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Decision Date: August 5 2024

Henry Stepanian and Cynthia  
Stepanian (A)(O)  
7700 West Wentworth Street  
Los Angeles, CA 91042

Hayk Martirosian (R)  
c/o Techna Land Co. Inc.  
1545 North Verdugo Road #2  
Glendale, CA 91208

RE: Urban Lot Split-Preliminary Parcel Map No.:  
ADM-2024-268-PMUL-HCA  
Address: **7700 West Wentworth Street**  
(7701 West Forsythe Street)  
Community Plan: Sunland - Tujunga – Lake  
View Terrace - Shadow Hills - East La Tuna  
Canyon  
Zone: R1-1-RFA  
Council District: 7 - Rodriguez

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

The Advisory Agency determines based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7. In accordance with the provisions of GCS 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2024-268-PMUL-HCA, located at 7700 West Wentworth 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 December 18, 2023, in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon 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-RFA Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

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

## **BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

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

1. That the final map be labeled as "Urban Lot Splits per CA Senate Bill 9" satisfactory to the City Engineer.
2. That a Covenant and Agreement be recorded that a private sanitary sewer easement be granted within Parcel A for the benefit of Parcel B of the parcel map.
3. That the subdivider make a request to 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.*

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

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

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

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division, shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. 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.
  - b. 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 two-way 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 Los Angeles 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. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.
- h. The plot plan shall include the following minimum design features:
  - i. fire lanes, where required, shall be a minimum of 20 feet in width;
  - ii. 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.
- i. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- j. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- k. Site plans shall include all overhead utility lines adjacent to the site.
- l. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- m. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- n. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
- o. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

## **DEPARTMENT OF WATER AND POWER**

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

## **BUREAU OF SANITATION**

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

#### **INFORMATION TECHNOLOGY AGENCY**

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

#### **DEPARTMENT OF RECREATION AND PARKS**

*Please contact RAP at (213) 202-2682 for any questions regarding the following:*

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

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

*Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.*

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

#### **BUREAU OF STREET LIGHTING**

16. 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.

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

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner

satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. ADM-2024-268-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). One space shall be required for each unit.
  - e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
  - g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
  - h. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
  - i. 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.
18. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court cost and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial

deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

## **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 subject property is located on the south side of Wentworth Street and the north side of Forsythe Street, with an alley, Betty Lou Lane, adjacent to the eastern side of the lot, between Mount Gleason Avenue and Plainview Avenue in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan Area. The site is comprised of one lot with an approximate area of 11,799.49 square feet with 40 feet of street frontage and a lot depth of 295 feet. The site is currently developed with a 1,385 square-foot single-family dwelling and a 361 square-foot attached garage.

The subject site is not located within a hillside area, a Very High Fire Hazard Severity Zone, a floodway, nor a methane hazard site. The National Flood Insurance Program rate maps, which

are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. The site is not within the Alquist-Priolo Fault Zone. While the site is located within the Verdugo fault zone and a Liquefaction zone, prior to issuance of any building permits for new construction, the site is subject to the review and approval of the Los Angeles Department of Building and Safety Grading Division as conditioned herein. The site is also located within an Urban Agricultural Incentive Zone as shown on ZIMAS. However, ZIMAS and the California Department of Conservation Farmland Mapping and Monitoring Program designate the state as Area Not Mapped. Furthermore, no agricultural uses are proposed herein.

**Zoning and Land Use Designation**

The project site is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan Area and has a land use designation of Low Residential with corresponding zones of R1, RE9, RS, and RU. The site is zoned R1-1-RFA and is consistent with the land use designation.

**Surrounding Uses**

The properties to the south, west and east are developed with single-family dwellings in the R-1-RFA Zone and the properties to the north across Wentworth Street are developed with single-family homes in the R1-1 Zone. The property on the southeast corner of Forsythe Street and Betty Lou Lane is developed with a public elementary school in the PF-1XL zone.

**Project Description**

The proposed project is for the subdivision of one lot with an area of approximately 11,799.49 square feet into two lots. Parcel A will have a net area of 5,705.5 square feet and Parcel B will have a net area of 6,094 square feet. Proposed Parcel A is developed with an existing 1,385 square-foot single-family dwelling and 361 square-foot attached garage with two parking spaces. Proposed Parcel B is vacant, and proposes a one-story house, a garage with two parking spaces, a driveway, and a walkway.

