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Decision Date: September 11, 2024

Hao Wu (A)(O)
5725 N. Enfield Avenue
Encino, CA 91316

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2024-553-PMUL-HCA
Address: 5725 N. Enfield Avenue
Community Plan: Encino – Tarzana
Zone: R1-1-RIO
Council District: 4 – Raman

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) Chapter 1, Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2024-553-PMUL-HCA, located at 5725 N. Enfield 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 February 28, 2024, in the Encino – Tarzana 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 R1-1-RIO Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC Chapter 1 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, through BOE online customer service portal at <http://engpermits.lacity.org/>.

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 access easement be granted within Parcel A for the benefit of Parcel B of the parcel map unless access is otherwise shown on the final map.
3. That any existing public easement(s) within the subdivision be delineated on the final map.
4. That the subdivider make a request to the BOE Valley District 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 or laura.duong@lacity.org 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. The Proposed Parcel B does not provide the minimum required 20 foot street frontage to the public or private street or the minimum required 20 foot access strip width as required by the definition of a “lot”. Revise the map or obtain approval from the Advisory Agency to approve for the deviations from the Zoning Code.
 - b. No building is allowed to project beyond the proposed property line (cannot cross the proposed property line). Revised the map to correct the projection or obtain a building permit to remove portion of the building that projects over the proposed property line.

- c. Provide building plans to show compliance with current Los Angeles City Residential Code concerning exterior wall/opening projection and exit requirements with respect to the new property lines.
 - i. Provide 1-hr fire-resistance exterior walls (or covered patio) if fire separation distance is: Less than 5 feet [T-R302.1(1)], or less than 3 feet if the building is equipped throughout with an automatic residential fire sprinkler system installed in accordance with section R313. [T-R302.1(2)]
 - ii. Maximum 25% opening area is allowed when the fire separation distance is between 3 feet and 5 feet for building without automatic sprinkler. (T-302.1(1)).
 - iii. Unlimited opening area is allowed when the fire separation distance is ≥ 5 feet for building without automatic sprinkler. (T-302.1(2))
 - iv. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
- d. Revise the map to show the distance of the existing house to the proposed property line.
- e. 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.
- f. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

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 prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
 - b. A two-way driveway width of $W=18$ feet is required for all driveways, or to the satisfaction of LADOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 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.

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. 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.
 - f. 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.
 - g. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - 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. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - k. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
 - l. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

- m. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- n. 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 has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problems, as stated in the memo dated June 27, 2024.

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 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 for any questions regarding the following:

- 12. 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

Removal of Native Protected trees and shrubs, and/or removal or planting of any tree in the public right-of-way (street trees) requires the approval of 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 and/or street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

- 13. **Street Trees.** 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.
- 14. **Street Trees.** 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.

15. **Street Trees.** Plant street trees at all feasible planting 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 sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

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. The subdivision shall be limited to residential uses.
 - b. Limit the subdivision to two (2) lots. No new construction of residential dwelling units was requested or is approved herein.
 - c. 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.
 - d. 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.
 - e. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - f. 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.
 - g. The applicant is required to remove the garage attached to the existing single-family dwelling to provide a minimum 10 foot access strip width at the western property line from the street frontage and extending to Parcel B. With the exception of removing the garage, the single-family dwelling will remain intact.
 - h. **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.
 - Proposed Parcel B is approved herein to provide a 10-foot access strip in lieu of the otherwise minimum required 20 foot street frontage and 20 foot access strip width pursuant to Chapter 1 of LAMC Section 12.03 (definition of a "lot.")
 - i. 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 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 sewer mainline and house connection sewers to serve each parcel.
- 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:

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.

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 Chapter 1, 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 site is an approximately 9,536.2 square foot property located on N. Enfield Avenue between Hatteras Street and Collins Street in the Encino – Tarzana Community Plan area. There is an existing single-family dwelling and attached garage on the subject site.

The applicant provided an Owner's Declaration of No Habitat form signed and dated January 8, 2024. The applicant provided a Tree Disclosure Statement signed by the owner on February 23, 2024 disclosing no protected trees on-site and no street trees in the adjacent public right-of-way. No removal of trees is proposed, and as conditioned herein, the project is subject to the review and approval of the Urban Forestry Division prior to issuance of a building, grading, or demolition permit on the subject site.

