

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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DEPUTY DIRECTOR

April 15, 2025

Jake Jesson (A)(O)  
13035 W. Rose Ave.  
Los Angeles, CA 90066

Tony Russo (R)  
Crest Real Estate  
11150 W. Olympic Blvd., Ste 700  
Los Angeles, CA 90064

RE: Urban Lot Split-Preliminary Parcel  
Map No.: ADM-2023-7401-PMUL

Address: 13035 West Rose Avenue  
Community Plan: Palms – Mar Vista – Del  
Rey  
Zone: R1V2  
Council District: 11 – Park

**LETTER OF CORRECTION**

On May 30, 2024, the Deputy Advisory Agency determined, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project pursuant to Public Resources Code Section 21080(b)(1), and determined based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7, and approved Urban Lot Split Preliminary Parcel Map No. ADM-2023-7401-PMUL, located at 13035 West Rose Avenue, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the revised map stamp-dated February 21, 2024, in the Palms – Mar Vista – Del Rey Community Plan. As a ministerial project, the Project is not subject to appeal.

As part of the action, the Advisory Agency adopted conditions of approval (Conditions No. 2 and No. 3) from the Bureau of Engineering that required recording of a Covenant and Agreement for a sanitary sewer easement and private access easement to be granted within Parcel A for the benefit of Parcel B of the parcel map. On March 12, 2025, the Bureau of Engineering submitted a written request to modify Condition No. 2 and delete Condition No. 3 of the Advisory Agency decision. As such, Condition No. 2 and No. 3 are hereby corrected as follows, with deleted text shown in ~~strikeout~~ and new text shown in underline:

2. That, if necessary, a Covenant and Agreement be recorded that a private sanitary sewer easement be granted within Parcel A for the benefit of Parcel B of the parcel map.
- ~~3. That a Covenant and Agreement be recorded that a private access easement be granted within Parcel A for the benefit of Parcel B of the parcel map.~~

The applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Correction. A copy of the recorded document shall be submitted to the Development Services Center for inclusion into the case file.

All other conditions of Urban Lot Split Parcel Map No. ADM-2023-7401-PMUL shall remain as originally written.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
\_\_\_\_\_  
KENTON TRINH  
Deputy Advisory Agency

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**Decision Date: MAY 30, 2024**

Jake Jesson (A)(O)  
13035 W. Rose Ave.  
Los Angeles, CA 90066

Tony Russo (R)  
Crest Real Estate  
11150 W. Olympic Blvd., #700  
Los Angeles, CA 90064

RE: Urban Lot Split-Preliminary Parcel Map No.:  
ADM-2023-7401-PMUL  
Address: 13035 W. Rose Ave.  
Community Plan: Palms – Mar Vista – Del Rey  
Zone: R1V2  
Council District: 11 – Park

**LETTER OF COMPLIANCE – Ministerial Review of SB 9 Urban Lot Split**

The Advisory Agency determines based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7. In accordance with the provisions of GCS 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2023-7401-PMUL, located at 13035 West Rose Avenue, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the revised map stamp-dated February 21, 2024, in the Palms – Mar Vista – Del Rey Community Plan. The Advisory Agency determines based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project pursuant to Public Resources Code Section 21080(b)(1). This subdivision is based on the R1V2 Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

**Note on clearing conditions:** When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 N. Figueroa Street, Suite 290, or calling (213) 808-8971.*

1. That the final map be labeled as "Urban Lot Splits per CA Senate Bill 9" satisfactory to the City Engineer.
2. That a Covenant and Agreement be recorded that a private sanitary sewer easement be granted within Parcel A for the benefit of Parcel B of the parcel map.
3. That a Covenant and Agreement be recorded that a private access easement be granted within Parcel A for the benefit of Parcel B of the parcel map.
4. That the subdivider make a request to the BOE West Los Angeles District Office to determine the capacity of existing sewers in this area.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

5. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.*

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division, shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permit for the demolition or removal of existing garage under Certificate of Occupancy 1952VE05694. Accessory structures and uses are not permitted to remain on lots without a main structure or use. No building shall be located across the proposed property line. Provide copies of the demolition permit and signed inspection card to show completion of the demolition work.
  - b. One required parking space is required to remain for the remaining dwelling in the proposed Parcel A. Show location of all parking spaces and access driveways or obtain approval from the Advisory Agency to approve the deviations from the Zoning code. Provide copies of permits and final inspection cards, for any new garage or carport.
  - c. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions all building sizes on the site. Indicate the building height, floor area, and the type of construction for all buildings on the site.
  - d. Revise dimension for the proposed property line along the East direction.

