DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
JACOB SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

September 4, 2026

Owner/Applicant
Yoni Karmeli & Sivan Boodnero
416 Sunridge St
Playa Del Rey, CA 90293

Representative
Iliya Muzychuk
Layouts LLC
1123 E Fairview Blvd
Inglewood, CA 90302

Representative
Rick Pardo
Pardo Land Use Consultants &
LA Quick Permits
1356 N Beverly Dr
Beverly Hills, CA 90210

Case No.:	ADM-2024-7827-PMUL-HCA
CEQA:	N/A
Address:	4457 South Berryman Avenue
Council District:	11 – Park
Neighborhood Council:	Del Rey
Community Plan Area:	Palms – Mar Vista – Del Rey
Specific Plan:	Los Angeles Coastal Transportation Corridor
Land Use Designation:	Low Residential
Zone:	R1-1
Legal Description:	Lot 25, Tract TR 3901

LETTER OF CORRECTION

On May 2, 2025, the Advisory Agency issued a Letter of Compliance approving an Urban Lot Split Preliminary Parcel Map for a project at 4457 South Berryman Avenue. The project involves the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the map stamp-dated December 20, 2024.

On August 27, 2026, the Applicant's Representative contacted the Planning Department requesting a Letter of Correction to correct a typographical error regarding the inclusion of the incorrect Planning Case Number in the subject heading of the Letter of Compliance. The subject heading of the Letter of Compliance incorrectly refers to Planning Case No. "ADM-2024-7287-PMUL-HCA", instead of the correct Case No. ADM-2024-7827-PMUL-HCA. Therefore, the Applicant requested that Letter of Compliance be corrected to reflect the correct Planning Case Number. This correction will not change the approved Preliminary Parcel Map, and no change is proposed to the scope of work.

The Determination Letter is modified as provided below. Deleted text is shown in ~~strikethrough~~ and added text is shown in **bold underline**.

The Letter of Compliance subject heading is corrected as follows:

Yoni Karmeli & Sivan Boodnero
(A)(O)
416 Sunridge St
Playa Del Rey, CA 90293

Iliya Muzychuk (R)
Layouts LLC
1123 East Fairview Boulevard
Inglewood, CA 90302

RE: Urban Lot Split-Preliminary Parcel Map No.:
~~ADM-2024-7287-PMUL-HCA~~ **ADM-2024-7827-PMUL-HCA**
Address: 4457 South Berryman Avenue
Community Plan: Palms – Mar Vista – Del Rey
Zone: R1-1
Council District: 11 – Park

The incorrect Planning Case Number only appeared in the subject heading of the Letter of Compliance, and all other instances of the Case Number in the Letter of Compliance are correct; the remaining language in the originally approved Letter of Compliance shall remain unchanged.

Inquiries regarding this matter shall be directed to Caelan Rafferty at caelan.rafferty@lacity.org.

Caelan Rafferty
Planning Assistant

DEPARTMENT OF CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT
MICHAEL R. NEWHOUSE
VICE-PRESIDENT
MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
PHYLLIS KLEIN
KAREN MACK
JACOB SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR
KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
SHANA M.M. BONSTIN
DEPUTY DIRECTOR
HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: May 2, 2025

Yoni Karmeli & Sivan Boodnero
(A)(O)
416 Sunridge St
Playa Del Rey, CA 90293

Iliya Muzychuk (R)
Layouts LLC
1123 East Fairview Boulevard
Inglewood, CA 90302

RE: Urban Lot Split-Preliminary Parcel Map No.: ADM-2024-7287-PMUL-HCA
Address: 4457 South Berryman Avenue
Community Plan: Palms – Mar Vista – Del Rey
Zone: R1-1
Council District: 11 – Park

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

The Advisory Agency determines based on the administrative record, the project meets the requirements of Government Code Section (GCS) 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7. In accordance with the provisions of GCS 66411.7 and Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approves Urban Lot Split Preliminary Parcel Map No. ADM-2024-7827-PMUL-HCA, located at 4457 South Berryman Avenue, for the subdivision of a single lot to create two (2) separate lots (Parcel A and Parcel B) as shown on the map stamp-dated December 20, 2024, in the Palms – Mar Vista – Del Rey Community Plan. The Advisory Agency determines based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project pursuant to Public Resources Code Section 21080(b)(1). This subdivision is based on the R1-1 Zone and Government Code Section (GCS) 66411.7. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS
Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 N. Figueroa Street, Suite 290, through BOE online customer service portal at http://engpermits.lacity.org/.

1. That the final map be labeled as “Urban Lot Splits per CA Senate Bill 9” satisfactory to the City Engineer.

2. That the subdivider make a request to BOE West LA District to determine the capacity of existing sewers in this area.

3. That any existing public easement(s) within the subdivision be delineated on the final map.

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

4. 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.

5. 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: lot widths (as defined in Section 12.03 of the Zoning Code), building sizes and required yards on the site. Indicate the building height and the type of construction for all buildings on the site.

    b. Obtain permit for the demolition or removal of the existing garage on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. No structure shall be located across the proposed property line. Provide copies of the demolition permit and signed inspection card to show completion of the demolition work.

    c. No resulting parcels may be smaller than 40 percent of the lot area of the original parcel proposed for subdivision or smaller than 1,200 square feet. The proposed Lot B is 39.997 percent of the original lot area. Revise the Map to show compliance with the above requirement.

    d. The following items do not comply with the current Zoning requirements. Revise the map or obtain approval from the Advisory Agency to approve for the deviations from the Zoning Code.

i. The proposed Lot B does not provide the minimum required 20 ft. street frontage to the public or private street and the minimum required 20 ft. access strip width as required by the definition of a “lot”.

ii. The proposed Lots do not provide the minimum required 50 feet of lot width for R1 zone per LAMC Section 12.08 C.4.

e. 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.