As shown on ZIMAS, the site is located within the River Implementation Overlay (RIO) District as codified in Chapter 1, LAMC Section 13.17 (Ordinance Nos. 183,144 and 183,145; ZI-2358). Projects in the RIO District are subject to LADBS review and approval for development regulations including landscaping; screening and fencing of loading and off-street parking, equipment, trash; and exterior site lighting.

As shown on ZIMAS, the subject site is not located within 500 feet of a park or school. The site is located outside of a flood zone. The site is not located in a Hillside area. The site is not located on a Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, or a Special Grading Area (BOE Basic Grid Map A-13372). There are no known oil wells on site. The site is located approximately 11.1 kilometers from the nearest fault (Hollywood Fault) and is not located within an Alquist-Priolo Fault Zone, Landslide area, Preliminary Fault Rupture Study Area, or Tsunami Inundation zone. The site is not located in the Santa Monica Mountains Zone and is not identified as having significant potential for Biological Resources or Mountain Lions. The site is located within a Liquefaction area but is subject to City Regulatory Compliance Measures for soils and will be reviewed by LADBS Plan Check. The site is also located within an Urban Agricultural Incentive Zone as shown on ZIMAS, but no agricultural uses are proposed herein. The site is within a 300 foot Height Limit Above Elevation 790 Airport Hazard Zone. The site is not identified as historic on Historic PlacesLA or SurveyLA.

Zoning and Land Use Designation

The Encino – Tarzana Community Plan designates the site for Low II Residential land use corresponding to the R1, RS, and RD6 Zones. The project site is currently zoned R1-1-RIO. The R1 "One-Family" Zone allows for single-family residential uses and associated accessory uses, in addition to personal animal keeping uses and open/recreational spaces typically associated with residential zones. The subject site is not located within any geographic specific plan or community design overlay.

Surrounding Uses

To the north, south, east, and west, nearby properties are zoned R1-1-RIO and have a Low II Residential General Plan Land Use Designation. The surrounding properties are developed with single-family dwellings and associated accessory structures.

Project Description

The applicant is requesting an Urban Lot Split pursuant to State Senate Bill (SB) 9. ZIMAS records show that the irregular-shaped lot is 9,536.2 square feet in area (9,539 square feet is disclosed on the Parcel Map stamp-dated February 28, 2024). Parcel A, on the northern portion of the subject site, is proposed to be 4,384 square feet and is developed with a one-story single-family dwelling and attached garage. The garage is conditioned to be demolished, because it

projects over the proposed property line and creates insufficient access to proposed Parcel B. Parcel B, on the southern portion of the site, is proposed to be 1,155 square feet and is currently vacant. No new construction of residential units is proposed herein.

Additionally, the applicant requests two waivers from the development conditions issued by LADBS in the LADBS, Zoning Letter dated March 29, 2024 and from the SB 9 Key Development Standards. The waiver requests are as follows:

- 1) Waive the minimum required 20 feet street frontage and driveway width requirements and instead be allowed to provide a reduced driveway access of 10-feet to conform with the existing 10 foot driveway at the street frontage. Therefore, this map has been conditioned to provide a minimum 10-foot access strip from the street in order to provide access to both proposed parcels (Parcel A and Parcel B).
- 2) Waive the covered parking requirement for proposed Parcel A. However, no parking is required, because the subject site is located within one-half mile walking distance of a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code.

The applicant provided a No Net Loss Declaration signed and dated June 12, 2024. In the declaration they disclosed one housing unit existed within the past 10 years on the subject site, and there is no proposed removal or addition of any housing units on the site.

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.

(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.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply
The existing unsubdivided lot has an area of 9,536.2 square feet according to ZIMAS. The proposed lot split results in Parcel A with a lot area of 4,384 square feet (45.9 percent of the existing lot area) and Parcel B with a lot area of 5,155 square feet (54 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.	
(3) The parcel being subdivided meets all the following requirements:	
(A) The parcel is located within a single-family residential zone. Which includes the RA, RE, RS, R1, RU, RZ, and RW zones.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply
The subject lot is zoned R1-1-RIO.	

