

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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**CITY OF LOS ANGELES
CALIFORNIA**



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LISA M. WEBBER, AICP
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November 18, 2025

Frank Navarro (A)
14517 Hesby Street
Sherman Oaks, CA 91403

Yung Cheng & Xueping Cheng (O)
1211 North Beachwood Drive
Burbank, CA 91506

Riechers Engineering (R)
5 Canopy Lane
Napa, CA 94558

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2022-6998-PMUL
Address: 14517 Hesby Street
Community Plan: Van Nuys – North Sherman
Oaks
Zone: R1-1-RIO
Council District: 4- Raman

LETTER OF CORRECTION

On April 29, 2025, the Department of City Planning approved Case No. ADM-2024-6998-PMUL, an SB9 Urban Lot Split. The project is for the subdivision of a single lot to create two separate lots.

On October 2, 2025, City Planning was made aware of errors in the Letter of Compliance. The Letter of Compliance states that Parcel A proposes a lot area of 4,051 square feet (60% of the original lot) and Parcel B proposes a lot area of 2,701 square feet (40% of the original lot). The proposed lot areas should be 3,727 square feet (55% of the original lot) for Parcel A and 3,025 square feet (45% of the original lot) for Parcel B, respectively.

As such, this letter corrects the area of both proposed parcels in the Letter of Compliance, in the Project Description and SB9 Eligibility Criteria No. (1) and (2), to be consistent with what the project originally requested (**additions** are in underline and **deletions** are in ~~strikeout~~).

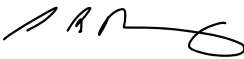
[MODIFIED] Project Description

The proposed project is for the subdivision of one lot with an area of approximately 6,752 square feet into two lots. Parcel A will have an area of ~~4,051~~ 3,727 square feet and Parcel B will have an area of ~~2,701~~ 3,025 square feet. Proposed Parcel A is developed with a 1,380 square-foot single-family residence, and doesn't propose any demolition or construction as part of this approval. Proposed Parcel B is developed with an 871 square-foot detached garage, and doesn't propose any demolition or construction as part of this approval.

<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>[MODIFIED] The existing unsubdivided lot has an area of 6,752 square feet. The proposed lot split results in Parcel A with a lot area of 4,054 <u>3,727</u> square feet (60 55 percent of the existing lot area) and Parcel B with a lot area of 2,704 <u>3,025</u> square feet (40 45 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.</p>	

All other SB9 Eligibility Criteria remain unchanged.

VINCENT P. BERTONI, AICP
 Director of Planning



JOJO PEWSAWANG
 Senior City Planner

JP:MG:SK

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Decision Date: April 29, 2025

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Sherman Oaks, CA 91403

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Address: 14517 Hesby Street
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Zone: R1-1-RIO
Council District: 4- Raman

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

The Advisory Agency determines based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7. In accordance with the provisions of GCS 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2024-6998-PMUL, located at 14517 Hesby Street, for the subdivision of a single lot to create two (2) separate lots, Parcel A (formerly known as Parcel 1) and Parcel B (formerly known as Parcel 2), as shown on the map stamp-dated April 7, 2025 in the Van Nuys – North Sherman Oaks Community Plan. The Advisory Agency determines based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project pursuant to Public Resources Code Section 21080(b)(1). This subdivision is based on the R1-1-RIO Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC 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.

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 North Figueroa Street, Suite 290, through BOE online customer service portal at <http://engpermits.lacity.org/>.

1. That the proposed parcels be labeled as Parcel A and Parcel 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 a Covenant and Agreement be recorded that a private access easement be granted within Parcel A for the benefit of Parcel B of the parcel map.
4. 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.
5. That, if necessary, a Covenant and Agreement be recorded that a private drainage easement be granted within Parcel A for the benefit of Parcel B of the parcel map.
6. 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.

