DEPARTMENT OF CITY PLANNING

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Decision Date: May 22, 2026

Sahak Poghosyan (A)(O)
Kingsbury Enterprises, LLC
17719 Kingsbury Street
Granada Hills, CA 91344

Kingsbury Enterprises, LLC
17516 Saticoy Street, Ste. 710
Van Nuys, CA 91406

Patrick Nazaryan (R)
Pagana
16133 Ventura Boulevard, Suite 700
Encino, CA 91436

Case No.: VTT-85028-SH-HCA
Related Case No.: DIR-2025-5648-SPPC-HCA
Address: 17719 West Kingsbury Street
Planning Area: Granada Hills - Knollwood
Overlay: Granada Hills Specific Plan
Zone: R2-1
Council District: 12 – Lee
Legal Description: Lot: 243, Tract TR 9317

Letter of Compliance – Senate Bill 684 / Senate Bill 1123 / Assembly Bill 130 - Streamlined Subdivision Ministerial Review for Housing Development Project with 10 or Fewer Units

The Advisory Agency determines based on the administrative record, the project meets the requirements of California Government Code (CA GC) Sections 65852.28, 65913.4.5, and 66491.41 (as codified in SB 684 and SB 1123) and qualifies as a streamlined ministerial subdivision review for Housing Development Projects with 10 or fewer units. In accordance with the provisions of CA GCS 65852.28, 65913.4.5, and 66491.41 and Chapter 1, Los Angeles Municipal Code (LAMC) Section 17.15 and Chapter 1A, LAMC Section 13B.7.3 I, the Advisory Agency approves Vesting Tentative Tract Map No. VTT-85028-SH-HCA, located at 17719 West Kingsbury Street, for the subdivision of a single lot to create seven (7) single-family lots as shown on the map stamp-dated **January 20, 2026** in the Granada Hills - Knollwood Community Plan. The Advisory Agency determines based on the whole of the administrative record, the Project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66. This subdivision is based on the 10,499 square foot lot area and CA GC Sections 65852.28, 65913.4.5, and 66491.41 (hereinafter collectively referred to as "SB 684 and SB 1123"). The Advisory Agency's approval is subject to the following conditions:

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

The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable, or some other time extension under CA GC Section 66452.6 applies. Time Extensions may not always be granted.

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS
*Any questions regarding this report should be directed to the Bureau of Engineering Permit Case Management Division – Land Development Group, via the Customer Service Request system at https://*dscsr.lacity.org

1. That, if this tract map is approved as "Starter Home Revitalization Act (SB 684)" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.

2. That, if this tract map is approved as small lot subdivision, then the final map be labeled as "Starter Home Revitalization Act per SB 684" satisfactory to the City Engineer.

3. That, all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.

4. That, all pedestrian common access easements be shown on the final map.

5. That, if necessary, the owners of the property record an agreement satisfactory with the City Engineer that they will provide name signs for the common access driveways.

6. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the BOE – Valley District Office.

7. That, the subdivider makes a request to the BOE - Valley District Office to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION
Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

8. 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 (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

9. 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 submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions all: property lines, building sizes and required yards on the site.

    b. Provide a readable and legible map.

    c. Provide a complete SB 684 Eligibility Criteria Checklist to show this property is qualified for SB 684.

    d. Obtain permit for the demolition or removal of existing structure (garage) proposed to be removed on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide a copy of the demolition permit and signed inspection card to show completion of the demolition work.

    e. No structure shall be located across the proposed property lines. Obtain building alteration permit for the existing Single-Family Dwelling to be located entirely within the proposed Lot A. Provide a copy of the building permit, approved plans and signed inspection card to show completion of the work.

    f. Provide a copy of subdivision case AA-2024-7755-PM-HCA. Show compliance with all the conditions/requirements of the subdivision case as applicable

    g. Provide a minimum prevailing front yard setback for the perimeter of the subdivision per LAMC Sections 12.09.C.1 and 12.08.C.1. Revise the Map to show compliance with the above requirements or obtain approval from the Advisory Agency to approve for the deviations from the Zoning Code.

    h. Show all street dedication as required by Bureau of Engineering and provide net lot area after all street dedication. “Area” and density requirements (minimum 4,200 sf for the proposed seven units) shall be re-checked as per net lot area after street dedication. Front yard requirement (prevailing front yard setback) shall be required to comply with current code as measured from new property line after dedication.

    i. 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.

