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Decision Date: March 5, 2025

Applicant/Owner
Maxwell Van Norman
2031 McPherson Avenue
Los Angeles, CA 90032

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2023-7056-PMUL-HCA
Address: 2031-2033 North McPherson Avenue
Community Plan: Northeast Los Angeles
Zone: R1-1
Council District: 14 – Jurado

Representative
Tony Russo
Crest Real Estate
11150 West Olympic Boulevard Suite
#700
Los Angeles, CA 90064

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 Chapter 1 of the Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2023-7056-PMUL-HCA, located at 2031 North McPherson Avenue, 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 February 26, 2025 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 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:

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 N. Figueroa Street, Suite 290, through BOE online customer service portal at <http://engpermits.lacity.org/>.

1. That the final map be labeled as "Urban Lot Splits per CA Senate Bill 9" satisfactory to the City Engineer.

2. In the event that AA-2005-2490-PMLA is still valid then it shall be received and filed with the Department of City Planning prior to the recordation of the final map; or evidence shall be provided to the City Engineer showing that the parcel map AA-2005-2490-PMLA has expired.
3. That a Covenant and Agreement be recorded that a private access easement be granted within Parcel B for the benefit of Parcel A of the parcel map.
4. That any existing public easement(s) within the subdivision be delineated on the final map.
5. That the subdivider make a request to BOE Central District to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

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 Helen Nguyen at (213)482-0427 helen.nguyen@lacity.org 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. Provide copy of building record, plot plan, and certificate of occupancy for the new garage in the proposed Parcel A.
 - b. Obtain building alteration permit for the removal of the attached carport under permit 1978LA69049 and a portion of existing Single-Family Dwelling under permit 1952LA43671 in the proposed Parcel A. No structure shall be allowed to across the proposed property line. Provide a copy of the building permit and signed inspection card to show completion of the alteration work.
 - c. Revise the Map to correct item # 5. This property is not located in a Hillside Area.
 - d. Provide building plans to show compliance with current Los Angeles City Residential Code concerning exterior wall/opening protection and exit requirements with respect to the new property lines.
 - i. Provide 1-hr fire-resistance exterior walls if fire separation distance is: Less than 5' [T-R302.1(1)].
 - ii. Openings are not allowed within 3' fire separation distance. [T-R302.1(1) & T-R302.1(2)]

- iii. Maximum 25% opening area is allowed when the fire separation distance is between 3' and 5' for building without automatic sprinkler. (T-302.1(1)).
 - iv. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
- e. If the proposed common driveway ingress and egress for the proposed Parcels A and B is less than 20 feet in width, obtain approval from the Advisory Agency to approve the deviations from the Zoning Code. A recorded covenant agreement for the common driveway ingress and egress shall be required.
- f. 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.
 - i. The proposed Parcel B does not provide the minimum required 20 feet street frontage to the public or private street and the minimum required 20 feet access strip width as required by the definition of a "lot".
 - ii. The proposed Parcels do not provide the minimum required 50 feet of lot width for the R1 Zone per LAMC Section 12.08.C.4.
 - iii. One required parking space is required to remain for each remaining dwelling on the site. Show location of all parking spaces and access driveways or obtain approval from the Advisory Agency to approve the deviations from the Zoning code. Provide copies of permits and final inspection cards, for any new garages or carports.
 - iv. Required driveway access for the proposed Parcel A is not within its own lot. Obtain Use of Land permits to relocate driveways and all required parking for each building onto their corresponding sites or obtain approval from the Advisory Agency to approve the deviations from the Zoning code. Provide a copy of permits and signed inspection cards to show work has been completed.
- g. Any proposed building with an issued permit on the Proposed Parcels A and B issued prior to the recording of this map shall comply with the current Los Angeles City Residential and Zoning Code requirements with respect to the new lot lines and new lot area.
- h. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

This property is located in a Special Grading Area.

This property is located in a Liquefaction Zone.

This property is located in a Watercourse Area.

This property is eligible for parking exceptions per SB 9 Eligibility Criteria Checklist.

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. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or as shall be determined to the satisfaction of the Department of Transportation.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, contact LADOT's One Stop email at: ladot.onestop@lacity.org
 - d. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 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.

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. 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. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

- f. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
- g. 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.
- h. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- i. Site plans shall include all overhead utility lines adjacent to the site.

Fire Lane Requirements:

- 1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - 3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
 - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - 6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- j. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
 - k. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - l. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

- m. 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).
- n. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- o. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- p. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- q. 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. The stairwell shall extend onto the roof.
- 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 SANITATION

- 11. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problems.

