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CITY PLANNING**

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Decision Date: November 21, 2025

Shabese Twerski and Leah Miller (A)(O)
7262 Waring Avenue
Los Angeles, CA 90046

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

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2025-3285-PMUL
Address: 7260- 7262 West Waring Avenue
and 751 North Alta Vista
Community Plan: Hollywood
Zone: R1-1
Council District: 5 - Yaroslavsky

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-2025-3285-PMUL, located at 7262 West Waring Avenue, for the subdivision of a single lot to create two (2) separate lots (Parcel 1 and Parcel 2) as shown on the map stamp-dated June 17, 2025, in the Hollywood Community Plan. The Advisory Agency determines based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project pursuant to Public Resources Code Section 21080(b)(1). This subdivision is based on the R1-1 Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

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

1. That the proposed parcels be labeled as Parcel A and Parcel B in lieu of Parcel 1 and Parcel 2, respectively, on the final map.
2. That the final map be labeled as "Urban Lot Split per CA Senate Bill 9" satisfactory to the City Engineer.
3. That a Covenant and Agreement be recorded that a private sanitary sewer easement be granted within Parcel A for the benefit of Parcel B of the parcel map. The private sanitary sewer easement will not be required if constructing a mainline sewer extension along Waring Street to adjoining the proposed Parcel B.
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 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. 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. Show that the required front yard setback for Proposed Parcel 2 complies with the prevailing setback requirement or obtain the Advisory Agency to allow the front yard setback to remain at the current 8.88 ft. setback.
 - ii. The Proposed Parcel 2 does not comply with the allowable Residential Floor Area per the R1 Zone. The maximum allowable RFA for Proposed 2 is at 45% of the lot area (4751 SF). The current RFA for the Proposed Parcel 2 is 2460 SF.
 - b. For any proposed building with a permit issued prior to obtaining a Zoning clearance for this lot split, show that it complies with the current Building (Residential) and Zoning

Code requirements within the new lot prior to obtain the Zoning clearance for this map or obtain City Planning approval to waive such Zoning requirements.

- c. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

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

DEPARTMENT OF TRANSPORTATION

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

8. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces or as shall be determined to the satisfaction of the Los Angeles Department of Transportation (LADOT).
 - b. Parking spaces 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. Driveway(s) or depressed curbs that are abandoned and no longer in use, shall be removed and replaced with full curb-height.
 - d. Driveway(s) and vehicular access for residential component of any development should be limited to the street with the lowest classification or as shall be determined to the satisfaction of the Department of Transportation.
 - e. A parking area and driveway plan be submitted to the LADOT Citywide Planning Coordination Section 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 North Figueroa Street, room 550. For an appointment, contact LADOT's One Stop email at ladot.onestop@lacity.org.
 - f. That a fee in the amount of \$205 be paid to LADOT 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. Site plans shall include all overhead utility lines adjacent to the site.
 - g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - h. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
 - i. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
 - j. Smoke vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
 - k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - l. 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 shall inspect the sewer/storm drain lines serving the subject tract. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).).

INFORMATION TECHNOLOGY AGENCY

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 AND THE DEPARTMENT OF CITY PLANNING

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

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. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger

stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.

16. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of constructions for tree planting direction and instructions.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

15. 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-2025-3285-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. 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. 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.
 - f. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
 - g. 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.
 - h. **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. Parcel 2 is approved herein to deviate from the otherwise required prevailing front yard setback requirement for the R1 Zone and is permitted to maintain the existing 8.88 foot front yard setback.

- ii. Parcel 2 is approved herein to exceed the allowable maximum RFA, to maintain the existing 2,460 square-feet of residential use.
- 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. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

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

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

The City shall have the sole right to choose its counsel, including the City Attorney's

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

For purposes of this condition, the following definitions apply:

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

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

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

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

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

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

S-3. That the following improvements be 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 is suitably guaranteed:
 - i. Construct the necessary house connection sewers to serve each parcel.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

A haul route hearing before the Board of Building and Safety Commissioners ("BBSC") is required for all applications for the import or export of more than 1,000 cubic yards of soil in the "hillside" area, as designated by the current Bureau of Engineering Basic Grid Map No. A-13372, and as referenced in ZIMAS, as a "Special Grading Area."