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

8. The following items do not comply with the current Zoning requirements. Revise the map or obtain approval from the Advisory Agency to approve for the deviations from the Zoning code.
 - a. Proposed Parcel 2 does not provide the minimum required 20 feet street frontage to the public or private street and the minimum required 20 ft. access strip width as required by the definition of a “lot”. Proposed Parcel 2 is abutting an alley and an alley cannot provide legal frontage to a lot.
 - b. Accessory structure (garage and covered patio) on Proposed Parcel 2 is not permitted to remain on lots without a main structure or use.

Notes:

R1 zone is required to maintain a minimum 50 ft. lot width per LAMC Section 12.08.C.4. and the lot width shall be measured per LAMC Section 12.03 Definition of "lot width".

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.

Parcel A was formerly known as "Parcel 1" and Parcel B was formerly known as "Parcel 2".

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401. For an appointment, call (818)374-4699.

9. 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 subdivision 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.*

10. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for 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. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.
 - 1) Site plans shall include all overhead utility lines adjacent to the site.
 - 2) Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - 3) Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - 4) The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
 - 5) 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.
 - 6) Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
 - 7) Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - 8) 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

- 11. Developer shall complete the following financial and engineering arrangements as **conditions of map clearance**:
- 12. Street improvement/sewer/storm drain/water plans shall be submitted.
- 13. Covenant and Maintenance Agreement for Small Lot Subdivision Map or Map with Land Locked Lots.

14. If there is no space 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.
15. Developer shall complete the following financial and engineering arrangements as **conditions of service** (but not conditions of map clearance):
16. New services and meters shall be installed.
17. Street/sewer/storm drain/water plans shall be submitted.
18. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lot(s) where pressure exceeds 80 psi at the building pad elevation.
19. 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.

BUREAU OF SANITATION

20. 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

21. To assure that cable television facilities will be installed in the same manner as other required improvements, please email 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 or rap.parkfees@lacity.org for any questions regarding the following:

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

Removal of Protected trees, and removal or planting of any tree in the public right-of-way 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.

23. 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.

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

24. 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-2024-6998-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 Project is located in RIO and shall comply with the applicable objective development standards in the River Implementation Overlay District.
 - 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. **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 Advisory Agency approves a street frontage and access-strip width of 4 feet for Proposed Parcel B, in lieu of the minimum required 20-foot street frontage to a

public or private street and minimum 20-foot access-strip required by the definition of a "lot".

- ii. The Advisory Agency approves a lot width of 46 feet for Parcel A and four (4) feet for a portion of Parcel B, in lieu of the minimum required 50-foot lot width in the R1-1-RIO Zone.
 - iii. The Advisory Agency approves an accessory structure (garage and covered patio) on Proposed Parcel B without a main structure or use, in lieu of the required main structure to accompany an accessory structure required by LAMC 12.21 C.5.
 - iv. The Advisory Agency approves zero parking spaces for Proposed Parcel A, in lieu of the minimum two (2) parking spaces on the same lot for each one-family dwelling required by LAMC 12.21 A.4(a).
- j. The Applicant shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.
- k. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- i. 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.
- ii. 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.
- iii. 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 (ii).
- iv. 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. (ii)

- v. 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.

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 north side of Hesby Street with alley abutting the property on its east side, between Van Nuys Boulevard and Cedros Avenue in the Van Nuys-North Sherman Oaks Community Plan Area. The site is comprised of one lot with an approximate area of 6,752 square feet with 50 feet of street frontage and a lot depth of 135 feet. The site is currently developed with a 1,380 square-foot single-family residence and an 871 square-foot detached garage.

The subject site is not located within a hillside area, Very High 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 approximately 6 miles from the Hollywood Fault and within 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 Van Nuys-North Sherman Oaks Community Plan Area and has a land use designation of Low Residential with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The site is zoned R1-1-RIO and is consistent with the land use designation.

Surrounding Uses

The properties to the south (across Hesby Street) are developed with single-family dwellings in the R1-1-RIO Zone and an automobile repair shop in the C2-1VL-RIO Zone. The property to the east is developed with an unfinished fast-food restaurant building in the C2-1VL-RIO Zone. The properties to the west are developed with single-family dwellings in the R1-1-RIO Zone. The properties to the north are developed with single-family dwellings in the R1-1-RIO Zone.

