLC, a Delaware limited liability company (Owner) the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that no units (as detailed below) 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 Application on or about February 25, 2020, so HCIDLA must collect data from February 2015 to February 2020.

RKD 2111 Pacific, LLC, a Delaware limited liability company (Owner) acquired the property commonly known as: APN#7462-030-028, Lot 14, on August 1, 2019 per Grant Deed.  
2139 S. Pacific Ave, under APN #7462-030-029, Lot 15 on August 1, 2019 per Grant Deed.  
2111 S. Pacific Ave, under APN #7462-030-030, Lot 10, 11, and 12 on August 24, 2018 per Grant Deed.  
2121 S. Pacific Ave, under APN #7462-030-031, Lot 13 on August 24, 2018 per Grant Deed.

Google Earth images and Internet Search show that the property commonly known as APN#7462-030-028 is a parking lot.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), First American Datatree database, Billing Information Management System (BIMS) database and the Code, Compliance and Rent Information System (CRIS) database, the property commonly known as APN#7462-030-028, has a use code of "2700 – Parking Lot-Patron or Employee".

Google Earth images and Internet Search show that the property commonly known as 2139 S. Pacific Ave is a restaurant.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), First American Datatree database, Billing Information Management System (BIMS) database and the Code, Compliance and Rent Information System (CRIS) database, the property commonly known as 2139 S. Pacific Ave, has a use code of "2100-Restaurant/Lounge/Tavern".

Google Earth images and Internet Search show that the property commonly known as 2111 S. Pacific Ave is a vacant lot.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), First American Datatree database, Billing Information Management System (BIMS) database and the Code, Compliance and Rent

Information System (CRIS) database, the property commonly known as 2111 S. Pacific Ave, has a use code of "100V – Vacant Land-Commercial".

Google Earth images and Internet Search show that the property commonly known as 2121 S. Pacific Ave is a vacant lot.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), First American Datatree database, Billing Information Management System (BIMS) database and the Code, Compliance and Rent Information System (CRIS) database, the property commonly known as 2121 S. Pacific Ave, has a use code of "100V – Vacant Land-Commercial".

The Los Angeles Department of Building and Safety database indicates that the Owner has applied for Building Permit # 19010-10000-05672, permit not issued as of February 20, 2020 for the project. The Los Angeles Department of Building and Safety database indicates the Owner has not applied for a Demolition Permit for the project.

Per the Affordable Unit Determination Application received by HCIDLA on or about February 25, 2020, the Owner plans to construct a one hundred (100) unit apartment building pursuant to Density Bonus (DB) guidelines.

HCIDLA has determined that there were no residential units built and demolished on the properties, which currently has a parking lot, restaurant, and two commercial vacant lots within the last five years. Therefore, no AB 2556 replacement affordable units are required. **Please note that this AB 2556 determination will also apply if the proposed project is changed to a by-right Transit Oriented Communities (TOC).**

This determination is provisional and subject to verification by the RSO Section.

In the event that the proposed project is subject to SB 330, this AB 2556 determination would need to be amended and the amendment fee will apply.

**\*\*WARNING\*\***

**LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT**

<b>ISSUE:</b>	Is a <b>LOT TIE</b> required for the <b>NEW</b> project?
<b>IF NO:</b>	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the <b>SAME</b> as above.
<b>IF YES:</b>	Owner's existing RSO replacement obligation, if any, will <b>INCREASE</b> by one and the new project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

If you have any questions regarding this determination, please contact Edmund Wong at [edmund.wong@lacity.org](mailto:edmund.wong@lacity.org).

cc: Los Angeles Housing and Community Investment Department File  
RKD 2111 Pacific, LLC, a Delaware limited liability company, Owner  
Ulises Gonzalez, Case Management Section, City Planning Department

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