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless the subdivider

requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

SENATE BILL 9 BACKGROUND

On September 16, 2021, Governor Gavin Newsom approved Senate Bill (SB) 9, effective as of January 1, 2022, which requires a ministerial review process for a parcel map application for the creation of an Urban Lot Split if a project meets the State law provided in California Government Code Section (GCS) 66411.7. The purpose of SB 9 is to provide eligible developments a ministerial approval process that is not subject to the California Environmental Quality Act (CEQA). A local agency shall approve an Urban Lot Split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2) (commencing with Section 66410), except as otherwise expressly provided in SB 9.

PROJECT BACKGROUND

Subject Property

The subject property at the southeast corner of the intersection of Waring Avenue and Alta Vista Boulevard, in the Hollywood Community Plan. The site consists of a rectangular lot with an approximate area of 8,648 square feet. The site is currently developed with one single-family dwelling and one duplex, resulting in three total dwelling units. As shown on ZIMAS, the subject site is located within an Urban Agriculture Incentive Zone and within a Methane Buffer Zone. However, the site is not located within a Very High Fire Hazard Severity Zone, a Flood Zone, Special Grading Area (BOE Basic Grid Map A-13372), High Wind Velocity Area, Santa Monica Mountains Zone, 300-foot Habitat Buffer, County-Designated SEAs and CRAs, Wild Urban Interface (WUI), and Criterion 1 Protected Areas for Wildlife (PAWs).

Zoning and Land Use Designation

The project site is located within the Hollywood Community Plan Area and has a land use designation of Low II Residential with corresponding zone of R1. The site is zoned R1-1 and is consistent with the land use designation.

Surrounding Uses

The properties to the north, across Waring Avenue, are developed with single-family and multi-family dwellings in the [Q]R3-1XL Zone. The adjacent properties to the east, west, and south of the property are developed with single-family dwellings in the R1-1 zone.

Project Description

The proposed project is for the subdivision of one lot with an area of approximately 8,648 square-feet into two (2) smaller lots. Parcel 1 will have an area of 3,897 square-feet and Parcel 2 will have an area of 4,751 square feet. Parcel A is currently improved with a 1,578 square-foot single-family dwelling and Parcel 2 is improved with a 2,460 square-foot duplex.

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 8,648 square feet. The proposed lot split results in Parcel 1 with a lot area of 3,897 square feet (45 percent of the existing lot area) and Parcel 2 with a lot area of 4,751 square feet (55 percent of the existing lot area). 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 urban cluster, as designated by the United States Census Bureau.	☒ Complies ☐ Does Not Comply
The site is comprised of a legal parcel located within the boundaries of the City of Los Angeles.	
(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4:	☒ Complies ☐ Does Not Comply

(6) *The development is not located on a site that is any of the following:*

B. Either prime farmland or farmland of statewide importance.

C. Wetlands.

D. Within a very high fire hazard severity zone.

E. A hazardous waste site.

F. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards.

G. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood).

H. Within a floodway.

I. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or natural resource protection plan.

J. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

K. Lands under conservation easement.

As shown in the ZIMAS parcel report and the administrative record, the property is not zoned or designated for agricultural use and is not located within a wetland or a Very High Fire Hazard Severity Zone. 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 Owner's Declaration of No Habitat form dated May 12, 2025, the property does not contain Habitat as provided in GCS 65913.4(a)(6)(J).

(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing: (i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income. (ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. (iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application. (iv) Housing that has been occupied by a tenant in the last three years.	☒ Complies ☐ Does Not Comply
The project will maintain one existing single-family dwelling and one duplex, 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 May 12, 2025, 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 the single-family dwelling and a duplex. No new dwelling units are proposed pursuant to GCS 65852.21.	

WAIVERS

Pursuant to Government Code Section 66411.7(c):

- (1) (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). LAMC Section 12.08 requires a front yard setback to be no less than the depth of the larger side yard required for either of the adjoining reverse corner lots. Therefore, the existing single-family dwelling is required a front yard to comply with the requirement.

The proposed lot split complies with the minimum required 40 percent of the unsubdivided lot for Parcel 2. Increasing the lot area for Parcel 1 would reduce the size of Parcel 2. 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 yard for Parcel 2 is not required.