- e. Provide a minimum 20 ft street frontage and 20 ft wide access strip for the proposed Parcel B or obtain the approval from the Advisory Agency to approve the deviations from the Zoning Code.
- f. Provide a minimum lot width of 50 feet for the proposed Parcel B. Revise the map or obtain approval from the Advisory Agency to approve the deviations from the Zoning Code.
- g. Provide building plans to show compliance with current Los Angeles City Residential Code concerning exterior wall/opening protection and exit requirements with respect to the new property lines.
  - 1. Provide 1-hr fire-resistance exterior walls if fire separation distance is: Less than 5' [T-R302.1(1)], or less than 3' if the building is equipped throughout with an automatic residential fire sprinkler system installed in accordance with section R313. [T-R302.1(2)]
  - 2. Openings are not allowed within 3' fire separation distance. [T-R302.1(1) & T-R302.1(2)]
  - 3. Maximum 25% opening area is allowed when the fire separation distance is between 3' and 5' for building without automatic sprinkler. (T-302.1(1))
  - 4. Unlimited opening area is allowed when the fire separation distance is  $\geq 3'$  for building with automatic sprinkler. (T-302.1(2))
  - 5. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
- h. Any proposed building with an issued permit on the proposed Parcels A and B issued prior to the recording of this map shall comply with the current Los Angeles City Residential and Zoning Code requirements with respect to the new lot lines and new lot area.
- i. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

This property is located in Coastal Transportation Corridor Zone.

This property is located in a Special Grading Area.

The following permits are under plan check: 23010-10000-04648, 23010-10000-03142, 23010-10000-04591.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

## DEPARTMENT OF TRANSPORTATION

*Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (818)374-4699.*

- 7. That the project be subject to any recommendations from the Department of Transportation.

## FIRE DEPARTMENT

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY*

*APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.*

8. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Access for the Fire Department apparatus and personnel to and into all structures shall be required.
  - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
  - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
  - f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - g. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
  - h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
  - i. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
  - j. Site plans shall include all overhead utility lines adjacent to the site.
  - k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
  - l. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
  - m. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

- n. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- o. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- p. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

## **DEPARTMENT OF WATER AND POWER**

- 9. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

## **BUREAU OF SANITATION**

- 10. Wastewater Collection Systems Division of the Bureau of Sanitation shall inspect the sewer/storm drain lines serving the subject tract. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).).

## **INFORMATION TECHNOLOGY AGENCY**

- 11. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

## **DEPARTMENT OF RECREATION AND PARKS**

*Please contact RAP at (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org) for any questions regarding the following:*

- 12. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

## **DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

- 13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. ADM-2023-7401-PMUL shall not be issued until after the final map has been recorded.

- b. The subdivision shall be limited to residential uses.
- c. Limit the subdivision to two (2) lots.
- d. Parking shall be provided in conformance with GCS 66411.7(e)(3). One space shall be required for each unit.
- e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
- g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- h. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- i. **Note to City Zoning Engineer and Plan Check:** The Advisory Agency has considered the following in conjunction with the approved map. Such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies.
  - 1. The proposed Parcel A and Parcel B are permitted to deviate from the minimum lot width (50 feet) requirements of the R1V2 Zone pursuant to LAMC 12.08 C.4.
  - 2. The proposed Parcel B is permitted to deviate from the required 20 feet of street frontage and access strip as required pursuant to the definition of a lot in LAMC 12.03 and the 10-foot passageway requirements as required pursuant to LAMC 12.21 C.2(b).
  - 3. Parcel A Setbacks – Pursuant to Government Code Section 66411.7(c)(3)(A), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
  - 4. Parcel B Setbacks – Pursuant to Government Code Section 66411.7(c)(3)(B), a local agency may require a setback of up to four feet from the side and rear lot lines.
- j. The Applicant shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

