



Culver CITY

CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710

•
planning@culvercity.gov

APPLICATION PACKET SB 9 URBAN LOT SPLIT

What is SB 9?

Senate Bill 9 (“SB 9”) is a new piece of State housing legislation that went into effect on January 1, 2022. SB 9 requires the City of Culver City (the “City”) to both: (1) allow any lot in a single-family residential zone to be split, roughly into halves, with resulting lots as small as 1,200 square feet; and (2) allow any lot in a single-family residential zone to be developed with up to two single-family primary dwellings. SB 9 requires the City to approve eligible lot splits and two-unit projects without discretionary review, conditions, or a hearing. Property owners may also utilize both of SB 9’s provisions. Thus, an SB 9 lot split may be followed with an SB 9 two-unit project on each of the two new lots—resulting in four total dwellings on what was formerly one single-family residential lot.

How is the City Implementing SB 9?

Culver City has adopted a Subdivision Ordinance Update, including provisions pertaining to SB 9, which are found in Culver City Municipal Code (CCMC) Section 15.10.940.

How Do I apply for an SB 9 Urban Lot Split?

Please contact the Current Planning Division, planning@culvercity.gov or 310-253-5710, to verify your property qualifies for a SB 9 Urban Lot Split prior to submitting an application and for assignment to a case planner.

A complete application can be submitted to the Current Planning Division by emailing an electronic PDF application package to the assigned case planner or providing a hardcopy to the Current Planning Division Counter at Culver City Hall 9770 Culver Blvd. 2nd Floor Culver City, 90232. An application for an urban lot split will not be considered complete unless it includes all of the following:

1. Completed “Urban Lot Split Application.”
2. Project Unit Certification
3. A title report for the subject property commissioned no later than 30 days from when the Urban Lot Split Application is submitted (attach as Attachment “A”)
4. Copies of each property owner’s driver’s license or government issued identification (attach as Attachment “B”)
5. If applicable, an executed Letter of Agency (attach as Attachment “C”)
6. If applicable, executed Mortgage Holder Consent(s) (attach as Attachment “D”)
7. Executed Owner Affidavit (attach as Attachment “E”)

8. All required Lot Location Certifications (attach as Attachment “F”)
9. Four paper copies and one digital copy of a tentative parcel map compliant with CCMC Section 15.10.235.
Note: If a sanitary sewer line is on your property and a sewer easement does not exist, you will be required to obtain a sewer easement. Most sewer easements will be 5 feet wide, but the easement dimensions may change depending on the location of the sanitary sewer line and the layout of the private property.
10. A site plan showing the location of the property, elevations showing design, colors, and materials, and the massing, height, and approximate square footage of each building that is to be occupied. Plans must be dimensioned and labeled to show compliance with all applicable code provisions, including, but not limited to CCMC Chapter 15.10 and Section 17.210.020 so long as they do not prohibit two 800 square foot residential dwellings.
11. Application Fees (see latest adopted fee schedule).
12. Impact Fees apply to this project (In-lieu Parkland Fee and Mobility Fee).

URBAN LOT SPLIT APPLICATION

1. APPLICANT INFORMATION

Only individual property owners may apply for an urban lot split. If fee title to the lot is held jointly, please provide the information required by this section for *each* owner. Attach additional sheets as necessary.

1.1. Property owner's legal name:		
1.2. Property owner's address:		
1.3. Property owner's phone number:		
1.4. Property owner's email:		
1.5. Is this application being submitted by a third-party on behalf of the property owner?	☐ Yes ¹	☐ No
1.6. Does any person or entity hold a mortgage or security interest in the lot subject to this application?	☐ Yes ²	☐ No

2. PROJECT INFORMATION

The lot subject to the proposed urban lot split is referred to herein as the "Original Lot." The lots that will be created by the lot split are referred to as "Proposed Lot 1" and "Proposed Lot 2."

