



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710

www.culvercity.org

August 22, 2024

Troy Jackson
5214 Dawes Avenue
Culver City, California 90066

SUBJECT: NOTICE OF DECISION OF SB 9 LOT SPLIT
5214 Dawes Avenue, Single-Family Residential (R1) zone

Dear Troy Jackson:

This letter is to inform you that the SB 9 Lot Split application to create two lots from an existing 7,460 square foot lot located at 5214 Dawes Avenue is **APPROVED** subject to all requirements consistent with California Government Code Section 66411.7.

Final approval of the Final Parcel Map associated with the SB9 Lot Split is contingent on meeting the applicable Code Requirements stated below:

1. The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California.
2. The final map shall conform to the conditionally approved tentative map.
3. Approval of the tentative map shall be for a period of three years after Planning Commission approval. However, approval of the tentative map shall be voided if the approval of the project's Site Plan Review expires.
4. Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the prolongation of the property's easterly boundary with the centerline of Dawes Avenue. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.
5. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by Culver City staff. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.
6. The applicant shall coordinate with all pertinent utilities regarding easements and new on-site utilities and/or relocations of utilities.

SB 9 Lot Split P2023-0328-SB9LS
5214 Dawes Avenue
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7. Final Map approval will not be processed by the City of Culver City Public Works Department until the completion of all work associated with Building Code fire protection requirements for the exterior wall adjacent to the new property line at the existing single-family home addressed as 5214 Dawes Avenue.

Please feel free to contact William Kavadas, Assistant Planner, at (310) 253-5706 or at william.kavadas@culvercity.org with any questions.

