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CITY PLANNING**

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Decision Date: September 22, 2023

Jonathan & Milena Haski (A)(O)
2392 W Dewey St
Los Angeles, CA 90291

Melynda Eccles (R)
Telemachus Studio
670 Moulton Ave
Los Angeles, CA 90031

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2023-1231-PMUL-HCA
Address: 2392 West Dewey Street
Community Plan: Venice
Zone: R1V2
Council District: 11- Park

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

The Advisory Agency determines based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7. In accordance with the provisions of GCS 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2023-1231-PMUL-HCA, located at 2392 West Dewey Street, 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 March 24, 2023, in the Venice 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 R1V2 Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 N. Figueroa Street, Suite 290, or calling (213) 808-8971, or the 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. That, the entire frontage of proposed Parcel B is within the curb return, therefore for no driveway approach to the public street be allowed due to the limitation of sight distance.
3. That a Covenant and Agreement be recorded that a private driveway easement be granted within Parcel A for the benefit of Parcel B of the parcel map.
4. That the subdivider make a request to the BOE West Los Angeles District Office to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. 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.

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division, shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. 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)] if the building is not equipped throughout with an automatic residential fire sprinkler system installed in accordance with section R313.
 - 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.
 - b. If existing building is over 22 ft. in building height, show compliance to encroachment plane requirement along the new property lines for Proposed

Parcels A and B. Revise the map or obtain approval from the Advisory Agency to approve the deviation from the Zoning code.

- c. 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 accessory structure or use (garage) is not permitted to remain on Proposed Parcel B without a main structure or use. Revise the map or obtain approval from the Advisory Agency to approve the deviation from the Zoning code.
 - ii. Proposed Parcel B does not comply with the minimum lot width (50 ft.) requirement for the R1V2 Zone. Revise the map or obtain approval from the Advisory Agency to approve the deviation from the Zoning code.
- d. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (818)374-4699.

- 7. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

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

- 8. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for the Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. 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.
- h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- i. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- m. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF SANITATION

That the project be subject to any recommendations from the Bureau of Sanitation.

INFORMATION TECHNOLOGY AGENCY

- 10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with

the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

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

11. 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.

12. 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

13. 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-2023-1231-PMUL-HCA shall not be issued until after the final map has been recorded.
 - b. The subdivision shall be limited to residential uses.
 - c. Limit the subdivision to two (2) lots.
 - d. 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.
 - e. The Project is located in the Los Angeles Coastal Transportation Corridor Specific Plan and shall comply with the applicable objective development standards therein.
 - 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. Parking is not required to be replaced for the existing main dwelling on proposed Parcel A.
 - ii. The accessory structure or use (garage) is permitted to remain on proposed Parcel B without a main structure or use.
 - iii. Proposed Parcel B shall not be subject to the minimum lot width (50 feet) requirement for the R1V2 Zone.
 - iv. The existing single-family dwelling is permitted to deviate from the front and rear yard requirements of the R1V2 Zone.
- 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.

14. 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 in paragraph (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of

this condition.

- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. That the following provisions be accomplished in conformity with the improvements constructed herein:

- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer and drainage easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- e. That drainage matters be taken care of satisfactory to the City Engineer.
- f. That if necessary, satisfactory sewer and drainage plans and profiles as required,

together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- b. Any required bonded sewer fees shall be paid prior to recordation of the final map.
- c. Any construction activity within public streets, private streets, alleys and easements shall be constructed under permits in conformity with plans and specifications approved by the Bureau of Engineering.

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

- a. Construct any necessary mainline and house connection sewers to serve the tract as determined by the City Engineer.
- b. Construct any necessary drainage facilities.
- c. Close any unused driveways satisfactory to the City Engineer.
- d. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - i. Construct the necessary sewer mainline extension along Walgrove Avenue to adjoining the proposed Parcel A and 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 an irregular shaped site consisting of two Arb Cut lots totaling 6,625 square feet. The property forms the arc curve created by the conjunction of Dewey Street to the north (City of Santa Monica jurisdiction) and Walgrove Avenue to the east. The site is improved with a 1,661 square-foot, one-story single-family dwelling built in 1954 with a 582 square-foot, one-story accessory structure built in 1970 at the rear. Vehicular access to the single-family dwelling is provided via an existing curb cut; however, the accessory structure cannot be accessed via this curb cut. Walgrove Avenue is designated as a Local Street (Standard) and is improved with asphalt, curb, gutter, sidewalk, and protected bike lanes. The subject site contains eight non-protected trees, one of which has been recommended for removal per a Tree Report prepared by Harmony Gardens, Inc. on October 24, 2022. There are no street trees located within the public right-of-way or protected trees located on the subject site.

