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City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT
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Karen Bass, Mayor

DATE: July 10, 2024

TO: Theodore L. Irving, Principal City Planner
Los Angeles City Planning Department

FROM: Nicholas Kawazoe, Senior Management Analyst I
Los Angeles Housing Department

SUBJECT: **Mello Act Determination for 404 East Linnie Canal, Los Angeles, CA 90291**
Planning Case #: DIR-2023-7204-CDP-MEL-HCA

Based on the information provided by Austin Peters (Representative) on behalf of Linnie 404, LLC, a California Limited Liability Company (Owner), the Los Angeles Housing Department (LAHD) has determined that no affordable unit exists at 404 E. Linnie Canal (APN: 4227-008-039, Lot 39) (Property).

Per the Grant Deed recorded on May 12, 2022, Owner purchased the Property from Alta Standard One LLC, a California Limited Liability Company, as to an undivided 34.000% interest; Linnie Canal Zero, LLC, a California Limited Liability Company and Carondelet & Sixth, Inc., a California Corporation.

Owner is proposing to demolish the existing single family dwelling and construct a new single family dwelling. Owner has not yet applied for Demolition Permit or a new Building Permit with the Department of Building and Safety.

Section 4.4.2 of the Interim Administrative Procedures for Complying with the Mello Act requires that LAHD collect information proving that the residential unit has been unoccupied for at least three hundred and sixty-five (365) consecutive days prior to the date of application with the Los Angeles City Planning Department (LACP). Owner filed an application with LACP on October 26, 2023. LAHD must collect data from: October 2022 through October 2023.

On May 16, 2024, LAHD mailed a tenant letter to the Property. As of July 10, 2024, LAHD has not received a response. Based on the Department of Water and Power utility usage provided, long-term vacancy has been established for 404 E. Linnie Canal. Therefore, LAHD has determined that no affordable unit exists at 404 E. Linnie Canal.

If you have any questions regarding this determination, please contact Olivia Jin at olivia.jin@lacity.org.

cc: Los Angeles Housing Department File
Linnie 404, LLC, a California Limited Liability Company (Owner)
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.
Juliet Oh and Sienna Kuo, Los Angeles City Planning Department

NK:oj

HIMS: 24-131886
APN: 4227-008-039