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(213) 978-1300

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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**SB 9 URBAN LOT SPLIT
PRELIMINARY PARCEL MAP MINISTERIAL REVIEW**

August 12, 2025

Monte Bonito Properties, LLC (A)(O)
Attn: Sadri Ben Yahmed
750 North San Vicente Boulevard
West Hollywood, CA 90069

Case No.: ADM-2023-2010-PMUL-HCA

Location: 5244 North Monte Bonito Drive

Council District: 14 – Jurado

Community Plan Area: Northeast Los Angeles

Zone: R1-1-HCR

AAHA Studio (R)
Attn: Sonja Grozdanic
9856 Vidor Drive
Los Angeles, CA 90035

LETTER OF CORRECTION

On February 6, 2024, pursuant to Government Code Section (GCS) 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approved with conditions, Urban Lot Split Preliminary Parcel Map No. ADM-2023-2010-PMUL-HCA, located at 5244 North Monte Bonito Drive, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B), as shown on the revised map stamp-dated January 25, 2024.

After the issuance of the approval determination, it was discovered that Condition Nos. 11 and S-3.e. regarding street lighting requirements for Urban Lot Split Preliminary Parcel Map No. ADM-2023-2010-PMUL-HCA were inadvertently included in the Letter of Compliance. The construction of off-Site improvements may not be imposed as a condition of approval for an Urban Lot Split Parcel Map. The Bureau of Street Lighting issued a revised memo dated August 7, 2025, for ADM-2010-PMUL-HCA stating that there are no street lighting requirements.

Therefore, this Letter of Correction serves to modify and correct the previously approved Letter of Compliance and Conditions of Approval by removing street lighting requirements. As such, the Letter of Compliance is hereby corrected as follows (deleted text is ~~strikethrough and bolded~~):

BUREAU OF STREET LIGHTING

11. Prior to the 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.~~

BUREAU OF ENGINEERING – STANDARD CONDITIONS

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

~~e. Construct one (1) new streetlight on Monte Bonito Drive.~~

All other terms and conditions of ADM-2023-2010-PMUL-HCA contained in the determination letter dated February 6, 2024, shall remain unchanged. **If you have any questions regarding this matter, please contact Linda Lou at (213)978-1473 or via email at linda.lou@lacity.org.**

VINCENT P. BERTONI, AICP
Director of Planning

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

Vanessa Soto, AICP
Deputy Advisory Agency

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: February 6, 2024

RE: Urban Lot Split – Preliminary Parcel Map

Monte Bonito Properties, LLC (A/O)
Attn: Sadri Ben Yahmed
750 North San Vicente Boulevard
West Hollywood, CA 90069

AAHA Studio (R)
Attn: Sonja Grozdanic
9856 Vidor Drive
Los Angeles, CA 90035

Case No.: ADM-2023-2010-PMUL-HCA
Type: SB 9 Urban Lot Split
Address: 5244 North Monte Bonito Drive
Community Plan: Northeast Los Angeles
Zone: R1-1-HCR
Council District: 14 – de Leon

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-2023-2010-PMUL-HCA, located at 5244 North Monte Bonito Drive, 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 January 25, 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. 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.

Note on waivers for development: This approval pertains only to the Urban Lot Split application. No deviations from the Code for the proposed development have been granted herein. The project shall demonstrate compliance with the Code or seek relief during building permit review.

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 1 and 2 be labeled A and B respectively 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 sufficiently implements surface and subsurface drainage for the proposed retaining walls at the property boundary to control discharge.
4. That the subdivider makes a request to the 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.

5. 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."

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 Laura Duong at (213) 482-0434 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 definition of lot width is defined in LAMC Section 12.03 under "lot width".

If the proposed lot width is less than 50 ft. in width, obtain City Planning approval to allow the lot width to be substandard.
 - b. 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 Residential Building and Zoning Code requirements within the new lot prior to obtaining the Zoning clearance for this map or obtain City Planning approval to waive such Zoning requirements.
 - c. 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.

8. 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.

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 the Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - g. Prior to the recordation of a final map or the approval of a building permit, 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. The plot plan shall include the following minimum design features:
 - 1) fire lanes, where required, shall be a minimum of 20 feet in width;
 - 2) all structures must be within 300 feet of an approved fire hydrant, and

- 3) entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- i. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- m. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code.