Zoning and Land Use Designation

The site is zoned R1V2 and designated Low Residential within the Venice Community Plan. The subject site is also within the Los Angeles Coastal Transportation Corridor Specific Plan.

Surrounding Uses

The adjacent residential properties are zoned R1V2 with Low Residential land use designation. The abutting property to the west is improved with a one-story single-family dwelling. The abutting property to the south is improved with a one-story single-family dwelling with an Accessory Dwelling Unit at the rear. The Santa Monica Airport is located to the north of the subject site.

Project Description

The applicant is requesting an Urban Lot Split pursuant to State Senate Bill (SB) 9. As proposed, the approximately 6,625 square-foot lot is split into two parcels. Parcel A, on the western portion of the subject site, is proposed at 3,659 square feet. Parcel B, on the eastern portion of the site, is proposed at 2,966 square feet. No grading or new construction is proposed at this time.

SB 9 ELIGIBILITY CRITERIA

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

(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 6,625 square feet. The proposed lot split results in Parcel A with a lot area of 3,659 square feet (55 percent of the existing lot area) and Parcel B with a lot area of 2,966 square feet (45 percent of the existing lot area). Both newly created parcels are no smaller than 2,650 square feet (40 percent of the existing lot area).	
(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 R1V2.	
(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: <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>	☒ Complies ☐ Does Not Comply

<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>	
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. The property is not known to 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	☒ Complies ☐ Does Not Comply

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.	
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.	
(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 January 20, 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. No new dwelling units are proposed pursuant to GCS 65852.21.	

Pursuant to Government Code Section 66411.7(b) a local agency shall approve an application for a parcel map for an urban lot split ministerially without discretionary review, 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 this section, and shall not impose regulations that require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map for an urban lot split pursuant to this section.

Pursuant to Government Code Section 66411.7(c):

- (1) Except as provided in paragraph (2), notwithstanding any local law, a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to a parcel created by an urban lot split that do not conflict with this section.*
- (2) A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.*
- (3) (A) Notwithstanding paragraph (2), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure. (B) Notwithstanding paragraph (2), in all other circumstances not described in subparagraph (A), a local agency may require a setback of up to four feet from the side and rear lot lines.*

Setback (Single-Family Dwelling). Pursuant to Government Code Section 66411.7(c)(3) no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure. As such, the required front and rear yard setbacks for the existing single-family dwelling in Parcel A are not applicable. Future construction on Parcel A may require yard requirements as authorized under SB 9, LAMC Section 12.08, and other state or local regulations.

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.*

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. As such, no new spaces can be provided on Parcel A, and it is not feasible for the garage to be relocated to Parcel A. Therefore, Parcel A, is not required to conform to the on-site parking requirement of LAMC Section 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 B may require on-site parking requirements as authorized under SB 9, LAMC Section 12.21 A.4, and other state or local regulations.

Accessory Structure. LAMC Section 12.21 C.5 requires that accessory structures are not permitted on a lot without a main use. 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 as 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.

Minimum Lot Width. The minimum width for lots in the R1 zone is 50 feet per LAMC Section 12.08. The resulting Parcels A and B would not meet the lot width requirements per this section. The proposed lot split complies with the minimum required 40 percent of the unsubdivided lot for Parcel B. Increasing the lot area for Parcel A would reduce the size of Parcel 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 R1V2 Zone.

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-2023-1231-PMUL-HCA.

