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CITY PLANNING

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Decision Date: October 7, 2025

Mark Yaghoobi (A)(O)
MPY LLC
19730 Ventura Blvd., No. 5
Woodland Hills, CA 91364

Leonard Yaghoobi (R)
MPY LLC
19730 Ventura Blvd., No. 5
Woodland Hills, CA 91364

Case No.: VTT-84880-SH-HCA
Address: 22112 W. Sherman Way
Planning Area: Canoga Park-Winnetka-Woodland Hills-W. Hills
Overlay: River Implementation Overlay District (RIO)
Zone: R2-1VL-RIO
Council District: 3 - Blumenfield
Legal Description: Lot FR 7, Block 74, Owensmouth Tract

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-84880-SH-HCA, located at 22112 W. Sherman Way, for the subdivision of a single lot to create 10 single-family lots as shown on the map stamp-dated June 30, 2025 in the Canoga Park – Winnetka – Woodland Hills – West Hills 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 15,753.7 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, along Sherman Way adjoining the subdivision, a 5-foot wide strip of land be dedicated to complete a 15-foot wide Boulevard II sidewalk standards.

2. That, if this tract map is approved as "Small Lot Subdivision 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.

3. That, if this tract map is approved as a small lot subdivision, then the final map be labeled as "Small Lot Subdivision per SB-684 and SB-1123" satisfactory to the City Engineer.

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

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

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

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

8. That, the subdivider make 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.

9. 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.

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

    b. R2 Zone is not allowed for the Small Lot Subdivision Ordinance. Obtain approval from the Advisory Agency for the deviation from the zoning code.

    c. The setback shall be measured from the exterior walls of the proposed buildings to the proposed property lines. Revise the Setback Matrix to correct the setback dimensions and remove the "Building Clearance" column.

    d. Show all street dedications as required by Bureau of Engineering and provide net lot area after all street dedication. "Area" and density requirements (minimum 14,520 sf for the proposed 10 units) shall be re-checked as per net lot area after street dedications. Front yard and rear yard requirements shall be required to comply with current code as measured from new property lines after dedications.

    e. Provide the lot area coverage for the proposed Lots. The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the tract map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this requirement per LAMC Section 12.22.C.27.(a)(5). Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

    f. 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.

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

    Notes:

    This property is located within the ZI-2358 River Improvement Overlay District (RIO).

    Zero parking space is required for this site per SB 684 since the property is located within ½ mile of a high-quality transit corridor or major transit stop per SB 9 checklist.

    Owners are responsible 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 Small Lot Subdivision Map.

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.

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 26'-8" 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 units. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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.

11. 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.

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

13. 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.

14. 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.

15. 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. 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. 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.

f. 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.

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

h. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

i. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

j. Standard cut-corners will be used on all turns.

k. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement to assure the following:

1) The establishment of a Maintenance Agreement that runs with the land, which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. The Maintenance Agreement will require undertaking of any necessary maintenance and corrective measures. Each future property owner shall automatically be bound by the Maintenance Agreement.

2) The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the Maintenance Agreement for their lot. Any amendment or modification that would defeat the obligation of said Maintenance Agreement as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

3) Property owners shall be responsible for their proportional share of the maintenance.

4) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

5) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

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

m. 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.

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

o. 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.

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

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

r. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

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

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.

u. 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

16. 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).

17. If new street light(s) are required, then 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

18. 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

19. 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:

20. 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.

21. 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

22. 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-84880-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 10 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 1,700 square feet. The maximum average total floor area for the proposed housing units may not exceed 1,750 square feet.

f. 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.

g. The project shall meet all applicable objective development standards of the River Implementation Overlay (RIO) District pursuant to Ordinance No. 183,145 and LAMC Section 13.17.

h. 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.

i. 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.

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

k. 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.

l. 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).

m. **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-84880-SH-HCA stamp-dated June 30, 2025, lot sizes range between a minimum area of 1,347 square feet and a maximum area of 2,287.5 square feet. Each newly created lot may maintain a minimum area of no smaller than 600 square feet.