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.
- n. 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.
 - o. 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.
 - p. All structures shall have noncombustible roofs. (Non-wood)
 - q. 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.
 - r. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - t. 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 STREET LIGHTING

11. Prior to the 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.

BUREAU OF SANITATION

12. Wastewater Collection Systems Division of the Bureau of Sanitation has reviewed 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 April 20, 2023.

INFORMATION TECHNOLOGY AGENCY

13. 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:

14. 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 (C of O), 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 requires 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.

15. 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.
16. 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.
17. 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.

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

18. 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 (C of O) (temporary or final) for the buildings in Preliminary Parcel Map No. ADM-2023-2010-PMUL-HCA 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). No parking is required, when the parcel 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.
 - e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
 - g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - h. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
 - i. Waivers granted by the Advisory Agency pertain only to the Urban Lot Split application. No deviations from the Code for proposed development have been granted herein.
 - 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.
 - 1) The width of proposed Parcel A is 42 feet 4-1/2 inches, which is less than the 50 feet required per LAMC 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.

19. 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Construct the necessary sewer mainline and house connection sewers to serve each parcel as determined by the City Engineer.
- b. Construct any necessary drainage facilities.
- c. Close any unused driveways satisfactory to the City Engineer.
- d. Construct the necessary sewer mainline and house connection sewers to serve each parcel.
- e. Construct one (1) new streetlight on Monte Bonito Drive.

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 an upslope lot located at 5244 North Monte Bonito Drive at the intersection of Eagle Vista Drive in the Northeast Los Angeles Community Plan Area. As surveyed, the site comprises one lot with an approximate lot area of 5,763 square feet and approximately 164 feet 3 inches of frontage on Monte Bonito Drive.

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 zoned R1-1-HCR and is consistent with the land use designation.

Surrounding Uses

The surrounding and adjacent neighborhood properties are zoned R1-1-HCR and composed of single-family one-story and two-story dwellings.

Project Description

The project is proposing to subdivide the existing vacant lot, consisting of 5,763 square feet, into two approximately equal lots of 2,882 square feet (Parcel A - 50%) and 2,881 square feet (Parcel B - 50%). Both resulting parcels will have an allowable Residential Floor Area of approximately 35.7% (Parcel A – 1,028 square feet and Parcel B - 1,029 square feet) as determined by the slope band analysis. The current site is vacant.

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 5,763 square feet. The proposed lot split results in Parcel A with a lot area of 2,882 square feet (50 percent of the existing lot area) and Parcel B with a lot area of 2,881 square feet (50 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>	
<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</i></p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>

<p><i>(Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).</i></p> <p><i>K. Lands under conservation easement.</i></p>	
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As shown in the ZIMAS parcel report and the administrative record, the property is not zoned or designated for agricultural use and is not located within a wetland. The property is not identified as a hazardous waste site that is listed pursuant to GCS 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. Furthermore, the property is not located within a 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 July 21, 2022, 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 and the Raymond Fault earthquake zone, however, the project is subject to fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures and seismic protection building code standards applicable to the development and complies with the requirements of Section 65913.4.

<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>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Does Not Comply</p>
---	--

The project is proposed on a vacant lot, no demolition or alteration is proposed.

<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>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Does Not Comply</p>
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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 an application for an urban lot split was withdrawn (5241 North Lunsford Drive – ADM-2023-2037-PMUL-HCA). There are no approvals for an urban lot split on adjacent parcels.

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.

Complies
 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 19, 2023, the applicant intends to occupy the existing single-family dwelling as their principal residence for a minimum of three years.

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

(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.

Complies
 Does Not Comply
 Not Applicable

The project is conditioned to a maximum two units per parcel, for a total of four units. The project is proposing two units per parcel, under a separate permit.

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.*

Lot Width. LAMC 12.08 C.4 requires R1 zoned lots to have a minimum width of 50 feet as measured per LAMC 12.03 "Lot Width". The subdivision of the existing lot results in Parcel A having a width of 42 feet 4-1/2 inches and Parcel B having a width of 53 feet 7-1/4 inches. As subdivided the existing lot does not comprise sufficient width to accommodate two separate 50-foot-wide lots; therefore the required widths cannot be provided for both lots simultaneously. As such Parcel A, is not required to conform to the lot width requirement of LAMC 12.08 C.4 based on GCS 66411.7(i), which states that the City shall not require the correction of nonconforming zoning conditions as a condition for ministerial approval of a parcel map application for an urban lot split.