INFORMATION TECHNOLOGY AGENCY

- 12. 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 for any questions regarding the following:

- 13. 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

14. 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.
15. 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

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. ADM-2023-7056-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. Parking shall be provided in conformance with GCS 66411.7(e)(3). One space shall be required for each unit unless: (A) the parcel is located within one-half mile walking distance of either a high-quality transit corridors defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code. (B) There is a care share vehicle located within one block of the parcel.
 - 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.
 - 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 street frontage and access strip of proposed Parcel B will have a street frontage of approximately 12.87 feet, in lieu of the 20-foot street frontage required per LAMC Section 12.03.
2. The lot width of proposed Parcel B is 13.67 feet, which is less than the 50 feet required per LAMC Section 12.08 C.4.
3. The access driveway for Parcel A will have a portion located on Parcel B instead of within its own lot as required per LAMC 12.21 A.4.(h).
- 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.

17. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court cost and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement.
- 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.

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 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 be either constructed prior to recordation of the final map or that the construction be 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 site is an approximately 17,620-square-foot property as shown on the revised parcel map stamp-dated February 26, 2025. (The map is prepared, signed, and stamped by a licensed civil engineer.) The subject site is located on the southern corner of the intersection of McPherson Avenue and Eastern Avenue in the Northeast Los Angeles Community Plan area. The site is currently improved with a one-story single-family dwelling. There is no proposed construction.

The applicant provided an Owner's Declaration of No Habitat signed and dated September 27, 2023. Additionally, the applicant provided a Tree Report signed and dated September 27, 2023. As marked on the Tree Report, there is one (1) Protected Tree on the subject site, and two (2) Non-Native Ornamental Trees, and there are no street trees in the adjacent right-of-way. There is no proposed removal of trees. Any tree removals shall be subject to the review and approval of the Urban Forestry Division.

The subject site is subject to Modifications to Single-Family Zones (ZI-2462) and will be reviewed for compliance by LADBS during Plan Check.

The site is not located in a Hillside area but is identified to be in a BOE Special Grading Area as shown on ZIMAS. The site is located in a Watercourse area, but is located outside of a flood zone. The site is located within the Upper Elysian Park Fault Zone, but is not located within an Alquist-Priolo Fault Zone, Landslide area, Preliminary Fault Rupture Study Area, Methane Hazard Site, High Wind Velocity Area, or Tsunami Inundation zone. The site is located in a Liquefaction zone.

According to SurveyLA Historic Districts, Planning Districts and Multi-Property Resources for the Community Plan area, the subject site is not located within any historical districts and no historical resources exist on the subject site.

Zoning and Land Use Designation

The Northeast Los Angeles Community Plan designates the site for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The project site is currently zoned R1. The R1 "Residential" Zone allows for single-family residential uses and associated accessory uses, in addition to personal animal keeping uses at the subject site. The subject site is not located within any geographic specific plan or community design overlay.

Surrounding Uses

The properties to the north are zoned R1-1 and have a General Plan land use designation of Low Residential. The properties to east are zoned R1-1 and are developed with single family dwellings. The properties to the south are zoned, R1-1 and are developed with single family dwellings. The properties to the west are zoned both [Q]C1-1VL and have a general plan land use of General Commercial, and zoned PF-1 and have a general plan land use of Open Space, Public Facilities.

Project Description

The applicant is requesting an Urban Lot Split pursuant to State Senate Bill (SB) 9. As proposed, the approximately 17,620-square-foot lot is split into two parcels. Parcel A is proposed at 7,071 square feet and is developed with a one-story, 887-square-foot single-family dwelling. Parcel B is proposed at 10,549 square feet and is unimproved. There is no proposed construction.

SB 9 ELIGIBILITY CRITERIA

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

(1),(2) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.	☒ Complies ☐ Does Not Comply
The existing unsubdivided lot has an area of 17,620 square feet. The proposed lot split results in Parcel A with a lot area of 7,071 square feet (40%) and Parcel B with a lot area of 10,549 square feet (60%). Both newly created parcels are no smaller than 1,200 square feet.	