Project Description

The proposed project is for the subdivision of one lot with an area of approximately 6,752 square feet into two lots. Parcel A will have an area of 4,051 square feet and Parcel B will have an area of 2,701 square feet. Proposed Parcel A is developed with a 1,380 square-foot single-family residence, and doesn't propose any demolition or construction as part of this approval. Proposed Parcel B is developed with an 871 square-foot detached garage, and doesn't propose any demolition or construction as part of this approval.

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 6,752 square feet. The proposed lot split results in Parcel A with a lot area of 4,051 square feet (60 percent of the existing lot area) and Parcel B with a lot area of 2,701 square feet (40 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-RIO.</p>	

(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

- Complies**
 Does Not Comply

The site is comprised of a legal parcel located within the boundaries of the City of Los Angeles.

(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 January 2, 2024, 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.

(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.

<p>(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.</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>
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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>
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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 August 8, 2024, the applicant intends to occupy the existing single-family dwelling as their principal residence for a minimum of three years.

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

<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>
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The project will maintain an existing single-family dwelling. No new dwelling units are proposed pursuant to GCS 65852.21.

WAIVERS

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.*

Minimum Street Frontage. The minimum street frontage for lots is 20 feet upon a street or private street, and the minimum width for an access-strip portion of a lot is 20 feet, per the definition of a “lot” in LAMC Section 12.03. The resulting Parcel B would not meet the street frontage and access-strip width requirements per this section. The existing single-family dwelling to remain on Parcel A prevents Parcel B from providing a frontage and access-strip larger than four (4) feet. Pursuant to Government Code Section 66411.7(i), a local agency shall not require the correction of nonconforming zoning conditions for the creation of an urban lot split, therefore the proposed parcel shall not be subject to the minimum street frontage and access-strip width (20 feet) requirement per the definition of a “lot”.

Minimum Lot Width. The minimum width for lots in the R1-1-RIO Zone is 50 feet per LAMC Section 12.08 C.4. The resulting Parcels A and B would not meet the lot width requirement per this section. The proposed lot split complies with the minimum required 40 percent of the unsubdivided lot for both Parcel A and B. Pursuant to Government Code Section 66411.7(i), a local agency shall not require the correction of nonconforming zoning conditions for the creation of an urban lot split, therefore the proposed parcels shall not be subject to the minimum lot width (50 feet) requirement for the R1-1-RIO Zone.

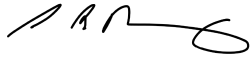
Accessory Structure. LAMC Section 12.21 C.5 requires that accessory structures are not permitted on a lot without a main use and the required setbacks for accessory structures. The proposed urban lot split would result in the separation of the existing single-family dwelling and accessory structure to Parcel A and Parcel B. The accessory structure cannot be relocated to Parcel A with the existing single-family dwelling and the required rear and side yards cannot be provided. Furthermore, a new single-family dwelling is not proposed at this time for Parcel B. As such, Parcel B is not required to conform to the location requirements for accessory structures of LAMC Section 12.21 C.5, during the life of the existing unaltered structure 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. Future development on Parcel B would require compliance with the provisions of SB 9, LAMC, and other state or local regulations.

Parking. The existing unsubdivided lot is developed with a single-family dwelling that is required to maintain two parking spaces on the same site as the dwelling, pursuant to LAMC Section 12.21-A.4. The required parking spaces are provided within a two-car garage located at the rear portion of the lot. The proposed urban lot split would result in the dwelling and garage being located on two separate lots. The resulting Parcel A maintains the single-family dwelling and Parcel B maintains the accessory structure that contains the garage. The required parking spaces cannot be provided on Parcel A because the site is fully developed, no new spaces can be provided and it is not feasible for the garage to be relocated to Parcel A. As such, Parcel A is not required to conform to the on-site parking requirement of LAMC 12.21-A.4, during the life of the existing unaltered dwelling 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. Future construction on Parcel A may require on-site parking requirements as authorized under SB 9, LAMC Section 12.21 A.4, and other state or local regulations.