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

Notes:

This property is located in Specific Plan Area: Los Angeles Coastal Transportation Corridor.

This property is located in a Liquefaction Area.

This property is eligible for the parking exception per SB 9 Checklist.

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.

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

6. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT
The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

7. 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. Fire Lane Requirements: (When Required by Fire code official)

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.

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

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

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. 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.

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

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

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

q. 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.

r. 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

8. 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 SANITATION

9. 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

10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS
Please contact RAP at (213) 202-2682 for any questions regarding the following:

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

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS
Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

12. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

    a. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. ADM-2024-7827-PMUL 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 two (2) lots.

    d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

    e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.

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

    g. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

    h. **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. The proposed Parcel A and Parcel B are permitted to deviate from the minimum lot width (50 feet) requirements of the R1-1 Zone pursuant to LAMC 12.08 C.4.

        2. The Advisory Agency approves a street frontage and access-strip of 10 feet 5/8 inches for Parcel B in lieu of the minimum street frontage and access-strip width of 20 feet required by the definition of a “lot.”

    i. The Applicant shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

j. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

i. 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.

ii. 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.

iii. 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 (ii).

iv. 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. (ii)

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

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

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

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

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

d. That any necessary sewer 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. That the following improvements be either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

i. Construct the necessary house connection sewers to serve each parcel.

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 9 BACKGROUND

On September 16, 2021, Governor Gavin Newsom approved Senate Bill (SB) 9, effective as of January 1, 2022, which requires a ministerial review process for a parcel map application for the creation of an Urban Lot Split if a project meets the State law provided in California Government Code Section (GCS) 66411.7. The purpose of SB 9 is to provide eligible developments a ministerial approval process that is not subject to the California Environmental Quality Act (CEQA). A local agency shall approve an Urban Lot Split only if it conforms to all applicable

objective requirements of the Subdivision Map Act (Division 2) (commencing with Section 66410), except as otherwise expressly provided in SB 9.

PROJECT BACKGROUND

Subject Property

The subject property is a rectangular interior lot located mid-block along the southwest side of South Berryman Avenue, between Culver Boulevard and Barman Street and is located within the Palms – Mar Vista – Del Rey Community Plan. The site is made up of one lot with a total lot area of 12,621.3 square feet, with 50.06 feet of frontage on Berryman Avenue and a depth of 251.02 feet. Vehicular access is provided at the front of the lot along Berryman Avenue; the property abuts an alley to the rear, but the adjacent portion of the alley is unimproved.

As shown on ZIMAS, the site is located outside of a Flood Zone. The site is not located in a Hillside area, Watercourse, Hazardous Waste / Border Zone, Methane Hazard Site, High Wind Velocity Area, or Special Grading Area. There are no known oil wells on site. The site is located approximately 3.7 kilometers from the Newport – Inglewood Fault Zone and is not located within an Alquist-Priolo Fault Zone, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Inundation Zone. The site is located within an Urban Agriculture Incentive Zone and a Liquefaction area.

Zoning and Land Use Designation

The project site is located in the Palms – Mar Vista – Del Rey Community Plan with a general plan land use designation of Low Residential and zoned R1-1 and is consistent with the land use designation.

Surrounding Uses

The properties adjacent to the site and within the surrounding area to the north, south, east, and west are zoned R1-1 and developed with one- to two-story single-family dwellings. Along Culver Boulevard to the northwest, the properties are zoned R3-1 and developed with one- to four-story single- and multi-family dwellings.

Project Description

This project is proposing to subdivide one lot consisting of approximately 12,621.3 square feet into two smaller lots consisting of 5,100 square feet (Parcel A) and 7,521.7 square feet (Parcel B). Parcel A is currently improved with a one-story, 917 square-foot single-family dwelling. An existing detached two-car garage is located on the proposed lot split line between Parcel A and Parcel B and is proposed to be demolished. No new construction is currently proposed.

SB 9 ELIGIBILITY CRITERIA

Pursuant to GCS 66411.7(a), a local agency shall ministerially approve a parcel map for an urban lot split only if the local agency determines that the parcel map for the urban lot split meets all the following requirements, outlined below. Based on the administrative record, the project meets the requirements of GCS 66411.7 and qualifies as an urban lot split subject to a ministerial review pursuant to GCS 66411.7.

(1),(2) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.	☒ **Complies** ☐ Does Not Comply

The existing unsubdivided lot has an area of 12,621.3 square feet. The proposed lot split results in Parcel A with a lot area of 5,100 square feet (40.4 percent of the existing lot area) and Parcel B with a lot area of 7,521.7 square feet (59.6 percent of the existing lot area). Both newly created parcels are no smaller than 1,200 square feet.

(3) The parcel being subdivided meets all the following requirements:	
(A) The parcel is located within a single-family residential zone. *Which includes the RA, RE, RS, R1, RU, RZ, and RW zones.*	☒ **Complies** ☐ Does Not Comply
The subject lot is zoned R1-1.	
(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.	☒ **Complies** ☐ Does Not Comply
The site is comprised of a legal parcel located within the boundaries of the City of Los Angeles.	
(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4: *(6) The development is not located on a site that is any of the following:* *B. Either prime farmland or farmland of statewide importance.* *C. Wetlands.* *D. Within a very high fire hazard severity zone.* *E. A hazardous waste site.* *F. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards.* *G. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood).* *H. Within a floodway.*	☒ **Complies** ☐ Does Not Comply

I. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or natural resource protection plan. *J. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).* *K. Lands under conservation easement.*	
As shown in the ZIMAS parcel report and the administrative record, the property is not zoned or designated for agricultural use and is not located within a wetland. 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 a very high fire hazard severity zone, an earthquake fault zone, special flood hazard area, floodway, a conservation or natural resource protection plan, nor lands under conservation easement. As provided in an Owner's Declaration of Habitat form dated October 28, 2024, the property does not contain Habitat as provided in GCS 65913.4(a)(6)(J)T. Additionally, as provided in a tree letter and Tree Disclosure Statement dated October 28, 2024, from Steve Marshall, Registered Consulting Arborist, there are no protected trees or shrubs located on the project site under the LA City Protected Tree Ordinance #186873. The property is located within a liquefaction area, however, the project is subject to seismic building codes and specific regulatory compliance measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in seismic hazard areas applicable to the development. Therefore, the project complies with the requirements of Section 65913.4.	
(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing: (i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income. (ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. (iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.	☒ **Complies** ☐ Does Not Comply

(iv) Housing that has been occupied by a tenant in the last three years.	
The project will maintain an existing single-family dwelling on the resulting Parcel A. The detached garage located between both the resulting parcels is proposed to be demolished. No new construction is proposed.	
(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.	☒ **Complies** ☐ Does Not Comply
As shown in ZIMAS, the property is not located within a Historic District identified by the State, or a Historic Preservation Overlay Zone (HPOZ) designated by the City. Additionally, the property is not identified as a potential resource by Historic Places LA, the City's historic resources survey.	
(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.	☒ **Complies** ☐ Does Not Comply
A review of the subject site parcel data shows no previous approval of an urban lot split.	
(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.	☒ **Complies** ☐ Does Not Comply
A review of the adjacent parcels shows no applications or approvals for an urban lot split.	

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

(1),(2),(3) The applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the Urban Lot Split. This requirement does not apply to an applicant that is a "community land trust" or is a "qualified nonprofit corporation". See the last page for the Applicant Declaration Related to Owner Occupancy.	☒ **Complies** ☐ Does Not Comply
As shown in the Los Angeles Department of City Planning Attachment to SB9 Urban Lot Split Parcel Map Application Applicant Declaration Related to Owner Occupancy signed, dated October 28, 2024, the applicant intents to occupy one of the housing units as their principal residence for a minimum of three years.	

Pursuant to GCS 66411.7(j) a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section. For the purposes of this section, "unit" means any dwelling unit, including, but not limited to, a unit or units

created pursuant to GCS 65852.21, a primary dwelling, an accessory dwelling unit as defined in GCS 65852.2, or a junior accessory dwelling unit as defined in GCS 65852.22.

(1),(2) Notwithstanding any provision of Section 65852.2, 65852.21, 65852.22, 65915, or this section, a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section.	☐ Complies ☐ Does Not Comply ☒ **Not Applicable**
The project will maintain an existing single-family dwelling on Parcel A. No new dwelling units are proposed pursuant to GCS 65852.21.	

WAIVERS

Pursuant to Government Code Section 66411.7(c):

(1) Except as provided in paragraph (2), notwithstanding any local law, a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to a parcel created by an urban lot split that do not conflict with this section.

(2) A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

(A) Notwithstanding paragraph (2), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure. (B) Notwithstanding paragraph (2), in all other circumstances not described in subparagraph (A), a local agency may require a setback of up to four feet from the side and rear lot lines

Pursuant to Government Code Section 66411.7(i):

(3) A local agency shall not require, as a condition for ministerial approval of a parcel map application for the creation of an urban lot split, the correction of nonconforming zoning conditions.

Minimum Street Frontage. The minimum street frontage for lots is 20 feet upon a street or private street, and the minimum width for an access-strip portion of a lot is 20 feet, per the definition of a "lot" in LAMC Section 12.03. The proposed Parcel B is a flag lot and would not meet the street frontage and access-strip width requirements per this section. Instead, pedestrian and vehicular access is provided to the resulting Parcel B by a 10-foot 5/8-inch-wide lot frontage and driveway along Berryman Avenue. Compliance with the 20-foot-wide requirement would require the demolition of the existing single-family dwelling on Parcel A and would therefore physically preclude the construction of two units. Pursuant to Government Code Section 66411.7(i), a local agency shall not require the correction of nonconforming zoning conditions for the creation of an urban lot split, therefore the proposed parcels shall not be subject to the minimum street frontage and access-strip width (20 feet) requirement per the definition of a "lot".

Minimum Lot Width. The minimum width for lots in the R1 Zone is 50 feet per LAMC Section 12.08. The resulting Parcel A and B would not meet the lot width requirements per this section. The resulting parcels are divided in a way that allows both parcels

vehicular access and pedestrian access to Berryman Avenue. The proposed lot split complies with the minimum required 40 percent of the unsubdivided lot for both Parcel A and B. Increasing the lot width and area for Parcel A would prevent vehicular access to Parcel B. Pursuant to Government Code Section 66411.7(i), a local agency shall not require the correction of nonconforming zoning conditions for the creation of an urban lot split, therefore the proposed parcels shall not be subject to the minimum lot width (50 feet) requirement for the R1 Zone.

The Urban Lot Split Parcel Map meets the requirements outlined in Government Code Section 66411.7. The Advisory Agency approves Preliminary Parcel Map No. ADM-2024-7827-PMUL-HCA.

Effective Date/Appeals: The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

VINCENT P. BERTONI, AICP
Advisory Agency

Kenton Trinh
Kenton Trinh
Deputy Advisory Agency

KT:TLI:CR

PARTICIPANTS

OWNER/CLIENT: YONI KARMELI
416 SUNRIDGE ST, PLAYA DEL REY, CA, 90293
(818) - 318 - 8733
YONIKARMELI@GMAIL.COM

DESIGNER: LAYOUTS LLC
ILIYA MUZYCHUK
1123 E FAIRVIEW BOULEVARD,
INGLEWOOD, CA, 90302
(323) - 979- 8442
OFFICE@LAYOUTS.HOMES

SURVEYOR IACOBELLIS & ASSOCIATES, INC.
1114 S TAMPA AVENUE STE 21B, NORTHRIDGE,
CA, 91326
(818) - 366 - 9222
INFO@TISURVEYING.COM

ZONING INFORMATION

ZONING : R1-1

STREET DEDICATION:
RIGHT OF WAY WIDE SHALL BE 60'-0", ROADWAY WIDTH SHALL BE 36'-0" PER 2035 MOBILITY PLAN.

