



Decision Date: July 11, 2024

Erin Rank (A)(O)
Habitat for Humanity of Greater Los
Angeles
8739 Artesia Boulevard
Bellflower, CA 90706

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2023-3998-PMUL-HCA
Address: 9108, 9110 S. Wadsworth Ave, 900
E. 91st Street
Community Plan: Southeast Los Angeles
Zone: R1-1
Council District: 9 – Price Jr.

LETTER OF CORRECTION

On October 25, 2023, the Advisory Agency approved Urban Lot Split Preliminary Parcel Map No. ADM-2023-3998-PMUL-HCA, located at 9108, 9110 South Wadsworth Avenue, and 900 East 91st Street, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the map stamp-dated October 25, 2023, in the Southeast Los Angeles Community Plan. The Advisory Agency determined 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. The Advisory Agency determined 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).

On June 27, 2024, the Applicant indicated a conflict between the BOE Standard Conditions and the SB 9 Objective Development Standards and requested that the Advisory Agency's determination be corrected.

Staff has reviewed the request and is in agreement that technical corrections are necessary to make the BOE Standard Conditions consistent with SB 9 provisions. Therefore, the BOE Standard Conditions are hereby corrected as follows:

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, ~~street,~~ **and** drainage ~~and street-lighting~~ easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the ~~Bureau of Right of Way and Land~~ 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 ~~street,~~ 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 ~~on-site~~ **any necessary mainline and house connection** sewers to serve the tract as determined by the City Engineer.
- b. Construct any necessary drainage facilities.
- c. ~~Repair or replace any off grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.~~ **Close any unused driveways satisfactory to the City Engineer.**
- d. That the following improvements ~~be~~ **are** either constructed prior to recordation of the final map or that the construction ~~be~~ **is** suitably guaranteed:
 - 1) Construct the necessary house connection sewers to serve each parcel.
- e. ~~Construct access ramps for the handicapped as required by the City Engineer.~~
- f. ~~Close any unused driveways satisfactory to the City Engineer.~~

All other terms and conditions of Urban Lot Split Preliminary Parcel Map No. ADM-2023-3998-PMUL-HCA shall remain as originally granted.

VINCENT P. BERTONI, AICP
Advisory Agency

Connie Chauv

CONNIE CHAUV
Senior City Planner

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
ILISSA GOLD
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: October 25, 2023

Erin Rank (A)(O)
Habitat for Humanity of Greater Los
Angeles
8739 Artesia Boulevard
Bellflower, CA 90706

RE: Urban Lot Split-Preliminary Parcel Map No.:
ADM-2023-3998-PMUL-HCA
Address: 9108, 9110 S. Wadsworth Ave, 900
E. 91st Street
Community Plan: Southeast Los Angeles
Zone: R1-1
Council District: 9 – Curren D. Price Jr.

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

In accordance with the provisions of Government Code Sections 65852.21 and 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approved Urban Lot Split -Preliminary Parcel Map No. ADM-2023-3998-PMUL-HCA, located at 9108, 9110 S. Wadsworth Ave, and 900 E. 91st Street, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the map stamp-dated October 25, 2023, in the Southeast Los Angeles Community Plan. This subdivision is based on the existing R1-1 Zone. 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. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, or (818) 374-505. 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 final map be labeled as "Urban Lot Splits per CA Senate Bill 9" satisfactory to the City Engineer.
2. That any existing public easement(s) within the subdivision be delineated on the final map.
3. 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.

4. The Grading Division of the Department of Building and Safety has reviewed the subject Preliminary Parcel Map LA No. ADM-2023-3998-PMUL-HCA located at 9108 S. Wadsworth Avenue and it appears that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Parcel Map recorded with the County Recorder shall contain the following statement; "The approval of this Parcel Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."

The applicant shall, "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 to schedule an appointment.

5.
 - a. Show location of two uncovered parking spaces per plot plan under permit 22010-20000-00665. The required access driveway is not located within its own lot. Obtain a building alteration permit to relocate driveway. Provide a copy of building permit and signed inspection card to show work has been completed.
 - b. Provide copy of building record, plot plan, and certificate of occupancy for the covered patio in the proposed Parcel A.

- c. Revise Setback Matrix to correct the rear setback dimension for the proposed Parcel A.
- d. Revise the building size for the proposed Parcel B to 826 sf per permit 22010-20000-00665.
- e. No resulting parcels may be smaller than 40 percent and greater than 60 percent of the lot area of the original parcel proposed for subdivision. Revise the Map to show compliance with the above requirement.
- 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. Accessory Dwelling Unit under permit 22010-20000-00665 is not permitted to remain on the proposed Parcel B without a main structure or use.
 - ii. The proposed Parcel B shall provide a minimum 50 feet of lot with for the zone R1-1 per LAMC 12.08 C.4.
 - iii. Due to the change in the orientation of the lot lines, the new front lot line for the proposed Parcel B shall be along Wadsworth Ave. The existing structure in the proposed Parcel B shall comply with the minimum front yard requirement (20 % of the lot depth) for the R1-1 Zone per LAMC 12.08 C.1.
 - iv. The proposed Parcel B does not comply with the allowable Residential Floor Area (45 % of the lot area) after street dedication for the R1 zone per LAMC 12.08 C.5(a).
 - v. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

Notes:

This property is located in the Specific Plan Area: South Los Angeles Alcohol Sales.