2.1. Original Lot address:		
2.2. Lot Sizes		
2.2.1. Total square footage of the Original Lot:		
2.2.2. Will Proposed Lots 1 and 2 each be at least 1,200 square feet?	☐ Yes	☐ No
2.2.3. Will either Proposed Lot 1 or 2 contain more than 60% of Original Lot's square footage?	☐ Yes	☐ No
2.2.4. Total square footage of Proposed Lot 1:		
2.2.5. Total square footage of Proposed Lot 2:		
2.3. Lot Access		
2.3.1. Does Proposed Lot 1 adjoin the public right of way?	☐ Yes	☐ No
2.3.2. Does Proposed Lot 2 adjoin the public right of way?	☐ Yes	☐ No

¹ If you answered "yes" to question 1.5, you must also complete the Letter of Agency attached as Attachment [C].

² If you answered "yes" to question 1.6, you must also complete the Mortgage Holder Consent form attached as Attachment [D].

2.4. Lot Location

This Section 2.4 will determine whether the Original Lot is located in an area that is eligible for an urban lot split. Where an answer requires additional documentation to demonstrate that the Original Lot is or is not in a certain type of area (marked with an asterisk *), that documentation must be attached hereto in Attachment “F.”

2.4.1. Is the Original Lot located in a single-family residential zone?	☐ Yes*	☐ No
2.4.2. Is the Original Lot located on prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters?	☐ Yes	☐ No*
2.4.3. Is the Original Lot located within a wetland?	☐ Yes	☐ No*
2.4.4. Is the Original Lot located within a very high fire hazard severity zone?	☐ Yes	☐ No*
2.4.5. Is the Original Lot in a hillside, seismic or liquefaction Area?	☐ Yes	☐ No*
If yes, geologic soils engineering report is required.		
2.4.6. Is the Original Lot located within a hazardous waste site that has not been cleared for residential use?	☐ Yes	☐ No*
2.4.7. Is the Original Lot located within a delineated earthquake fault zone?	☐ Yes	☐ No*
2.4.8. Is the Original Lot located within a 100-year flood-hazard area?	☐ Yes	☐ No*
2.4.9. Is the Original Lot located within a regulatory floodway?	☐ Yes	☐ No*
2.4.10. Is the Original Lot located within an area identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan?	☐ Yes	☐ No*
2.4.11. Is the Original Lot located within a habitat for protected species?	☐ Yes	☐ No*
2.4.12. Is the Original Lot subject to a conservation easement?	☐ Yes	☐ No*

2.4.13. Is the Original Lot a historic property or within a historic district that is included on the State Historic Resources Inventory?	☐ Yes	☐ No*
2.4.14. Is the Original Lot located within a site designated by ordinance as a city or county landmark or as a historic property or district?	☐ Yes	☐ No*
2.5. Prior Urban Lot Splits		
2.5.1. Was the Original Lot created by an urban lot split?	☐ Yes	☐ No
2.5.2. Do you own any lots that are adjacent to the Original Lot?	☐ Yes	☐ No
2.5.3. If you answered yes to question 2.5.2 above, how many adjacent lots do you own?		
2.5.4. Were any of your adjacent lots created by an urban lot split?	☐ Yes	☐ No
2.5.5. Is the Original Lot adjacent to any lot that satisfies both of the following: (a) the adjacent lot is owned by a third-party; and (b) the adjacent lot was created by an urban lot split.	☐ Yes	☐ No
2.5.6. If you answered yes to question 2.5.5 above, please identify each applicable lot.		
2.5.7. Is the proposed urban lot split being conducted in concert with, or coordinated in any way with, the owner of any lot identified in question 2.5.6 above?	☐ Yes	☐ No
2.5.8. If you answered yes to question 2.5.7 above, please explain.		
2.6. Impact on Protected Housing		
2.6.1. Will the proposed urban lot split require or include the demolition or alteration of housing that is income restricted for households of moderate, low, or very low income?	☐ Yes	☐ No