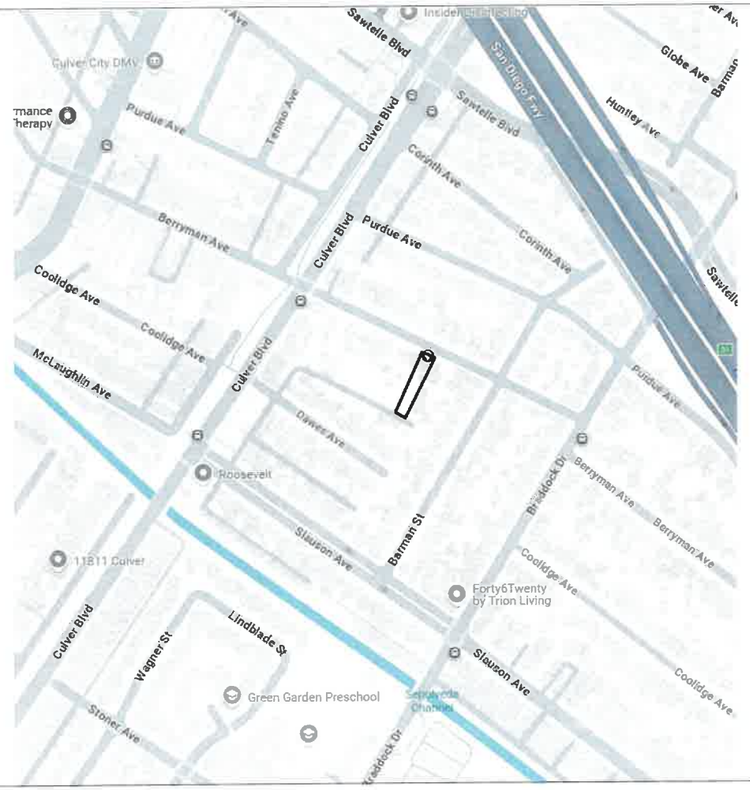
SIDEYARDS:

FRONT: 20'-0"
SIDE : 5'-0" (4'-0" FOR SB9 DEVELOPMENT)
REAR : 15'-0" (4'-0" FOR SB9 DEVELOPMENT)

HEIGHT LIMIT: 28'-0" FOR ROOFS WITH LESS THAN 25% SLOPE, 33'-0" FOR ROOFS ABOVE THAN 25% SLOPE.

ALLOWABLE RESIDENTIAL FLOOR AREA:
0.45 * (NET LOT AREA AFTER DEDICATION) = 0.45 * 12,370.97 = 5,566.93 SF

VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:

URBAN LOT SPLIT (ULS) OF EXISTING R1-1 ZONED PROPERTY INTO TWO LOTS AS PERMITTED BY THE STATE BILL 9 (SB9)

CLIMATE ZONE 6 PER ENERGY.CA.GOV

LEGAL DESCRIPTION:

LOT 25 OF TRACT NO 3901 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK42, PAGE 55 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT AREA: 12,621.27 SQ NET LOT AREA
LOT AREA AFTER DEDICATION: 12,370.97 SF

FEMA FLOOD ZONE - 'X'

TENTATIVE APPROVAL
NO: SB9 LOT SPLIT
Approved without conditions
BY: [signature]
Department of Building & Safety
Grading Division 11-18-2024

PARKING REQUIREMENT SUMMARY

NO MORE THAN ONE COVERED, OFF-STREET PARKING SPACE PER NEW OR EXISTING UNIT OF A TWO UNIT DEVELOPMENT MAY BE REQUIRED, EXCEPT THAT NO PARKING REQUIREMENTS MAY BE IMPOSED FOR NEW OR EXISTING UNITS IF THE PARCEL IS LOCATED EITHER: 1) WITHIN ½ MILE WALKING DISTANCE OF EITHER A HIGH-QUALITY TRANSIT CORRIDOR (AS DEFINED IN SUBDIVISION (B) OF SECTION 21155
OF THE PRC) OR A MAJOR TRANSIT STOP (AS DEFINED IN SECTION 21064.3 OF THE PRC); OR 2) A CAR
SHARE VEHICLE DROP OFF OR PICKUP LOCATION IS LOCATED WITHIN ONE BLOCK OF THE PARCEL.

TRANSIT INFORMATION IS INCLUDED IN THE SB 9 ELIGIBILITY CRITERIA CHECKLIST IN ZIMAS3.

OTHER APPLICABLE OFFSTREET PARKING AND DRIVEWAY REQUIREMENTS APPLY WHEN PARKING IS REQUIRED, SUCH AS THE REQUIREMENT FOR A PRIVATE GARAGE (LOS ANGELES MUNICIPAL CODE [LAMC] SECTION 12.21 A.4(A)) IN MOST SINGLE-FAMILY ZONES, AS WELL AS AN ACCESS REQUIREMENT (LAMC SECTION 12.21 A.5(E)).

