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CITY PLANNING**

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(213) 978-1300

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CALIFORNIA**



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

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(Placeholder Date) April 18, 2018

To Whom It May Concern:

In accordance with Sections 17.03 and 12.22-C.27 of the Los Angeles Municipal Code, the following are Small Lot Map Standards ("Map Standards") released under the authority of the Director of Planning, acting in the capacity of the Advisory Agency. These Subdivision Map Standards are to be applied in addition to the provisions of the Small Lot Ordinance and Starter Home Revitalization Act (LAMC Sections 12.22- C.27 and C.30) and general requirements that fall under the Subdivision Map Act and the authority of the Advisory Agency.

Applicability:

New Construction: Applications for small lot and starter home bonus project subdivisions that only involve new construction will be subject to all Map Standards, where applicable.

Small Lot Subdivisions of Existing Dwelling Units: Applications for small lot subdivisions that only involve existing detached apartment dwellings or bungalow courts will be subject the Map Standards where they are deemed feasible by City Planning and do not result in the removal, including partial removal, of an existing legal dwelling unit or structure.

Combined New Construction and Existing Dwelling Units: Applications for small lot subdivisions that involve the retention of an existing legal dwelling or dwellings and the new construction of a small lot home(s) will be subject to the Map Standards where they are deemed feasible by City Planning and do not result in the removal, including partial removal, of an existing legal dwelling unit or structure.

When considering guest parking, bicycle parking and the provision of common open space, requirements shall be triggered by the cumulative number of individual small lot homes within a project (existing dwellings and proposed dwellings) but shall only be calculated on the net new number of small lots homes.

Small Lot Map Standards

1. A **Common Access Driveway** (easement) shall be provided for all small lot subdivisions when vehicle parking spaces are provided onsite. The common access driveway may be provided as an easement with a minimum width of 8' that is clear to the sky, or as a private street, with a minimum width of 10' that is clear to the sky. The Common Access Driveway shall also provide a minimum ground floor width as follows:

- ~~10' minimum for driveways serving up to 4 small lot homes.~~
- ~~16' minimum for driveways serving 5 or more small lot homes~~

2. A **Common Access ~~Pedestrian Pathway Walkway~~** (easement) shall provide pedestrian access from a public street to the subdivision. The ~~path~~Common Access Walkway must be a minimum of ~~34'~~ in width and remain unobstructed and open to the sky and may be reduced to 3' if -located within or parallel to a Common Vehicle Access Land Driveway. lay on top of the required driveway easement, provided it

3. A **Utility Easement** needed for the provision of public services and facilities to a small lot subdivision may be required to be dedicated as a condition of approval in any preliminary parcel or tentative tract map, including but not limited to water, fire hydrants, utility easements from the Department of Water and Power and sewer, street, drainage, and lighting easements from the Bureau of Engineering. ~~shall be provided per Department of Water and Power or similar agency requirements.~~

4. A **Maintenance Agreement** shall be created, composed of all property owners, to maintain all common areas and shared facilities such as trees, landscaping, trash, parking, community driveways, path~~walkways~~, etc.

5. **Automobile Guest Parking shall be provided** for all small lot subdivisions containing ~~118~~ or more new dwelling units at a ratio of 0.125 space per dwelling unit. Guest parking shall be readily available to all guests as be accessible from a Common Access Driveway or Common Access Path~~Walkway~~. Existing dwelling units that are preserved per the Small Lot Ordinance are exempt from this calculation. Where the total number of required spaces includes a fraction, the number should be rounded to the nearest whole number~~the provision of Section 12.21 A.4.(k) of the Municipal Code shall govern.~~

6. **Compact Stalls.** In each parking area or garage devoted to parking for residential uses, all parking stalls may be designed as compact parking stalls, except for those required to meet disabled access or electric vehicle parking requirements.

76. **Short-Term Bicycle Parking** shall be provided for all small lot subdivisions of 210 or more units at a ratio of 1 bicycle space per 10 dwelling units. Short-term bicycle parking shall be located on-site, within the subdivision in accordance with the Small Lot Design Standards.

87. All **Trash Pick-Up** shall be conducted on-site.

98. A **Common Open Space Easement** shall be provided for all small lot subdivisions of 210 or more units at a ratio of 30 square feet of open space per unit. The Common Open Space Easement shall be designed in accordance with "Landscaping" provisions per the Small Lot Design Standards.

10. **Alley Access.** Where a lot or project site abuts a public alley, all vehicular access to parking areas, garages, or driveways shall be provided from the alley unless the Department of Building and Safety, in consultation with the Los Angeles Fire Department or the City Engineer, determines that alley access is infeasible due to documented physical constraints, insufficient alley width, or other objective health and safety conditions. Any such determination shall be based solely on written findings referencing applicable code standards.

11. **Electrical, Mechanical and Wall and Ground Mounted Equipment.** No electrical and/or mechanical equipment shall be visible along any primary facade. The project shall meet the requirements for Wall and Ground Mounted Equipment in LAMC Section 4C.12.2 and Section 4C.12.3 of Chapter 1A of the LAMC.