

DEPARTMENT OF  
CITY PLANNING  
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(213) 978-1300

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

March 18, 2025

**Applicant / Owner**

Azzurro Alberto Tornetta-Mallin  
1942-1944 N. Lake Shore Avenue  
Los Angeles, CA 90039

**Representative**

Nick Leathers  
Crest Real Estate  
11150 W. Olympic Blvd., Ste 700  
Los Angeles, CA 90064

**Case No.** ADM-2024-3562-PMUL

**CEQA:** N/A

**Location:** 1942-1944 N. Lake Shore Avenue

**Council District:** 13 – Soto-Martinez

**Neighborhood Council:** Echo Park

**Community Plan Area:** Silver Lake – Echo Park – Elysian Valley

**Land Use Designation:** Low Residential

**Zone:** R1-1VL

**Legal Description:** Lot 20 and the southeasterly 50 feet of Lot 23, Block 19, Blocks No's 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 Elysian Heights Tract

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

On September 12, 2024, in accordance with provisions Government Code Section (GSC) 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50 of Chapter 1, the Advisory Agency approved the Urban Lot Split Preliminary Parcel Map No. ADM-2024-3562-PMUL, located at 1942-1944 N. Lake Shore Avenue, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the map stamp-dated June 12, 2024, in the Silver Lake – Echo Park – Elysian Valley Community Plan.

On January 2, 2025, the Department of City Planning distributed a revised map to address inaccuracies in the map initially circulated on June 12, 2024. The primary difference between the revised map and the original map is the lot lines.

Therefore, the Conditions are hereby corrected as follows:

Deletions are notated with ~~strikeout~~ and additions are notated with underline:

## **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, if necessary, 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.~~
- ~~3. 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.~~
- ~~4. That a Covenant and Agreement be recorded that a private drainage easement be granted within Parcel A for the benefit of Parcel B of the parcel map.~~
- ~~5.~~ 2. That the subdivider make a request to BOE Central 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 Parcel 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.*

- ~~6.~~ 3. 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 Helen Nguyen at (213) 482-0427 or [helen.nguyen@lacity.org](mailto:helen.nguyen@lacity.org) to schedule an appointment.*

- ~~7.~~ 4. 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. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions all: building sizes and required yards on the site. Indicate the height, permitted use and the type of construction for all buildings on the site.
  - b. The proposed Parcel B is a land-locked parcel and does not provide the minimum required 20 feet street frontage to the public or private street and the minimum required 20 feet access strip width as required by the definition of a "lot" per LAMC Section 12.03. Revise the map or obtain approval from the Advisory Agency to approve for the deviations from the Zoning Code.



- c. For any proposed building with a permit issued prior to obtaining a Zoning clearance for this lot split, show that it complies with the current Building (Residential) and Zoning Code requirements within the new lot prior to obtain the Zoning clearance for this map or obtain City Planning approval to waive such Zoning requirements.
- d. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

This property is located in the Baseline Hillside Ordinance and may require to comply with the Baseline Hillside Ordinance requirements per LAMC Section 12.21.C.10.

This property is located in a Special Grading Area.

This property is located in a Very High Fire Hazard Severity Zone.

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.*

- ~~8. That the project be subject to any recommendations from the Department of Transportation.~~
- 5. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces or as shall be determined to the satisfaction of the Los Angeles Department of Transportation (LADOT).
- 6. Parking spaces shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.
- 7. Driveway(s) and vehicular access for residential component of any development should be limited to the street with the lowest classification or as shall be determined to the satisfaction of the Department of Transportation.
- 8. A parking area and driveway plan be submitted to the LADOT Citywide Planning Coordination Section for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 North Figueroa Street, Room 550. For an appointment, contact LADOT's One Stop email at [ladot.onestop@lacity.org](mailto:ladot.onestop@lacity.org).

9. That a fee in the amount of \$205 be paid to LADOT as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

#### **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.*

- ~~9.~~10. 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 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. 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.
  - d. 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.
  - e. 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.
  - f. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
  - g. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.