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.

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) 487-0427 or helen.nguyen@lacity.org to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

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

10. 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.

11. 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. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - Boxed-in eaves.
 - Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - Non-wood siding.

- Exposed wooden members shall be two inches nominal thickness.
 - Noncombustible finishes.
- h. 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.
 - i. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
 - j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - k. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
 - l. Site plans shall include all overhead utility lines adjacent to the site.
 - m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - n. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
 - o. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
 - p. Entrance to the main lobby shall be located off the address side of the building.
 - q. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - 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 RECREATION AND PARKS

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

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

DEPARTMENT OF WATER AND POWER

13.

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).)

INFORMATION TECHNOLOGY AGENCY

15. 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 CITY PLANNING – SITE SPECIFIC CONDITIONS

19. 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-2023-3998-PMUL-HCA shall not be issued until after the final map has been recorded.
 - b. Limit the subdivision to two (2) lots.
 - c. The subdivision shall be limited to residential uses.
 - 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 parcel map file.

- h. 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. This subdivision shall not apply to an applicant that is a “community land trust,” as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or is a “qualified nonprofit corporation” as described in Section 214.15 of the Revenue and Taxation Code.

Note to City Zoning Engineer and Plan Check: The Advisory Agency has considered the following deviations in conjunction with the approved map.

- i. Parking is not required to be replaced for the existing main dwelling unit on proposed Lot A.
- j. The existing accessory structures and uses on proposed Lot B are permitted without a main structure or use.
- k. Required parking for Lot B shall be reviewed at time of subsequent proposed development in accordance with the LAMC and not part of the SB9 two-unit development review as there is no new development being proposed as part of this urban lot split application.

20. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement. (b)

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land 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 street, 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.
- 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 on-site sewers to serve the tract as determined by the City Engineer.
 - b. Construct any necessary drainage facilities.
 - c. Repair or replace any off-grade or broken curb, gutter and sidewalk 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:
 - 1) Construct the necessary house connection sewers to serve each parcel.
 - e. Construct access ramps for the handicapped as required by the City Engineer.
 - f. Close any unused driveways satisfactory to the City Engineer.

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.

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 a time extension is granted before the end of such period.

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 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 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 project site is located on the southeast corner of 91st Street to the north and Wadsworth Avenue to the west in the Southeast Los Angeles Community Plan. The site is comprised of one lot with a lot area of 4,653 square feet, 116 feet of frontage on Wadsworth Ave and 41 feet of frontage on 91st Street.

Zoning and Land Use Designation

The project site is located in the Southeast Los Angeles Community Plan and is designated for 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 adjacent to the site and within the surrounding area are zoned R1-1 and developed with single-family dwellings ranging from one-story to two-stories in height.

Project Description

The project is proposing to subdivide one lot consisting of approximately 4,653 square feet into two smaller lots consisting of 2,603 square feet (Lot A) and 2,050 square feet (Lot B) currently improved with a one-story single-family dwelling and a one-story detached Accessory Dwelling Unit.

SB 9 ELIGIBILITY CRITERIA

Pursuant to Government Code Section 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:

<p>(1),(2) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision. Both newly created parcels are no smaller than 1,200 square feet.</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>
<p><i>Notes:</i> The existing unsubdivided lot has an area of 4,756 square feet. The proposed lot split results in Parcel A with a lot area of 2,603 square feet (55 percent of the existing lot area) and Parcel B with a lot area of 2,153 square feet (45 percent of the existing lot area).</p>	
<p>(3) The parcel being subdivided meets all the following requirements:</p>	
<p>(A) The parcel is located within a single-family residential zone. <i>Which includes the RA, RE, RS, R1, RU, RZ, and RW zones.</i></p> <p>(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau. <i>The site is comprised of a legal parcel(s) located within the boundaries of the City of Los Angeles.</i></p> <p>(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4:</p> <p><i>(6) The development is not located on a site that is any of the following:</i></p> <p><i>B. Either prime farmland or farmland of statewide importance.</i></p> <p><i>C. Wetlands.</i></p> <p><i>D. Within a very high fire hazard severity zone.</i></p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p> <p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p> <p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>

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.