Note: This approval pertains only to the Urban Lot Split application. No deviations from the Code for proposed development have been granted herein. The project shall demonstrate compliance with the Code or seek relief during building permit review.

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-2023-2010-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

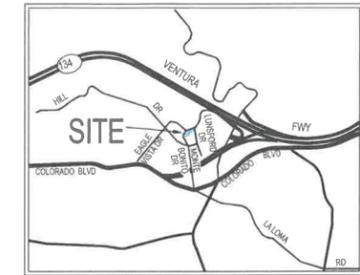


Vanessa Soto, AICP
Deputy Advisory Agency

VS:LL;dkw

URBAN LOT SPLITS PER CA SENATE BILL 9

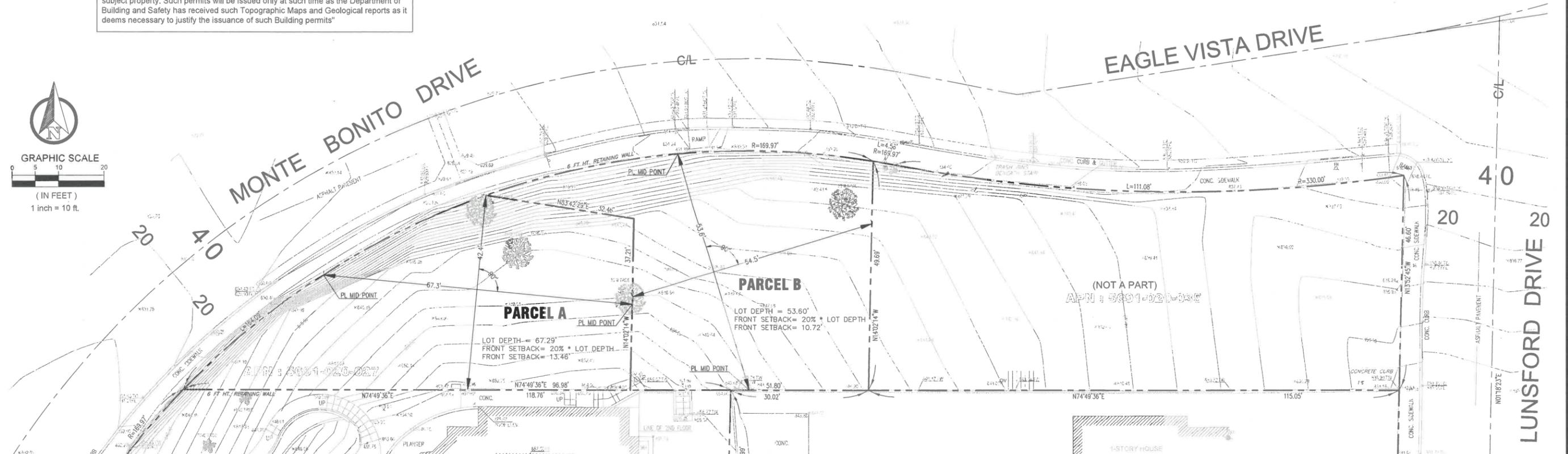
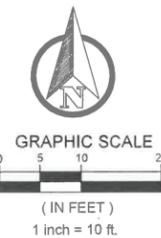
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOTS 27 OF TRACT NO. 5290, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGES 32 AND 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



ADM-2023-2010-PMUL-HCA

NOTE:

"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"



EXISTING LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 27 OF TRACT NO. 5290, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGES 32 AND 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING EASEMENTS:

NO EXISTING EASEMENTS PER AMENDED PRELIMINARY TITLE REPORT.