(3) The parcel being subdivided meets all the following requirements:	
(A) The parcel is located within a single-family residential zone. Which includes the RA, RE, RS, R1, RU, RZ, and RW zones.	☒ Complies ☐ Does Not Comply
The subject lot is zoned R1-1.	
(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	☒ Complies ☐ Does Not Comply

urban cluster, as designated by the United States Census Bureau.	
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: <i>(6) The development is not located on a site that is any of the following:</i> <i>B. Either prime farmland or farmland of statewide importance.</i> <i>C. Wetlands.</i> <i>D. Within a very high fire hazard severity zone.</i> <i>E. A hazardous waste site.</i> <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> <i>G. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood).</i> <i>H. Within a floodway.</i> <i>I. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or natural resource protection plan.</i> <i>J. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).</i> <i>K. Lands under conservation easement.</i>	☒ Complies ☐ Does Not Comply
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 September 27, 2023, the property does not contain Habitat as provided in GCS 65913.4(a)(6)(J). The property is not located within a very high fire severity zone.

(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 on ZIMAS and HistoricPlacesLA, the property is not located within a Historic District identified by the State or a Historic Preservation Overlay Zone (HPOZ) designated by the City.

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

☒ **Complies**

☐ Does Not Comply

A review of the subject site parcel data shows no previous approval of an urban lot split.

(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.

☒ **Complies**

☐ Does Not Comply

A review of the adjacent parcels shows no applications or approvals for an urban lot split.

Pursuant to GCS 66411.7(g)(1) a local agency shall require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

(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 October 9, 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 will maintain an existing single-family dwelling. There is no proposed construction.	

WAIVERS

Pursuant to Government Code Section 66411.7(c):

- (1) A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.*

Street Frontage and Access Strip Width. As conditioned by the Department of Building and Safety, Zoning Division and as required pursuant to LAMC Chapter 1, Section 12.03, a lot shall have a minimum 20-foot street frontage and a minimum 20 foot access strip width. Parcel A with the existing single-family dwelling provides the 20-foot access strip, however, Parcel B will only have a street frontage of approximately 12.87 feet as a result of the existing single-family dwelling built on Parcel A. As such, Parcel B is not required to conform to the street frontage and access strip width of LAMC 12.03 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.

Lot Width. As conditioned herein by the Department of Building and Safety, Zoning Division and as required pursuant to LAMC Chapter 1, Section 12.03 and Section 12.08 C.4, a lot in the R1 Zone shall provide a minimum width of 50 feet as measured from the depth at the midpoint between the front and rear lot lines. The subdivision of the existing lot results in Parcel A being compliant with the lot width requirement with 66.75 feet while Parcel B will observe a lot width of approximately 13.67 feet. As such, Parcel B is not required to conform to the lot width requirement of 12.08 C.4 based on GCS 66411.7(i), which states that the City shall not require the correction of nonconforming conditions as a condition for ministerial approval of a parcel map application for an urban lot split.

Access Driveways. LAMC Section 12.21 A.4.(h) requires the access driveway to be located entirely on the lot which it serves. There is an existing dwelling on Parcel A and due to its existing configuration, Parcels A and B share a common access driveway. A portion of the access driveway for Parcel A is located on Parcel B. As such, Parcel A shall not be subject to the access driveway required by LAMC 12.21 A.4.(h) based on GCS 66411.7(i), which states that the City shall not require the correction of nonconforming conditions as a condition for ministerial approval of a parcel map application for an urban lot split.

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-2023-7056-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