- h. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- i. Site plans shall include all overhead utility lines adjacent to the site.
- j. Fire lane requirements:
  - 1. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - 2. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - 3. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - 4. Submit plot plans indicating access road and turning area for Fire Department approval.
  - 5. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - 6. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - 7. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - 8. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - 9. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- k. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- l. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- ~~m. Standard cut corners will be used on all turns.~~

- ~~n-m.~~ Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- ~~o~~ n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- ~~p-o.~~ 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.
- p. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- q. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- s. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4911, 2023 City of Los Angeles Fire Code.
- t. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
1. Boxed-in eaves.
  2. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
  3. Non-wood siding.
  4. Exposed wooden members shall be two inches nominal thickness.
  5. Noncombustible finishes.
- u. Irrigated and managed greenbelts around the perimeter of all structures for a distance of **100 feet** shall be considered as a buffer between the brush and the proposed project.
- v. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit, 6262 Van Nuys Blvd., Room 451, Van Nuys 91401 (800) 994-4444.
- w. All structures shall have noncombustible roofs. (Non-wood)
- x. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.

## **DEPARTMENT OF WATER AND POWER**

4011. 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**

*Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject parcel and found (no) potential problems to their structures or potential maintenance problems, as stated in the memo dated August 30, 2022.*

4412. Wastewater Collection Systems Division of the Bureau of Sanitation shall inspect the sewer/storm drain lines serving the subject parcel. 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**

4213. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [ita.cabletvclearance@lacity.org](mailto:ita.cabletvclearance@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 Park Fees staff at (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org) for any questions regarding the following:*

4314. The applicant shall record a Covenant & Agreement, the language of which shall be subject to the approval of the Department of Recreation and Parks, stating that the future development of said property for residential purposes shall be subject to the Subdivision Park Fee prior to the issuance of Certificate of Occupancy, at whatever the applicable rate of the fee is at the time of issuance.

## **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

*Removal of Protected trees, and removal or planting of any tree in the public right-of-way required the approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.*

4415. Native Protected Trees



- a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4: 1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long term survival of the species.
- b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance Nb. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

**Note:** Removal of Native Protected trees and shrubs requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of native protected trees and shrubs. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

#### ~~45~~16. Street Trees

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be consider and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extend possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

**Note:** Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

## DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

~~46~~17. 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-2024-3562-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 parcel map 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.
  - i. The proposed lot width for Parcel A is 40.43 feet in lieu of the minimum width of 50 feet as required by LAMC Section 12.08 C.4.
  - ii. The proposed frontage for Parcel B is 9.5 feet, in lieu of the minimum required 20-foot access strip width as required by the definition of a "lot" per LAMC Section 12.03.
- 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.

~~47~~18. 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. (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.

All other conditions and findings for ADM-2024-3562-PMUL remain the same.

VINCENT P. BERTONI, AICP  
Advisory Agency



Yi Lu, AICP  
Deputy Advisory Agency

YL:mp





MONIQUE LAWSHE  
PRESIDENT

ELIZABETH ZAMORA  
VICE-PRESIDENT

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DEPUTY DIRECTOR

Decision Date: September 12, 2024

Azzurro Alberto Tornetta-Mallin  
(A)(O)  
1942-1944 N Lake Shore Avenue  
Los Angeles, CA 90039

Nick Leathers (R)  
Crest Real Estate  
11150 W Olympic Blvd, Ste 700  
Los Angeles, CA 90064

RE: Urban Lot Split-Preliminary Parcel Map  
No.: ADM-2024-3562-PMUL  
Address: 1942-1944 N. Lake Shore  
Avenue  
Community Plan: Silver Lake – Echo Park  
– Elysian Valley  
Zone: R1-1VL  
Council District: 13 –Soto-Martinez