EXISTING LAND AREA:

APN: 5691-020-027
 CONTAINING AN AREA OF 5,763.77 SQ. FT., OR 0.1323 ACRES MORE OR LESS

BASIS OF BEARINGS:

THE BEARING SOUTH 13° 52' 45" EAST, ON THE CENTERLINE OF LUNSFORD DRIVE AS SHOWN ON TRACT NUMBER 5290 MAP BOOK 57 PAGE 33, IN THE CITY OF EAGLE ROCK, COUNTY OF LOS ANGELES, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

ASSUME BENCH MARK: STRUCTURE ID 44612048
 DESCRIPTION: SEWER MANHOLE ALONG MONTE BONITO DRIVE FRONT OF PROPERTY
 LID ELEVATION: 834.40 FEET

LEGEND & SYMBOLS:

- APN - ASSESSOR'S PARCEL NUMBER
- BM - BENCHMARK
- CL - CENTERLINE
- CONC - CONCRETE
- COR - CORNER
- EST - ESTABLISH
- FB - FIELD BOOK
- FD - FOUND
- FF - FINISH FLOOR ELEV.
- FS - FINISH SURFACE ELEV.
- L & T - LEAD & TACK
- MB - MAP BOOK
- GM - GAS METER
- SDM - STORM DRAIN MANHOLE
- WH - WATER HEATER
- WM - WATER METER
- MBX - MAIL BOX
- PP - POWER POLE
- PPA - POWER POLE ANCHOR
- SM - SEWER MANHOLE
- SP - SIGN POST
- OT - OAK TREE
- PT - PALM TREE
- PN - PINE TREE
- TR - TREE
- SE - SPOT ELEV
- COL - COLUMN
- PL - PROPERTY LINE
- CL - CENTERLINE
- BW - BLOCK WALL
- RW - RETAINING WALL
- BL - BUILDING LINE
- CLF - CHAIN LINK FENCE
- WIF - WROUGHT IRON FENCE

OWNER/DEVELOPER:

MONTE BONITO PROPERTIES, LLC
 CONTACT: SADRI BEN YAHMED
 750 N SAN VICENTE BLVD, SUITE 800
 WEST HOLLYWOOD, CA 90069
 202.600.5857
 E: SADRI@CYELDEVELOPMENT.COM

ARCHITECT:

AAHA STUDIO
 9856 VIDOR DRIVE
 LOS ANGELES, CA 90035
 213.373.4581
 HELLO@AAHA.STUDIO

ZONING:

APN(s): 5691-020-027
 ZONE DESIGNATION: R1-1 (HILLSIDE AREA)
 GENERAL PLAN LAND USE: LOW RESIDENTIAL

NOTES:

DATE OF PREPARATION: 9-20-2022
 GROSS ACREAGE: 0.2507
 NET ACREAGE: 0.2507
 NOTE: URBAN LOT SPLIT SUBDIVISION IN THE R1-1 ZONE, PURSUANT TO SB9

APN(s):

5691-020-027

ADDRESS:

5244 MONTE BONITO DRIVE AND
 LOS ANGELES, CA 90041

URBAN LOT SPLIT SETBACK MATRIX

LOT NO.	LOT SIZE (SF)	BLDG. FOOTPRINT (SF)	LOT COVERAGE (%)	FRONT SETBACK (FEET)	REAR SETBACK (FEET)	SIDE SETBACK (FEET)	SIDE SETBACK (FEET)	NEW LOT WIDTH (FEET)
A	2,882.01	903.00	31.33	13.46	4.0	4.0	4.0	42.375
B	2,881.77	958.00	33.24	10.72	4.0	4.0	4.0	54.5

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

JAN 25 2024

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

PREPARED UNDER THE DIRECT SUPERVISION OF:



01.24.24
 DATE

ZENITH
 ENGINEERING & SURVEYING, INC.
 CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
 7343 SANTA ELISE CIRCLE, BUENA PARK, CA 90620
 TEL. NO.: 714-576-7725 EMAIL: info@zenithcebs.com

TITLE: URBAN LOT SPLITS PER CA SENATE BILL 9

PROJECT ADDRESS: 5244 MONTE BONITO, LOS ANGELES, CA

OWNER/CLIENT: MR. SADRI BEN YAHMED

SURVEYED BY: M.D.	DATE OF SURVEY: 01/26/2022
DRAWN BY: A.U.	JOB NO.: Z-22-0371
CHECKED BY: G.B.B.	SCALE: 1 IN : 10 FT