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ PARCEL MAP
DEC 20 2024
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

SHEET INDEX

SHEET INDEX

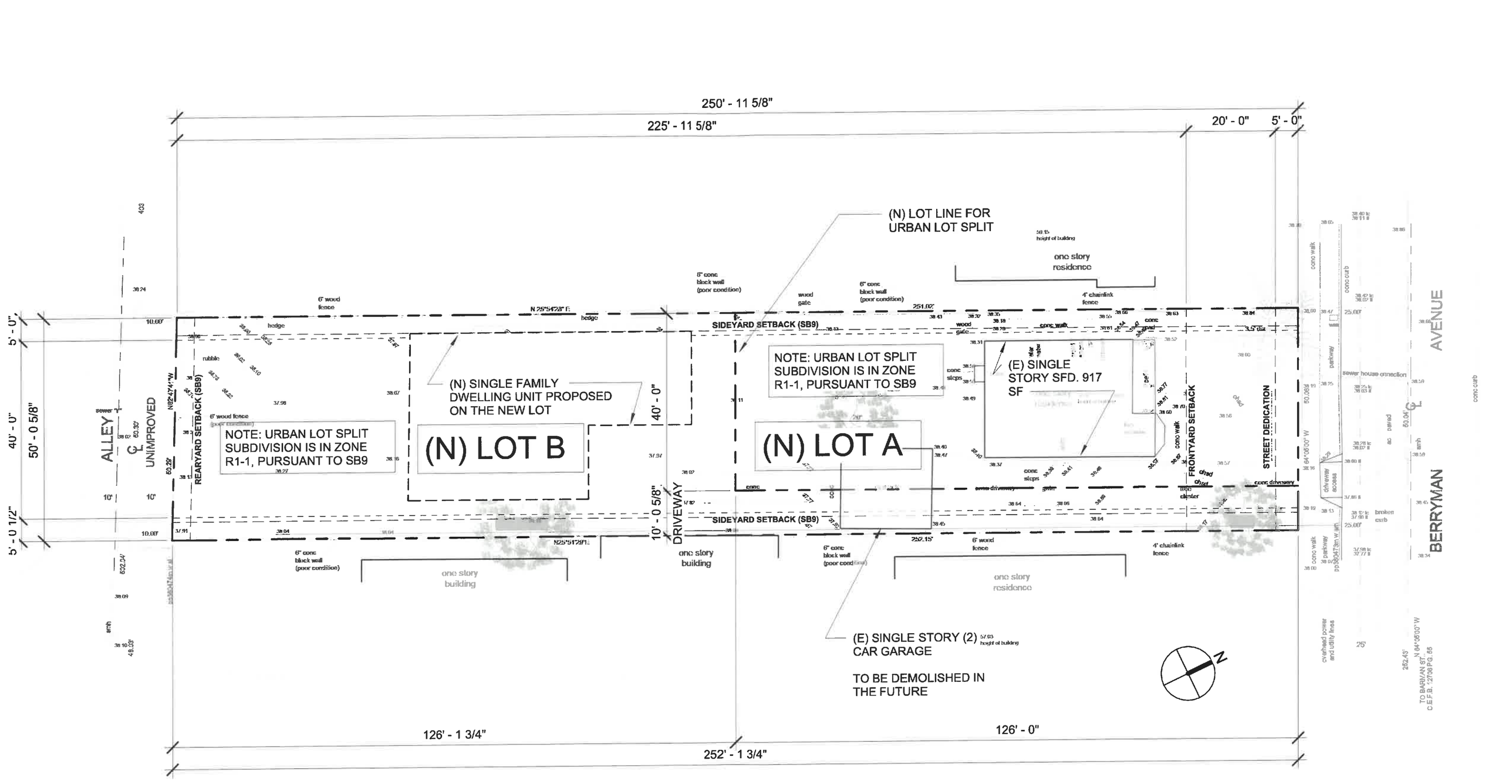
SHEET #	SHEET TITLE
A0	COVER SHEET
A1	PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES
A1.1	LOT SUBDIVISION DIAGRAM
A2	SITE IMAGE KEY MAP
IMG 1	EXISTING HOUSE FRONT VIEW
IMG 2	EXISTING REAR HOUSE VIEW
IMG 3	EXISTING GARAGE VIEW
IMG 4	BACKYARD VIEW
IMG 5	BACKYARD VIEW

Layouts
(323)-979-8442 office@layouts.homes

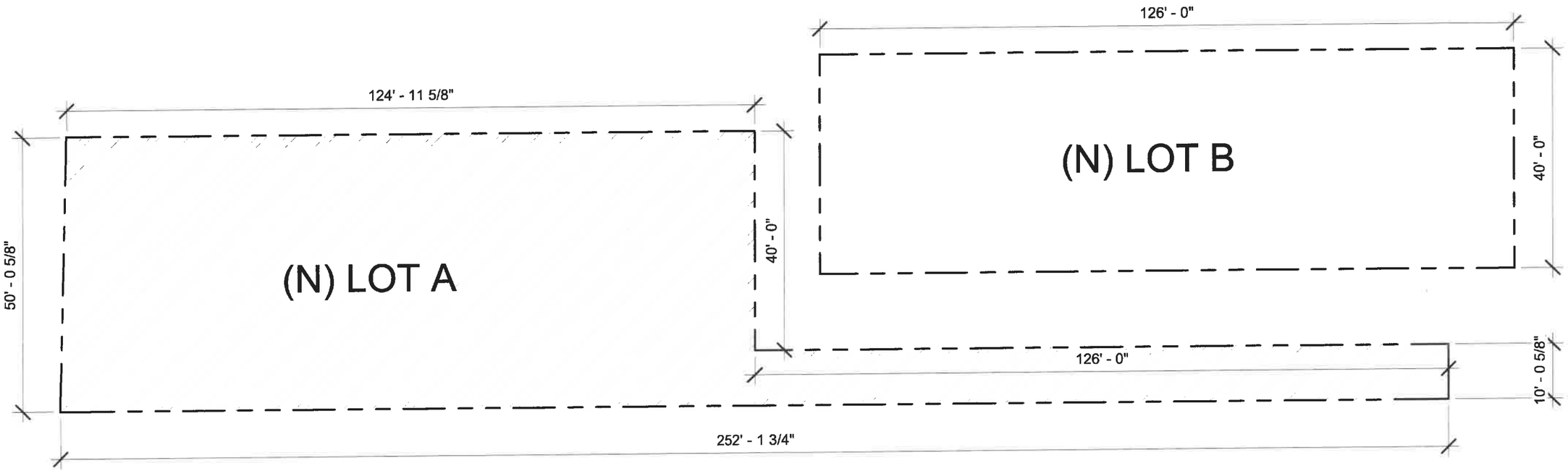
COVER SHEET
SCALE:
4457 S BERRYMAN AVENUE, LOS ANGELES, 90230

