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Decision Date: July 16, 2024

Mario and Lourdes Galvez (A)(O)
1115 East Sierra Madre Avenue
Glendora, CA 91741

Brandon Kluzniak (R)
2522 West Avenue 30
Los Angeles, CA 90065

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2023-5965-PMUL
Address: 5928 East Weaver Street
Community Plan: Northeast Los Angeles
Zone: R1-1-HCR
Council District: 14 – de León

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

The Advisory Agency determines based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7. In accordance with the provisions of GCS 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2023-5965-PMUL, located at 5928 East Weaver Street, 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 April 9, 2024, in the Northeast Los Angeles 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-HCR 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 proposed parcels be labeled as Parcel A and Parcel B on the final map.
2. That the final map be labeled as "Urban Lot Splits per CA Senate Bill 9" satisfactory to the City Engineer.
3. That the subdivider makes a request to the BOE Central 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.

4. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Parcel Map recorded with the County Recorder shall contain the following statement:

"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."

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 Helen Nguyen at (213) 487-0427 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. Revise the map to label the proposed Parcels as Parcel A and B.
 - b. Revise the building size under address 5928 E Weaver St to 1548 sf per permit 19014-70000-06094.
 - c. The proposed Parcels do not comply with the allowable Residential Floor Area per the R1-1 zone, LAMC 12.21 C.10(b). Provide Slope Band Analysis approved by City Planning to show compliance to the allowable Residential Floor Area requirement or obtain approval from the Advisory Agency to approve the deviation from the Zoning Code.
 - d. The proposed Parcels shall provide a minimum 50 feet of lot width for the Zone R1-1 per LAMC 12.08 C.4 or obtain approval from the Advisory Agency to approve the deviations from the Zoning code.
 - e. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

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.

7. That prior to recordation of the final map, the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

8. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for the Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. 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. 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.
- i. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders.
- 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):
 - a. DWP-WS Requirements:
- 10. Acreage supply charges shall be paid.
- 11. Water main charges shall be paid.
- 12. Covenant and Maintenance Agreement for Small Lot Subdivision Map or Map with Land Locked Lots (see Item 18 below)
- 13. Other pertinent information applicable to this subdivision:
 - i. On January 1, 2018, LADWP implemented a new policy regarding water service for multi-unit residential structures. If a development allows LADWP to install an individual meter in front of each house and the water main serving that development fronts the property and is in a public right-of-way, then this is a conventional installation and LADWP will provide individual meters. However, if the small lot is completely and within private property and the request is for a manifold type installation of consecutive meters in a coffin-type configuration, LADWP can provide up to five meters in that manifold-setting. LADWP can provide a master meter if the number of meters required is greater than five.

- ii. During the Preliminary or Tentative Map stage, the developer shall contact the appropriate LADWP Water Distribution Engineering District to coordinate the location of the proposed water service locations for their subdivision especially for small lot subdivisions or developments with land locked lots (lots with no frontage to the public right-of-way or public water main). For these types of developments, LADWP will require a Covenant and Maintenance Agreement (CMA) to be recorded. The developer/engineer shall provide an exhibit with the proposed water service locations for review. Upon review and approval, the CMA must be recorded with the LA County Recorder's office and sent back to LADWP. The recorded CMA is required for LADWP to provide subdivision map clearance and water service. If there is no space available for LADWP to install the proposed water services within the public right of way, the services may need to be installed in private property and LADWP will require an easement to be dedicated on the final, recorded map.

BUREAU OF STREET LIGHTING

14. Prior to recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - a. Improvement Condition: Construct a new street light: one (1) on Weaver Street.
 - i. Notes: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.
 - ii. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

BUREAU OF SANITATION

15. 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 September 26, 2023.

Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CSCSs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering. For any questions, please contact Rafael Yanez at (323)342-1563.

INFORMATION TECHNOLOGY AGENCY

16. 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 or rap.parkfees@lacity.org for any questions regarding the following:

17. 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 shrubs, and removal or planting of any tree in the public right-of-way, requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

18. 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.
19. Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

20. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. ADM-2023-5965-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. The parcel is located within ½ mile walking distance of a high-quality transit corridor; therefore, parking is not required in conformance with GCS 66411.7(e)(3) per AB 2097.
 - e. The Project is located in the Northeast Los Angeles Hillside Construction Regulation District and shall comply with the objective standards in the Ordinance (Ordinance No. 184,827).
 - f. 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.
 - g. 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.