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-2024-6998-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



JOJO PEWSAWANG
Deputy Advisory Agency

JP:MG:sk

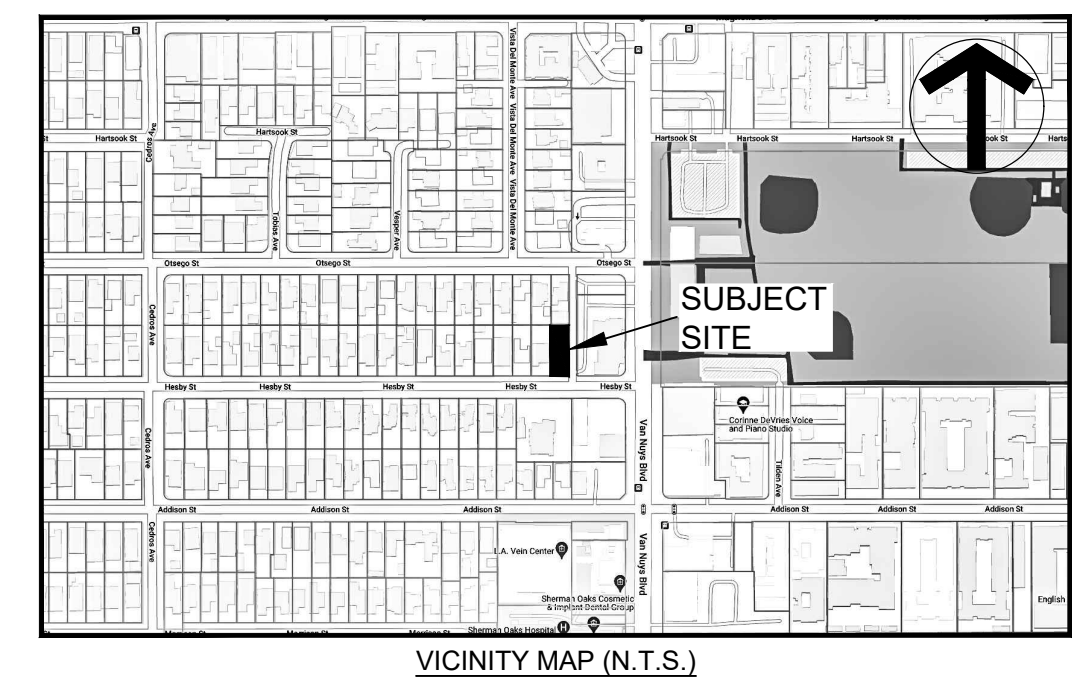
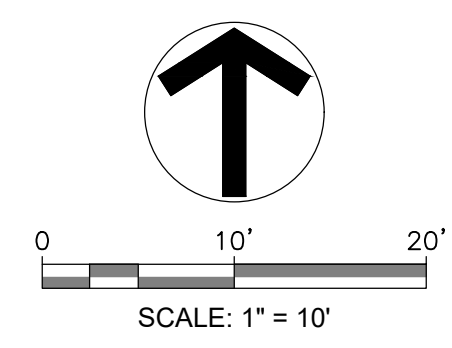
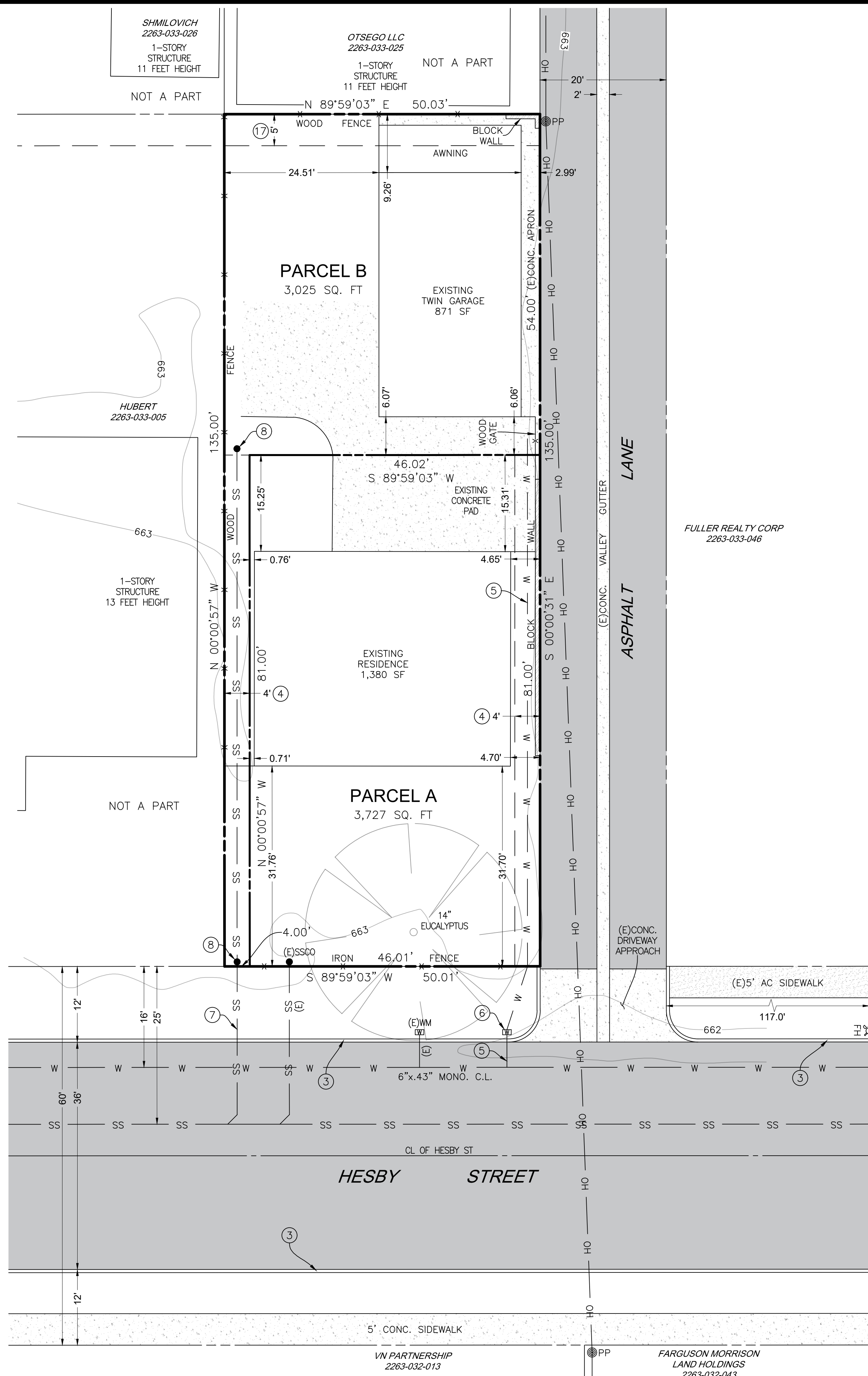
SB450 URBAN LOT SPLIT TENTATIVE PARCEL MAP