Linda Lou, AICP
Deputy Advisory Agency

LL:PE

PRELIMINARY PARCEL MAP L.A. NO. ADM-2023-7056-PMUL

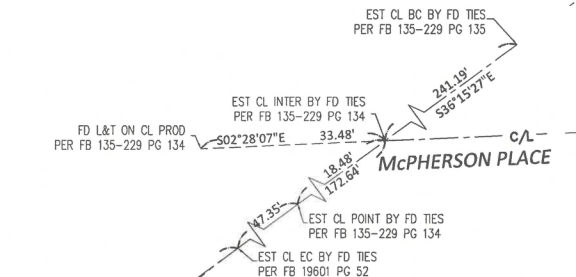
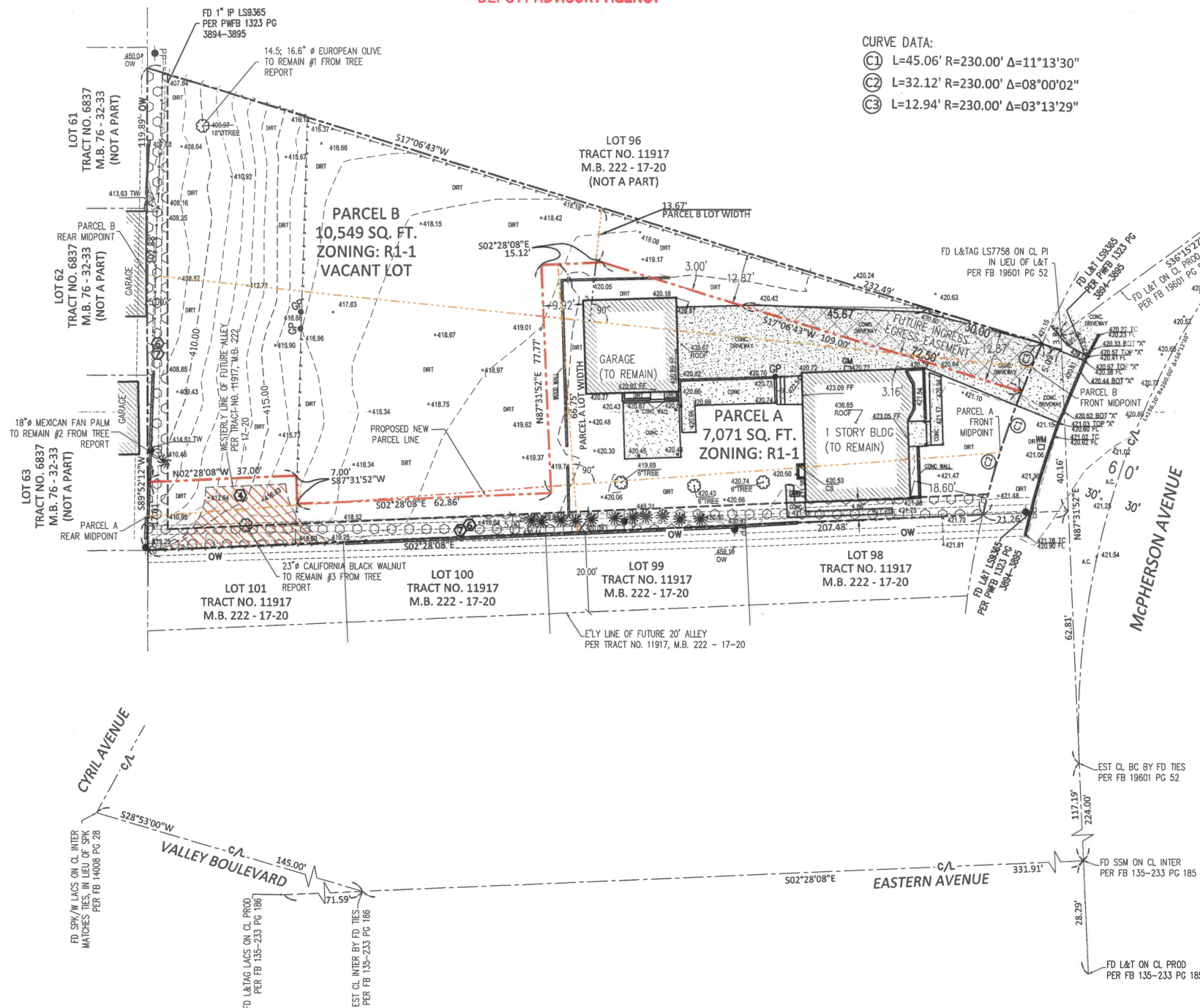
LOT 79 OF TRACT MAP NO. 11917 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN M.B. 222 PAGES 17 THROUGH 20 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES.

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

FEB 26 2025

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

CURVE DATA:
C1 L=45.06' R=230.00' Δ=11°13'30"
C2 L=32.12' R=230.00' Δ=08°00'02"
C3 L=12.94' R=230.00' Δ=03°13'29"



PROJECT DATA

- THIS MAP IS FOR A 2 PARCEL RESIDENTIAL URBAN LOT SPLIT SUBDIVISION IN R1 ZONE, PURSUANT TO CALIFORNIA SENATE BILL 9.
- NO. OF PROPOSED PARCELS: 2
- EXISTING AND PROPOSED ZONING: R1-1 ZONE
- PROPOSED LOT WIDTH FOR PARCEL A & B:
"PARCEL A" LOT WIDTH= 66.75'
"PARCEL B" LOT WIDTH= 13.67'
- STREET IMPROVEMENTS ARE EXISTING
- THE PROPOSED PROJECT IS NOT LOCATED WITHIN A HILLSIDE AREA
- NO GEOLOGICAL OR FLOOD HAZARD AREAS EXIST WITHIN THE PROJECT BOUNDARY
- PROPERTY IS IN A SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)
- PROPERTY IS LOCATED IN LIQUEFACTION ZONE
- SEWAGE: PROPOSED METHOD OF SEWAGE REMOVAL IS TO TIE INTO SEWER LINE ON McPHERSON AVE
- GROSS AND NET LAND AREA: CONTAINING AN AREA OF 17,620 SQ. FT., OR 0.4045 ACRES, MORE OR LESS.
- THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON PROPERTY.