2.6.2. Will the proposed urban lot split require or include the demolition or alteration of housing that is subject to any form of rent or price control imposed by a public entity?	☐ Yes	☐ No
2.6.3. Will the proposed urban lot split require or include the demolition or alteration of housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of this application?	☐ Yes	☐ No
2.6.4. Will the proposed urban lot split require or include the demolition or alteration of housing that has been occupied by a tenant in the last three years?	☐ Yes	☐ No
2.7. Unit Standards		
2.7.1. Will more than two dwelling units of any kind be built on Proposed Lot 1?	☐ Yes	☐ No
2.7.2. Will more than two dwelling units of any kind be built on Proposed Lot 2?	☐ Yes	☐ No
2.7.3. Will the floor area of <i>each</i> primary dwelling constructed on Proposed Lots 1 and 2 be less than or equal to 800 square feet?	☐ Yes	☐ No
2.7.4. Will the Proposed Lots 1 or 2 be less than 1,200 square feet of gross area.	☐ Yes	☐ No
2.7.5. Will any dwelling unit thereon exceed 27 feet in height for a flat roof or 30 feet for a sloped roof?	☐ Yes	☐ No
2.7.6. Will each dwelling constructed on Proposed Lots 1 and 2 satisfy the Culver City Municipal Code's front yard setback requirements?	☐ Yes	☐ No
2.7.7. If you answered no to question 2.7.6 above, please identify the setback requirement that will not be satisfied.		
2.8. Utilities		
2.8.1. Will each primary dwelling unit constructed on Proposed Lots 1 and 2 have its own direct utility connection to the utility service provider?	☐ Yes	☐ No

2.8.2. Will any of the primary dwelling units constructed on Proposed Lots 1 and 2 be connected to an onsite wastewater treatment system?	☐ Yes	☐ No
2.9. Regulation of Uses		
2.9.1. Have you reviewed the Deed Restriction and Covenant attached as Attachment “G”?	☐ Yes	☐ No
2.9.2. In accordance with Culver City Municipal Code Section 17.110.020, will you record the Deed Restriction and Covenant against Proposed Lots 1 and 2 if the City approves your urban lot split application?	☐ Yes	☐ No
2.9.3. Do you intend to occupy one of the dwelling units on Proposed Lots 1 or 2 as your principal residence for at least three years?	☐ Yes	☐ No
3. <u>MAP REQUIREMENTS</u> The corresponding Map shall be clearly and legibly drawn. The minimum dimensions of this map shall be 18-inches by 26-inches. The scale of the map shall be large enough to show clearly all details thereof, but is in no case to be smaller than one inch equals 100 feet. Said map, and the accompanying owners' statements, shall include the information listed below. Check ‘Yes’ for each item provided and/or incorporated into the map; any item checked ‘No’ will result in an incomplete application.		
3.1 Map prepared by a registered civil engineer or licensed land surveyor.	☐ Yes	☐ No
3.2 The tract number as secured by the County Engineer.	☐ Yes	☐ No
3.3 The approximate boundaries of the property subdivided and suitable ties to government corners or corners of recorded subdivisions or other recognized survey corners or lines, and, if the property is a portion of a governmental legal subdivision, the section, half-section and quarter-section lines thereof, or if the property is a portion of a prior recorded private subdivision, the lot and block boundaries of such existing subdivision.	☐ Yes	☐ No
3.4 Name and address of record owner or owners of property to be subdivided and record owners of property immediately abutting.	☐ Yes	☐ No
3.5 Name and address of subdivider.	☐ Yes	☐ No

3.6 Name, business address, and registration number, certificate, or other acceptable evidence of professional certification of person who prepared map.	☐ Yes	☐ No
3.7 Location, size, and character of all existing public utility facilities in the proposed subdivision or adjacent thereto.	☐ Yes	☐ No
3.8 The locations, names, and widths of all existing or proposed streets, and freeways in or adjacent to the subdivision and their approximate grades. If any proposed street in the subdivision is a continuation or approximately a continuation of an existing street, the conformity or the extent of nonconformity of such proposed street with such existing street shall be accurately shown.	☐ Yes	☐ No
3.9 The approximate width and location of all existing and proposed easements, whether public or private, for streets, drainage, sewerage, and public utilities.	☐ Yes	☐ No
3.10 Approximate radius of each curve.	☐ Yes	☐ No
3.11 Approximate lot layout and lot numbering, and approximate dimensions for each lot.	☐ Yes	☐ No
3.12 Area of smallest lot in tract and total area of subdivision.	☐ Yes	☐ No
3.13 Approximate boundaries of area subject to inundation, storm water overflow, or high ground water, and the location, width, and direction of flow of all water courses.	☐ Yes	☐ No
3.14 Plan for drainage and for handling storm water. Direction of flow of surface water shall be shown by arrows. Show approximate grades for proposed drainage.	☐ Yes	☐ No
3.15 Existing use or uses of the property, and, to scale, outline of any existing buildings not to be moved in the development of the subdivision and their locations in relation to existing or proposed street and lot lines.	☐ Yes	☐ No
3.16 Statement of the present use, zone, and proposed use or uses of the property.	☐ Yes	☐ No
3.17 Source of water supply.	☐ Yes	☐ No