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

Notes: Owners are to record a Maintenance Agreement that runs with the land for the purpose of reciprocal private easements maintenance program to all common areas and shared facilities such as trees, landscaping, drainage, trash, parking, community driveway (ground floor width and width clear to sky above the ground floor level), including walkways as shown on the approved Subdivision Map.

This property is located within ZI-1586 Specific Plan: Granada Hills.

This property is located in a High Wind Velocity Area.

The following permits are under plan check: 24010-10000-03277, 24010-10000-03278, 24010-10000-03279, 24010-10000-04933, 24010-10000-04930, 24010-10000-04931, 24010-10000-04932, 24010-10000-03094.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 27'-4" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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) 482-0427 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, contact Miguel Crisostomo at miguel.crisostomo@lacity.org or call (818) 374-4699.

10. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.

11. A two-way driveway width of W=20 feet is required for all driveways, or to the satisfaction of LADOT.

12. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

13. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 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.

14. 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 Fire Department apparatus and personnel to and into all structures shall be required.

    b. 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.

    c. 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.

    d. 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.

    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. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

g. 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.

h. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

i. Fire Lane Requirements:

1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

4) Submit plot plans indicating access road and turning area for Fire Department approval.

5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

6) Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

j. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

k. Site plans shall include all overhead utility lines adjacent to the site.

l. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

n. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

o. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

15. 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 STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

16. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

17. 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

18. 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 three 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:

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING
Removal of Protected trees, and removal or planting of any tree in the public right-of-way requires the approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

20. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

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

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

21. 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 buildings in Vesting Tentative Tract Map No. VTT-85028-SH-HCA shall not be issued until after the final map has been recorded.

    b. The subdivision shall be limited to residential uses.

    c. Limit the subdivision to 7 lots.

    d. No lot shall be smaller than 600 square feet.

    e. As shown on **"Exhibit A,"** the average total floor area for the proposed housing units is 1,564 square feet. The maximum average total floor area for the proposed housing units may not exceed 1,750 square feet.

    f. The project shall provide a minimum of one parking space per unit.

    g. The following shall be added as a note to the final map prior to recordation:

        The housing units on the lot proposed to be subdivided are one of the following:

        (1) constructed on fee simple ownership lots; or
        (2) part of a common interest development; or
        (3) part of a housing cooperative as defined in CA Civil Code Section 817; or

(4) constructed on land owned by a community land trust as a non-profit corporation organized pursuant to Internal Revenue Code Section 501(c)(3) that satisfies all of the following: (a) has as its primary purposes the creation and maintenance of permanently affordable single-family or multi-family residences; (b) All dwellings and units located on the land owned by the nonprofit corporation are sold to qualified owners to be occupied as the qualified owner's primary residence or rented to persons and families of low or moderate income, with "qualified owner" meaning a person or family of low or moderate income, including a person or family of low or moderate income who owns a dwelling or unit collectively as a member occupant or resident shareholder of a limited-equity housing cooperative; and the land owned by the nonprofit corporation, on which a dwelling or unit sold to a qualified owner is situated, is leased by the nonprofit corporation to the qualified owner for the convenient occupation and use of that dwelling or unit for a renewable term of 99 years; or
(5) Part of a tenancy in common, as described in California Civil Code Section 685.

h. The project shall meet all applicable objective development standards of the Granada Hills Specific Plan (Ordinance Number 184296).

i. 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.

j. 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.

k. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

l. 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.

m. No parcel may be sold, leased, or financed separately from any other parcel resulting from a SHRA subdivision separately from the other parcels (except for the remainder parcel).

n. **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:

1) As shown on the applicant's Vesting Tentative Tract Map No. VTT-85028-SH-HCA stamp-dated January 20, 2026, lot sizes range between a minimum area of 1,301 square feet and a maximum area of 2,455 square feet. Each newly created lot may maintain a minimum area of no smaller than 600 square feet. Pursuant to GCS 66499.41(b)(1) the minimum lot size, width, depth standards do not apply.

2) The project is governed by State Senate Bills (SB) 1123 (2024) and 684 (2023) and Assembly Bill (AB) 130 (2025) which allows the Advisory Agency to approve Vesting Tentative Tract Map No. VTT-85028-SH-HCA stamp-dated January 20, 2026 under the R2 Zone.