☒ **Complies**
☐ **Does Not Comply**

(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. *The project is not located on a parcel with an Ellis Act removal in the last 15 years.*

<p>(iv) Housing that has been occupied by a tenant in the last three years.</p> <p>(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.</p> <p>(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.</p> <p>(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p> <p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p> <p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>

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

<p>(1),(2),(3) The applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the Urban Lot Split. This requirement does not apply to an applicant that is a “community land trust” or is a “qualified nonprofit corporation”. See the last page for the Applicant Declaration Related to Owner Occupancy.</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply</p>
<p><i>Notes:</i> Los Angeles Department of City Planning Attachment to SB9 Urban Lot Split Parcel Map Application Applicant Declaration Related to Owner Occupancy signed, dated June 14, 2021.</p>	

Pursuant to Government Section 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 Section 65852.21, a primary dwelling, an accessory dwelling unit as defined in Section 65852.2, or a junior accessory dwelling unit as defined in Section 65852.22.

(1),(2) If using both the Urban Lot Split and Two-Unit Development components of SB 9, no ADUS are proposed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input checked="" type="checkbox"/> Not Applicable
Notes:	

OBJECTIVE DEVELOPMENT STANDARDS

Pursuant to Government Code Section 66411.7(b) a local agency shall approve or deny 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.

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 uncovered driveway located at the middle portion of the existing lot. The proposed urban lot split would result in the dwelling and parking 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 surface parking. Parcel A contains a small portion of a surface parking space. The required parking spaces cannot be provided in Parcel A because the site is fully developed, no new spaces can be provided and it is not feasible for the parking to be relocated to Parcel A. As such, it is necessary for the required parking to be waived in order to allow the urban lot split.

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 one-story accessory structure to Parcel A and Parcel B. The accessory structure cannot be relocated to Parcel A with the existing single-family dwelling. Furthermore, a new single-family dwelling is not proposed at this time for Parcel B. As such, it is necessary for the requirements for the use and location of the accessory structure to be waived in order to allow the 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. AA-2023-3998-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



Sergio Ibarra
Deputy Advisory Agency

SI:MR

SUBDIVIDER:
HABITAT FOR HUMANITY
GREATER LOS ANGELES
ATTEN: ROBERT DWELLE
8739 ARTESIA BLVD
BELLFLOWER, CA 90706
(310) 323-4663

NOTES: (310) 323-4663

URBAN LOT SPLIT SUBDIVISION
IN THE R1-1 ZONE PURSUANT TO
SENATE (SB) 9.

EXISTING/PROPOSED ZONE:
LA : R1-1

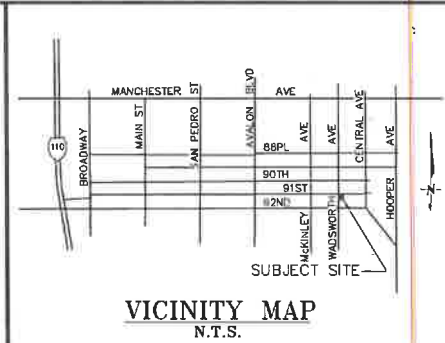
NOTE: EXISTING SINGLE FAMILY RESIDENCE
1 EXISTING ADU

NO GRADING PROPOSED ON PARCEL A&B
NO TREES ON THE SITE AND NO EXISTING
OFF-SITE TREES IMPACTED BY DEVELOPMENT

NO HAZARDOUS AREA
ON THE PROPERTY
OUTSIDE HILLSIDE GRADING
OUTSIDE FLOOD ZONE
THOMAS BROTHERS
704-E3

BEING A SUBDIVISION OF:

LOT 100 OF TRACT NO. 6631, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGES 50 AND OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SETBACKS MATRIX

PARCEL	FRONT (NORTH)	SIDE (EAST)	SIDE (WEST)	REAR (SOUTH)
A	20'	4'	5.35'	18'
	(WEST)	(NORTH)	(SOUTH)	(EAST)
B	4'	19'	7'	4'