- h. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- i. 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.
- j. **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 Parcels do not comply with the allowable Residential Floor Area (RFA). Parcel A has an RFA of 1,548 square feet, which is greater than the 1,245.15 square feet maximum RFA allowed per 12.21 C.10(b) and Parcel B has an RFA of 1,055 square feet, which is less than the 1,526.85 square feet maximum RFA allowed per 12.21 C.10(b). The submitted Map is not required to comply with the RFA requirements of the R1 Zone as defined in LAMC 12.21 C.10(b).
 - ii. The width of Parcel A is 41.68 feet and Parcel B is 46.59 feet, which is less than the 50 feet required per LAMC 12.03 and LAMC 12.08 C.4. The submitted Map is not required to comply with the minimum lot width (50ft) requirement of the R1 Zone as measured and defined in LAMC section 12.03 and LAMC 12.08 C.4.
- k. 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.

21. 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 mainline and house connection sewers to serve the tract as determined by the City Engineer.
- b. Construct any necessary drainage facilities.
- c. Close any unused driveways satisfactory to the City Engineer.
- d. That the following improvements 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 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 project site is located on a through lot with frontages on both East Weaver Street and East Weaver Lane (alley), southwest of the intersection at Aldama Street and Weaver Street in the Northeast Community Plan Area. The site is comprised of two (2) tied lots with a total area of 6,160 square feet, with approximately 42 feet of frontage on East Weaver Street and approximately 47 feet of frontage on East Weaver Lane per the submitted map dated August 31, 2023.

Zoning and Land Use Designation

The project site is located in the Northeast Los Angeles Community Plan Area and is designated for Low Residential with corresponding zones of RE9, RS, R1, RU, RD6, RD5. The site is subject to the Northeast Los Angeles Hillside Construction Regulation District. The site is zoned R1-1-HCR and is consistent with the land use designation.

Surrounding Uses

The properties adjacent to the project site are zoned R1-1-HCR to the north, south, east, and west. The immediately adjacent properties are developed with single-family one-story and two-story dwellings.

Project Description

The project is proposing to subdivide two (2) tied lots consisting of approximately 6,160 square feet into two smaller lots consisting of approximately 2,767 square feet (Parcel A) and 3,393 square feet (Parcel B) with no other proposed development at this time.

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>(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.</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>
<p>The existing unsubdivided lot has an area of 6,160 square feet. The proposed lot split results in Parcel A with a lot area of 2,767 square feet (45 percent of the existing lot area) and Parcel B with a lot area of 3,393 square feet (55 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.</p>	

<p>(3) The parcel being subdivided meets all the following requirements:</p>	
<p>(A) The parcel is located within a single-family residential zone. Which includes the RA, RE, RS, R1, RU, RZ, and RW zones.</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>
<p>The subject lot is zoned R1-1-HCR.</p>	
<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>	

(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4:

- Complies**
 Does Not Comply

(6) The development is not located on a site that is any of the following:

B. Either prime farmland or farmland of statewide importance.

C. Wetlands.

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 a Biologist's Statement of Habitat form dated February 1, 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.

(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

(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.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(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.

(iv) Housing that has been occupied by a tenant in the last three years.

Complies

Does Not Comply

The project will maintain two (2) existing single-family dwellings (one on each lot); no demolition or alteration is proposed.

(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.

Complies

Does Not Comply

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.

(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.

Complies

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.

Complies

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.

<p>(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.</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>
<p>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 January 23, 2024, the applicant intends to occupy the existing single-family dwelling as their principal residence for a minimum of three years.</p>	

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.

<p>(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.</p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input checked="" type="checkbox"/> Not Applicable</p>
<p>The project will maintain an existing single-family dwelling on each lot. No new dwelling units are proposed pursuant to GCS 65852.21.</p>	

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.

Northeast Los Angeles Hillside Construction Regulation District. The subject property is located within a Hillside Construction Regulation District which includes additional protections against construction related impacts of single-family residential developments in the hillside areas.

(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. LAMC Section 12.08 C.4 requires a minimum 50-foot lot width in the R1 zone as

measured and defined in LAMC section 12.03. The subdivision of the existing lot results in Parcel A having a lot width of 41.68 feet and Parcel B having a width of 46.59 feet. Maintaining the code required minimum lot width would prevent the subdivision of the lot in opposition to SB9; therefore, the subdivided lots are waived from this requirement.