### 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-2024-3562-PMUL, located at 1942-1944 N. Lake Shore Avenue, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the map stamp-dated June 12, 2024, in the Silver Lake – Echo Park – Elysian Valley 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 R1-1VL Zone and Government Code Section (GCS) 66411.7. 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, if necessary, 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.
3. 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.
4. That a Covenant and Agreement be recorded that a private drainage easement be granted within Parcel A for the benefit of Parcel B of the parcel map.
5. That the subdivider make a request to BOE Central 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 Parcel 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.*

6. 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 Helen Nguyen at (213) 482-0427 or [helen.nguyen@lacity.org](mailto:helen.nguyen@lacity.org) to schedule an appointment.*

7. 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. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions all: building sizes and required yards on the site. Indicate the height, permitted use and the type of construction for all buildings on the site.
  - b. The proposed Parcel B is a land-locked parcel and does not provide the minimum required 20 feet street frontage to the public or private street and the minimum

required 20 feet access strip width as required by the definition of a "lot" per LAMC Section 12.03. Revise the map or obtain approval from the Advisory Agency to approve for the deviations from the Zoning Code.

- c. For any proposed building with a permit issued prior to obtaining a Zoning clearance for this lot split, show that it complies with the current Building (Residential) and Zoning Code requirements within the new lot prior to obtain the Zoning clearance for this map or obtain City Planning approval to waive such Zoning requirements.
- d. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

This property is located in the Baseline Hillside Ordinance and may require to comply with the Baseline Hillside Ordinance requirements per LAMC Section 12.21.C.10.

This property is located in a Special Grading Area.

This property is located in a Very High Fire Hazard Severity Zone.

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.*

- 8. 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.*

- 9. 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 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. 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.
- d. 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.
- e. 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.
- f. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
- g. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
- h. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- i. Site plans shall include all overhead utility lines adjacent to the site.
- j. Fire lane requirements:
  - 1. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - 2. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - 3. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - 4. Submit plot plans indicating access road and turning area for Fire Department approval.

5. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
6. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
7. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
8. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
9. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- k. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- l. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- m. Standard cut-corners will be used on all turns.
- 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**

10. 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**

*Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject parcel and found (no) potential problems to their structures or potential maintenance problems, as stated in the memo dated August 30, 2022.*

11. Wastewater Collection Systems Division of the Bureau of Sanitation shall inspect the sewer/storm drain lines serving the subject parcel. 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**

12. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [ita.cabletvclearance@lacity.org](mailto:ita.cabletvclearance@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 Park Fees staff at (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org) for any questions regarding the following:*

13. The applicant shall record a Covenant & Agreement, the language of which shall be subject to the approval of the Department of Recreation and Parks, stating that the future development of said property for residential purposes shall be subject to the Subdivision Park Fee prior to the issuance of Certificate of Occupancy, at whatever the applicable rate of the fee is at the time of issuance.

## **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

*Removal of Protected trees, and removal or planting of any tree in the public right-of-way required the approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.*

### **14. Native Protected Trees**

- a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4: 1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long term survival of the species.

- b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance Nb. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

**Note:** Removal of Native Protected trees and shrubs requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of native protected trees and shrubs. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

#### 15. Street Trees

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

**Note:** Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

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

16. 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-2024-3562-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 parcel map 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.
  - i. The proposed lot width for Parcel A is 40.43 feet in lieu of the minimum width of 50 feet as required by LAMC Section 12.08 C.4.
  - ii. The proposed frontage for Parcel B is 9.5 feet, in lieu of the minimum required 20-foot access strip width as required by the definition of a "lot" per LAMC Section 12.03.
- 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.

#### 17. 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. (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 parcels 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 parcels 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 parcels 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 are either constructed prior to recordation of the final map or that the construction is 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 parcel map 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 project site is located in the Silver Lake – Echo Park – Elysian Valley Community Plan. The site is comprised of one (1) lot with a lot area of 12,488 square feet, with approximately 50 feet of frontage along Lake Shore Avenue and a lot depth of 250 square feet.

### **Zoning and Land Use Designation**

The project site is located in the Silver Lake – Echo Park – Elysian Valley Community Plan and is designated for Low Residential with corresponding zones of RS, R1, RD6, and RD5. The site is zoned R1-1VL and is consistent with the land use designation.