3) The project herein is not a Small Lot Subdivision pursuant to LAMC Section 12.22 A.27, and no deviations pursuant to LAMC Section 12.22 A.27 are needed.

   i. The project is not required to provide a lot area coverage by all structures that does not exceed 75 percent and/or an open space easement equivalent to 25 percent of the lot area.

4) The Advisory Agency has considered the setbacks shown on the map stamp-dated January 20, 2026. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies.

   i. A minimum 15-foot front yard setback shall be observed along Kingsbury frontage in compliance with the R2-1 zone.

   ii. Pursuant to GCS 65852.21(b)(2)(B), the project is required to provide a minimum 4-foot setback from the original rear and side lot lines. As shown in "Exhibit A," the project provides a 5-foot easterly side yard setback, a 10-foot westerly side yard setback, and a 5-foot rear yard setback.

   iii. Pursuant to GCS 65852.28(b)(2)(C), no zoning setbacks or other building separation requirements between the units may be enforced. This includes setbacks between units on the same lot as well as between units on the newly created lots, including any yard or passageway that would normally be required by the LAMC (including 12.21 C.2). However, any building separation requirements from the California Building Code would still apply.

o. <u>That prior to issuance of a certificate of occupancy</u>, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

p. Applicant shall do all of the following:

1) 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.

2) 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.

3) 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 (2).

4) 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.

5) 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 the purposes of this condition, the following definitions apply:

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

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

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

BUREAU OF ENGINEERING – STANDARD CONDITIONS

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

a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).

b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

d. That any necessary sewer and drainage easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

e. That drainage matters be taken care of satisfactory to the City Engineer.

f. That if necessary, satisfactory sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

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

a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

b. Any required bonded sewer fees shall be paid prior to recordation of the final map.

c. Any construction activity within public streets, private streets, alleys and easements shall be constructed under permits in conformity with plans and specifications approved by the Bureau of Engineering.

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

a. Construct on-site sewers to serve the tract as determined by the City Engineer.

b. Construct any necessary drainage facilities.

c. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(1) Construct new street light: one (1) on Kingsbury Street

Notes: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213) 847-3077) upon completion of construction to expedite tree planting.

e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

f. Construct access ramps for the handicapped as required by the City Engineer.

g. Close any unused driveways satisfactory to the City Engineer.

h. Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

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

i. Improve Kingsbury Street adjoining the subdivision by the removal of the existing concrete curb and sidewalk, and construction of a new 2-foot wide concrete curb and 5-foot wide sidewalk adjacent to the right-of-way line. Landscape the parkway, including any necessary removal and reconstruction of the existing improvements.

ii. Construct the necessary on-site mainline and house connection sewers, or construction of a shared house connection sewer, to serve the development as required by BOE- Valley Engineering District Office.

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 684 AND SENATE BILL 1123 BACKGROUND

Senate Bill (SB) 1123 and Assembly Bill (AB) 130, both of which took effect on July 1, 2025, amended the Starter Home Revitalization Act (SHRA) of 2021. The SHRA establishes a ministerial approval process for a parcel map or a tentative and final map for a subdivision resulting in 10 or fewer parcels and corresponding housing development projects of 10 or fewer units. Eligible projects are not subject to discretionary review or a public hearing and must be approved or denied within 60 days following receipt of a completed application. Previous amendments to the SHRA, codified in Senate Bill 684, took effect on July 1, 2024. The full Starter Home Revitalization Act is codified under California Government Code (CA GC) Sections 65852.28, 65913.4.5, and 66499.41.

AB 130 (2025) updated GCS 66499.41(e) to allow cities to prohibit a person from selling, leasing, or financing any parcel resulting from a SHRA subdivision separately from the other parcels (except for the remainder parcel), unless certain criteria are met as listed in CA GC Section 66499.41(e)(1)(A):

1. The parcel contains an existing legally permitted residential structure, or at least one unit that was legally permitted at the time of construction.

2. The parcel is reserved for internal circulation, open space, or common area.

3. The parcel is the only remaining parcel within the subdivision not developed with a residential structure.

PROJECT BACKGROUND

Subject Property

The subject site is a rectangular-shaped, approximately 10,499 square foot lot located on West Kingsbury Street between White Oak Avenue to the east and Yarmouth Avenue to the west in the Granada Hills - Knollwood Community Plan area. The subject site fronts on Kingsbury Street for a distance of 50 linear feet and on a rear alley to the north for a distance of 50 linear feet. The site has a lot depth of approximately 210 linear feet. A 20 foot wide alley borders the site at the rear property line. The subject site is currently improved with a single family dwelling.