PARCEL	NET AREA	GROSS AREA
A	2,603 SF	2,603 SF
B	2,050 SF	2,153 SF
TOTAL SITE AREA	4,653 SF NET	4,756 SF GROSS

PARCEL	BUILDING SIZE
A	826 SF
B	742 SF

LEGEND

(F) FRONT
(S) SIDE
(R) REAR

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

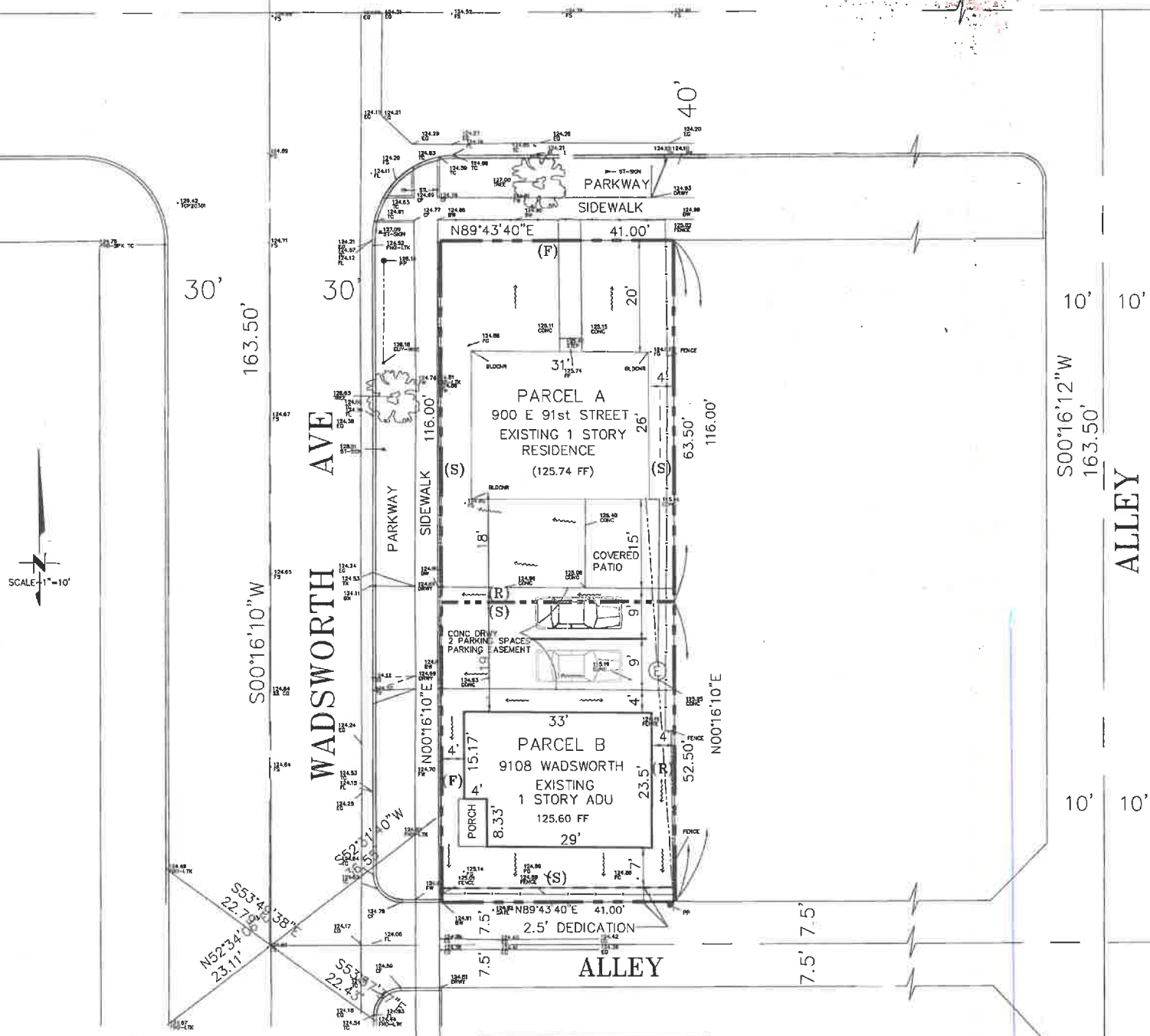
OCT 25 2023

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

1.5608-42

91ST

STREET



BENCH MARK: 18-19600 DATUM: NAVD 1988
ELEV 124.558 ADJ 2000
DESCRIPTION
WIRE SPK IN W CURB WADSWORTH AVE:
10.7FT N OF BC CURB RETURN OF 82ND ST

RD CIVIL ENGINEERING
505 DOBBINS DRIVE
SAN GABRIEL, CA 91775
(626) 288-7911

PRELIMINARY PARCEL MAP
LOCATION:
9108 WADSWORTH AVENUE
LOS ANGELES, CALIFORNIA
APN: 6042-030-018

PREPARED FOR:



Habitat
for Humanity®
Greater Los Angeles

DATE	DRAWN	REVISIONS	DATE	SHEET
2/01/22	RD	ADDED ELEVATIONS	1/04/22	1 OF 1
10/04/21	RD	REVISED LOT LINE	SCALE 1"=10'	
			DRAWN RD	
			APPROVED	
				JOB NUMBER 1001

ADM - 2023-3998

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND:

INDICATES THE LAND BEING
SUBDIVIDED BY THIS MAP

NOTE:

THIS MAP IS BEING RECORDED UNDER THE PROVISIONS
OF: URBAN LOT SPLITS PER CA SENATE BILL 9.