2) The project is governed by State Senate Bill (SB) 1123 which allows the Advisory Agency to approve of Vesting Tentative Tract Map No. VTT-84880-SH-HCA stamp-dated June 30, 2025 under the R2 Zone. 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 including but not limited to the following:

- 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.

n. **Note to City Zoning Engineer and Plan Check**: The Advisory Agency has considered the setbacks shown on the map stamp-dated June 30, 2025. 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.

1) The 25 foot setback shall be observed along Sherman Way frontage in compliance with the Building Line under Ordinance No. 88,716.

2) As shown on the map stamp-dated June 30, 2025, minimum 4 foot yard may be required along the alley to the south and the east and west property lines.

o. 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 any necessary mainline and house connection sewers to serve the tract as determined by the City Engineer.

b. Construct any necessary drainage facilities.

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

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

1. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street light: one on Sherman Way.

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) by LADOT or 2) by other legal instrument excluding the Bureau of Engineering conditions, 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.

e. That the following improvements are either constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to the City Engineer:

1. Improve Sherman Way being dedicated and adjoining the subdivision by the construction of a new 15-foot wide concrete sidewalk with tree wells. Repair and/or replace any damaged, cracked or off-grade concrete curb, gutter and roadway pavement including any necessary removal and reconstruction of existing improvements.

2. Improve the alley adjoining the subdivision by the repair and/or replace any damaged, cracked or off-grade pavement, including any necessary removal and reconstruction of existing improvements.

3. Construct the necessary on-site mainline and house sewers 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 15,753.7 square foot lot located on W. Sherman Way between Glade Avenue to the east and Farralone Avenue to the west in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area. The subject site fronts on W. Sherman Way for a distance of 75 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 vacant.

According to the Tree Disclosure Statement signed by the applicant on March 21, 2025, there are no protected trees on shrubs on site and no street trees in the adjacent public right-of-way. No trees or shrubs have been removed in the last 2 years. The applicant's Vesting Tentative Tract Map No. VTT-84880-SH-HCA stamp-dated June 30, 2025 discloses that there are no trees on the site. The applicant also submitted an Owner's Declaration of No Habitat Form dated March 18, 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.

ZIMAS shows that the subject site is located within a Transit Priority Area (designated as ZI-2452) and is not subject to evaluation of parking and aesthetic impacts under the California Environmental Quality Act (CEQA). However, as a ministerial project, no review under CEQA is required. The site is located within a Low Vehicle Travel Area pursuant to AB 2334 which allows development concessions for 100 percent affordable housing projects. The project proposed herein does not include an affordability component. ZIMAS shows that the subject site is located within ½ mile of a Major Transit Stop pursuant to AB 2097, which prohibits the City from imposing or requiring minimum parking requirements.

ZIMAS shows the subject 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, High Wind Velocity Area 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), 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).

ZIMAS records show the nearest fault is 12.4 km from the subject site (Santa Susana). 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 R2-1VL-RIO and is designated for General Commercial land use by the Canoga Park – Winnetka - Woodland Hills - West Hills Community Plan. The General Commercial land use designation corresponds to the C1.5, C2, C4, RAS3, and RAS4 Zones. As such, the R2 Zone is more restrictive than the range of uses allowed under the Community Plan. 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 (ZI-2358), the -1VL height district limits structural height to 33 feet, three stories, and an FAR of 3:1. Pursuant to LAMC Section 13.17 and Ordinance Nos. 183,144 and 183,145, the "RIO" Zone

discloses that the project is located within the River Implementation Overlay (RIO) District. The project will be ministerially reviewed for RIO Outer Core development regulations (landscaping, screening/fencing, exterior site lighting) during Plan Check.

A 25 foot building line established under Ordinance No. 88,716 extends along the Sherman Way frontage. According to the applicant's map stamp-dated June 30, 2025, the 25 foot building line will be observed.

Surrounding Uses

Abutting sites to the north of the subject site are zoned C2-1VL and designated for General Commercial land use. These sites are improved with small-scale commercial retail uses. Abutting sites to the south of the subject site are zoned (T)(Q)RD2-1-RIO with an underlying R1-1 Zone and are designated for Low Medium II land use. These sites are improved with residential condominium units. Abutting sites to the east of the subject site at the southwest intersection of Sherman Way and Glade Avenue are zoned C1-1VL-RIO and P-1VL-RIO and are designated for General Commercial land use. These sites are improved with a commercial use and associated parking. To the west, abutting sites are zoned C1-1VL-RIO and P-1VL-RIO and are designated for General Commercial land use. These sites are improved with commercial retail uses and associated parking.