ADM-2024-7827
11/04/24

A0



Layouts (323)-979-8442 office@layouts.homes	PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES SCALE: 1" = 20'-0" 4457 S BERRYMAN AVENUE, LOS ANGELES, 90230	A1 11/04/24



LOT SPLIT B: 5,032 SF (40%)

LOT SPLIT A: 7,549 SF (60%)

Layouts
(323)-979-8442 office@layouts.homes

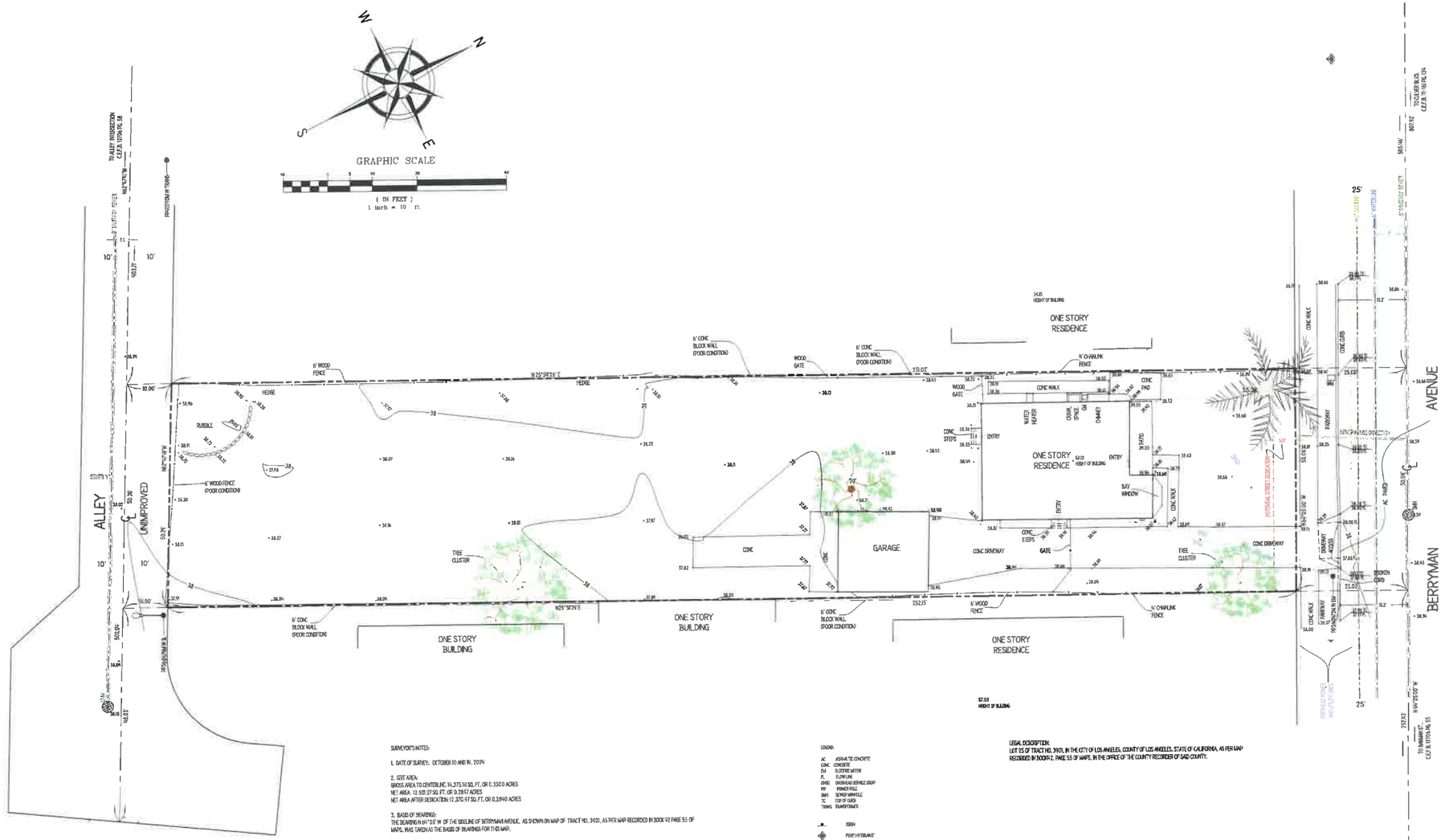
LOT SUBDIVISION DIAGRAM

SCALE: 1" = 20'-0"