<p>(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.</p>	<p><input checked="" type="checkbox"/> Complies <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>(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4:</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 (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><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>

K. Lands under conservation easement.	
As shown in the ZIMAS parcel report and the administrative record, the property is within the Urban Agriculture Incentive Zone, but is not designated as prime farmland or farmland of statewide importance. 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, wetlands, 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 January 8, 2024, the property does not contain Habitat as provided in GCS 65913.4(a)(6)(J). The property is not located within a very high fire severity zone.	
<p>(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:</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>	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply
No demolition of housing is proposed herein. The applicant is removing the garage attached to the existing single-family dwelling, but the single-family dwelling is conditioned herein to remain intact.	
<p>(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.</p>	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply
As shown on 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.	

(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.	<input checked="checked" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply
A review of the subject site parcel data shows no previous approval of an urban lot split.	
(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.	<input checked="checked" type="checkbox"/> Complies <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.

(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.	<input checked="checked" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply
As documented in the applicant’s case file, 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.

(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.	<input checked="checked" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Applicable
The proposed project does not exceed the maximum of two units on a parcel created by the Urban Lot Split Process.	

WAIVERS

Pursuant to Government Code Section 66411.7(c):

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.

Street Frontage and Access Strip Width. As conditioned herein by the Department of Building and Safety, Zoning Division and as required pursuant to LAMC Chapter 1, Section 12.03, a lot shall have a minimum 20 foot of street frontage and a minimum 20 foot access strip width. However, proposed Parcel B does not have street frontage. Further, the existing single-family dwelling on proposed Parcel A precludes the provision of a 20 foot access strip. As such, the Advisory Agency approves a deviation from the street frontage and minimum access strip width. As conditioned herein, the minimum driveway width shall be 10 feet.

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-2024-533-PMUL-HCA.

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



Claudia Rodriguez
Deputy Advisory Agency

CR:LFS:SS:ly

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

~~PRELIMINARY~~

~~PARCEL MAP NO. 84444~~

LFS 8/1/24

FOR URBAN LOT SPLIT SUBDIVISION PURPOSES

MARCH 2024

LEGAL DESCRIPTION:

LOT 318 OF TRACT 15778, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 349, PAGES 12 TO 18, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

- (A) AN EASEMENT AS SHOWN ON THE MAP OF SAID TRACT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON MAP OF TRACT 15778 IN BOOK 349, PAGES 12 THROUGH 18, INCLUSIVE.
- (B) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 30408, PAGE 335, OF OFFICIAL RECORDS.
- (C) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 30822, PAGE 335 OF OFFICIAL RECORDS.

OWNER/BUILDER/APPLICANT:

LISA SHUTONG HONG AND HAO WU, AS TRUSTEES OF THE LISA AND HAO TRUST
DATED JANUARY 13, 2024
24629 CALLE LARGO
CALABAS, CA 91302

PLAN DESIGNER:

JAMIE BONIFASSI
45090 18TH STREET W
LANCASTER, CA 93534

SURVEYOR:

MARCELINO MILLER, PLS 9204
D.V.S., LLC
2136 SPAULDING COURT
LONG BEACH, CA 90804

TREE REPORT:

NO PROTECTED TREE SPECIES ON SITE PER TREE DISCLOSURE STATEMENT BY DAVE AVIRAM, RCA 682, REPORT DATED 2/2/2024
SITE ADDRESS 5725 ENFIELD AVENUE, ENCINO, CA 91316

NOTES:

SITE ADDRESS:
5725 ENFIELD AVENUE
ENCINO, CA 91316

BUILDING TYPE:
SINGLE FAMILY DWELLING

ASSESSOR'S PARCEL NUMBER
2159-017-009

LOT AREA:
9,539 SQ. FT.

ZONING:
R1-1

NO. OF STORIES:
1-STORY

FIRE ZONE:
NO

SOURCE OF TOPOGRAPHY:
MARCELINO MILLER, PLS 9204
D.V.S., LLC
2136 SPAULDING COURT
LONG BEACH, CA 90804




BENCHMARK:
CITY OF LOS ANGELES BM NO. 07-04710
DATUM: NAVD 1988
YEAR ADJUSTED: 2000
ELEVATION: 759.075 FEET
DESCRIPTION: WIRE SPK IN N CURB HATTERAS ST 5 FT E OF BC RET E OF LINDLEY AVE

