




Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: October 30, 2017

TO: 17454 Chatsworth, LLC, a California limited liability company, Owner

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

SUBJECT: **AB 2556 Determination for**
17436 W. Chatsworth St., Granada Hills, CA 91344
17444 W. Chatsworth St., Granada Hills, CA 91344
17454 W. Chatsworth St., Granada Hills, CA 91344
17458 W. Chatsworth St., Granada Hills, CA 91344

Based on the Affordable Unit Determination Application submitted by Armin Gharai (Owner Representative) on behalf of 17454 Chatsworth, LLC, a California limited liability company (Owner), the Los Angeles Housing + 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 Application on or about October 13, 2017, so HCIDLA must collect data from October 2012 to October 2017.

17454 Chatsworth, LLC, a California limited liability company (Owner) acquired the property commonly known as: 17436 W. Chatsworth St. & 17444 W. Chatsworth St. under APN # 2733-019-025, Lot 355, tied with Lot 356 on October 11, 2017 per Grant Deed. No Address under APN # 2733-019-014, Lot 354, tied with Lot 355 on October 11, 2017 per Grant Deed. 17454 W. Chatsworth St. under APN # 2733-019-013, Lot 353, tied with Lot 354 on October 11, 2017 per Grant Deed. No Address under APN # 2733-019-031, Lot C on October 11, 2017 per Grant Deed. 17458 W. Chatsworth St. under APN # 2733-019-012, Lot 353, tied with Lot 352 on October 11, 2017 per Grant Deed.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information Management (BIMS) database, Code, Compliance, and Rent Information System (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO) the property commonly known as 17436 W. Chatsworth St. & 17444 W. Chatsworth St. has a use code of "2600-Auto Body Repair Shop". Per Department of City Planning (ZIMAS), Billing Information Management (BIMS) database, Code, Compliance, and Rent Information System (CRIS) database, Rent Stabilization Ordinance Unit (RSO) the property referenced with APN # 2733-019-014 has a use code of "2700-Parking Lot". Per Department of City Planning (ZIMAS), Code, Compliance and Rent Information System (CRIS) database, Rent Stabilization Ordinance Unit (RSO) the property commonly known as 17454 W. Chatsworth St. has a use code of "2600-Auto Body Repair Shop". Per Department of City Planning (ZIMAS), Billing Information Management (BIMS) database, Code, Compliance and Rent Information System (CRIS) database, Rent Stabilization Ordinance Unit (RSO) the property referenced with APN # 2733-019-031 has a use code of "2700-Parking Lot". Per Department of City Planning (ZIMAS), Code, Compliance and Rent Information System (CRIS) database, Rent Stabilization Ordinance Unit (RSO) the property commonly known as 17458 W. Chatsworth St. has a use code of "2600-Auto Body Repair Shop".

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