3.18 Provision for sewerage and sewer disposal, including approximate grade, and estimate of maximum sewage rate of flow (c.f.s.).	☐ Yes	☐ No
3.19 Proposed public areas to be dedicated.	☐ Yes	☐ No
3.20 Approximate contour of the land at intervals not more than two feet if the general slope of the land is less than five percent, or at not more than five feet if the general slope of the land is greater than five percent.	☐ Yes	☐ No
3.21 Statement of the improvements and public utilities proposed to be made or installed.	☐ Yes	☐ No
3.22 Approximate location of all trees or stands of trees over six inches in diameter standing within the boundaries of proposed public rights-of-way.	☐ Yes	☐ No
3.23 Reserve strips, walls, or other devices for controlling access to restricted access streets.	☐ Yes	☐ No
3.24 Height and location of streetlights proposed by subdivider.	☐ Yes	☐ No
3.25 Date, north arrow, and scale.	☐ Yes	☐ No
3.26 A statement of a street tree-planting schedule in accordance with the provisions of Chapter 9.10 .	☐ Yes	☐ No
3.27 A sketch at the corner of the Tentative Map at a minimum scale of one inch to 1,000 feet indicating the location of the proposed subdivision in relation to the surrounding area or vicinity.	☐ Yes	☐ No
3.28 The boundary of city, county, school, park, or other public grounds or property in or adjacent to the subdivisions.	☐ Yes	☐ No
3.29 The areas designated for parks, recreation, schools and other public uses.	☐ Yes	☐ No
4. <u>REQUIRED ATTACHMENTS</u> The following attachments are required to be submitted as part of the application, or as otherwise noted. Check 'Yes', or as applicable, for each item provided and/or incorporated into the map; any item checked 'No', or as not included when is <i>does</i> apply, will result in an incomplete application.		
4.1. Included with my submittal is a title report for the Original Lot commissioned within the preceding 30 days.	☐ Yes	☐ No

4.2. Included with my submittal are copies of the driver's license or government issued identification for each owner of the Original Lot.	☐ Yes	☐ No
4.3. Regarding the Letter of Agency (Attachment "C"):	☐ This requirement does not apply to this submittal. ☐ This requirement does apply, and the submittal includes an executed Letter of Agency.	
4.4. Regarding the Mortgage Holder Consent (Attachment "D"):	☐ This requirement does not apply to this submittal. ☐ This requirement does apply and the submittal includes an executed Mortgage Holder Consent.	
4.5. Included with my submittal is an executed Owner Affidavit (Attachment "E").	☐ Yes	☐ No
4.6. Included with my submittal are all required Lot Location Certifications (attached as Attachment "F").	☐ Yes	☐ No

PROPERTY OWNER CERTIFICATION

Under penalty of perjury under the laws of the State of California, I hereby state that the information provided in this Urban Lot Split Application is accurate and correct to the best of my knowledge. (If fee title to the Original Lot is held jointly, attach additional signatures for each owner).

Signature of Property Owner

Date

ATTACHMENT “A”
(TITLE REPORT FOR THE ORIGINAL LOT)

ATTACHMENT “B”
(OWNER’S DRIVER’S LICENSE/IDENTIFICATION)

ATTACHMENT “C”
(LETTER OF AGENCY)

Complete the following only if you answered “Yes” to question 1.5 above. If fee title to the property is held jointly, attach additional sheets as necessary for *each* owner.