Pursuant to Government Code Section 66411.7(i):

(i) A local agency shall not require, as a condition for ministerial approval of a parcel map application for the creation of an urban lot split, the correction of nonconforming zoning conditions.

Residential Floor Area (RFA). LAMC Section 12.21 C.10(b) requires Maximum RFA based on a Slope Band Analysis Map or a Guaranteed Minimum RFA of 25% in an R1 zone. Per the completed Slope Band Analysis, Parcel A has an RFA of 1,548 square feet, which is greater than the 1,245.15 square feet maximum RFA allowed per 12.21 C.10(b) and Parcel B has an RFA of 1,055 square feet, which is less than the 1,526.85 square feet maximum RFA allowed per 12.21 C.10(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. ADM-2023-5965-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



Vanessa Soto, AICP
Deputy Advisory Agency

NS:AW:

PROPOSED PROPERTY LINE

PROPOSED 5929 WEAVER LN					
SLOPE BAND	LOT AREA WITHIN SLOPE BAND		RFAR (R1)		MAX RFA
0 - 14.99	3393	X	0.45	=	1526.85
15 - 29.99	0	X	0.45	=	0
30 - 44.99	0	X	0.40	=	0
45 - 59.99	0	X	0.35	=	0
60 - 99.99	0	X	0.30	=	0
100+	0	X	0.00	=	0
MAX ALLOWABLE RFA:					1526.85

PROPOSED RFA: 1055

PROPOSED 5928 WEAVER ST					
SLOPE BAND	LOT AREA WITHIN SLOPE BAND		RFAR (R1)		MAX RFA
0 - 14.99	2767	X	0.45	=	1245.15
15 - 29.99	0	X	0.45	=	0
30 - 44.99	0	X	0.40	=	0
45 - 59.99	0	X	0.35	=	0
60 - 99.99	0	X	0.30	=	0
100+	0	X	0.00	=	0
MAX ALLOWABLE RFA:					1245.15

PROPOSED RFA: 1548

PARCEL	LOT AREA
ORIGINAL LOT	6160 SF
PROPOSED 5928 WEAVER ST (PARCEL A)	2767 SF
PROPOSED 5929 WEAVER LN (PARCEL B)	3393 SF

PARCEL	LOT DEPTH	LOT WIDTH
PROPOSED 5928 WEAVER ST (PARCEL A)	66.30'	41.68'
PROPOSED 5929 WEAVER LN (PARCEL B)	72.80'	46.59'

PARCEL	BUILDING GRADE	HIGHEST RIDGE	BUILDING HEIGHT
PROPOSED 5928 WEAVER ST (PARCEL A)	651'	675'	24'
PROPOSED 5929 WEAVER LN (PARCEL B)	643'	666'	23'

NOTES:
1. URBAN LOT SPLITS PER CA SENATE BILL 9.

GENERAL INFORMATION

SITE ADDRESS: 5929 E WEAVER LN
 ZIP CODE: 90042
 PIN NUMBER: 156A229 340
 APN: 5485026016
 TRACT: TR 160
 MAP REFERENCE: M B 13-185
 BLOCK: 1
 LOT: 15
 ARB: 1
 MAP SHEET: 156A229

ZONING: R1-1-HCR

OWNER: LOURDES & MARIO GALVEZ

LEGAL DESCRIPTION:
 FOR LOTS 15, 16 AND 17 IN BLOCK 1 OF TRACT NO. 160, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 185 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING ON THE NORTHWEST CORNER OF LOT 15; THENCE SOUTHERLY 140 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, 16 AND 17, 50 FEET; THENCE NORTHERLY TO A POINT IN THE SOUTHERLY LINE OF WEAVER STREET, 40 FEET EAST TO THE NORTHWEST CORNER OF LOT 15, THENCE WEST TO THE PLACE OF BEGINNING.