According to the Tree Letter dated January 13, 2025, there are no protected trees or shrubs on site and no street trees in the adjacent public right-of-way. According to the Tree Disclosure Statement dated October 8, 2024 trees have been removed within the past 2 years but none of the removed trees were protected species. The applicant also submitted an Owner's Declaration of No Habitat Form dated October 8, 2024 disclosing that the subject site is not a 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, the California Endangered Species Act, or the Native Plant Protection Act.

ZIMAS shows the subject site is located within a High Wind Velocity Area. The site is not located within an Airport Hazard area, Coastal Zone, or area with Coastal Bluff Potential / Canyon Bluff Potential. The site is not located within a Very High Fire Hazard Severity Zone or a BOE Special Grading Area. The subject site is outside of a flood zone, and is not located on a watercourse. The subject site is not located within a Methane Hazard Site. There are no known oil wells on the site, and the site is not adjacent to any oil wells. The site is not located within a Sea Level Rise Area. Further, the subject site is not located within the Santa Monica Mountains Zone, and according to ZIMAS, has no potential for Biological Resources, Mountain Lions, or Monarch Butterflies. The subject site is not located within a 300-foot Habitat Buffer (i.e., is not located within 300 feet of a suitable habitat to support special status species), a LA County-designated Significant Ecological Area (SEA) or Coastal Resources Area (CRA). The site is also not located within a U.S. Fish and Wildlife Service-designated Critical Habitat Area (CHA) or a Wildlife Urban Interface (WUI) identified by the SILVIS Lab at the University of Wisconsin-Madison. The site is not located within a Criterion 1 Protected Areas for Wildlife (PAWs).

ZIMAS records show the nearest fault is 3.6 km from the subject site (Northridge). The subject site is not located within an Alquist-Priolo Fault Zone, or areas of Landslide, Liquefaction, Preliminary Fault Rupture Study, or Tsunami Hazard.

Zoning and Land Use Designation

The subject site is zoned R2-1 and is designated for Low Medium I Residential land use by the Granada Hills – Knollwood Community Plan. The Low Medium I Residential land use designation corresponds to the R2, RD3, RD4 Zones. As such, the R2 Zone is a corresponding zone. Pursuant to LAMC Section 12.09, the R2 "Two-Family" Zone allows single-family uses; two-family uses; apartment house, boarding or rooming houses, or multiple dwellings on lots having a side lot line adjoining a commercial zone if certain criteria are met; accessory uses; home occupations subject to specific criteria; parks, playgrounds or community centers owned and operated by a governmental agency; and animal keeping for personal use. Pursuant to LAMC Section 12.21.1, the "-1" height district limits structural height to 33 feet and an FAR of 3:1.

The site is within Sector C of the Granada Hills Specific Plan. Pursuant to GCS 65852.28(c)(1), all housing development projects and their associated subdivisions eligible for the SHRA shall be subject to a ministerial review process, including any related overlay reviews. Compliance with the Granada Hills Specific Plan's applicable objective standards will be verified through a ministerial process (Case No. DIR-2025-5648-SPPC-HCA).

Surrounding Uses

Abutting properties to the north of the subject site, across the alley, are zoned C1-1XL and designated for Neighborhood Commercial land use and are improved with one-story, small-scale commercial retail uses. The abutting property to the south of the subject site, across Kingbury Street, is zoned R1-1XL-RFA and is designated for Low II Residential land use and is improved with a single-family home. Abutting properties to the east and west of the subject site are zoned R2-1 and are designated for Low Medium I Residential land use. These sites are improved with a single family home to the west and multifamily apartment building to the east.

Project Description

The applicant is requesting the subdivision of one approximately 10,499.269 square foot lot into seven lots pursuant to the Starter Home Revitalization Act of 2021 (SHRA), most recently amended under SB 1123 and AB 130. As proposed on the Vesting Tentative Tract Map No. VTT-85028-SH-HCA stamp-dated January 20, 2026, the proposed seven lots range in size with a minimum area of 1,301 square feet and a maximum area of 2,455 square feet. As proposed, the subdivision is designed with all lots receiving access from a common driveway. Vehicular access to the common driveway is taken from Kingsbury Street and the 20 foot-wide alley at the rear of the site. The applicant is proposing to improve each of the seven new lots with a three-story single-family residence with an attached garage.