LETTER OF AGENCY

I, the undersigned, am the legal owner of: Click or tap here to enter text. (the “Original Lot”). I hereby grant permission to: Click or tap here to enter text. (“Agent”) to submit an application on my behalf for an urban lot split of the Original Lot (the “Project”). I further authorize the City of Culver City (the “City”) to communicate with Agent regarding the Project.

Signature of Property Owner

Date

Under penalty of perjury under the laws of the State of California, I hereby state that the information provided in this application is accurate and correct to the best of my knowledge.

Signature of Agent

Date

ATTACHMENT “D”
(MORTGAGE HOLDER CONSENT)

Complete the following only if you answered “Yes” to question 1.6 above. Applicants must submit an executed Mortgage Holder Consent for ***each*** person or entity that holds a mortgage or security interest in the property. For example, if Bank A and Bank B hold mortgages secured by the property, then both Bank A and Bank B must complete this Mortgage Holder Consent.

MORTGAGE HOLDER CONSENT

Date: _____

Mortgage Holder:

BANK NAME

BANK ADDRESS

BANK CITY, STATE, ZIP

PHONE NUMBER

Loan Number(s): (_____)

Property Owner and Mailing Address:

OWNER NAME

OWNER ADDRESS

OWNER CITY, STATE, ZIP

Property (as more particularly described in the attached Exhibit A):

PROPERTY ADDRESS

PROPERTY CITY, STATE, ZIP

Recording Information: [Date] and [Book] and [Page] or [Document No.]

This is a Mortgage Holder Consent (this “Consent”) by the undersigned entity (the “Mortgage Holder”) with respect to the above-referenced loan(s) (the “Loan”) secured by the Property.

In accordance with Senate Bill 9 and the Subdivision Map Act, the Property Owner intends to subdivide the Property into two lots (the “Project”). By signing below, Mortgage Holder hereby: (i) acknowledges receipt of timely prior notice of the Project, (ii) consents to the Project, (iii) agrees that the Project will not constitute an event of default or trigger the exercise of any remedies under the loan documents between Mortgage Holder and Property Owner, and (iv) acknowledges that this Consent is being relied on by all parties participating in, lending in, or administering the Project.

(Continues on Next Page)

The undersigned hereby represents that he/she is authorized to execute and deliver this Consent on behalf of Mortgage Holder.

MORTGAGE HOLDER:

[_____]

By _____(SEAL)

Name _____

Title _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

)

County of _____)

On _____ before me, _____
(insert name)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ATTACHMENT “E”
(OWNER AFFIDAVIT)

Every urban lot split application must be accompanied with a completed affidavit as set forth below. If fee title to the property is held jointly, attach additional sheets as necessary for ***each*** owner.

OWNER AFFIDAVIT

I, the undersigned, am the legal owner of: Click or tap here to enter text. (the “Original Lot”). In accordance with Senate Bill 9 and the Subdivision Map Act, I have submitted an application with the City of Culver City (the “City”) to subdivide the Original Lot into two lots (the “Project”). To that end, I hereby represent and warrant as follows:

1. Intent to Occupy. I intend to occupy one of the dwelling units on one of the resulting lots (created by the subdivision of the Original Lot) as my principal residence for a minimum of three years after the Project is approved.
2. Impact on Protected Housing. The Project will not require or include the demolition or alteration of any of the following:
 - a) Housing that is income restricted for households of moderate, low, or very low income;
 - b) Housing that is subject to any form of rent or price control through a public entity’s valid exercise of its police power;
 - c) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of this application; or
 - d) Housing that has been occupied by a tenant in the last three years.
3. No Prior Urban Lot Split; Third-Party Coordination. The Original Lot is not adjacent to any lot that was established through a prior urban lot split by me or by any person acting in concert with me.
4. Fire Hazard Mitigation Measures. If the Original Lot is located within a severe fire hazard severity zone, I understand, acknowledge, and agree that my application for an urban lot split will not be approved unless I comply with all fire-hazard mitigation measures required by the California Department of Forestry and Fire Protection.
5. Indemnification/Hold Harmless. I agree to forever indemnify and hold harmless the City, its agents, employees, officials, and volunteers, from any and all claims and damages related to the approval of Project.