4457 S BERRYMAN AVENUE, LOS ANGELES, 90230

11/04/24

A1.1


GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
ALLEY
UNIMPROVED
BERRYMAN AVENUE
ONE STORY RESIDENCE
ONE STORY BUILDING
GARAGE
6' WOOD FENCE
6' CONC BLOCK WALL (POOR CONDITION)
WOOD GATE
HEDGE
RUBBLE
CONC WALK
CONC PAD
CONC STEPS
ENTRY
BAY WINDOW
CONC DRIVEWAY
GATE
TREE CLUSTER
5' CHAINLINK FENCE
CONC CURB
BROKEN CURB
DEPRESSED CURB
PEPPERTREE PLACE
PATRONA STREET DEDICATION
N 25° 58' 26" E
N 25° 58' 26" E
252.15'
252.15'
N 64° 05' 34" W
N 64° 05' 34" W
50.00'
50.00'
50.30'
50.30'
110.00'
110.00'
10'
10'
10'
10'
25'
25'
50.00'
50.00'
AC PAVED
CONC
CONC CURB
CONC WALK
PEPPERTREE PLACE
DEPRESSED CURB
N 00° 05' 26" E
N 00° 05' 26" E
N 00° 05' 00" W
N 00° 05' 00" W
252.15'
252.15'
TO BERRYMAN AVE C.E.F.B. 1970 PG. 55
TO ALLEY INTERSECTION C.E.F.B. 1970 PG. 58
PROJECTION OF FENCE
PROJECTION OF FENCE
PROJECTION OF FENCE
PROJECTION OF FENCE
PROJECTION OF BUILDING
PROJECTION OF BUILDING
PROJECTION OF BUILDING

PARTICIPANTS

OWNER/CLIENT: YONI KARMELI
416 SUNRIDGE ST, PLAYA DEL REY, CA, 90293
(818) - 318 - 8733
YONIKARMELI@GMAIL.COM

DESIGNER: LAYOUTS LLC
ILIYA MUZYCHUK
1123 E FAIRVIEW BOULEVARD,
INGLEWOOD, CA, 90302
(323) - 979- 8442
OFFICE@LAYOUTS.HOMES

SURVEYOR IACOBELLIS & ASSOCIATES, INC.
1114 S TAMPA AVENUE STE 21B, NORTHRIDGE,
CA, 91326
(818) - 366 - 9222
INFO@TISURVEYING.COM

ZONING INFORMATION

ZONING : R1-1

STREET DEDICATION:
RIGHT OF WAY WIDE SHALL BE 60'-0", ROADWAY WIDTH SHALL BE 36'-0" PER 2035 MOBILITY PLAN.

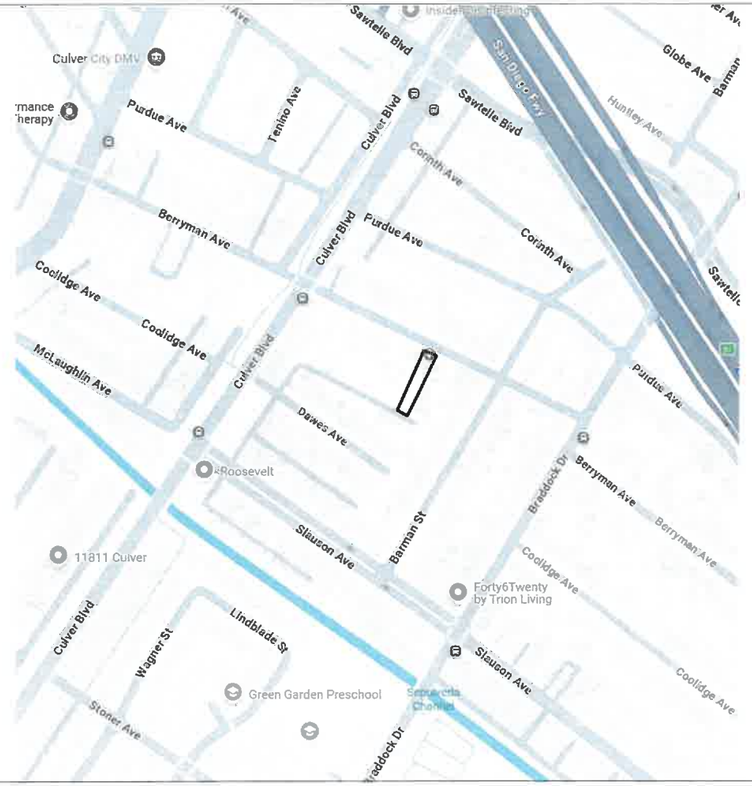
SIDEYARDS:

FRONT: 20'-0"
SIDE : 5'-0" (4'-0" FOR SB9 DEVELOPMENT)
REAR : 15'-0" (4'-0" FOR SB9 DEVELOPMENT)

HEIGHT LIMIT: 28'-0" FOR ROOFS WITH LESS THAN 25% SLOPE, 33'-0" FOR ROOFS ABOVE THAN 25% SLOPE.

ALLOWABLE RESIDENTIAL FLOOR AREA:
0.45 * (NET LOT AREA AFTER DEDICATION) = 0.45 * 12,370.97 = 5,566.93 SF

VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:

URBAN LOT SPLIT (ULS) OF EXISTING R1-1 ZONED PROPERTY INTO TWO LOTS AS PERMITTED BY THE STATE BILL 9 (SB9)

CLIMATE ZONE 6 PER ENERGY.CA.GOV

LEGAL DESCRIPTION:

LOT 25 OF TRACT NO 3901 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK42, PAGE 55 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT AREA: 12,621.27 SQ NET LOT AREA
LOT AREA AFTER DEDICATION: 12,370.97 SF

FEMA FLOOD ZONE - 'X'

TENTATIVE APPROVAL
NO: SB9 LOT SPLIT
Approved without conditions
BY: Department of Building & Safety
Grading Division 11-18-2024

PARKING REQUIREMENT SUMMARY

NO MORE THAN ONE COVERED, OFF-STREET PARKING SPACE PER NEW OR EXISTING UNIT OF A TWO UNIT DEVELOPMENT MAY BE REQUIRED, EXCEPT THAT NO PARKING REQUIREMENTS MAY BE IMPOSED FOR NEW OR EXISTING UNITS IF THE PARCEL IS LOCATED EITHER: 1) WITHIN ½ MILE WALKING DISTANCE OF EITHER A HIGH-QUALITY TRANSIT CORRIDOR (AS DEFINED IN SUBDIVISION (B) OF SECTION 21155
OF THE PRC) OR A MAJOR TRANSIT STOP (AS DEFINED IN SECTION 21064.3 OF THE PRC); OR 2) A CAR
SHARE VEHICLE DROP OFF OR PICKUP LOCATION IS LOCATED WITHIN ONE BLOCK OF THE PARCEL.