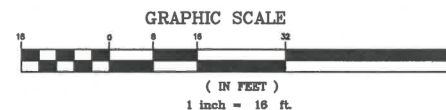
EXISTING TREE REPORT:

Table 1.
TREE SURVEY DATA

Species	DBH (Inches)	Height (feet) ¹	Average Canopy Radius (feet)
European olive	14.6; 16.5 ²	32	16
Mexican fan palm	17.8	29	7
Southern California black walnut	23.2	29	15

¹Indicates a multi-stemmed trunk.
²Estimated to the nearest foot

FIELD SUMMARY OF MEMORANDUM PREPARED BY HELIX ENVIRONMENTAL PLANNING
HELIX PROJECT NO. 04045.00002.001
DATED AS OF: SEPTEMBER 27, 2023



JOB ADDRESS:

2031 & 2033 N. McPHERSON AVENUE
LOS ANGELES, CA 90032

APPLICANT:

MAXWELL VAN NORMAN
2031 McPHERSON AVENUE
LOS ANGELES, CALIFORNIA, 90032
(323) 474-8686 maxwellvanorman@gmail.com

ENGINEER

M&G CIVIL ENGINEERING AND LAND SURVEYING
CYNTHIA A. DE LEON
347 S. ROBERTSON BLVD.,
BEVERLY HILLS, CA 90211
RCE 31604 EXPIRES: 12/31/2022

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 97 OF TRACT NO. 11917 AS PER MAP RECORDED IN BOOK 222 PAGES 17-20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5215-031-017

BASIS OF BEARINGS:

THE BEARING NORTH 36° 15' 28" WEST, ON THE CENTERLINE OF McPHERSON AVENUE AS SHOWN ON TRACT NO. 11917, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 222, PAGES 17-20, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 17,620 SQ. FT., OR 0.4045 ACRES, MORE OR LESS.

BENCHMARK:

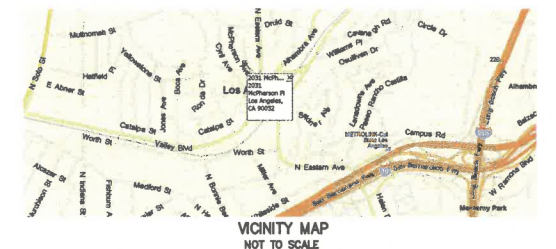
BM ID: 11-04411 (NAVD 1988)
DESCRIPTION/LOCATION: SPK 1.0 FT N OF N CURB MC PHERSON AVE ;
16.3 FT W OF BCR W OF EASTERN AVE ;
(MC PHERSON AVE IS STREET N OF VALLEY BLVD) IN FRONT OF ELS
ELEVATION = 425.003 FT.

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY
ORDER NO. 00357720-995-LBO-VE
DATED AS OF: AUGUST 04, 2022.

SCHEDULE B / EASEMENT(S):

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE MAP OF SAID TRACT.
PURPOSE: FUTURE ALLEY AND INCIDENTAL PURPOSES
AFFECTS: AS SHOWN AND SAID TRACT MAP
- PLOTTED HEREON.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES AND POLE LINES AND INCIDENTAL PURPOSES
RECORDING NO.: BOOK 17177, PAGE 43, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
- PLOTTED HEREON.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLES AND CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO.: BOOK 17107, PAGE 377, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
- PLOTTED HEREON.



M&G CIVIL ENGINEERING AND
LAND SURVEYING



TITLE: PRELIMINARY PARCEL MAP NO. ADM-2023-7056-PMUL 2031 NORTH McPHERSON AVENUE, LOS ANGELES, CA 90032	
CLIENT: Mr. Max Van Norman	JOB NO.: 23-20184
SCALE: 1" = 16'	DATE: 06/20/2024
DESIGNED BY: F.G. / J.G.	REVISION (S): 09/20/2024
DRAWN BY:GEORGE D.D./S.A./C.W.	10/11/2024
CHECKED BY: C.D.L.	02/14/2025
SHEET OF 1 SHEET	