#### 14. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the



entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court cost and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

## BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. That the following provisions be accomplished in conformity with the improvements constructed herein:

- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer and drainage easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- e. That drainage matters be taken care of satisfactory to the City Engineer.
- f. That if necessary, satisfactory sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- b. Any required bonded sewer fees shall be paid prior to recordation of the final map.
- c. Any construction activity within public streets, private streets, alleys and easements shall be constructed under permits in conformity with plans and specifications approved by the Bureau of Engineering.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- a. Construct any necessary mainline and house connection sewers to serve the tract as determined by the City Engineer.
- b. Construct any necessary drainage facilities.
- c. Close any unused driveways satisfactory to the City Engineer.

- d. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - i. Construct the necessary house connection sewers to serve each parcel.

#### NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

A haul route hearing before the Board of Building and Safety Commissioners ("BBSC") is required for all applications for the import or export of more than 1,000 cubic yards of soil in the "hillside" area, as designated by the current Bureau of Engineering Basic Grid Map No. A-13372, and as referenced in ZIMAS, as a "Special Grading Area."

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

#### **SENATE BILL 9 BACKGROUND**

On September 16, 2021, Governor Gavin Newsom approved Senate Bill (SB) 9, effective as of January 1, 2022, which requires a ministerial review process for a parcel map application for the creation of an Urban Lot Split if a project meets the State law provided in California Government Code Section (GCS) 66411.7. The purpose of SB 9 is to provide eligible developments a ministerial approval process that is not subject to the California Environmental Quality Act (CEQA). A local agency shall approve an Urban Lot Split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2) (commencing with Section 66410), except as otherwise expressly provided in SB 9.

#### **PROJECT BACKGROUND**

##### **Subject Property**

The subject property is a rectangular interior lot located mid-block along the north side of West Rose Avenue, between Morningside Way to the east and Walgrove Avenue to the west and is

located within the Palms – Mar Vista – Del Rey Community Plan. The site is made up of one lot with a total lot area of 6,725 square feet, with 56 feet of frontage on Rose Avenue and a depth of 120 feet. Vehicular access is provided to the rear of the property along the adjacent alley.

As shown on ZIMAS, the site is located outside of a flood zone. The site is not located in a Hillside area, Watercourse, Hazardous Waste / Border Zone, or Methane Hazard Site. There are no known oil wells on site. The site is located approximately 3.7 kilometers from the Santa Monica Fault and is not located within an Alquist-Priolo Fault Zone, Landslide Area, Liquefaction, Preliminary Fault Rupture Study Area, or Tsunami Inundation Zone. The site is located within an Urban Agriculture Incentive Zone and a Special Grading Area (BOE Basic Grid Map A-13372).

### Zoning and Land Use Designation

The project site is located in the Palms – Mar Vista – Del Rey Community Plan with a general plan land use designation of Low Residential and zoned R1V2 and is consistent with the land use designation.

### Surrounding Uses

The properties adjacent to the site and within the surrounding area to the north, south, east, and west are zoned R1V2 and developed with one- to two-story single-family dwellings.

### Project Description

This project is proposing to subdivide one lot consisting of approximately 6,725 square feet into two smaller lots consisting of 4,031 square feet (Parcel A) and 2,694 square feet (Parcel B). Parcel A is currently improved with a one-story, 1,683 square-foot single-family dwelling. Parcel B is currently improved with a detached two-car garage that is proposed to be demolished and replaced with a new two-story, 1,201 square-foot single-family dwelling.

### SB 9 ELIGIBILITY CRITERIA

Pursuant to GCS 66411.7(a), a local agency shall ministerially approve a parcel map for an urban lot split only if the local agency determines that the parcel map for the urban lot split meets all the following requirements, outlined below. Based on the administrative record, the project meets the requirements of GCS 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7.

<b>(1),(2) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.</b>	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> Does Not Comply
The existing unsubdivided lot has an area of 6,725 square feet. The proposed lot split results in Parcel A with a lot area of 4,031 square feet (60 percent of the existing lot area) and Parcel B with a lot area of 2,694 square feet (40 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.	