SB 1123 / SB 684 / AB 130 ELIGIBILITY CRITERIA

Pursuant to CA Government Code (CA GC) Sections 65852.28, 65913.4.5, and 66491.41 which amend and update the Starter Home Revitalization Act of 2021 (SHRA), a local agency shall ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for all housing development projects that meets all of the following requirements:

(a)(1) The proposed subdivision will result in 10 or fewer parcels and the housing development project being subdivided will contain 10 or fewer residential units with the exception of accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs).	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The proposed project includes fewer than 10 parcels with 7 single-family dwellings excluding ADUs and/or JADUs.	
(a)(2)(A) The site is zoned to allow multi-family residential dwelling use OR is vacant (having no permanent structure unless the permanent structure is abandoned and uninhabitable) and zoned for single-family residential development.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The subject site is zoned R2 which is a two-family zone that allows for multi-family residential dwelling use.	

(a)(2)(B) The site is zoned for multi-family residential dwelling use, is no larger than 5 acres, and is substantially surrounded by (as defined in California Public Resources Code (CA PRC) Section 21159.25(a)(2)) qualified urban uses (as defined in CA PRC Section 21072) OR is vacant, zoned for single-family residential development, is no larger than 1.5 acres, and is substantially surrounded by qualified urban uses.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The 10,499 square foot (0.25 acres) subject site is zoned R2 which is a two-family zone that allows for multi-family residential dwelling use and is less than 5 acres. As defined in CA PRC 21159.25(a)(2), the site is substantially surrounded by qualified urban uses. The perimeter of the east and west property lines of the site adjoin residential. The northern property line abuts an alley which adjoins commercial uses. The southern property line abuts Kingsbury Street which adjoins residential uses.	
(a)(2)(C) The parcel subject to the SHRA is a legal parcel located within an incorporated city, the boundaries of which include some portion of an urbanized area OR an urbanized area or urban cluster as designated by the United States Census Bureau in a county with a population greater than 600,000 based on United States Census Bureau data.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The site is comprised of a legal parcel located within the boundaries of the City of Los Angeles.	
(a)(2)(D) The parcel has not been established through prior exercise of a SHRA Act pursuant to CA GC Sections 65852.28, 65913.4.5, and 66491.41 OR an urban lot split pursuant to CA GC Section 66411.7.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
A review of the subject site parcel data shows no previous approval of a Starter Home Revitalization Act or an urban lot split.	
(a)(3) The newly created parcels are no smaller than 600 square feet on lots zoned for multi-family residential use OR are no smaller than 1,200 square feet on lots zoned for single-family residential use unless a smaller minimum parcel size subject to ministerial approval is permitted by the City under the SHRA.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
As proposed on the Vesting Tentative Tract Map No. VTT-85028-SH-HCA stamp-dated January 20, 2026, the approximately 10,499 square foot lot is to be subdivided into 7 lots ranging in size with a minimum area of 1,301.2 square feet and a maximum area of 2,455.4 square feet. As conditioned herein, no lot shall be smaller than 600 square feet.	
(a)(4) The housing units on the lot proposed to be subdivided are one of the following: (1) constructed on fee simple ownership lots; (2) part of a common interest development; (3) part of a housing cooperative as defined in California Civil Code Section 817; or (4) constructed on land owned by a community land trust pursuant to Internal Revenue Code Section 501(c)(3) that has as its primary purposes the creation and maintenance of permanently affordable single-family or multi-family residences that are sold to qualified owners to be occupied as a primary residence or rented to persons and families of low or	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable

moderate income for a renewable term of 99 years; or (5) part of a tenancy in common pursuant to California Civil Code Section 685.	
As conditioned, the applicant will record a covenant and agreement binding the subdivider and all successors to the requirement above.	
(a)(5) The parcel is either identified in the City of Los Angeles 2021-2029 Housing Element and the housing development project will result in at least as many units as projected for that parcel in the housing element. If the parcel is identified to accommodate any portion of the jurisdiction's share of the regional housing need for low or very low income households, the housing development project will result in at least as many low or very low income units as projected in the housing element subject to a recorded affordability restriction of at least 45 years; **OR the parcel is not identified in the City's 2021-2029 Housing Element, but meets the greater of the following minimum density standards: (i) 66 percent of the maximum allowable residential density permitted the zone, or (ii) 20 dwelling units per acre (i,e., 66 percent of 30 DU/acre), which equates to 1 unit per 2,178 square feet.**	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The subject site is identified as a as a Housing Element Site (ZI-2534 "Lower Income Rezoning Housing Element Sites - Ministerial Approval And Minimum Density"). Pursuant to state law and LAMC Ch. 1 § 16.70 F.2 and Ch. 1A § 9.2.6, Housing Development Projects located on Lower Income Rezoning Housing Element Sites shall be subject to Ministerial Approval if they meet the following requirements: 1. At least 20 percent of the dwelling units are reserved for Lower Income Households. 2. The project is developed at a minimum density of at least 20 dwelling units per acre (one dwelling unit per 2,178 square feet of lot area), inclusive of any Accessory Dwelling Units. This requirement applies to every Housing Development Project proposed on a Lower Income Rezoning Housing Element Site. The subject site is 10,499 square feet. The proposed 7-unit project has a density of 1 unit per 1,499 square feet of lot area and thus meets the minimum required density of 1 unit per 2,178 square feet. The subject site is also identified as a Housing Element Site (ZI-2512) and projects 0.15 Moderate Income units at the site; i.e., the project must be redeveloped with at least one market rate housing unit. The project herein proposes seven units which exceeds the projection in the 2021-2029 Housing Element.	
(a)(6) The average total area of floorspace for the proposed housing units on the lot does not exceed 1,750 net habitable square feet.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The applicant's plans ("Exhibit A") show an average total floor area of 1,564 square feet. The project is conditioned for a maximum average total floor area of 1,750 square feet.	

(a)(7) The proposed housing development project complies with any local inclusionary housing ordinances adopted by the City.	☐ Complies ☐ Does Not Comply ☒ **Not Applicable**
Not applicable – the subject site is not regulated by any inclusionary housing ordinance in the City of Los Angeles.	
(a)(8) The development of the proposed housing development project does not require the demolition or alteration of <u>any</u> of the following types of housing: (1) rental housing restricted as affordable to low, very low, or extremely low income households; (2) housing subject to rent or price control; (3) tenant occupied housing within the last 5 years; (4) housing withdrawn from the rent or lease within the last 15 years pursuant to Chapter 12.75 (Section 7060 et seq.) of Division 7 of Title I of the CA Government Code.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The subject site is developed with one single family home that will be altered for the construction of this project. The applicant has signed a no net loss declaration dated October 6, 2025 and therefore the project complies with this criteria.	
(a)(9) The proposed subdivision is not located on a site that is any of the following: **ii. Either prime farmland or farmland of statewide importance as defined pursuant to U.S. Department of Agriculture as modified for California and designated on maps prepared by the Department of Conservation or land zoned and designated for agricultural protection or preservation;** **iii. Wetlands as defined in the U.S. Fish and Wildlife Service Manual, Part 660 FW 2;** **iv. Within a very high fire hazard severity zone as determined by the Department of Forestry and Fire Protection (CA GC Section 51178 or CA PRC Section 4202);** **v. Hazardous waste site pursuant to CA GC 65962.5 or the Department of Toxic Substances Control unless the following applies: (1) the site is an underground storage tanks site that received a uniform closure letter or the site is determined suitable for residential uses by the State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or the City.** **vi. 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.** **vii. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA).** **iii. Within a floodway as determined by FEMA.** **ix. Lands identified for conservation in an adopted natural community conservation plan (pursuant to the Natural Community Conservation Planning Act, Chapter 10, U.S. Fish and Game Code, Division 3, Section 2800 et seq.); habitat conservation plan**	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable

(pursuant to the federal Endangered Species Act of 1973, 16 U.S.C. Section 1531 et seq.); or other natural resource protection plan. **x. 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).** **xi. 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. The project site is located within an Urban Agricultural Incentive Zone, but the applicant has not applied to dedicate the property to an urban agricultural use and therefore, this is not applicable. The project site 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. Further, the subject site is not located within the Santa Monica Mountains Zone, and according to ZIMAS, has no potential for Biological Resources, Mountain Lions, or Monarch Butterflies. The subject site is not located within a 300-foot Habitat Buffer (i.e., is not located within 300 feet of a suitable habitat to support special status species), an LA County-designated Significant Ecological Area (SEA) or Coastal Resources Area (CRA). The site is also not located within a U.S. Fish and Wildlife Service-designated Critical Habitat Area (CHA) or a Wildlife Urban Interface (WUI) identified by the SILVIS Lab at the University of Wisconsin-Madison. The site is not located within a Criterion 1 Protected Areas for Wildlife (PAWs). The applicant submitted an Owner's Declaration of No Habitat Form dated October 6, 2025 disclosing that the subject site is not a 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, the California Endangered Species Act, or the Native Plant Protection Act. According to the Tree Letter signed by Arsen Margossian, MS, Certified Consulting Arborist on January 13, 2026, there are no protected trees on shrubs on site and no street trees in the adjacent public right-of-way.	
(a)(10) The proposed subdivision conforms to all applicable objective requirements of the State Subdivision Map Act (Division 2, Section 66410 et seq.) except as allowed herein.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The subdivision approved herein meets all objective requirements and findings of the State Subdivision Map Act except as allowed herein.	
(a)(11) The proposed subdivision complies with all applicable standards established pursuant to Section 65852.28.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The subdivision proposed herein complies with all applicable standards established under the SHRA. The project is not physically precluded from development to the density of 7 single-family residences on 7 lots.	

Local agencies are prohibited from requiring more than one parking space. The project is conditioned to provide one parking space per unit. Local agencies are prohibited from imposing any requirements that on-site parking be covered or enclosed and as such no condition requiring covered parking is included.

As shown on Vesting Tentative Tract Map No. VTT-85028-SH-HCA stamp-dated January 20, 2026, a 23-foot perimeter front yard setback along Kingsbury is provided in compliance with required 15-foot front yard setback of the RD2 Zone. Local agencies are prohibited from requiring setbacks greater than 4-feet from the permitter side and rear lot lines. Local agencies are prohibited from requiring setbacks between units.

The floor area ratio proposed and approved herein is 1.6:1 on Lot A and 1.5:1 on the other lots. The proposed floor area for each home on each lot is 1,564 square feet.

The project herein was approved ministerially without discretionary review or a hearing within 60 days of the local agency receiving a completed application on March 26, 2026.

(a)(12) All parcels created pursuant to this approval will be served by a public water system and a municipal water system.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable

As conditioned herein, the project will be reviewed by the City's Bureau of Engineering (BOE) and Los Angeles Department of Water and Power (LADWP) to require that all parcels created under this subdivision are served by the public and municipal water systems.

(a)(13) The proposed subdivision will not result in any existing dwelling unit being alienable separate from the title to any other existing dwelling unit on the lot.	☐ Complies ☐ Does Not Comply ☒ **Not Applicable**

SB 1123 prohibits any existing units from being alienable (sold) separate from the title to any other existing dwelling unit on the lot. This prevents an existing apartment building with a Certificate of Occupancy from being converted using the law. This provision is not applicable to the subject site which is not developed with an apartment building and the existing home on site is being demolished.

(b)(1) The housing development project is not required to comply with a minimum requirement on the size, width, depth, frontage, or dimensions of an individual parcel created for the development beyond 600 square feet if the parcel is zoned for multi-family residential use or 1,200 square feet if the parcel is zoned for single-family residential use.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable

The subject site is zoned R2, which is a multi-family zone. As shown on the proposed map stamp-dated January 20, 2026, the newly created parcels range between a minimum area of 1,301.2 square feet and a maximum area of 2,455.4 square feet. As conditioned, each newly created lot may maintain a minimum area of no smaller than 600 square feet. Further, the newly created parcels are not conditioned herein to comply with the required width, depth, frontage, or dimensions of R2 zoned lots.

(b)(2) The housing development project is not required to form a homeowners' association, except as required by the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code), but may require a mechanism for the maintenance of common space.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
No homeowners' association is required herein.	
(d) The housing development project approved herein complies with all applicable objective zoning, subdivision, and design standards established by the Los Angeles Municipal Code that are not inconsistent with the SHRA.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
As conditioned herein and as further regulated by the Los Angeles Department of Building and Safety (LADBS) during Plan Check, the project approved herein shall comply with all Code requirements that are not in conflict with the SHRA.	

The Starter Home Revitalization Act project meets the requirements outlined in Government Code Sections 65852.28, 65913.4.5, and 66491.41. The Advisory Agency approves Vesting Tentative Tract Map No. VTT-85028-SH-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

Claudia Rodriguez

Claudia Rodriguez
Deputy Advisory Agency

CR:RO