14517 HESBY STREET, SHERMAN OAKS, CALIFORNIA
APN 2263-033-004
6,752 SQ. FT / 0.15 AC

"PARCEL MAP FOR URBAN LOT SPLIT
SUBDIVISION PURPOSE"

City of Los Angeles
Department of City Planning
SUBMITTED FOR FILING
PARCEL MAP
04/07/2025

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



- LEGENDS:**
- AB — ASPHALT/BITUMEN
 - AC — ASPHALT/CONCRETE
 - BFP — BACK FLOW PREVENTER
 - BOC — BACK OF CURB
 - CL — CENTERLINE
 - CB — CATCH BASIN
 - DI — DRAIN INLET
 - (E) — EXISTING
 - EP — EDGE OF PAVEMENT
 - FH — FIRE HYDRANT
 - INV — INVERT
 - JP — JOINT POLE
 - PP — POWER POLE
 - R — ROCK OUT CROPPING
 - SDMH — STORM DRAIN MANHOLE
 - SI — STORM INLET
 - SSCO — SANITARY SEWER CLEAN OUT
 - SSMH — SEWER MANHOLE
 - TC — TOP OF CURB
 - U/G — UNDERGROUND
 - WM — WATER METER
 - WV — WATER VALVE
 - — BOUNDARY LINE
 - - - - PROPOSED DIVIDING LINE
 - X X — FENCE LINE
 - E — ELECTRICITY LINE
 - G — GAS LINE
 - JT — JOINT TRENCH LINE
 - OH — OVERHEAD LINE
 - PU — PUBLIC UTILITY LINE
 - SS — SANITARY SEWER LINE
 - SD — STORM DRAIN LINE
 - T — TELEPHONE LINE
 - W — WATER LINE

ZONING: R1-1-RIO RESIDENTIAL

- NOTES:**
- THE PARCELS DO NOT HAVE SIDEWALK.
 - ALL SIGNIFICANT TREES ON THE PROPERTY ARE SHOWN AND THERE ARE NO PROTECTED TREES.
 - EXISTING CURB & GUTTER.
 - 4' PRIVATE USE EASEMENT RESERVED FOR PARCEL 2.
 - FUTURE WATER SERVICE FOR PARCEL 2.
 - FUTURE WATER METER FOR PARCEL 2.
 - FUTURE SANITARY SEWER LATERAL FOR PARCEL 2.
 - FUTURE SANITARY SEWER CLEAN OUT.
 - NO CONSTRUCTION IS CURRENTLY PROPOSED.
 - ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
 - EXISTING SINGLE FAMILY RESIDENCE TO REMAIN
 - URBAN LOT SPLIT SUBDIVISION IN THE R1-1-RIO ZONE, PURSUANT TO SB9.
 - ADJACENT BUILDING HEIGHTS SHOWN ARE APPROXIMATE.
 - NO HAZARDOUS CONDITIONS EXIST ON THE SITE. THE SUBJECT PROPERTY SATISFIES ALL THE SB9 ELIGIBILITY REQUIREMENTS LISTED ON THE PLANNING DEPARTMENT ZIMAS WEBSITE.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY OF THE FOLLOWING:
SPECIAL HAZARD AREA
HILLSIDE AREA
FLOODWAY
MUD-PRONE AREA
 - THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY IS BASED ON RECORD DATA, BEING LOT 6 OF TRACT NO. 13825 AS PER MAP RECORDED IN BOOK 294, PAGE 17 OF MAPS.
 - 5' PUBLIC UTILITY EASEMENT PER BOOK 294, PAGE 17 OF MAPS, AND BOOK 24212, PAGE 273 OF OFFICIAL RECORDS.

SB9 AREA COMPLIANCE		
#	AREA (SQ. FT)	% OF ORIGINAL
PARCEL 1	4,051	60%
PARCEL 2	2,701	40%
TOTAL	6,752	100%

General Notes

OWNER:
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14517 HESBY STREET,
SHERMAN OAKS, CA, 91403
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ENGINEER:
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PREPARED UNDER THE DIRECTION OF:

Peter Riechers
PETER RIECHERS, R.C.E. NO. 33483

No.	Revision/Issue	Date

Sheet Name:
**TENTATIVE
PARCEL MAP**

Project Name and Address:
CHENG TPM
14517 HESBY STREET,
SHERMAN OAKS, CA, 91403

Project: 2023-___-LAC
Date: APR 3 2025
Scale: 1" = 10'

Sheet: 1