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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 Map Standards are to be applied in addition to the provisions of the Small Lot Ordinance (LAMC Section 12.22-C.27) and general requirements that fall under the Map Act and the authority of the Advisory Agency.

Applicability:

New Construction:

Applications for small lot 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 with a minimum width of 10' that is clear to 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 Walkway** (easement) shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of 3' in width and remain unobstructed and open to sky.
3. A **Utility Easement** 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, walkways, etc.
5. **Automobile Guest Parking** shall be provided for all small lot subdivisions containing 8 or more dwelling units at a ratio of 0.25 space per dwelling unit. Guest parking shall be readily available to all guests and be accessible from a Common Access Driveway or Common Access Walkway. Existing dwelling units that are preserved per the Small Lot Ordinance Amendment are exempt from this calculation. Where the total number of required spaces includes a fraction, the provision of Section 12.21 A.4.(k) of the Municipal Code shall govern.
6. **Short-Term Bicycle Parking** shall be provided for all small lot subdivisions of 20 or more units at a ratio of 1 bicycle parking 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.
7. All **Trash Pick-Up** shall be conducted on-site.
8. A **Common Open Space Easement** shall be provided for all small lot subdivisions of 20 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.

Small lot subdivision maps that are determined by City Planning to be inconsistent with these standards, where applicable, may be denied or conditioned to comply.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

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