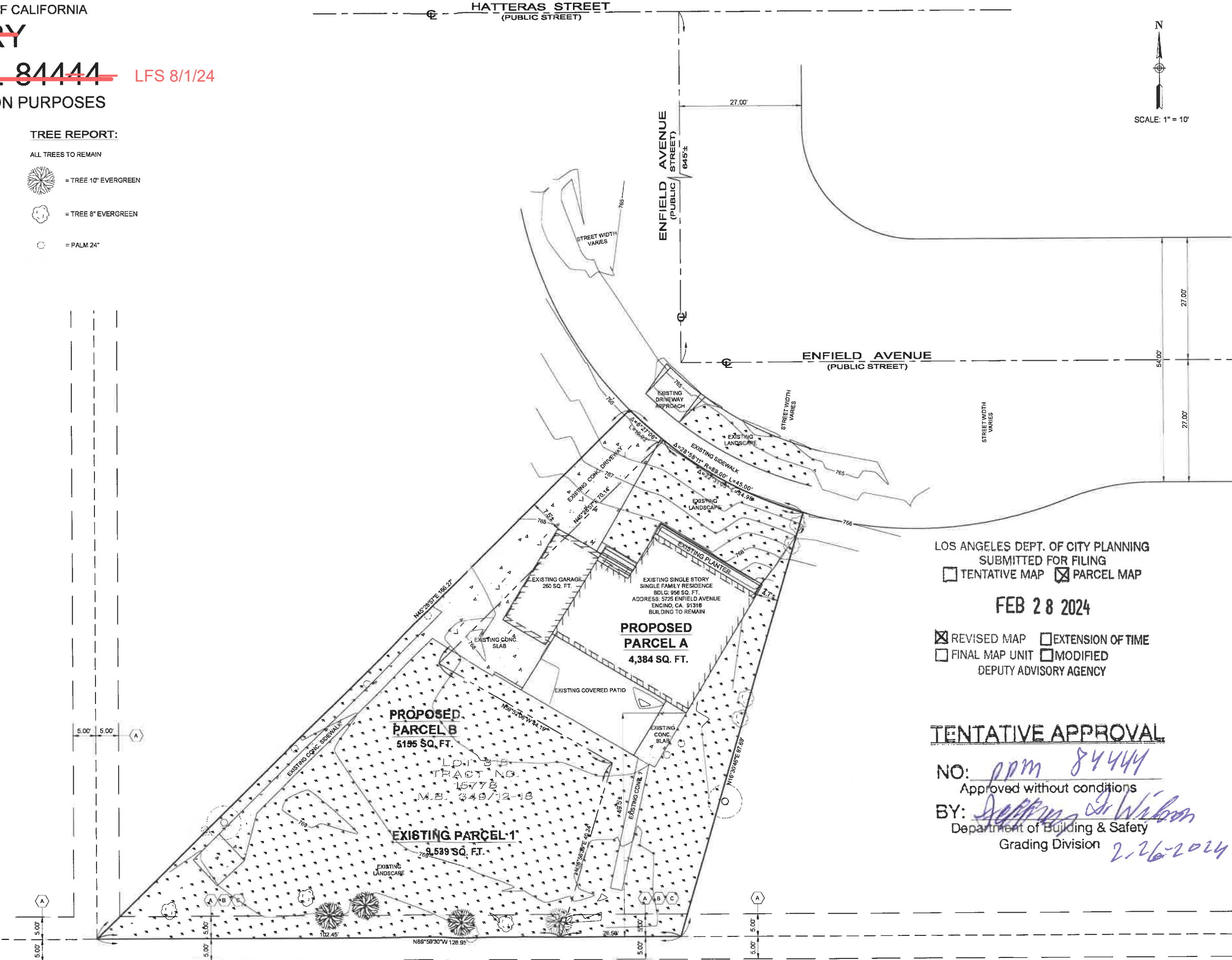
CONTOUR INTERVAL:

CONTOUR INTERVAL = 1'

TREE REPORT:

ALL TREES TO REMAIN

-  = TREE 10" EVERGREEN
-  = TREE 8" EVERGREEN
-  = PALM 24"



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP ☒ PARCEL MAP

FEB 28 2024

☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

TENTATIVE APPROVAL

NO: ppm 84444
Approved without conditions

BY: Jeffery J. Wilson
Department of Building & Safety
Grading Division

2.26.2024