<b>(3) The parcel being subdivided meets all the following requirements:</b>	
	<input checked="" type="checkbox"/> <b>Complies</b>

<p><b>(A) The parcel is located within a single-family residential zone. Which includes the RA, RE, RS, R1, RU, RZ, and RW zones.</b></p>	<p><input type="checkbox"/> Does Not Comply</p>
<p>The subject lot is zoned R1V2.</p>	
<p><b>(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>The site is comprised of a legal parcel located within the boundaries of the City of Los Angeles.</p>	
<p><b>(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4:</b></p> <p><i>(6) The development is not located on a site that is any of the following:</i></p> <p><i>B. Either prime farmland or farmland of statewide importance.</i></p> <p><i>C. Wetlands.</i></p> <p><i>D. Within a very high fire hazard severity zone.</i></p> <p><i>E. A hazardous waste site.</i></p> <p><i>F. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards.</i></p> <p><i>G. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood).</i></p> <p><i>H. Within a floodway.</i></p> <p><i>I. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or natural resource protection plan.</i></p> <p><i>J. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act</i></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>

<p><i>(Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).</i></p> <p><i>K. Lands under conservation easement.</i></p>	
<p>As shown in the ZIMAS parcel report and the administrative record, the property is not zoned or designated for agricultural use and is not located within a wetland. The property is not identified as a hazardous waste site that is listed pursuant to GCS 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. Furthermore, the property is not located within a very high fire hazard severity zone, an earthquake fault zone, special flood hazard area, floodway, a conservation or natural resource protection plan, nor lands under conservation easement. As provided in an Owner's Declaration of No Habitat form dated October 27, 2023, the property does not contain Habitat as provided in GCS 65913.4(a)(6)(J). Additionally, as provided in a tree letter and Tree Disclosure Statement dated October 24, 2023 from Alison Lancaster Registered Consulting Arborist, there are no protected trees or shrubs located on the project site under the LA City Protected Tree Ordinance #186873. Therefore, the project complies with the requirements of Section 65913.4.</p>	
<p><b>(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:</b></p> <p>(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.</p> <p>(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.</p> <p>(iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.</p> <p>(iv) Housing that has been occupied by a tenant in the last three years.</p>	<p><input checked="" type="checkbox"/> <b>Complies</b></p> <p><input type="checkbox"/> Does Not Comply</p>
<p>The project will maintain an existing single-family dwelling on the resulting Parcel A. The detached garage located on the resulting Parcel B is proposed to be demolished and replaced with one new single-family dwelling.</p>	
<p><b>(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b></p> <p><input type="checkbox"/> Does Not Comply</p>

<b>listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.</b>	
As shown in ZIMAS, the property is not located within a Historic District identified by the State or a Historic Preservation Overlay Zone (HPOZ) designated by the City. Additionally, the property is not identified as a potential resource by Historic Places LA, the City's historic resources survey.	
<b>(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.</b>	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> Does Not Comply
A review of the subject site parcel data shows no previous approval of an urban lot split.	
<b>(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.</b>	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> Does Not Comply
A review of the adjacent parcels shows no applications or approvals for an urban lot split.	

Pursuant to GCS 66411.7(g)(1) a local agency shall require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

<b>(1),(2),(3) The applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the Urban Lot Split. This requirement does not apply to an applicant that is a "community land trust" or is a "qualified nonprofit corporation". See the last page for the Applicant Declaration Related to Owner Occupancy.</b>	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> Does Not Comply
As shown in the Los Angeles Department of City Planning Attachment to SB9 Urban Lot Split Parcel Map Application Applicant Declaration Related to Owner Occupancy signed, dated October 27, 2023, the applicant intends to occupy the existing single-family dwelling as their principal residence for a minimum of three years.	

Pursuant to GCS 66411.7(j) a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section. For the purposes of this section, "unit" means any dwelling unit, including, but not limited to, a unit or units created pursuant to GCS 65852.21, a primary dwelling, an accessory dwelling unit as defined in GCS 65852.2, or a junior accessory dwelling unit as defined in GCS 65852.22.