**SB 9 ELIGIBILITY CRITERIA**

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

<p><b>(1),(2) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>The existing unsubdivided lot has an area of 11,799.49 square feet. The proposed lot split results in Parcel A with a lot area of 5,705.5 square feet (48 percent of the existing lot area) and Parcel B with a lot area of 6,094 square feet (52 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.</p>	

<p><b>(3) The parcel being subdivided meets all the following requirements:</b></p>	
<p><b>(A) The parcel is located within a single-family residential zone. Which includes the RA, RE, RS, R1, RU, RZ, and RW zones.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>The subject lot is zoned R1-1-RFA.</p>	
<p><b>(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>The site is comprised of a legal parcel located within the boundaries of the City of Los Angeles.</p>	
<p><b>(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4:</b></p> <p><i>(6) The development is not located on a site that is any of the following:</i></p> <p><i>B. Either prime farmland or farmland of statewide importance.</i></p> <p><i>C. Wetlands.</i></p> <p><i>D. Within a very high fire hazard severity zone.</i></p> <p><i>E. A hazardous waste site.</i></p> <p><i>F. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards.</i></p> <p><i>G. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood).</i></p> <p><i>H. Within a floodway.</i></p> <p><i>I. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or natural resource protection plan.</i></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>

*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. The property is located within an earthquake fault zone, however, the development must comply with applicable seismic protection building standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by the Los Angeles Department of Building and Safety. Furthermore, the property is not located within a high fire hazard severity zone, special flood hazard area, floodway, a conservation or natural resource protection plan, nor lands under conservation easement. As provided in a Owner's Declaration of No Habitat form dated December 8, 2023, the property does not contain Habitat as provided in GCS 65913.4(a)(6)(J).

**(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 an existing single-family dwelling, no demolition or alteration is proposed.

<p><b>(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>As shown in ZIMAS, the property is not located within a Historic District identified by the State or a Historic Preservation Overlay Zone (HPOZ) designated by the City.</p>	
<p><b>(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>A review of the subject site parcel data shows no previous approval of an urban lot split.</p>	
<p><b>(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> Does Not Comply</p>
<p>A review of the adjacent parcels shows no applications or approvals for an urban lot split.</p>	

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><b>(1),(2),(3) The applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the Urban Lot Split. This requirement does not apply to an applicant that is a “community land trust” or is a “qualified nonprofit corporation”. See the last page for the Applicant Declaration Related to Owner Occupancy.</b></p>	<p><input checked="" type="checkbox"/> <b>Complies</b>  <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 11, 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.

**(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 will maintain an existing single-family dwelling on proposed Parcel A. One new dwelling unit is proposed on proposed Parcel B, pursuant to GCS 65852.21.

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-2024-268-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