Under penalty of perjury under the laws of the State of California, I hereby state that the information provided in this Owner Affidavit is accurate and correct to the best of my knowledge.

Signature of Property Owner

Date

ATTACHMENT “F”
(LOT LOCATION CERTIFICATIONS)

Urban lot splits are only authorized for certain types of lots zoned for single-family residential use and not in certain sensitive or otherwise protected areas. Based on your answers to Section 2.4, “Lot Location,” you may need to include supporting documentation of the location and characteristics of the Original Lot. Attach all such documentation here. More than one type of document or evidence may suffice; if a document provides adequate assurance to the Culver City Current Planning Division of the truth and accuracy of one or more of your answers to Section 2.4, it should be included. For your reference, examples of the type of documentation and other evidence that can be included are listed below. *These examples are provided solely as a courtesy and the Current Planning Division makes no representations or warranties as to the security, accuracy, adequacy, or sufficiency of any suggested source. Applicant uses all provided links at his or her own risk.* While State law requires the City to grant ministerial approval of a complete application for an urban lot split, if the type(s) of documents provided offer insufficient evidence of the suitability of the Original Lot for an urban lot split, your application may be deemed incomplete and not subject to ministerial approval.

Question Number and Lot Characteristic	Type(s) of Supporting Documentation
2.4.1 – Single-Family Residential Zone	• Current zoning ordinances and maps of the City, clearly identifying the Original Lot as being within a single-family residential zone. • A title report for the Original Lot clearly identifying it as being within a single-family residential zone.
2.4.2– Prime Farmland, Farmland of Statewide Importance, Land Zoned or Designated for Agricultural Protection or Preservation	• The status of the Original Lot as reported in the California Department of Conservation’s Farmland Mapping & Monitoring Program (FMMP). • Printouts and screenshots from FMMP’s “California DLRP Important Farmland Finder” indicating the Farmland Type and Farmland Type Description of the area(s) encompassing the Original Lot.
2.4.3 – Wetlands	• The status of the Original Lot as reported in the U.S. Fish & Wildlife Service’s National Wetlands Inventory. • Printouts and screenshots from the U.S. Fish & Wildlife Service’s “Wetlands Mapper” page.
2.4.4 – Very High Fire Hazard Severity Zone	• The status of the Original Lot as reported by the Office of the State Fire Marshal. • Printouts and screenshots from the Office of the State Fire Marshal’s “Fire Hazard Severity Zones” page.

[Continued on next page]

2.4.6 – Hazardous Waste Site	• The status of the Original Lot as reported by the California Environmental Protection Agency (EPA). • Printouts and screenshots from databases meeting the requirements of the California EPA’s “Cortese List,” compiled pursuant to Government Code Section 65962.5. For a preliminary list of such databases, visit Cortese List Data Resources CalEPA.
2.4.7 – Delineated Earthquake Fault Zone	• The status of the Original Lot as reported by the California Department of Conservation. • Printouts and screenshots from a resource approved by the California Department of Conservation as a method to properly determine if a property is within or affected by an earthquake fault zone under the Alquist-Priolo Act. For a preliminary list of such databases, visit Alquist-Priolo Earthquake Fault Zones.
2.4.8 – One Hundred Year Flood-Hazard Area	• The status of the Original Lot as reported by the Federal Emergency Management Agency’s (FEMA) flood maps and by the California Department of Water Resources. • For a preliminary list of such databases, visit Flood Maps FEMA.gov or CA Dept of Water Resources – Best Available Map (BAM).
2.4.9 – Regulatory Floodway	• The status of the Original Lot as reported by the FEMA’s flood maps and by the California Department of Water Resources. • Printouts and screenshots from the California Department of Water Resources page clearly showing the status of the property. An example of such databases is accessible at CA Dept of Water Resources – Best Available Map (BAM).
2.4.10 – Conservation Area	• The status of the Original Lot as reported by the California Department of Fish and Wildlife. • Printouts and screenshots clearly showing the status of the property from a California Department of Fish and Wildlife-approved conservation plan map, summary, or list. For a preliminary resource, visit Natural Community Conservation Planning (NCCP).
2.4.11 – Protected Species Habitat	• Federal and state databases are complex and may require a subscription. For more information, visit Natural Community Conservation Planning (NCCP) and Endangered Species U.S. Fish & Wildlife Service.
2.4.12 – Conservation Easement	• A title report clearly demonstrating that the Original Lot is not subject to a conservation easement (i.e. any limitation imposed on the Original Lot by deed, will, or other instrument in the form of an easement, restriction, covenant, or condition that applies to the Original Lot and is binding upon successive owners).