Residential Floor Area (RFA). LAMC Section 12.07 requires that R1-1 zoned lots have a maximum allowable Residential Floor Area of 45%. The proposed urban lot split would result in an existing single-family dwelling and garage remaining on Parcel 1 and a duplex and two car garage on Parcel 2. The proposed Parcel 2 would have a lot area of 4,751 square-feet, and therefore, would only permit 2,137 square-feet of Residential Floor Area. However, the existing structure on Parcel 2 has a Floor Area of 2,460 square-feet, and therefore, exceeds the allowable Residential Floor Area. The proposed Parcel 2 is not required to conform with the lot area requirement in LAMC 12.07 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.

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-2025-3285-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

Deborah Kahan

Deborah Kahan
Deputy Advisory Agency

DK:VKJ:YD

SB450 URBAN LOT SPLIT TENTATIVE PARCEL MAP

7262 WARING AVENUE, LOS ANGELES, CALIFORNIA
APN 5525-012-001
8,648 SQ. FT / 0.20 AC

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

JUN 17 2025

TENTATIVE APPROVAL

NO: TPM
Approved without conditions

BY: N. TAVASSA
Department of Building & Safety
Grading Division

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

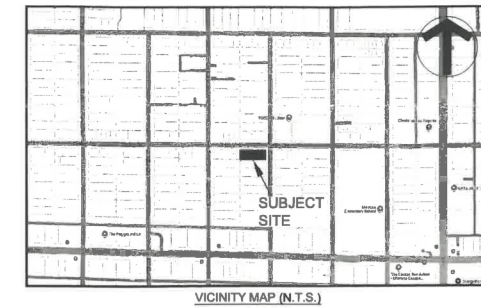
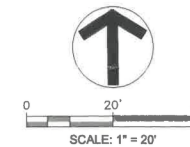
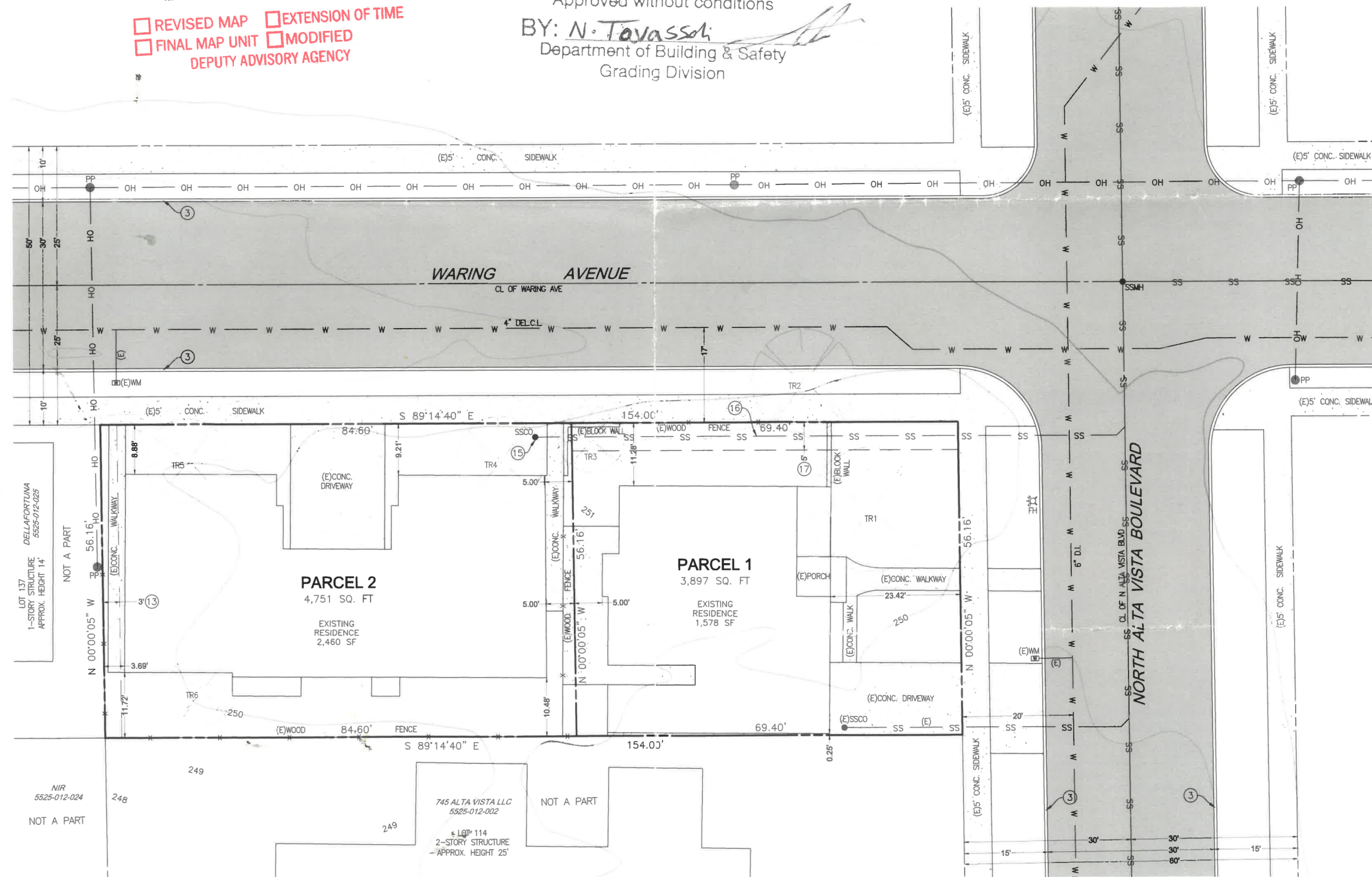
LEGENDS:

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

NOTES:

- THE PARCELS HAVE SIDEWALK.
- THERE ARE NO SIGNIFICANT OR PROTECTED TREES ON THE PROPERTY.
- EXISTING CURB & GUTTER.
- EXISTING SINGLE FAMILY RESIDENCES TO REMAIN.
- NO CONSTRUCTION IS CURRENTLY PROPOSED.
- ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
- EASEMENTS, IF ANY, ARE SHOWN HEREON.
- ZONING FOR LOT IS R1-1 "ONE-FAMILY ZONE".
- URBAN LOT SPLIT SUBDIVISION IN THE R1-1 ZONE, PURSUANT TO SB9.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY OF THE FOLLOWING:
SPECIAL HAZARD AREA, HILLSIDE AREA, FLOODWAY, MUD-PRONE ZONE.
- THE RECORD BOUNDARY SHOWN HEREON IS BASED ON RECORD, BEING LOT 113 OF TRACT NO 6005, RECORDED IN BOOK 64 OF MAPS, PAGE 26.
- NO HAZARDOUS CONDITIONS EXIST ON THE SITE. THE SUBJECT PROPERTY SATISFIES ALL THE SB9 ELIGIBILITY REQUIREMENTS LISTED ON THE PLANNING DEPARTMENT ZIMAS WEBSITE.
- 3' POLE LINE EASEMENT PER BOOK 2130/PAGE 295, BOOK 2900/PAGE 65, BOOK 15515/PAGE 150, AND BOOK 17172/PAGE 160, OF OFFICIAL RECORDS.
- BOOK 7316, PAGE 150 OF OFFICIAL RECORDS, AS LISTED ON THE TITLE REPORT FOR THE SUBJECT PROPERTY, DESCRIBES NO EASEMENTS AFFECTING SAID SUBJECT PROPERTY.
- FUTURE SANITARY SEWER CLEANOUT FOR PARCEL 2.
- FUTURE SANITARY SEWER LATERAL FOR PARCEL 2.
- PROPOSED 5' PRIVATE SEWER EASEMENT RESERVED FOR PARCEL 2.

SB450 AREA COMPLIANCE		
#	AREA (SQ. FT)	% OF ORIGINAL
PARCEL 1	3,897	45%
PARCEL 2	4,751	55%
TOTAL	8,648	100%



General Notes

OWNER:
SHABSE TWERSKI
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LOS ANGELES, CA, 90046
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ENGINEER:
RIECHERS ENGINEERING
5 CANOPY LANE,
NAPA, CA, 94558
EMAIL: Peter@RiechersEngineering.com
PHONE: 707-690-4425
WEB: www.RiechersEngineering.com



PREPARED UNDER THE DIRECTION OF:

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

Sheet Name:

TENTATIVE
PARCEL MAP

Project Name and Address:

TWERSKI TPM
751 NORTH ALTA VISTA
BOULEVARD,
LOS ANGELES, CA, 90046

Project:
2025-____-LAC
Date:
APR 11 2025
Scale:
1" = 10'

Sheet:

1

ADM-2025-3285-PMUL