Sincerely,

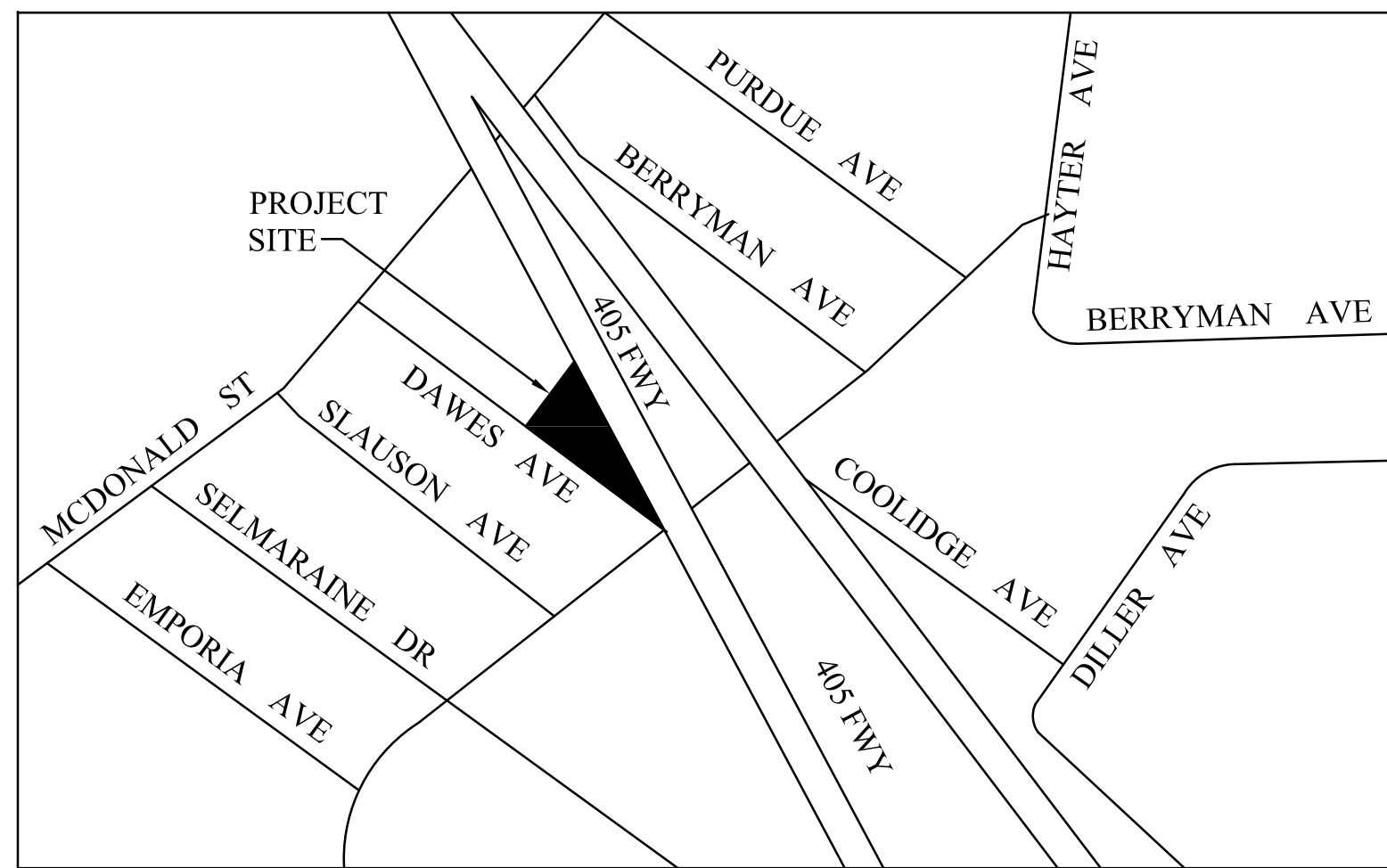


Mark E. Muenzer
Planning and Development Director

Enclosures:

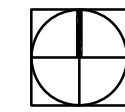
Attachment 1: Tentative Parcel Map 84571 dated July 16, 2024

Copy: Tim Koutsouros, Building Official
Dave Montgomery, Fire Prevention Specialist
Sammy Romo, Senior Civil Engineer
Emily Stadnicki, Current Planning Manager
Decision Letter File
Case File (P2023-0328-SB9LS)



VICINITY MAP

N.T.S



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 54°05'54" WEST OF THE CENTERLINE OF DAWES AVENUE AS SHOWN ON TRACT NO. 16955, BOOK 392, PAGES 41-44.

LAND SURVEYOR:

CHRIS NELSON & ASSOCIATES, INC
CHRIS D. NELSON, LS 6385

31238 VIA COLINAS, SUITE H,
WESTLAKE VILLAGE, CA, 91362.

P: 818-991-1040

SEE CIVIL ENGINEER'S NOTES #3.

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOTS 182 THROUGH 185 INCLUSIVE OF TRACT 16955, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 392 PAGES 41 THROUGH 44 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHEASTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 182, DISTANT THEREON SOUTH 53° 50' 30" EAST 28.28 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 182; THENCE NORTH 28° 36' 03" WEST, 153.76 FEET; THENCE NORTH 30° 29' 42" WEST, TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 185, DISTANT THEREON NORTHEASTERLY 82.49 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 185.

EXCEPT THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAYBE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA, IN DEED RECORDED MAY 18, 1970 IN BOOK D-4716 PAGE 123 OF OFFICIAL RECORDS.

APN: 4218-006-053

TITLE EASEMENTS (EXISTING EASEMENTS):

- ④ EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES, AS SET FORTH IN A DOCUMENT RECORDED, AS BOOK D4367 PAGE 967, OF OFFICIAL RECORDS.
- ⑤ EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES, AS SET FORTH IN A DOCUMENT RECORDED, AS BOOK D4437 PAGE 719, OF OFFICIAL RECORDS.

PROPOSED EASEMENTS:

- Ⓐ PROPOSED 3'X20' AND 5.25'X50' GAS EASEMENT FOR THE BENEFIT OF PARCEL 2.
- Ⓑ PROPOSED 3.5'X27' WATER EASEMENT FOR THE BENEFIT OF PARCEL 2.

FEMA FLOOD ZONE:

FEMA MAP NUMBER 06037C1760F
EFFECTIVE 09/26/2008
COMMUNITY: CULVER CITY, CITY OF
NUMBER: 060114
PANEL: 1760
SUFFIX: F

ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPMENT IS NOT IN A FLOOD ZONE.

PROPERTY OWNER/SUBDIVIDER:

TROY JACKSON, AN UNMARRIED MAN

5214 DAWES AVENUE, UNIT A,
CULVER CITY, CALIFORNIA, 90230.

CIVIL ENGINEER'S NOTES:

1. CONSTRUCTION FOR THIS PROJECT HAS BEEN PREVIOUSLY COMPLETED. TENTATIVE MAP BEING DONE POST CONSTRUCTION WORK. THERE IS A ONE-STORY SINGLE FAMILY RESIDENCE ON PROPOSED PARCEL 1 AND TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED ADU ON PROPOSED PARCEL 2. THE PROPERTY IS NOW BEING PROPOSED TO BE SPLIT UNDER SB-9.
2. EASEMENTS PLOTTED WITH THE BENEFIT OF PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE DATED DECEMBER 11, 2023, ORDER NO. 1992313.
3. TOPOGRAPHIC SURVEY PREPARED BY CHRIS NELSON & ASSOCIATES, INC. DATED NOVEMBER 4, 2019.
4. PROPOSED EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT OF PARCEL 2. THE DURATION OF SAID EASEMENT WILL BE ONLY UNTIL PARCEL 2 INSTALLS OWN WATER AND ELECTRICAL SERVICE LINES.
5. FUTURE WATER & GAS SERVICE WILL BE INSTALLED ON PROPOSED PARCEL 2 UNDER A SEPARATE BUILDING PERMIT AFTER FINAL PARCEL MAP RECORDATION.
6. THESE DOCUMENTS ARE NOT CONSTRUCTION DOCUMENTS AND ARE ONLY FOR PLANNING REVIEW.
7. BUILDING MEASURED FROM SLAB.