<b>(1),(2) Notwithstanding any provision of Section 65852.2, 65852.21, 65852.22, 65915, or this section, a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section.</b>	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input checked="" type="checkbox"/> <b>Not Applicable</b>
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The project will maintain an existing single-family dwelling on Parcel A, and a new single-family dwelling is proposed to be built on Parcel B, resulting in one unit per parcel. No additional units are proposed pursuant to GCS 65852.21.

Pursuant to Government Code Section 66411.7(b) a local agency shall approve an application for a parcel map for an urban lot split ministerially without discretionary review, if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as otherwise expressly provided in this section, and shall not impose regulations that require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map for an urban lot split pursuant to this section.

Pursuant to Government Code Section 66411.7(c):

- (1) Except as provided in paragraph (2), notwithstanding any local law, a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to a parcel created by an urban lot split that do not conflict with this section.*
- (2) A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.*

**Lot Frontage.** The proposed Parcel B is a flag lot and does not provide the minimum required 20-foot lot frontage or access strip connecting the main building area to the frontage street, as required by the definition of a “Lot” in LAMC Section 12.03. Instead, pedestrian access is provided to the proposed dwelling unit on Parcel B by a 6.58-foot-wide lot frontage along Rose Avenue, and vehicular access is provided via the alley to the rear of the lot. Compliance with the 20-foot-wide frontage requirement would require the demolition of the existing single-family dwelling on Parcel A and would therefore physically preclude the construction of two units, so the proposed parcels shall not be subject to the minimum lot frontage and access strip required by the LAMC 12.03 definitions of a lot and flag lot.

**Passageway.** Similarly, pursuant to LAMC Section 12.21 C.2(b), there shall be a passageway of at least 10 feet in width extending from a street to one entrance of each dwelling unit or guest room in every residential building. The proposed Parcel B provides a 4.83-foot passageway from the street (Rose Avenue) to the entrance of the proposed single-family dwelling on Parcel B and does not meet the 10-foot passageway requirement. The provision of a 10-foot passageway would require the demolition or alteration to the existing single-family dwelling on Parcel A and would therefore physically preclude the construction of two units, so the proposed parcels shall not be subject to the minimum passageway for residential buildings required by LAMC 12.21 C.2(b).

- (3) (A) Notwithstanding paragraph (2), no setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure. (B) Notwithstanding paragraph (2), in all other circumstances not described in subparagraph (A), a local agency may require a setback of up to four feet from the side and rear lot lines.*



**Minimum Lot Width.** The minimum width for lots in the R1 Zone is 50 feet per LAMC Section 12.08. The resulting parcels would not meet the lot width requirements per this section. The resulting parcels are divided in a way that allows both parcels vehicular access to the alley and pedestrian access to Rose Avenue. The proposed lot split complies with the minimum required 40 percent of the unsubdivided lot for Parcel B. Increasing the lot width and area for Parcel A would reduce the size of Parcel B, and increasing the lot width of Parcel B would prevent vehicular access to Parcel A. Pursuant to Government Code Section 66411.7(i), a local agency shall not require the correction of nonconforming zoning conditions for the creation of an urban lot split, therefore the proposed parcels shall not be subject to the minimum lot width (50 feet) requirement for the R1 Zone.

**Setbacks for Single-Family Dwellings, Parcel A.** LAMC Section 12.08 requires a side yard setback of 5 feet for residential structures in the R1 zone, or 10% of the lot width for lots less than 50 feet wide. The subject site will maintain an existing single-family dwelling in the resulting Parcel A. Portions of the single-family dwelling will be located in the required side yard for Parcel A. Pursuant to Government Code Section 66411.7(c)(3)(A) no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure. As such, the required side yard for Parcel A is not required. Future construction on Parcel A may require yard requirements as authorized under SB 9, LAMC Section 12.08, and other state or local regulations.

**Setbacks for Single-Family Dwellings, Parcel B.** LAMC Section 12.08 requires a side yard setback of 5 feet for residential structures in the R1 zone, or 10% of the lot width for lots less than 50 feet wide. A new single-family dwelling is proposed on the resulting Parcel B with side and rear yard setbacks of four feet. Pursuant to Government Code Section 66411.7(c)(3)(B) a local agency may require a setback of up to four feet from the side and rear lot lines. As such, the proposed single-family dwelling on Parcel B is compliant with the setback regulations as authorized under SB 9. Future construction on Parcel B may require yard requirements as authorized under SB 9, LAMC Section 12.08, and other state or local regulations.