TRANSIT INFORMATION IS INCLUDED IN THE SB 9 ELIGIBILITY CRITERIA CHECKLIST IN ZIMAS3.

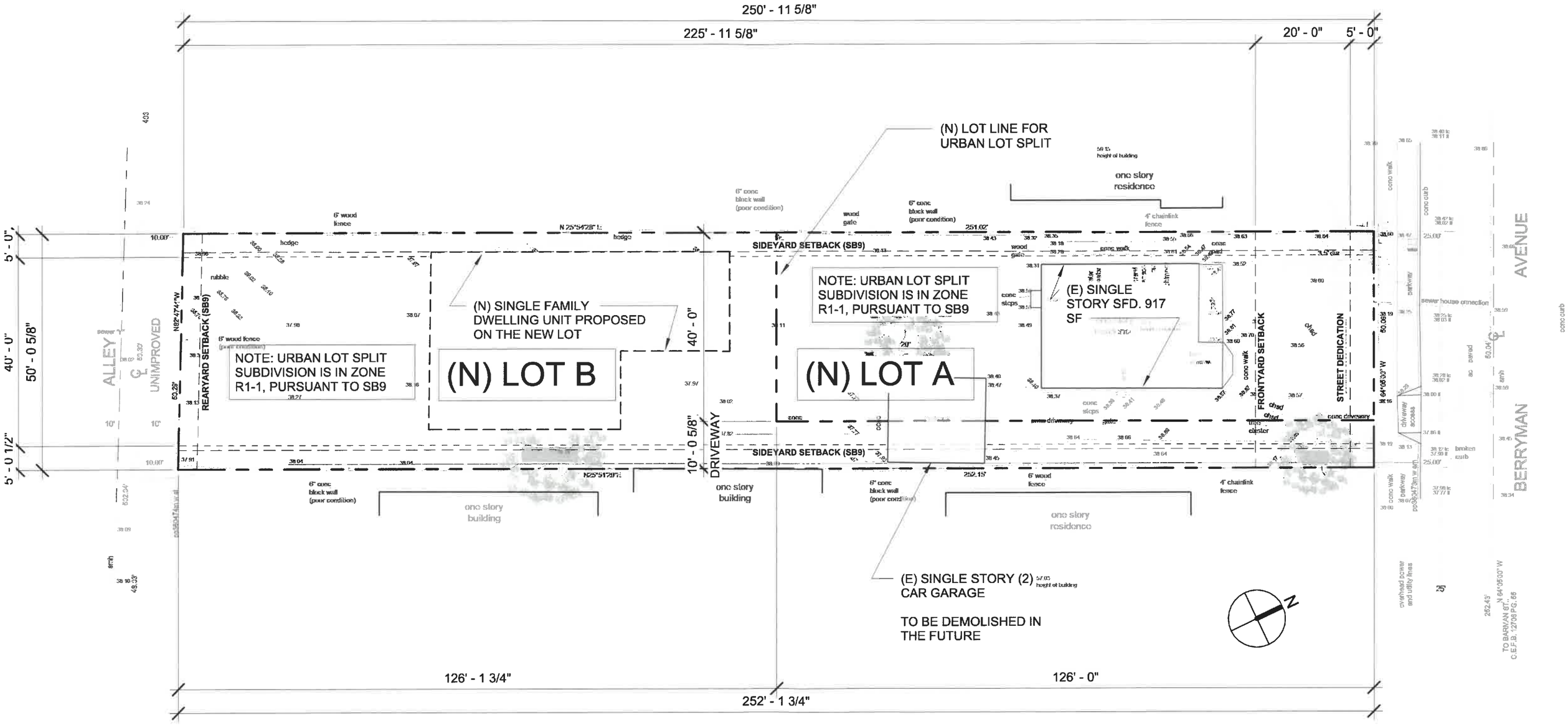
OTHER APPLICABLE OFFSTREET PARKING AND DRIVEWAY REQUIREMENTS APPLY WHEN PARKING IS REQUIRED, SUCH AS THE REQUIREMENT FOR A PRIVATE GARAGE (LOS ANGELES MUNICIPAL CODE [LAMC] SECTION 12.21 A.4(A)) IN MOST SINGLE-FAMILY ZONES, AS WELL AS AN ACCESS REQUIREMENT (LAMC SECTION 12.21 A.5(E)).

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ PARCEL MAP
DEC 20 2024
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

SHEET INDEX

SHEET INDEX

SHEET #	SHEET TITLE
A0	COVER SHEET
A1	PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES
A1.1	LOT SUBDIVISION DIAGRAM
A2	SITE IMAGE KEY MAP
IMG 1	EXISTING HOUSE FRONT VIEW
IMG 2	EXISTING REAR HOUSE VIEW
IMG 3	EXISTING GARAGE VIEW
IMG 4	BACKYARD VIEW
IMG 5	BACKYARD VIEW



Layouts (323)-979-8442 office@layouts.homes	PARCEL MAP FOR URBAN LOT SPLIT SUBDIVISION PURPOSES SCALE: 1" = 20'-0" 4457 S BERRYMAN AVENUE, LOS ANGELES, 90230	A1 11/04/24