ZONING:

R1 - RESIDENTIAL SINGLE FAMILY (RESIDENTIAL USE)

SETBACKS

- FRONT 20 FEET (SINGLE STORY STRUCTURES)
20 FEET (TWO STORY STRUCTURES)
25 FEET (SECOND STORY)
- INTERIOR SIDES 5 FEET
- STREET SIDES 5 FEET (SINGLE STORY STRUCTURES)
5 FEET (TWO STORY STRUCTURES)
- REAR 15 FEET

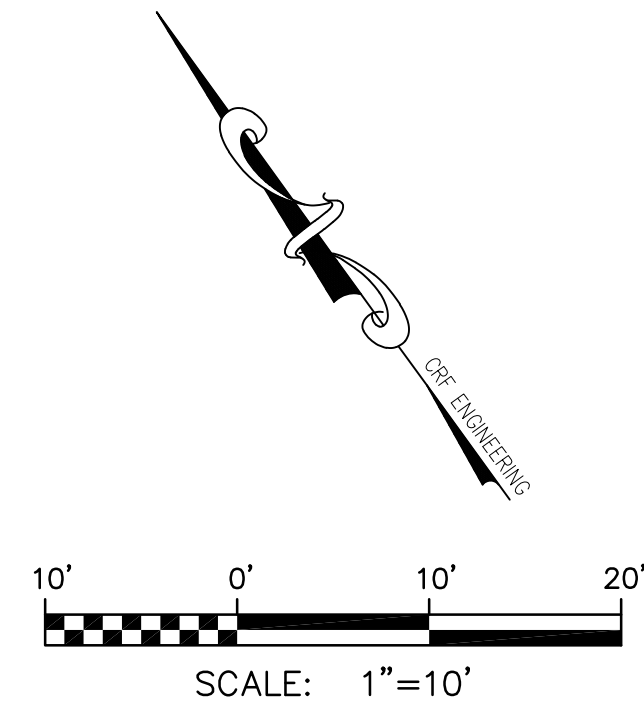
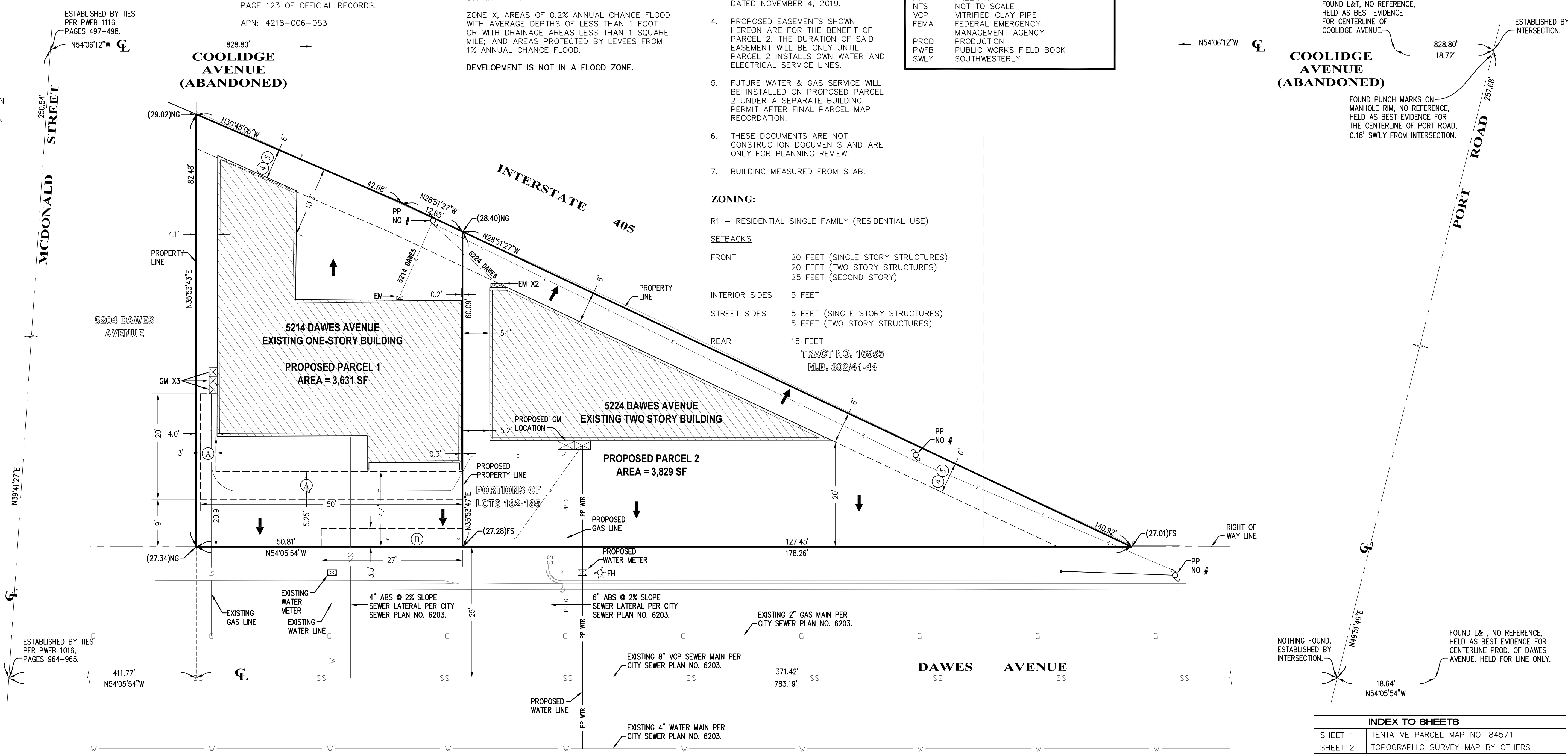
TRACT NO. 16955
M.B. 392/41-44