Project Description

The applicant is requesting the subdivision of one approximately 15,753.7 square foot lot into 10 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-84880-SH-HCA stamp-dated June 30, 2024, the approximately 15,753.7 square foot lot is subdivided into 10 lots ranging in size with a minimum area of 1,347 square feet and a maximum area of 2,287.5 square feet. As proposed, the subdivision is designed with all lots grouped around a common driveway. Vehicular access to the common driveway is taken from the 20 foot alley at the rear of the site. A common access pedestrian walkway connects the subdivision with the Sherman Way frontage. The common access walkway borders the driveway to provide pedestrian access to each lot from Sherman Way to the rear of the site.

The applicant is proposing to improve each of the 10 new lots with a three-story single-family residence with an attached garage and Junior Accessory Dwelling Unit (JADU). The JADUs are disclosed for informational purposes only and are not a part of this project. The JADUs will be reviewed ministerially for compliance with the Los Angeles Municipal Code during Plan Check.

SB 1123 / 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 a maximum of 10 parcels with 10 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 15,753.7 square foot 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 (0.36 acres). As defined in CA PRC 21159.25(a)(2), the site is substantially surrounded by qualified urban uses. The perimeter of the north, east, and west property lines of the site adjoin commercial uses. The southerly property line abuts a 20 foot alley which adjoins residential condominium 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-84880-SH-HCA stamp-dated June 30, 2024, the approximately 15,753.7 square foot lot is to be subdivided into 10 lots ranging in size with a minimum area of 1,347 square feet and a maximum area of 2,287.5 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	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable

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 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 Housing Element Site (ZI-2512) and projects 0.74 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 10 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 1,700 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 vacant, and as shown on ZIMAS records, has not been a housing use within the prior 5 years. Further, the site is not an Ellis Act Property and is not regulated by the City's Rent Stabilization Ordinance.	

(a)(9) The proposed subdivision is not located on a site that is any of the following: • **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;** • **Wetlands as defined in the U.S. Fish and Wildlife Service Manual, Part 660 FW 2;** • **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);** • **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.** • **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.** • **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).** • **Within a floodway as determined by FEMA.** • **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 (pursuant to the federal Endangered Species Act of 1973, 16 U.S.C. Section 1531 et seq.); or other natural resource protection plan.** • **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).**	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable

• **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). According to the Tree Disclosure Statement signed by the applicant on March 21, 2025, there are no protected trees on shrubs on site and no street trees in the adjacent public right-of-way. No trees or shrubs have been removed in the last 2 years. The applicant's Vesting Tentative Tract Map No. VTT-84880-SH-HCA stamp-dated June 30, 2025, discloses that there are no trees on the site. The applicant also submitted an Owner's Declaration of No Habitat Form dated March 18, 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.	
(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 10 single-family residences on 10 lots. No setback between units is required. No parking is required in conformance with AB 2097, including enclosed or covered parking in compliance with the SHRA. The side and rear yard setbacks proposed and approved as shown on Vesting Tentative Tract Map No. VTT-84880-SH-HCA stamp-dated June 30, 2025 allow for a 25 foot front yard setback in compliance with the Building Line under Ordinance No. 88,716, 4 and 5 foot side yards, and a 5 foot 7 inch rear yard. The floor area ratio proposed and improved herein is 1.48:1. The project herein was approved ministerially without discretionary review or a hearing within 60 days of the local agency receiving a completed application on August 12, 2025.	
(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**
Not applicable. The subject site is vacant, and there are not existing dwelling units on site.	
(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 June 30, 2025, the newly created parcels range between a minimum area of 1,347 square feet and a maximum area of 2,287.5 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.	
(h) The subject site is not located on a site zoned for both single-family use and horsekeeping.	☒ **Complies** ☐ Does Not Comply ☐ Not Applicable
The subject site is zoned R2-1VL-RIO which is not a horsekeeping zone.	

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-84880-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

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Date: 2025.10.06 15:13:13 -07'00'

Claudia Rodriguez
Deputy Advisory Agency

CR:LFS