The Urban Lot Split Parcel Map meets the requirements outlined in Government Code Section 66411.7. The Advisory Agency approves Preliminary Parcel Map No. ADM-2023-7401-PMUL.

**Effective Date/Appeals:** The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

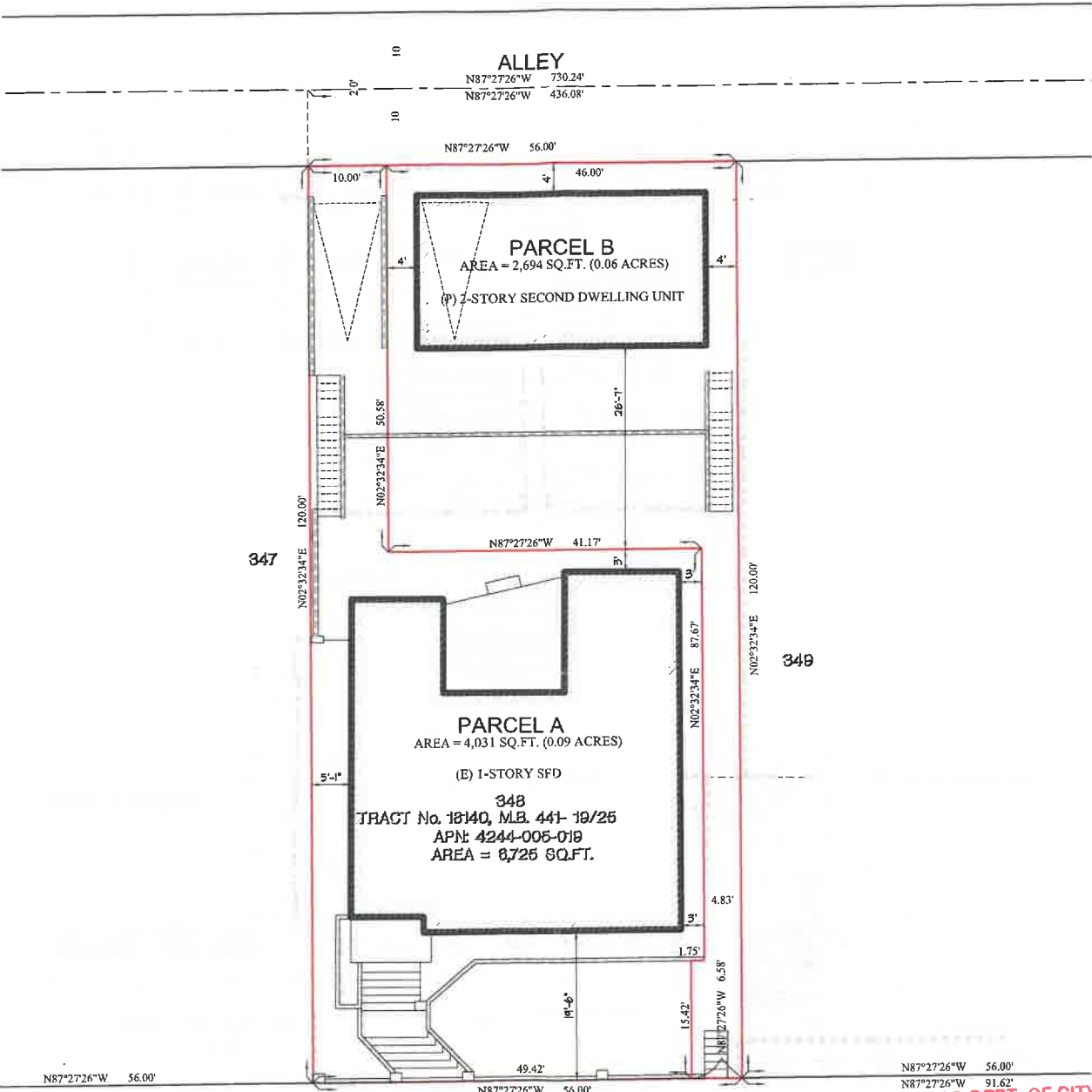
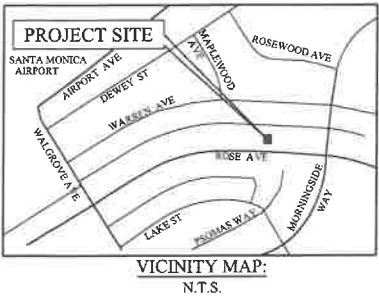
VINCENT P. BERTONI, AICP  
Advisory Agency