Effective Date/Appeals: The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

VINCENT P. BERTONI, AICP
Advisory Agency



Ira Brown
Deputy Advisory Agency

IB:JO:JO

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

MAR 24 2023

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

PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES:

PARCEL 'A':
ZONE: R1V2
PROPOSED: 3,656 SF

PARCEL 'B':
ZONE: R1V2
PROPOSED: 2,966 SF

OWNER:
JONATHAN & MILENA HASKI
2392 W. DEWEY STREET
LOS ANGELES, CA 90405

PROPERTY ADDRESS:
2392 W. DEWEY STREET
LOS ANGELES, CA 90405

SUBDIVIDER:
MELYNDA ECCLES, RA
TELEMACHUS STUDIO
670 MOULTON AVENUE #5
LOS ANGELES, CA 90031
213-324-3244

NOTES:
URBAN LOT SPLIT SUBDIVISION IN THE R1V2 ZONE, PURSUANT TO SB 9
NO PROTECTED TREES ON SITE
(3) TREES (AS NOTED) THAT ARE 8" OR MORE IN DIAMETER
NO HAZARDOUS CONDITIONS
NO GRADING - SITE IS FLAT

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHWESTERLY 50 FEET OF THE NORTHEASTERLY 110 FEET, MEASURED ALONG THE NORTHWESTERLY
LINE, OF THE NORTHWESTERLY 120 FEET, MEASURED ALONG THE NORTHEASTERLY LINE OF THAT PORTION OF
THE TRACT OF LAND MARKED "AUGUSTIN COTA 7.7303 ACRES" IN LOT 4 OF THOSE PARTS OF THE RANCHO LA
BALLONA, PARTITIONED IN CASE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 77 TO 79
INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL GAS AND OTHER HYDROCARBON
SUBSTANCES AND MINERALS IN, UNDER AND UPON SAID LAND, AS RESERVED IN DEED RECORDED OCTOBER 3,
1947 AS INSTRUMENT NO. 1084 IN BOOK 25397 PAGE 94, OF OFFICIAL RECORDS.

PARCEL 2:
THAT PORTION OF THE NORTHEASTERLY 60 FEET, MEASURED ALONG THE NORTHWESTERLY LINE OF THE
NORTHWESTERLY 120 FEET, MEASURED ALONG THE NORTHEASTERLY LINE, OF THAT CERTAIN PARCEL OF LAND
MARKED "AUGUSTIN COTA 7.7303 ACRES" ON MAP SHOWING THOSE PORTIONS OF THE RANCHO LA BALLONA
PARTITIONED IN CASE NO. 5630 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR LOS
ANGELES COUNTY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 17, PAGES 77 TO 79 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE
COUNTY RECORDER OF LOS ANGELES COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY CORDER OF SAID LAND OF COTA THENCE ALONG THE NORTHEASTERLY
LINE OF SAID LAND OF COTA SOUTH 32° 15' 00" EAST 120 FEET TO THE TRUE POINT OF BEGINNING.; THENCE
SOUTH 57° 43' 14" WEST 20.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND
HAVING A RADIUS OF 105.74 FEET, A RADIAL LINE OF SAID CURVE TO ITS POINT OF BEGINNING BEARS NORTH 54°
13' 02" EAST, THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50° 33' 36" AN ARC
DISTANCE OF 93.31 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY AND HAVING A
RADIUS OF 113 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL
ANGLE OF 32° 28' 55" AN ARC DISTANCE OF 64.06 FEET.

EXCEPT THEREFROM ALL OIL, GAS OR MINERAL RIGHTS, WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE
OF SAID LAND FOR THE EXTRACTION OF SAID OIL, GAS OR MINERALS, AS RESERVED BY THE CITY OF LOS
ANGELES, IN THE DEED RECORDED APRIL 14, 1969 IN BOOK D-4388 PAGE 5, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO: 4244-002-043

AREA BEFORE LOT SPLIT = 6,625 SF
LOT-1 AREA (55.2%) = 3,659 SF
LOT-2 AREA (44.8%) = 2,966 SF

URBAN LOT SPLIT SETBACK MATRIX						
LOT	LOT	LOT	FRONT	REAR	SIDE	SIDE
	SIZE	COVERAGE	SETBACK	SETBACK	SETBACK	SETBACK
1	3,659 SF	52.1 %	20'-0"	4'-0"	4'-0"	4'-0"
2	2,966 SF	20.6 %	20'-0"	4'-0"	4'-0"	4'-0"

LEGEND:	
	PROPERTY LINE
	PROPOSED LOT LINE
	SETBACK LINE
	STREET CENTERLINE
	(E) BUILDING