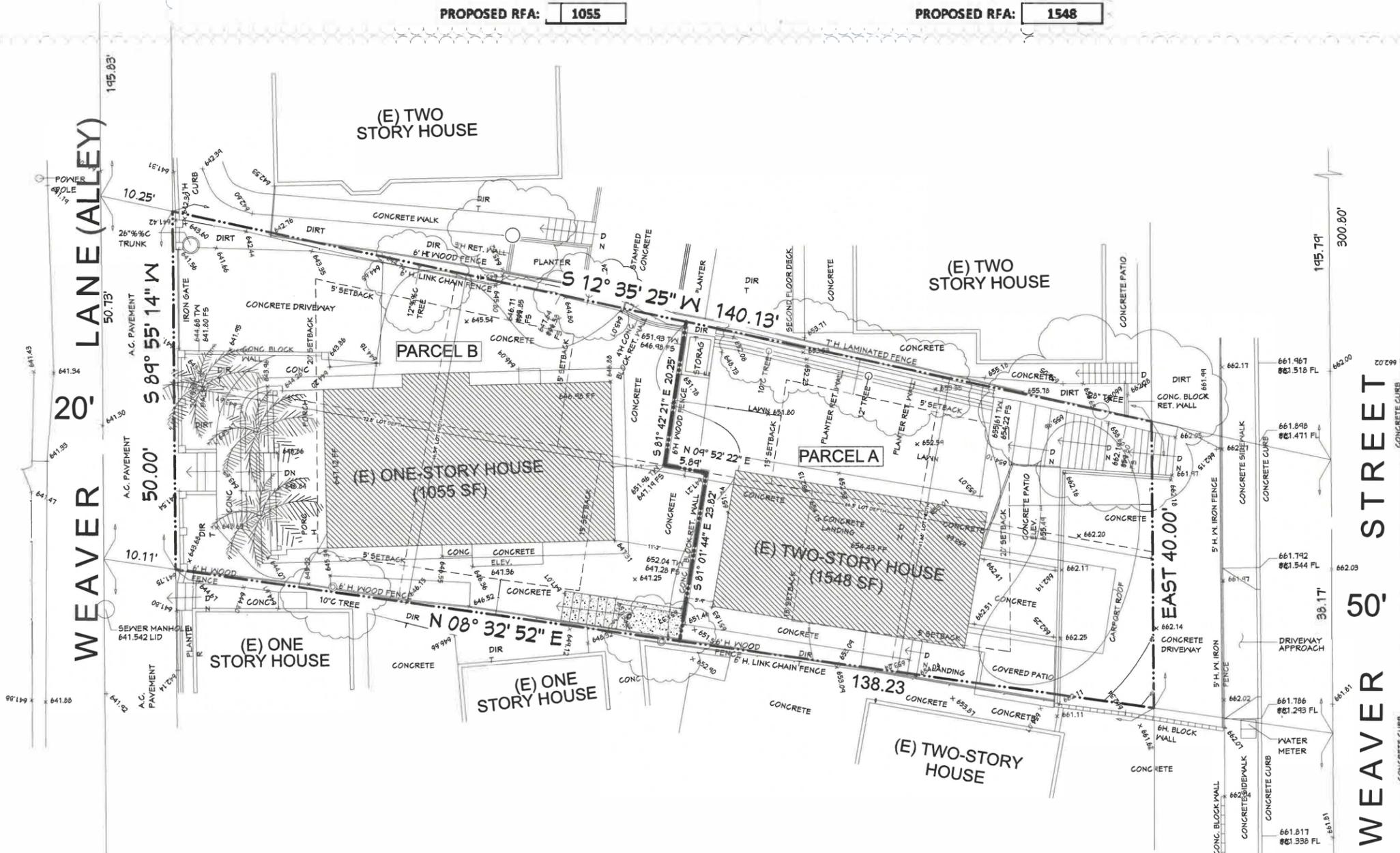
NOTE: URBAN LOT SPLIT SUBDIVISION IN THE R1-1-HCR ZONE, PURSUANT TO SB 9.

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

APR 09 2024

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

ADM-2023-5965-PMUL



PRINT AT 24" X 36" FOR FULL SCALE



GENERAL CONTRACTOR:

DESIGN BY:
rume
 DESIGN
 3515 HOTPEPPER WAY
 CASTLE ROCK, CO 80108
 (703) 401-7715

PROJECT:
 LOT SPLIT
 5928 WEAVER ST
 5929 WEAVER LN
 LOS ANGELES, CA 90042

PROJECT: 0001 SHEET:
 DATE: 04/06/2024 A01
 SCALE: AS NOTED