*Kenton Trinh*

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Kenton Trinh  
Deputy Advisory Agency

KT:JO:CR



**PROJECT ADDRESS:**  
13035 ROSE AVENUE,  
LOS ANGELES, CA 90066

**OWNER/SUBDIVIDER:**  
JAKE & CAITLIN JESSON  
13035 ROSE AVE, LOS ANGELES, CA 90066  
(310) 739-7931

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N54°05'054"W OF  
A COURSE IN THE STREET CENTERLINE OF DAWES AVENUE AS SHOWN ON THE  
MAP OF TRACT NO. 16955, M.B. 392, PAGES 41 TO 44.

**THOMAS GUIDE:**  
PAGE 672 - GRID A3

**ZONING:**  
R1V2  
GENERAL PLAN USE: LOW RESIDENTIAL

**PROJECT AREA:**  
6,725 SQ. FT. - 0.15 ACRE

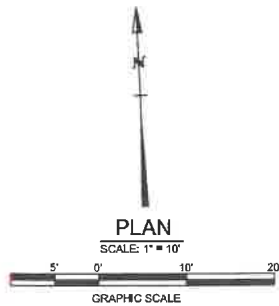
**FLOOD ZONE:**  
OUTSIDE FLOOD ZONE

**NEAREST FAULT:**  
SANTA MONICA FAULT  
3.68 KM

**BENCHMARK:**  
B.M. NO. 17-15325 NAVD 1988 NAVIGATE LOS ANGELES  
SPK E CURB MAPLEWOOD AV; 0.5FT S OF BC RET S OF DEWY ST  
ELEVATION = 128.25 FEET (ADJUSTMENT 2000)

**LEGAL DESCRIPTION:**  
THE BEARING OF N 87°27'26" W FOR THE CENTERLINE OF ROSE AVE, AS SHOWN ON  
THE TRACT MAP NO. 18140, RECORDED IN M.B. 441, PGS. 19 - 25, WAS USED AS THE  
BASIS OF BEARINGS FOR THIS SURVEY.

- NOTES:**
- NO AREA IS SUBJECTED TO FLOODING.
  - NO PROTECTED TREE SPECIES ON THE SITE.  
(ALL EXISTING TREES TO BE REMOVED)
  - NO HAZARDOUS CONDITIONS EXIST ON SITE
  - ALL UTILITIES ARE AVAILABLE TO SITE.
  - PROPOSED PROJECT : 2 LOTS
  - SEWER IS AVAILABLE TO THE SITE.
  - ALL EXISTING STRUCTURES TO BE DEMOLISHED.
  - SB9 SUBDIVISION IN THE R1V2 ZONE
  - MAP PREPARED : OCTOBER 26, 2023



TENTATIVE APPROVAL  
NO: *ADM-2023-7401-PMUL*  
Approved without conditions  
BY: *Jeffrey Wilson*  
Department of Building & Safety  
Grading Division  
*2-14-2024*

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
☒ TRACT MAP  
*Parcel*  
FEB 21 2024  
☒ REVISED MAP ☐ EXTENSION OF TIME  
☐ FINAL MAP UNIT ☐ MODIFIED  
DEPUTY ADVISORY AGENCY

**SURVEYOR:**  
GEORGE BARAJAS, PLS 8399  
LICENSE EXPIRATION DATE : 06-30-2024  
3636 SHADOW GROVE ROAD  
PASADENA, CA 91107  
TEL No. : 818-402-5461  
gmsurveying@gmail.com

**GEORGE BARAJAS, PLS 8399**  
*George Barajas*  
10-30-2023