JoJo Pewsawang  
Deputy Advisory Agency

JP:DQN:SK

# PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES

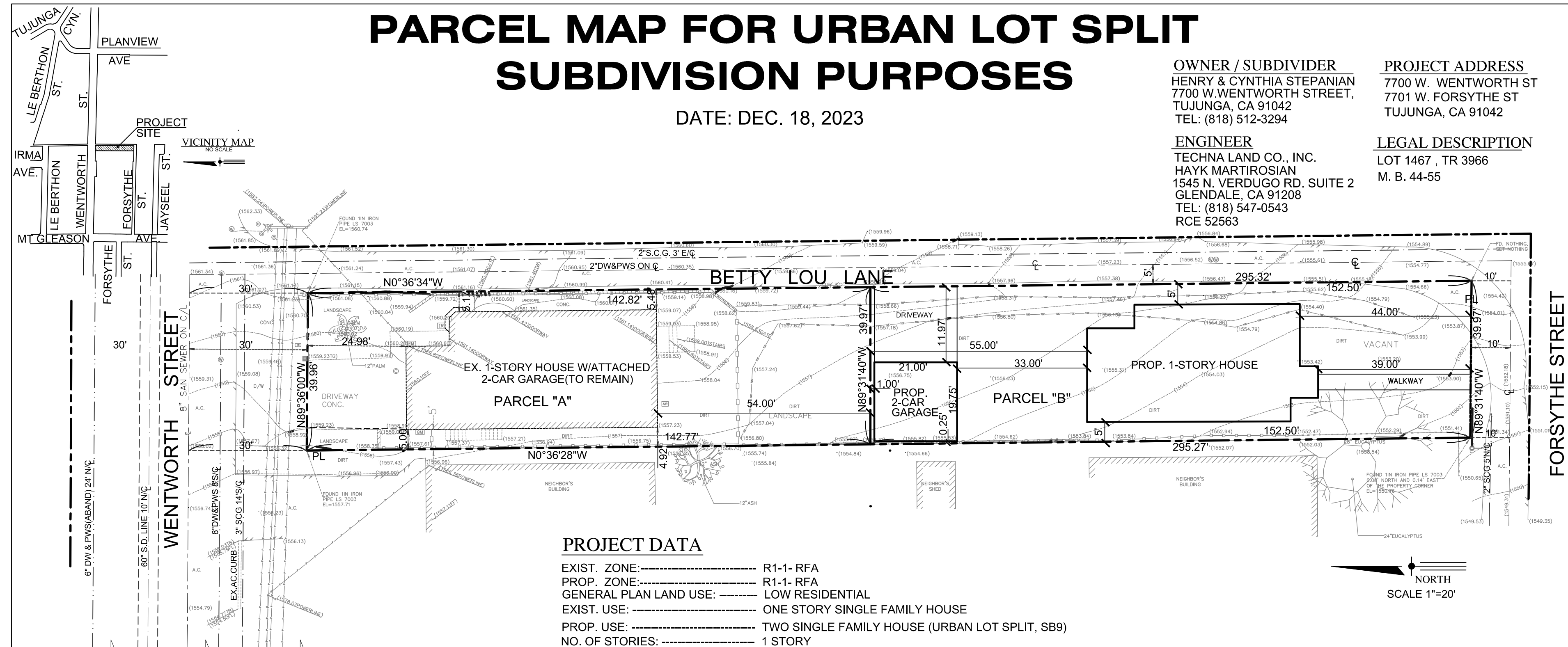
DATE: DEC. 18, 2023

**OWNER / SUBDIVIDER**  
HENRY & CYNTHIA STEPANIAN  
7700 W. WENTWORTH STREET,  
TUJUNGA, CA 91042  
TEL: (818) 512-3294

**PROJECT ADDRESS**  
7700 W. WENTWORTH ST  
7701 W. FORSYTHE ST  
TUJUNGA, CA 91042

**ENGINEER**  
TECHNA LAND CO., INC.  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD. SUITE 2  
GLENDALE, CA 91208  
TEL: (818) 547-0543  
RCE 52563

**LEGAL DESCRIPTION**  
LOT 1467, TR 3966  
M. B. 44-55

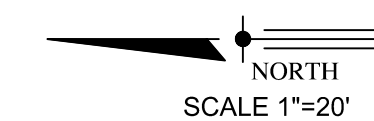


### PROJECT DATA

EXIST. ZONE:----- R1-1- RFA  
 PROP. ZONE:----- R1-1- RFA  
 GENERAL PLAN LAND USE:----- LOW RESIDENTIAL  
 EXIST. USE:----- ONE STORY SINGLE FAMILY HOUSE  
 PROP. USE:----- TWO SINGLE FAMILY HOUSE (URBAN LOT SPLIT, SB9)  
 NO. OF STORIES:----- 1 STORY  
 LOT AREA:----- 11,808.80 SQ. FT., 0.271 AC. (WITHIN EX. BORDER, ZIMAS)  
 11,799.49 SQ. FT., 0.271 AC. (CALCS.)  
 15,074.10 SQ. FT., 0.346 AC. (GROSS AREA)

### NOTES:

- 1- URBAN LOT SPLIT SUBDIVISION IN THE R1-1 ZONE, PURSUANT TO SB9
- 2- WATER SYSTEM: CITY OF L.A. DWP.
- 3- POWER SYSTEM: CITY OF L.A. DWP.
- 4- SEWER SYSTEM: CITY OF L.A. DPW.
- 5- COMMUNITY PLAN AREA: SUNLAND- TUJUNGA - LAKE VIEW TERRACE - SHADOW HILLS- EAST LA TUNA CANYON
- 6- T.G. PAGE PAGE 503 - GRID J2
- 7- HILLSIDE AREA NOTE:  
 DESIGNATED HILLSIDE / ZONING AREA (NO)  
 DESIGNATED HILLSIDE GRADING AREA, BOE (YES)
- 8- TREES: THERE ARE NO OAK TREES, NO PROTECTED TREES OR SHRUBS ON SITE (1-12" PALM TREE ON SITE)
- 9- THIS SUBDIVISION IS NOT LOCATED WITHIN THE VICINITY OF THE MULHOLLAND SCENIC PARKWAY
- 10- THIS SUBDIVISION IS NOT IN A POTENTIALLY DANGEROUS-HAZARDOUS AREA.
- 11- SITE IS NOT IN LIQUEFACTION ZONE
- 12- SITE IS RELATIVELY FLAT.
- 13- DISTRICT MAP: 208-5A195
- 14- COUNCIL DISTRICT NO. CD 7
- 15- ASSESSOR PARCEL NO.: 2557-001-027
- 16- CENSUS TRACT NO.: 1031.02
- 17- STREET DESIGNATION: WENTWORTH AVENUE (COLLECTOR) FORSYTHE STREET (LOCAL)
- 18- RELATED CASES: NONE



### URBAN LOT SPLIT SETBACK MATRIX

PARCEL	LOT SIZE SQ.FT.	LOT COVERAGE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
A	5,705.50	48%	24.98'	54.00'	5.17' (E), 4.92'-5.00' (W)
B	6,094.00	52%	39'	1.00'-55.00'	5.00' (E), 0.25'-5.00' (W)

**EXHIBIT "A"**  
 Page No. 1 of 1  
 Case No. ADM-2024-268-PMUL-HCA

City of Los Angeles  
 Department of City Planning  
**SUBMITTED FOR FILING**  
 TENTATIVE MAP  PARCEL MAP  
 01/25/2024  
 REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
 DEPUTY ADVISORY AGENCY



**TECHNA LAND CO., INC.**  
 CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.

HAYK MARTIROSIAN  
 1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208  
 TEL: (818) 547-0543, FAX: (818) 547-1074

12-18-23  
 DATE