### **Surrounding Uses**

The properties adjacent to the site and within the surrounding area are also zoned R1-1VL and developed with single-family dwellings and duplexes ranging from one- to two-stories in height.

### **Project Description**

The project is proposing to subdivide one lot consisting of approximately 12,488 square feet into two smaller lots consisting of approximately 5,028 square feet (Parcel A), which is currently improved with a two-story, 1,241 square-foot, single-family dwelling; and 7,460 square feet (Parcel B), which is currently improved with a two-story, 1,108 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.

<p><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></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>The existing unsubdivided lot has an area of 12,488 square feet. The proposed lot split results in Parcel A with a lot area of 5,028 square feet (40 percent of the existing lot area) and Parcel B with a lot area of 7,640 square feet (60 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.</p>	

<p><b>(3) The parcel being subdivided meets all the following requirements:</b></p>	
<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 checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>The subject lot is zoned R1-1VL.</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><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>

*D. Within a very high fire hazard severity zone.*

*E. A hazardous waste site.*

*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.*

*G. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood).*

*H. Within a floodway.*

*I. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or natural resource protection plan.*

*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 (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).*

*K. Lands under conservation easement.*

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 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 May 13, 2024, the property does not contain Habitat as provided in GCS 65913.4(a)(6)(J). The property is located within a high fire hazard severity zone, however, the project is subject to fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development and complies with the requirements of Section 65913.4.

<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 two existing single-family dwellings, no demolition or alteration is proposed.</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 listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b></p> <p><input type="checkbox"/> Does Not Comply</p>
<p>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.</p>	
<p><b>(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b></p> <p><input type="checkbox"/> Does Not Comply</p>
<p>A review of the subject site parcel data shows no previous approval of an urban lot split.</p>	
<p><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</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b></p> <p><input type="checkbox"/> Does Not Comply</p>

using an urban lot split as provided for in this section.	
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 May 21, 2024, 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>
The project will maintain two existing single-family dwellings. No new dwelling units are proposed pursuant to GCS 65852.21.	

## WAIVERS

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 Width (Parcel A).** LAMC Section 12.08 C(4) requires that every lot in the R1 Zone have a minimum lot width of 50 feet. The subject site has a lot width of approximately 50 feet; however, the proposed lot split would reduce the lot width for parcel A to approximately 40.43 feet, in order to provide a 9.5-foot street frontage and access strip for Parcel B. Both Parcel A and Parcel B are developed with existing single-family dwellings, and the 9.5-foot street frontage and access strip are necessary for access to Parcel B. Therefore, a Waiver is required to allow a lot width of 40.43 feet in lieu of the 50 feet otherwise required by LAMC Section 12.08 C(4).

**Frontage and Access Strip (Parcel B).** LAMC Section 12.03 requires that a “lot” have a frontage and access strip width of at least 20 feet. The proposed Parcel B is a landlocked parcel developed with an existing single-family dwelling built in 1918, would only have approximately 9.5 feet of street frontage and access strip to Lake Shore Avenue. Due to the existing single family dwelling in Parcel A, Parcel B would not be able to meet the minimum 20 feet requirement for frontage and access strip width. Therefore, a Waiver is required to allow a frontage and access strip of approximately 9.5 feet in lieu of the 20 feet otherwise required by LAMC Section 12.03.

Pursuant to Government Code Section 66411.7(c)(3), a local agency shall not impose objective zoning standards such as the minimum lot width, or minimum 20-foot street access that would have the effect of physically precluding the construction of two units on either of the resulting parcels. Therefore, the required minimum lot width should not be enforced on Parcel A and the minimum 20-foot street access should not be enforced on Parcel B.

The Urban Lot Split Parcel Map meets the requirements outlined in Government Code Section 66411.7. The Advisory Agency approves Preliminary Parcel Map No. AA-2024-3562-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

A handwritten signature in blue ink, appearing to read "Vanessa Soto".

Vanessa Soto, AICP  
Deputy Advisory Agency

VS:YL:mp