2.4.13 – State Historic District	• The status of the Original Lot as reported by the California State Parks Office of Historic Preservation. • For preliminary information, visit “California Historical Resources Information System” and “National Register of Historic Places,” hosted at California Historical Resources Information System and National Register of Historic Places, respectively.
2.4.14 – City or County Landmark, Historic Property, or Historic District	• Review the Culver City Municipal Code and the Code of Ordinances of Los Angeles to determine if the Original Lot or any subdivision in which it exists has been designated a landmark, historic property, or historic district. • For more information, visit “Frequently Asked Questions” of the California State Parks Office of Historic Preservation.

ATTACHMENT "G"
(DEED RESTRICTION)

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City Clerk
City of Culver City
9770 Culver Blvd.
Culver City, CA 90232

DEED RESTRICTION AND COVENANT

Cal. Gov. Code § 27383
Recorded for the Benefit of the City of Culver City

State of California
County of Los Angeles

This Covenant and Deed Restriction is made and executed on this ____ day of _____, 20__ by _____ and _____. The undersigned hereby certify that I/we are the owner(s) of the hereinafter legally described property located in the City of Culver City (the "City"), State of California. Said property is located at _____ as is legally described in Exhibit "A" attached hereto (the "Property").

Please be advised that the Property was created through an urban lot split in accordance with Senate Bill 9 (Government Code, § 66411.7) and the Subdivision Map Act. In consideration of the City approving the urban lot split, the undersigned hereby covenants, acknowledges, and agrees that:

1. Dwelling units on the Property may only be rented for a term longer than 30 days.
2. The Property will only be used for residential uses.
3. No dwelling unit may be sold separately or otherwise conveyed separately from any other dwelling unit on the Property.
4. The creation of a Common Interest Development within the Property under California Civil Code Section 4000 *et seq.* is prohibited.
5. Except as otherwise required by State law, development on the Property is limited to residential units and subject to the City's regulations governing urban lot-splits and two-unit projects set forth in Culver City Municipal Code Chapter 15.10 and state legislation "SB 9" (including, but not limited to, all applicable limits on dwelling size and development).

The purpose of this deed restriction is to provide notice and disclosure to the current owner and to any subsequent purchaser or transferee of the limitations associated with the Property's creation through an urban lot split.

This deed restriction and covenant runs with the land and binds all current owners, all future owners, and their successors, heirs or assigns, and continues in effect perpetually unless released by the City in writing. Any lease of any portion of the Property is subject to the restrictions in this deed restriction and covenant, which are established for the general benefit of the entire community and which run with the land. The covenant is enforceable by remedy of injunctive relief in addition to any other remedy in law or equity.

This deed restriction covenant and the provisions hereof are irrevocable and non-modifiable except by the express written consent of the City. The City has the right to enforce each and every provision hereof.

If the owners, their heirs, assigns, or successors in interest fail to abide by the deed restriction and covenants hereunder, all owners are bound to pay all costs and expenses incurred by the City in securing performance of such obligation, including reasonable attorney's fees and costs.

Property Owner Date

Property Owner Date

Covenants and Deed Restrictions must have all signature(s) notarized by a Commissioned Notary Public.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of California)
)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

Exhibit “A” to Deed Restriction
(Legal Description of the Property)