| LEGEND | |
|--------|------------------|
| | BUILDING AREA |
| | DRAINAGE PATTERN |

| ABBREVIATIONS | |
|---------------|-------------------------------------|
| CL | STREET CENTERLINE |
| EM | ELECTRICAL METERS |
| FS | FINISHED SURFACE ELEVATION |
| FH | FIRE HYDRANT |
| GM | GAS METERS |
| MB | MAP BOOK |
| NG | NATURAL GRADE ELEVATION |
| NO | NUMBER |
| PP | POWER POLE |
| SF | SQUARE FEET |
| ADU | ACCESSORY DWELLING UNIT |
| APN | ASSESSOR'S PARCEL NUMBER |
| L&T | LEAD AND TACK |
| FWY | FREEWAY |
| NTS | NOT TO SCALE |
| VCP | VITRIFIED CLAY PIPE |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| PROD | PRODUCTION |
| PWFB | PUBLIC WORKS FIELD BOOK |
| SWLY | SOUTHWESTERLY |

| LINE LEGEND | |
|-------------|-------------------------|
| | STREET CENTERLINE |
| | RIGHT OF WAY LINE |
| | PROPERTY LINE |
| | PROPOSED PARCEL LINE |
| | EXISTING LOT |
| | EASEMENT LINE |
| | EXISTING SEWER MAIN |
| | EXISTING WATER MAIN |
| | EXISTING GAS MAIN |
| | ON-SITE ELECTRICAL LINE |
| | ON-SITE WATER LINE |
| | ON-SITE GAS LINE |
| | PROPOSED WATER LINE |
| | PROPOSED GAS LINE |

| AREA SUMMARY | |
|-------------------|-------------------------------------|
| PROPERTY AREA: | 7,460 SF OR 0.171 ACRES |
| PROPOSED PARCEL 1 | 3,631 SF OR 0.083 ACRES 48.7% |
| PROPOSED PARCEL 2 | 3,829 SF OR 0.088 ACRES 51.3% |



| INDEX TO SHEETS | |
|-----------------|----------------------------------|
| SHEET 1 | TENTATIVE PARCEL MAP NO. 84571 |
| SHEET 2 | TOPOGRAPHIC SURVEY MAP BY OTHERS |

CRF ENGINEERING

6782 STANTON AVENUE, SUITE A
BUENA PARK, CALIFORNIA, 90621
T: 714-522-2266 F: 657-239-0193

PREPARED FOR:
TROY JACKSON

P: 323-821-1531
E: JACKSON.TROY@GMAIL.COM

TENTATIVE PARCEL MAP NO. 84571
(SB-9 LOT SPLIT)
5214 DAWES AVENUE,
CULVER CITY, CALIFORNIA, 90230.



Printed: 07-16-2024

Date Surveyed: BY OTHERS

Project Number: 24-055

Surveyed By: OTHERS

Drafted By: U.L.

Checked By: CRF-2

Design Development
 Progress Const. Docs.
 City Submittal
 Bid Package
 Construction Issue
 Record Drawings
 Construction Staking

SHEET : **1** OF 2 SHEETS